

MEMORANDUM

DEPARTMENT OF PUBLIC WORKS
County of Placer

TO: BOARD OF SUPERVISORS DATE: December 11, 2012
FROM: ^{KD} KEN GREHM / PETER KRAATZ
SUBJECT: **ABANDONMENT OF MULTIPLE EASEMENTS DUE TO RELOCATION IN THE
NORTHSTAR HIGHLANDS DEVELOPMENT, TRUCKEE**

ACTION REQUESTED / RECOMMENDATION

1. Adopt a Resolution to abandon eight easements in their entirety and a portion of four easements, all of which either have been replaced, or will be replaced with the recording of the Northstar Highlands III subdivision map. There is no net County cost.

BACKGROUND / SUMMARY

Northstar Highlands is a master planned community at Northstar-at-Tahoe through the addition of a hotel, commercial/retail space, condominium units, single family lots, an outdoor amphitheatre, employee housing project and a variety of ski/multi-use trails on approximately 325 acres. The project was approved to be developed in multiple phases under the guidance of the approved Master Plan Conditional Use Permit. The project developer, Northstar Mountain Properties LLC, wishes to abandon various types of existing easements – road, snow storage, emergency access, and multi-purpose – and relocate them to contain the appropriate improvements. Some of these easements are located within the boundary of the Northstar Highlands III final map. This final map will create twenty-five single family and four common area lots and will contain dedications sufficient to relocate some of the abandoned easements. The remainder of the dedications needed for the relocations will be by separate instrument that will be recorded concurrent with the filing of the final map. An as-built survey of Highlands View Road and Big Springs Drive revealed the road, and adjacent MPE and SSE, are not entirely within the existing easements. This action is to correct the location of the easements to match the existing improvements.

All processing fees have been paid, the proposed easement abandonments have been distributed for comment and no objections have been received. The proposed abandonments qualify for Summary Vacation and therefore, do not require posting or scheduling of a separate public hearing.

ENVIRONMENTAL CLEARANCE

This action is categorically exempt from the provisions of CEQA Class 5 (Guideline 15305), minor alterations to land use limitations.

FISCAL IMPACT

Fair market value for the easements proposed for abandonment is offset by the alternate easements already dedicated or which will be dedicated prior to recording this Resolution, therefore, there is no fiscal impact anticipated to result from this action.

Attachments: Resolution

Exhibits - Legal Descriptions and Exhibit Maps

t:\dpw\roadwaysandbridges\abandonments\northstarhighlands3.bm.doc

415

**Before the Board of Supervisors
County of Placer, State of California**

**In the matter of: A RESOLUTION ABANDONING
MULTIPLE EASEMENTS DUE TO RELOCATION
IN THE NORTHSTAR HIGHLANDS
DEVELOPMENT**

Resol. No:.....

The following RESOLUTION was duly passed by the Board of Supervisors
of the County of Placer at a regular meeting held _____,
by the following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

**Attest:
Clerk of said Board**

Chairman, Board of Supervisors

WHEREAS, Public Road, Snow Storage, Emergency Access and Multi-purpose Easements were dedicated by deed to Placer County in the instrument numbers shown on the attached Exhibit 'A', and depicted on the attached Exhibits 'B1' through 'B8'; and

WHEREAS, Public Road, Snow Storage, Emergency Access and Multi-purpose Easements were dedicated by deed to Placer County and described in the attached Exhibits 'A9' through 'A12', and depicted on the attached Exhibits 'B9' through 'B12'; and

WHEREAS, it has been determined that the easements, or the portions thereof, described and shown on the above referenced exhibits are no longer necessary for present or prospective public use, as they have been superseded by relocation, or will be relocated prior to the recording of this Resolution; and

Resolution No. _____
A Resolution Abandoning Multiple Easements – Due to Relocation – in the
Northstar Highlands Development – Truckee.

Page 2

WHEREAS, summary vacation of the easements is permissible pursuant to Chapter 4 of Part 3, Division 9 of the Streets and Highways Code, commencing with Section 8330.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Placer County that from and after the date this Resolution is recorded, the Public Road, Snow Storage, Emergency Access and Multi-purpose Easements as described and shown on the attached exhibits, shall be vacated and abandoned, and shall thereafter not constitute easements for their intended purpose; and

BE IT FURTHER RESOLVED by the Board of Supervisors of Placer County that the above described easements, as described and shown on the attached exhibits, are not useful as a nonmotorized transportation facility.

t:\dpw\roadwaysandbridges\abandonments\northstarhighlands3.res.doc

EXHIBIT 'A'
EASEMENT ABANDONMENT
LEGAL DESCRIPTION

REAL PROPERTY in the County of Placer, State of California, described as follows:

ALL those certain easements recorded in the Official Records of Placer County, being portions of Section 5 and 6, Township 16 North, Range 17 East, and Section 31, Township 17 North, Range 17 East, M.D.M., described as follows:

1. Public Road Easement per Document No. 2006-0086483
2. Snow Storage Easement per Document No. 2006-0086487
3. Emergency Access Easement per Document No. 2006-0086493
4. Multi-Purpose Easement per Document No. 2006-0086500
5. Snow Storage Easement per Document No. 2006-0086511
6. Emergency Access Easement per Document No. 2006-0086512
7. Multi-Purpose Easement per Document No. 2006-0086513
8. Snow Storage Easement per Document No. 2006-0086517

THE following attachments are made a part hereof:

1. EXHIBIT 'B1' – Public Road Easement per Document No. 2006-0086483
2. EXHIBIT 'B2' – Snow Storage Easement per Document No. 2006-0086487
3. EXHIBIT 'B3' – Emergency Access Easement per Document No. 2006-0086493
4. EXHIBIT 'B4' – Multi-Purpose Easement per Document No. 2006-0086500
5. EXHIBIT 'B5' – Snow Storage Easement per Document No. 2006-0086511
6. EXHIBIT 'B6' – Emergency Access Easement per Document No. 2006-0086512
7. EXHIBIT 'B7' – Multi-Purpose Easement per Document No. 2006-0086513
8. EXHIBIT 'B8' – Snow Storage Easement per Document No. 2006-0086517



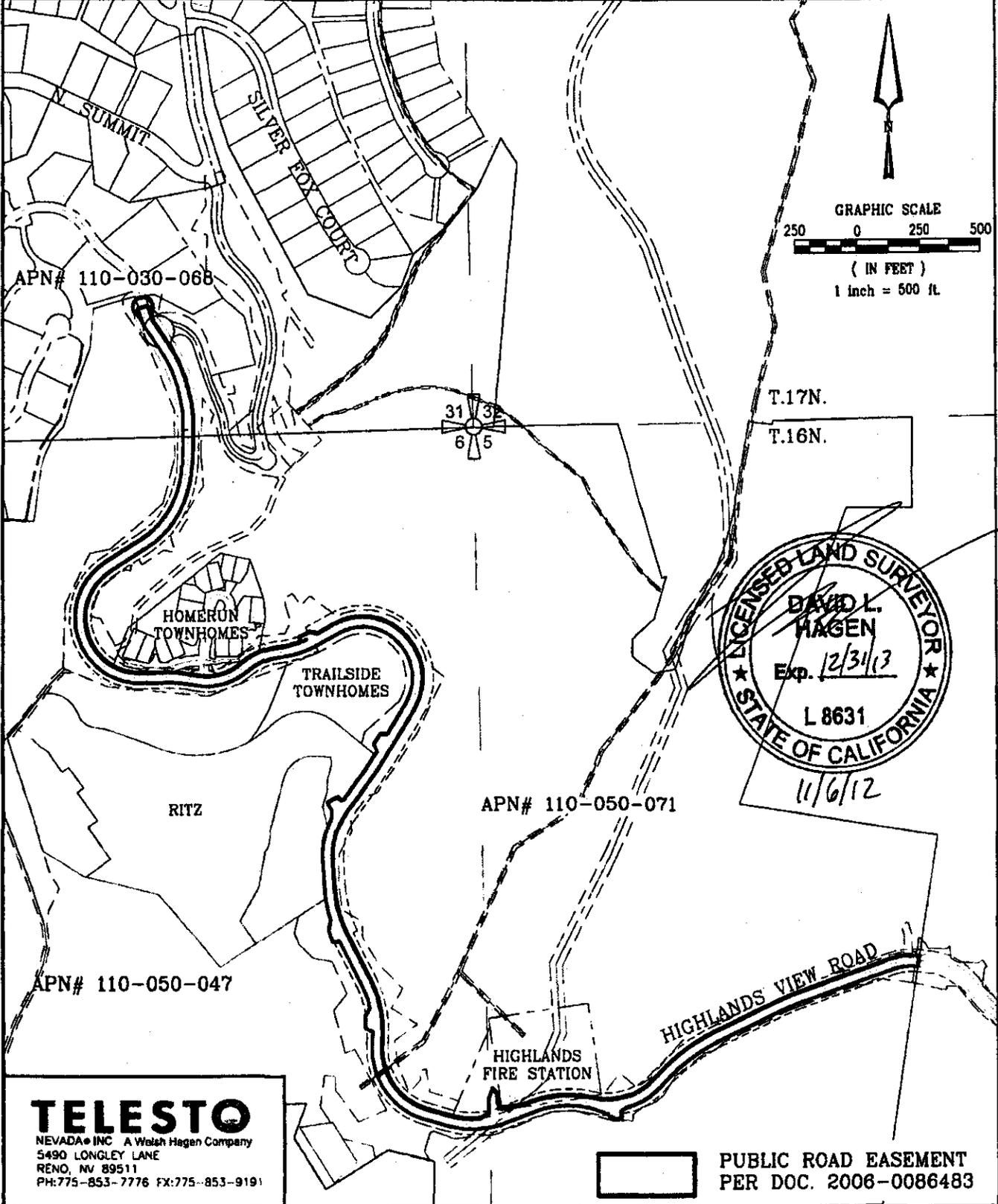
11/6/12

EXHIBIT 'B1'
**2006 HIGHLANDS VIEW ROAD PUBLIC ROAD EASEMENT
ABANDONMENT**

DOC 2006-0086483, LOCATED IN SECTIONS 5 & 6, TOWNSHIP 16 NORTH, RANGE 17 EAST,
AND SECTION 31, TOWNSHIP 17 NORTH, RANGE 17 EAST, M.D.M

NOVEMBER 6, 2012

PLACER COUNTY



TELESTO

NEVADA INC A Walsh Hagen Company
5490 LONGLEY LANE
RENO, NV 89511
PH: 775-853-7776 FX: 775-853-9191

 PUBLIC ROAD EASEMENT
PER DOC. 2006-0086483

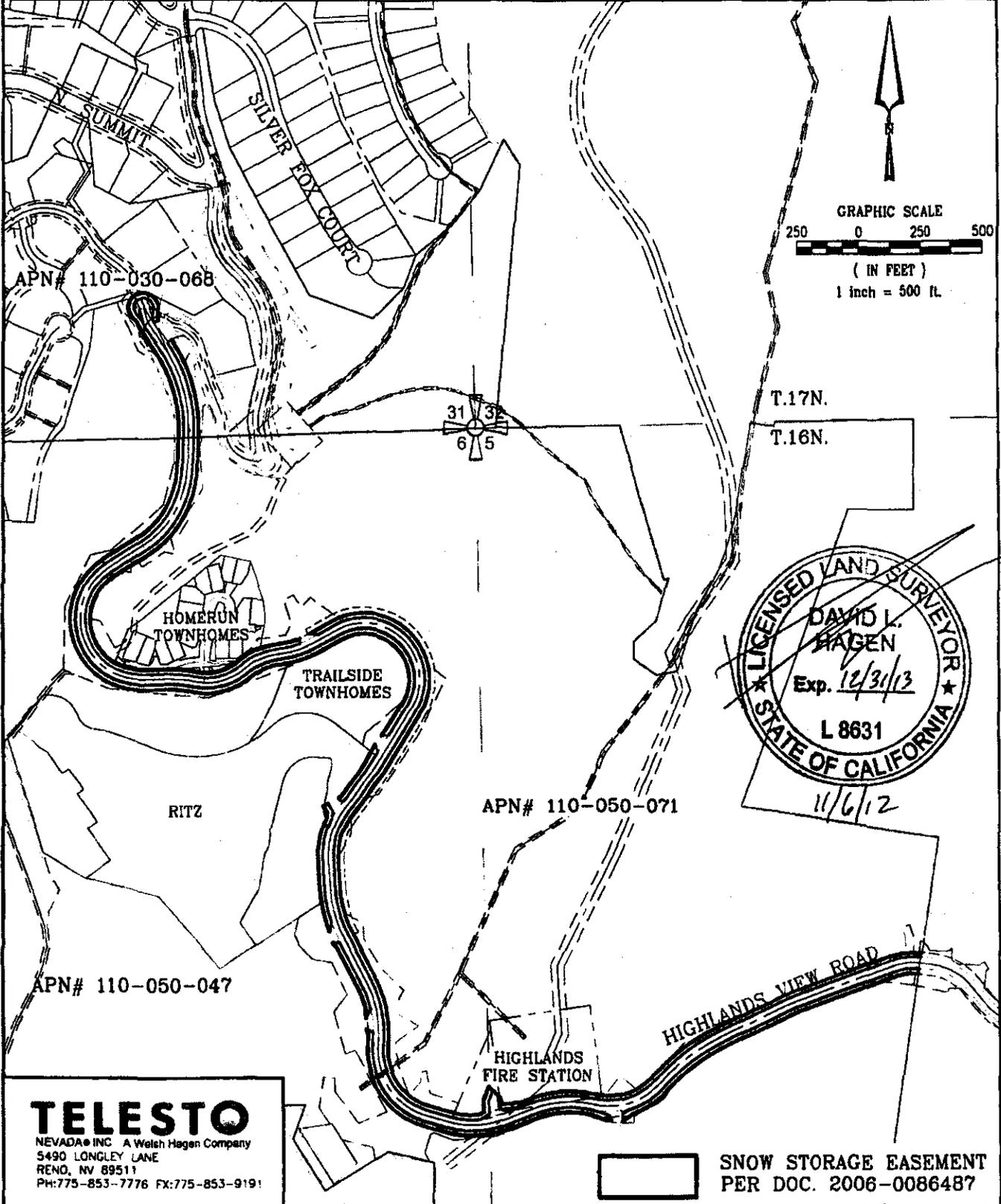
419

EXHIBIT 'B2'
2006 HIGHLANDS VIEW ROAD SNOW STORAGE EASEMENT
ABANDONMENT

DOC 2006-0086487, LOCATED IN SECTIONS 5 & 6, TOWNSHIP 16 NORTH, RANGE 17 EAST,
AND SECTION 31, TOWNSHIP 17 NORTH, RANGE 17 EAST, M.D.M

NOVEMBER 6, 2012

PLACER COUNTY



TELESTO

NEVADA INC. A Welch Hagen Company
5490 LONGLEY LANE
RENO, NV 89511
PH: 775-853-7776 FX: 775-853-9191

SNOW STORAGE EASEMENT
PER DOC. 2006-0086487

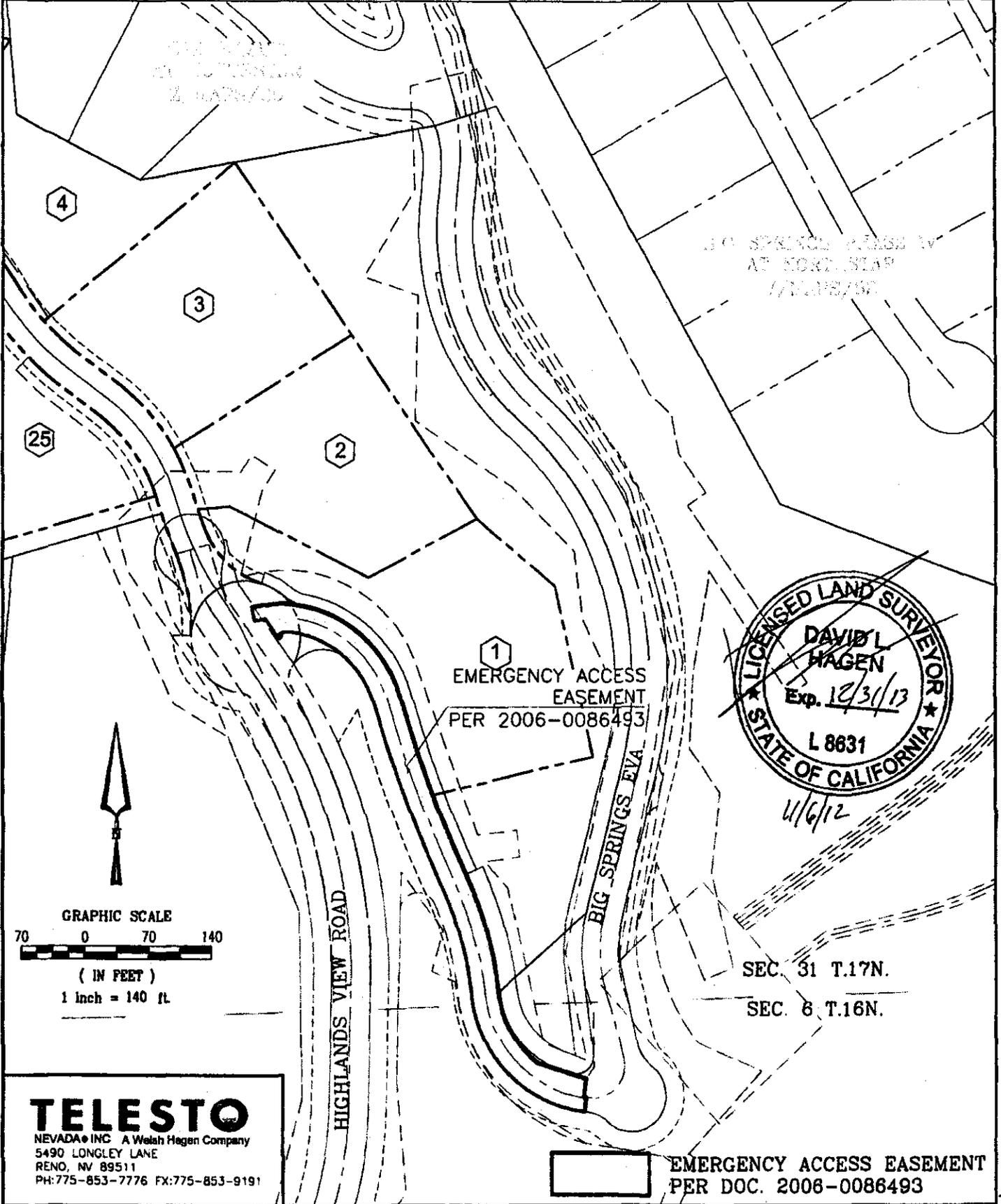
420

EXHIBIT 'B3'
**2006 BIG SPRINGS (UPPER) EMERGENCY ACCESS EASEMENT
ABANDONMENT**

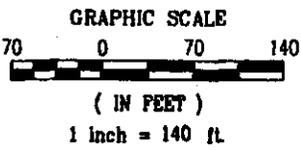
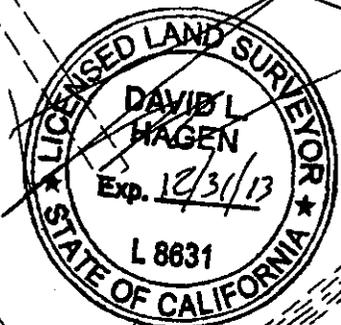
DOC 2006-0086493, LOCATED IN THE SOUTHEAST 1/4
SECTION 31, TOWNSHIP 17 NORTH, RANGE 17 EAST, AND THE NORTHEAST 1/4
SECTION 6, TOWNSHIP 16 NORTH, RANGE 17 EAST, M.D.M

NOVEMBER 6, 2012

PLACER COUNTY



1
EMERGENCY ACCESS
EASEMENT
PER 2006-0086493



SEC. 31 T.17N.
SEC. 6 T.16N.

TELESTO
NEVADA INC A Welch Hagen Company
5490 LONGLEY LANE
RENO, NV 89511
PH: 775-853-7776 FX: 775-853-9191

EMERGENCY ACCESS EASEMENT
PER DOC. 2006-0086493

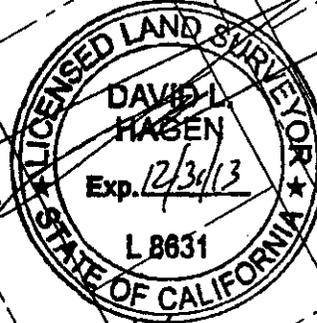
421

EXHIBIT 'B4'
2006 MULTI-PURPOSE EASEMENT BIG SPRINGS (UPPER)
ABANDONMENT

DOC 2006-0086500, LOCATED IN THE SOUTHEAST 1/4
SECTION 31, TOWNSHIP 17 NORTH, RANGE 17 EAST, AND THE NORTHEAST 1/4
SECTION 6, TOWNSHIP 16 NORTH, RANGE 17 EAST, M.D.M

NOVEMBER 6, 2012

PLACER COUNTY



BIG SPRINGS PLANT #1
40' NORTH
11/15/52

BIG SPRINGS (UPPER)
MULTI-PURPOSE EASEMENT
PER 2006-0086500

BIG SPRINGS EVA

HIGHLANDS VIEW ROAD

SEC. 31 T.17N.
SEC. 6 T.16N.



GRAPHIC SCALE
70 0 70 140
(IN FEET)
1 inch = 140 ft.

TELESTO

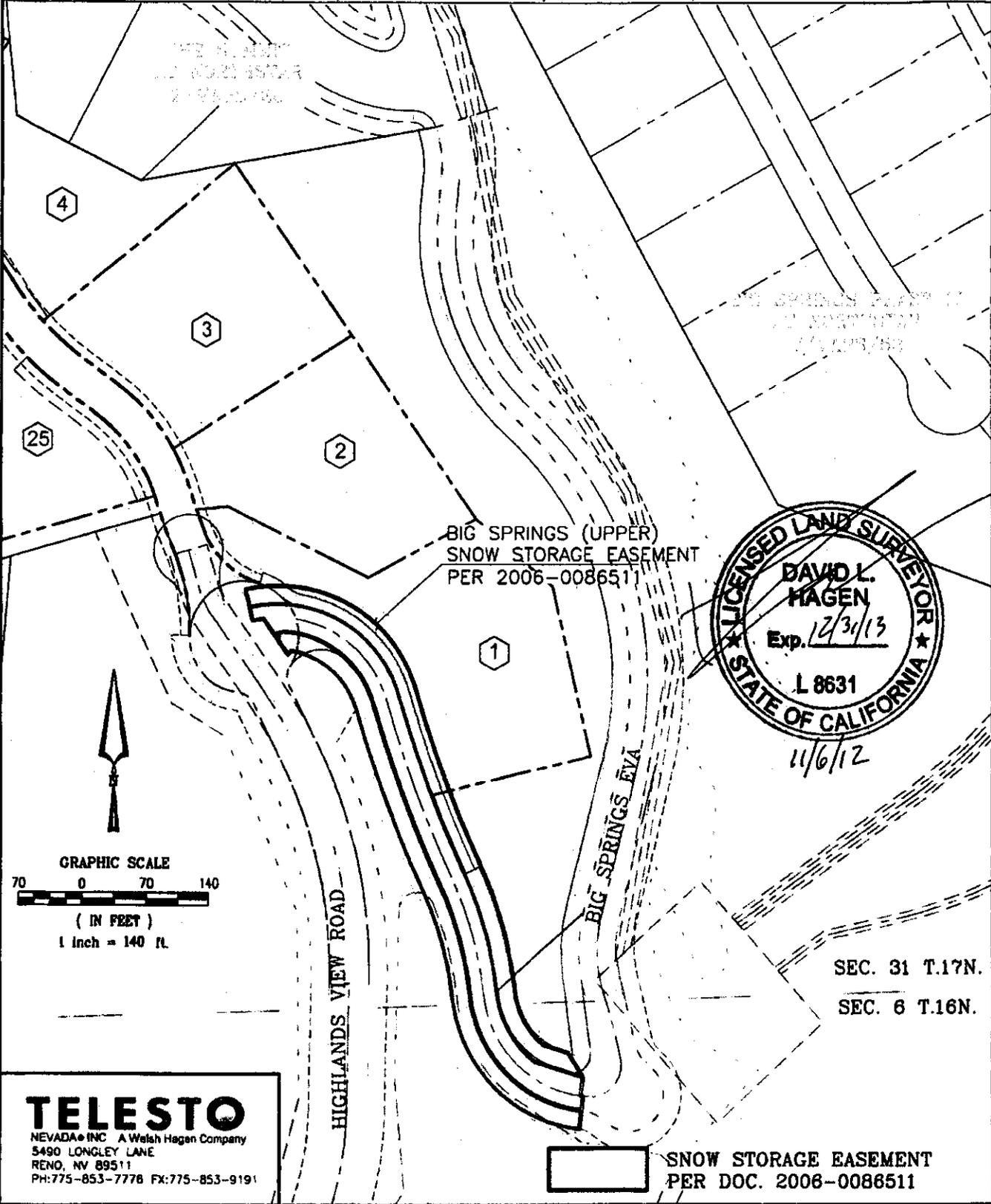
NEVADA INC A Walsh Hagen Company
5490 LONGLEY LANE
RENO, NV 89511
PH: 775-853-7776 FX: 775-853-9191

MULTIPURPOSE EASEMENT
PER DOC. 2006-0086500

H22

EXHIBIT 'B5'
2006 SNOW STORAGE EASEMENT BIG SPRINGS (UPPER)
ABANDONMENT

DOC 2006-0086511, LOCATED IN THE SOUTHEAST 1/4
SECTION 31, TOWNSHIP 17 NORTH, RANGE 17 EAST, AND THE NORTHEAST 1/4
NOVEMBER 6, 2012 SECTION 6, TOWNSHIP 16 NORTH, RANGE 17 EAST, M.D.M PLACER COUNTY



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SNOW STORAGE EASEMENT
PER DOC. 2006-0086511

423

EXHIBIT 'B6'
**2006 BIG SPRINGS (LOWER) EMERGENCY ACCESS EASEMENT
ABANDONMENT**

DOC 2006-0086512, LOCATED IN THE SOUTHEAST 1/4
SECTION 31, TOWNSHIP 17 NORTH, RANGE 17 EAST, AND THE NORTHEAST 1/4

NOVEMBER 6, 2012

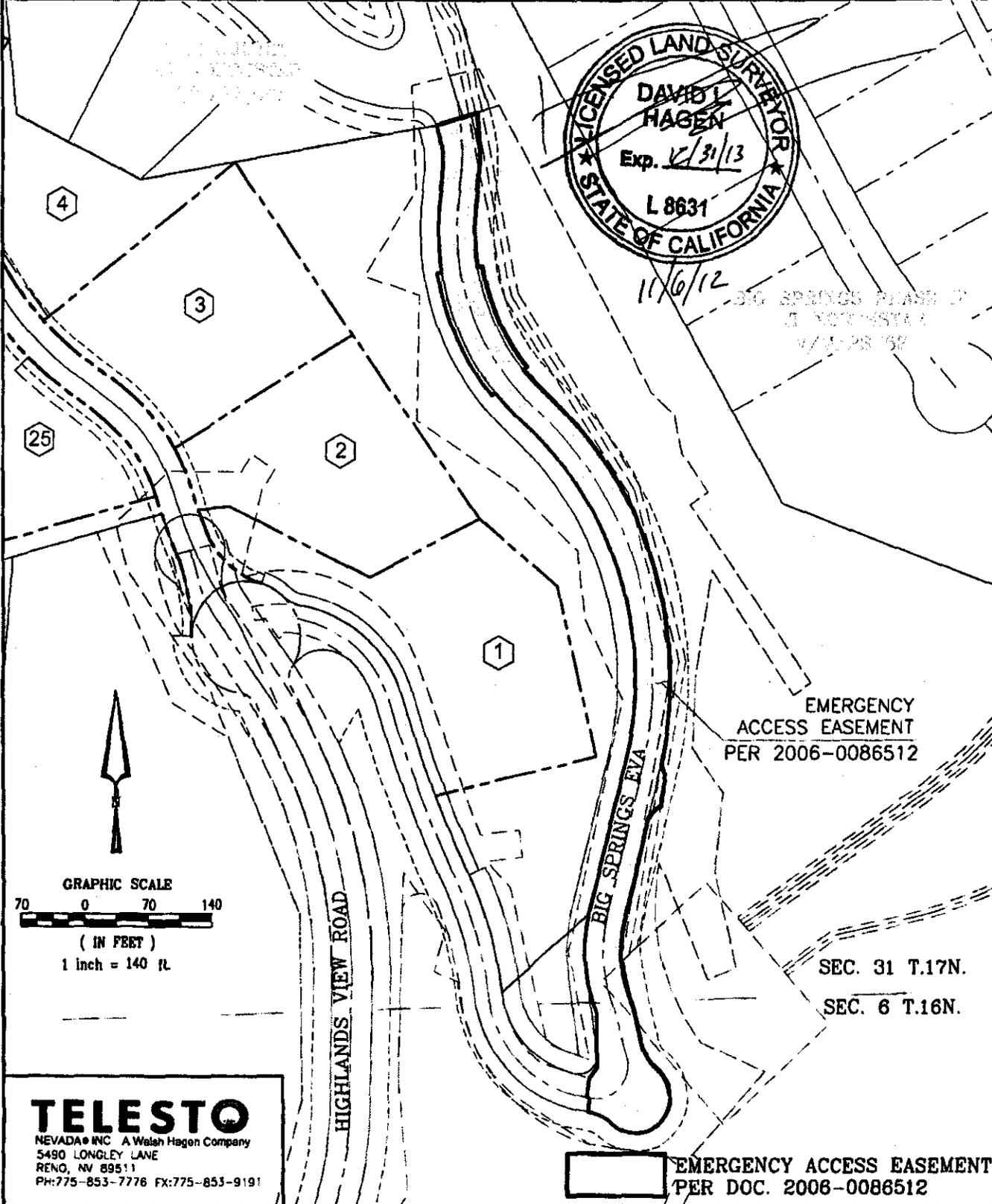
SECTION 6, TOWNSHIP 16 NORTH, RANGE 17 EAST, M.D.M

PLACER COUNTY



11/6/12

BIG SPRINGS PLANS OF
SECTION 31 T.17N. R.17E
11/2/08



GRAPHIC SCALE
70 0 70 140
(IN FEET)
1 inch = 140 ft.

TELESTO
NEVADA INC. A Walsh Hagen Company
5490 LONGLEY LANE
RENO, NV 89511
PH: 775-853-7778 FX: 775-853-9191

EMERGENCY ACCESS EASEMENT
PER DOC. 2006-0086512

424

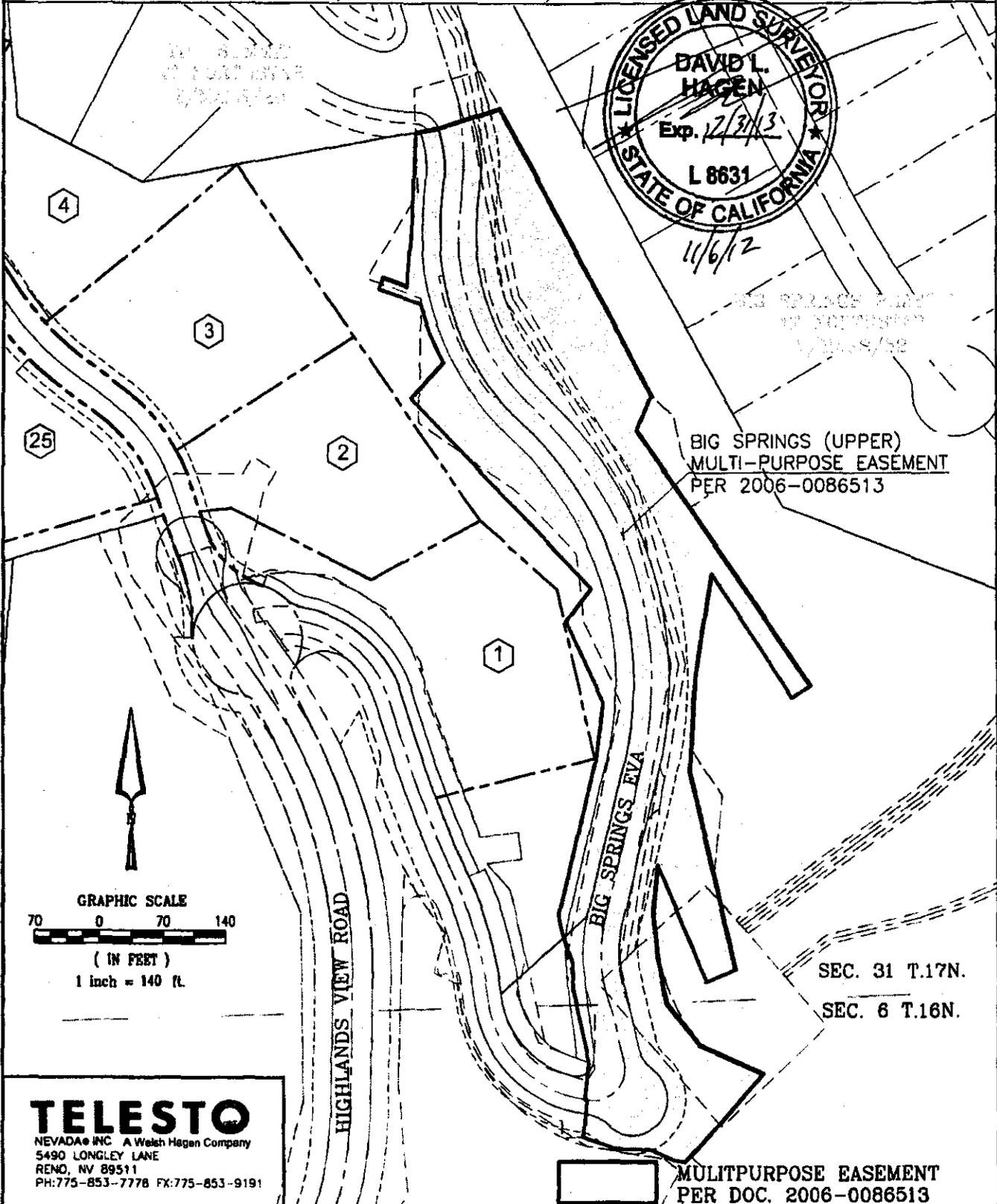
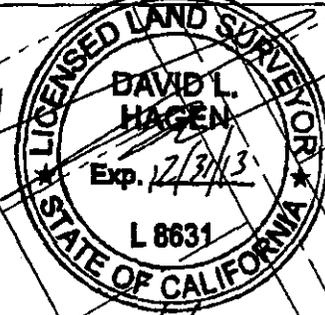
EXHIBIT 'B7'
2006 MULTI-PURPOSE EASEMENT BIG SPRINGS (LOWER)
ABANDONMENT

DOC 2006-0086513, LOCATED IN THE SOUTHEAST 1/4
SECTION 31, TOWNSHIP 17 NORTH, RANGE 17 EAST, AND THE NORTHEAST 1/4

NOVEMBER 6, 2012

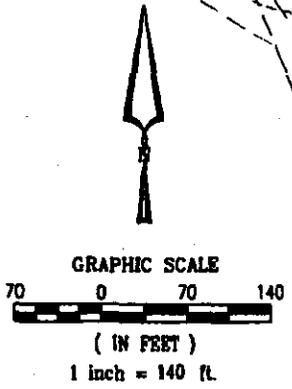
SECTION 6, TOWNSHIP 16 NORTH, RANGE 17 EAST, M.D.M.

PLACER COUNTY



BIG SPRINGS (UPPER)
MULTI-PURPOSE EASEMENT
PER 2006-0086513

SEC. 31 T.17N.
SEC. 6 T.16N.



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NEVADA INC A Welch Hagen Company
5490 LONGLEY LANE
RENO, NV 89511
PH: 775-853-7778 FX: 775-853-9191

 MULTIPURPOSE EASEMENT
PER DOC. 2006-0086513

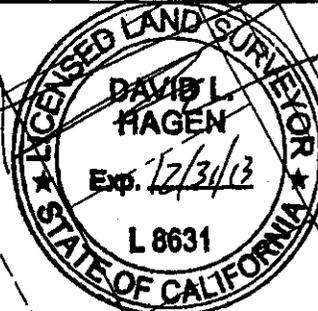
425

EXHIBIT 'B8'
2006 SNOW STORAGE EASEMENT BIG SPRINGS (LOWER)
ABANDONMENT

DOC 2006-0086517, LOCATED IN THE SOUTHEAST 1/4
SECTION 31, TOWNSHIP 17 NORTH, RANGE 17 EAST, AND THE NORTHEAST 1/4
SECTION 6, TOWNSHIP 16 NORTH, RANGE 17 EAST, M.D.M.

NOVEMBER 6, 2012

PLACER COUNTY



11/6/12

BIG SPRINGS PHASE IV
1/4 NORTHEAST 1/4
7/14/05/08

BIG SPRINGS (LOWER)
SNOW STORAGE EASEMENT
PER 2006-0086517

SEC. 31 T.17N.
SEC. 6 T.16N.

HIGHLANDS VIEW ROAD

BIG SPRINGS EVA



GRAPHIC SCALE
70 0 70 140
(IN FEET)
1 inch = 140 ft.

TELESTO

NEVADA INC. A Welsh Hagen Company
5490 LONGLEY LANE
RENO, NV 89511
PH: 775-853-7776 FX: 775-853-9191

SNOW STORAGE EASEMENT
PER DOC. 2006-0086517

426

EXHIBIT 'A9'

Multi-Purpose Easement Abandonment
Legal Description

REAL PROPERTY in the County of Placer, State of California, described as follows:

ALL of that certain Multi-Purpose Easement as described in recorded Document 2006-0086486, Official Records of Placer County, EXCEPTING THEREFROM, a portion of said easement, situated in Sections 5 and 6, Township 16 North, Range 17 East, M.D.M., also being a portion of the lands as described in that certain recorded Document 2006-0131963, Official Records of Placer County, more particularly described as follows:

BEGINNING at a point on the easterly line of said lands, also being a point of that certain Public Road Easement recorded as Document 2006-0086483, Official Records of Placer County, California;

Thence, from said Point of Beginning the following nine (9) courses:

1. Along said easterly line North 07°59'22" West 142.32 feet;
2. Leaving said easterly line North 21°55'24" West 37.30 feet;
3. North 89°29'26" West 24.74 feet;
4. South 33°06'06" West 178.63 feet;
5. North 81°08'49" West 16.63 feet;
6. South 24°25'51" West 55.00 feet;
7. Along the arc of a 328.00 foot radius non-tangent curve to the left, for a distance of 196.07 feet, having a central angle of 34°14'58", being subtended by a chord which bears North 88°58'20" East 193.16 feet;
8. North 69°50'51" East 51.08 feet;
9. South 82°00'38" West 46.11 feet;

To the Point of Beginning, AND CONTAINING an area of 23,608 square feet, more or less.

The attached Exhibit 'B9' is made a part hereof.

Description Basis of Bearing:

The basis of bearings for this description is identical to that certain Public Road Easement recorded as Document No. 2006-0086483, Official Records of Placer County.

End of this description.



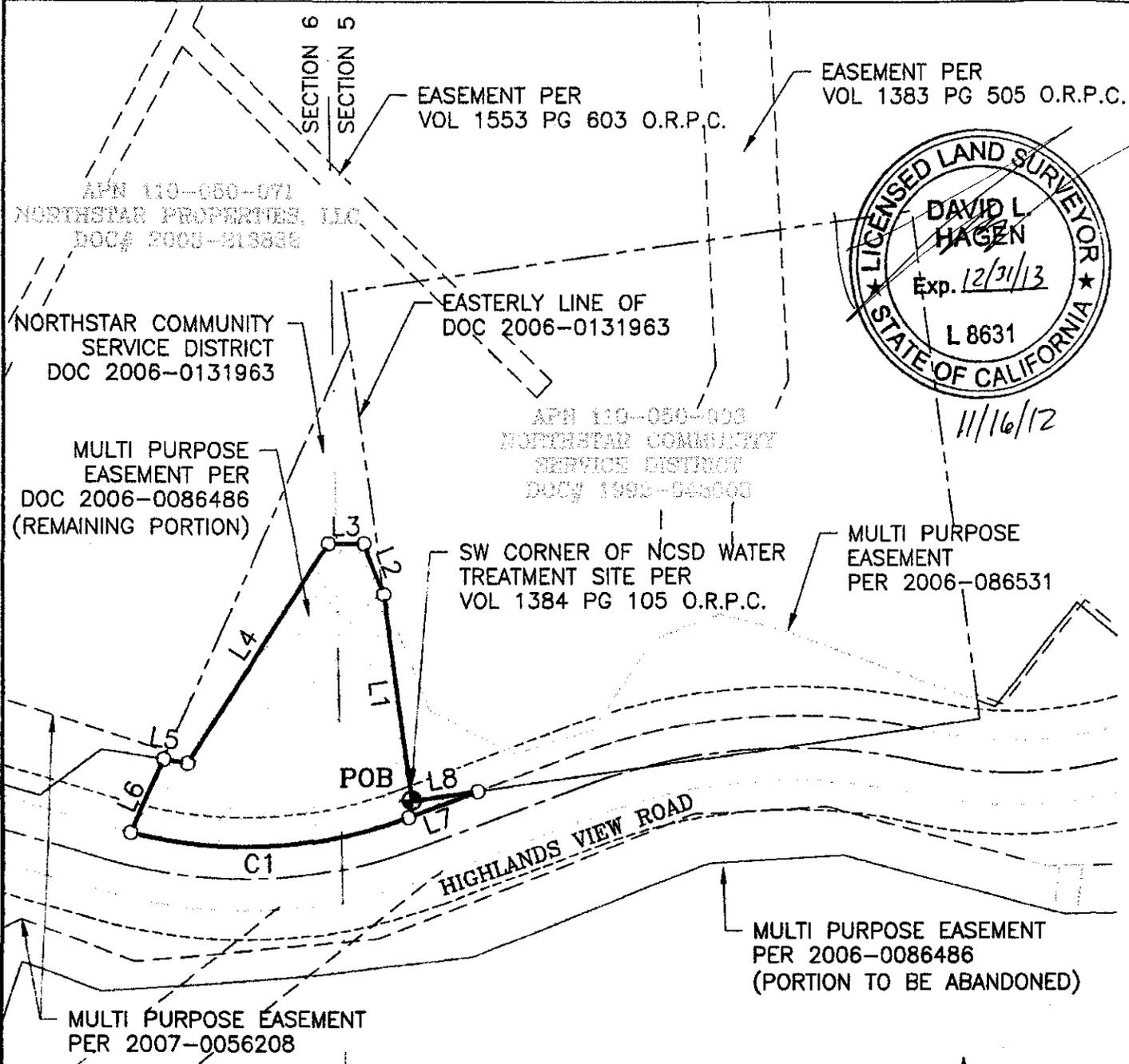
11/16/12

EXHIBIT 'B9'
2006 MULTI-PURPOSE EASEMENT
PARTIAL ABANDONMENT

PORTION OF DOC 2006-0086486, LOCATED IN
 SECTIONS 5 AND 6, TOWNSHIP 16 NORTH, RANGE 17 EAST, M.D.M

NOVEMBER 16, 2012

PLACER COUNTY



CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	196.07	328.00	34°14'58"
CHORD LENGTH		CHORD BEARING	
193.16		N86°58'20"E	

LINE TABLE		
LINE	LENGTH	BEARING
L1	142.32	N07°59'22"W
L2	37.30	N21°55'24"W
L3	24.74	N89°29'26"W
L4	178.63	S33°06'06"W
L5	16.63	N81°08'49"W
L6	55.00	S24°25'51"W
L7	51.08	N69°50'51"E
L8	46.11	S82°00'38"W

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 5490 LONGLEY LANE
 RENO, NV 89511
 PH: 775-853-7776 FX: 775-853-9191

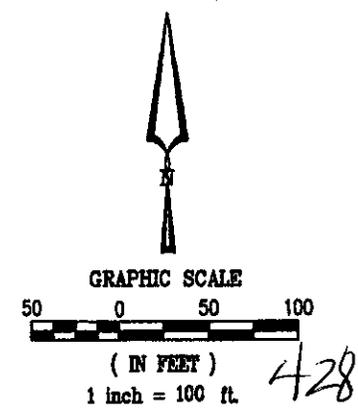


EXHIBIT 'A10'

Public Road Easement Abandonment
Legal Description

REAL PROPERTY in the County of Placer, State of California, described as follows:

A PORTION of that certain Public Road Easement recorded in Document 2007-0056206, Official Records of Placer County, also being a portion of the Southeast quarter of Section 31, Township 17 North, Range 17 East, M.D.M. and lying within a 44.00 foot wide strip of land lying 22.00 feet on each side of the following described centerline, more particularly described as follows:

BEGINNING at a point on the centerline described in said Public Road Easement per recorded Document 2007-0056206; at the northerly terminus of the centerline course described as North 01°21'33" East 135.82 feet;

Thence, from said Point of Beginning along said centerline the following four (4) courses:

1. Along the arc of a curve to the left, having a radius of 550.00 feet, a central angle of 36°31'00", an arc length of 350.54 feet, and being subtended by a chord bearing North 16°53'57" West 344.63 feet;
2. North 35°09'27" West 95.84 feet;
3. Along the arc of a curve to the right, having a radius of 80.00 feet, a central angle of 19°08'31", an arc length of 26.73 feet, and being subtended by a chord bearing North 25°35' 12" West 26.60 feet;
4. North 16°00'56" West 44.45 feet;

To the point of termination.

The attached Exhibit 'B10' is made a part hereof.

Description Basis of Bearing:

The basis of bearings of this description is Map filed in Book BB of Subdivisions at Page 72, Official Records of Placer County, also being the centerline as described in the Highlands View Road Public Road Easement per Document 2007-0056206, Official Records of Placer County, California.

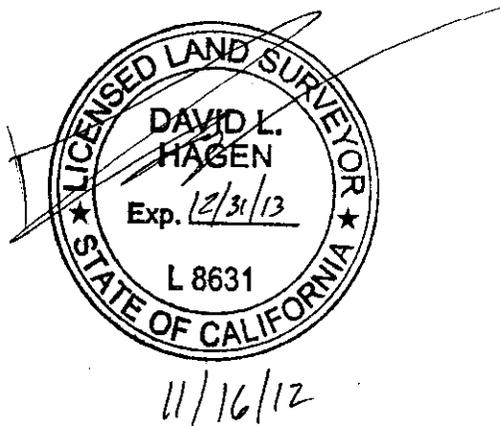
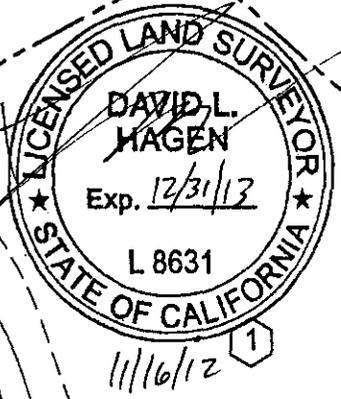
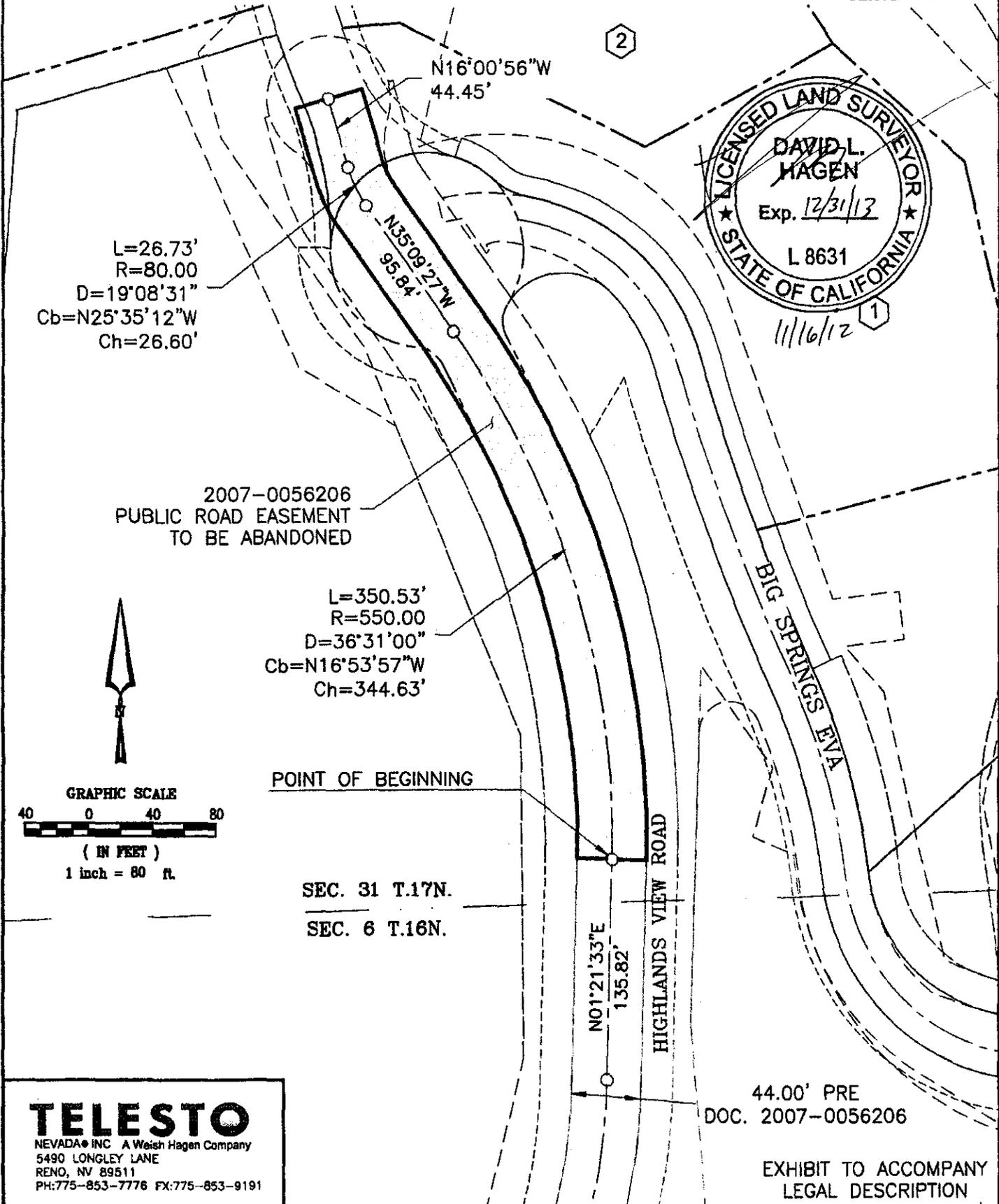


EXHIBIT 'B10'
2007 HIGHLANDS VIEW ROAD PUBLIC ROAD EASEMENT
ABANDONMENT

PORTION OF DOC 2007-0056206, LOCATED IN THE SOUTHEAST 1/4
 SECTION 31, TOWNSHIP 17 NORTH, RANGE 17 EAST, M.D.M

NOVEMBER 16, 2012

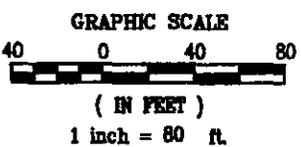
PLACER COUNTY



L=26.73'
 R=80.00
 D=19°08'31"
 Cb=N25°35'12"W
 Ch=26.60'

L=350.53'
 R=550.00
 D=36°31'00"
 Cb=N16°53'57"W
 Ch=344.63'

2007-0056206
 PUBLIC ROAD EASEMENT
 TO BE ABANDONED



POINT OF BEGINNING

SEC. 31 T.17N.
 SEC. 6 T.16N.

44.00' PRE
 DOC. 2007-0056206

EXHIBIT TO ACCOMPANY
 LEGAL DESCRIPTION

TELESTO
 NEVADA INC. A Weish Hagen Company
 5490 LONGLEY LANE
 RENO, NV 89511
 PH:775-853-7776 FX:775-853-9191

430

EXHIBIT 'A11'

**Snow Storage Easement Abandonment
Legal Description**

REAL PROPERTY in the County of Placer, State of California, described as follows:

A PORTION of Parcel 3 of that certain Snow Storage Easement recorded in Document 2007-0056207, Official Records of Placer County, also being a portion of the Southeast quarter of Section 31, Township 17 North, Range 17 East, M.D.M. and lying within a 84.00 foot wide strip of land lying 42.00 feet on each side of the following described centerline, more particularly described as follows:

BEGINNING at a point on the centerline described in that certain Public Road Easement per recorded Document 2007-0056206; at the northerly terminus of the centerline course described as North 01°21'33" East 135.82 feet;

Thence, from said Point of Beginning along said centerline the following four (4) courses:

1. Along the arc of a curve to the left, having a radius of 550.00 feet, a central angle of 36°31'00", an arc length of 350.53 feet, and being subtended by a chord bearing North 16°53'57" West 344.63 feet;
2. North 35°09'27" West 95.84 feet;
3. Along the arc of a curve to the right, having a radius of 80.00 feet, a central angle of 19°08'31", an arc length of 26.73 feet, and being subtended by a chord bearing North 25°35' 12" West 26.60 feet;
4. North 16°00'56" West 44.45 feet;

To the point of termination.

EXCEPTING THEREFROM that portion lying within said Public Road Easement per recorded Document 2007-0056206.

The attached Exhibit 'B11' is made a part hereof.

Description Basis of Bearing:

The basis of bearings of this description is Map filed in Book BB of Subdivisions at Page 72, Official Records of Placer County, also being the centerline as described in the Highlands View Road Public Road Easement per Document 2007-0056206, Official Records of Placer County, California.



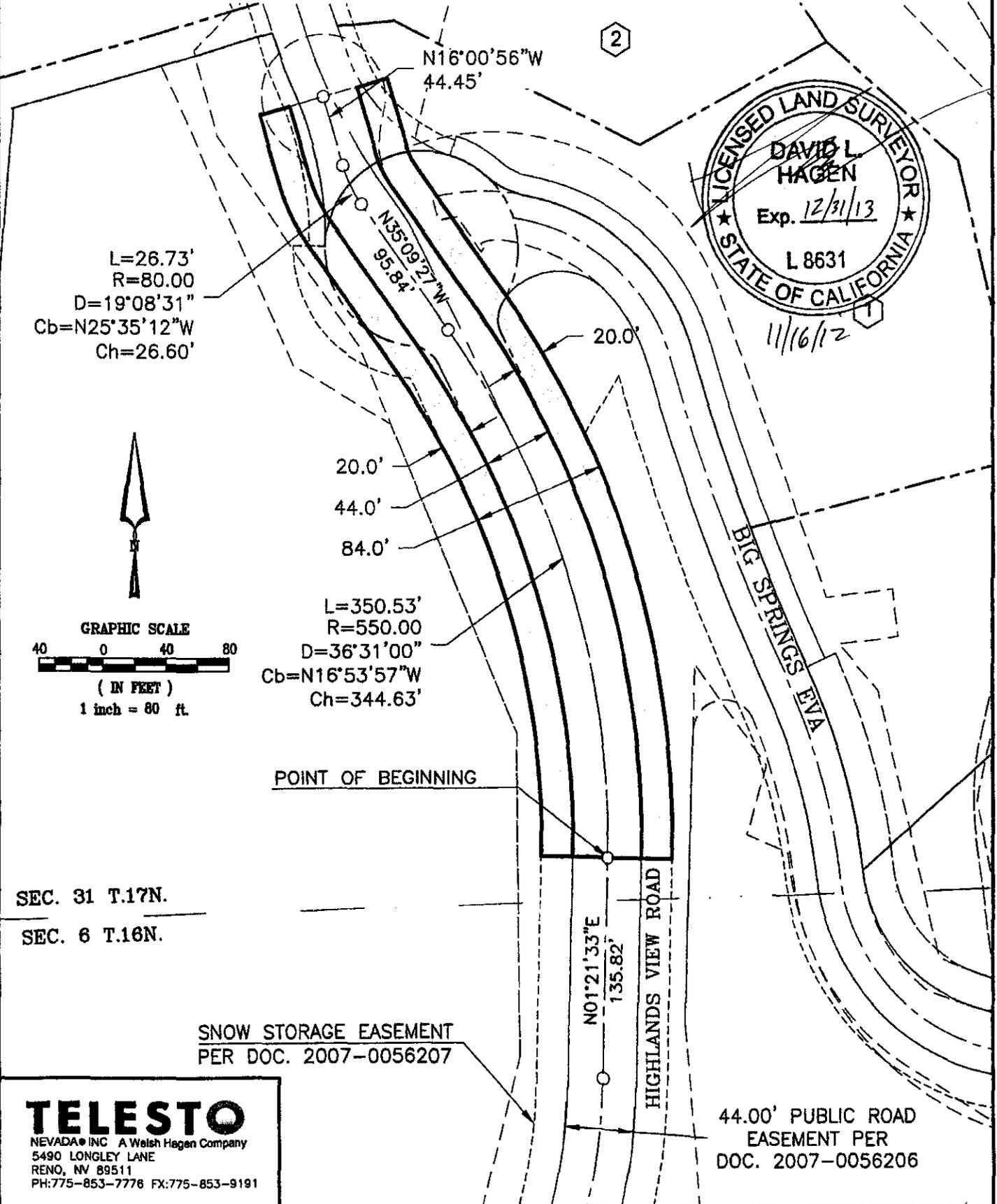
Telesto Nevada Inc, a Welsh Hagen Company

EXHIBIT 'B11'
2007 HIGHLANDS VIEW ROAD SNOW STORAGE EASEMENT
ABANDONMENT

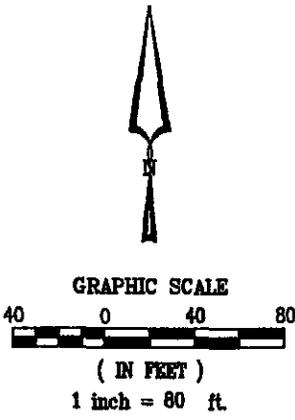
PORTION OF DOC 2007-0056207, LOCATED IN THE SOUTHEAST 1/4
 SECTION 31, TOWNSHIP 17 NORTH, RANGE 17 EAST, M.D.M

NOVEMBER 16, 2012

PLACER COUNTY



L=26.73'
 R=80.00
 D=19°08'31"
 Cb=N25°35'12"W
 Ch=26.60'



L=350.53'
 R=550.00
 D=36°31'00"
 Cb=N16°53'57"W
 Ch=344.63'

POINT OF BEGINNING

SEC. 31 T.17N.

SEC. 6 T.16N.

SNOW STORAGE EASEMENT
 PER DOC. 2007-0056207

44.00' PUBLIC ROAD
 EASEMENT PER
 DOC. 2007-0056206

TELESTO
 NEVADA INC A Welsh Hagen Company
 5490 LONGLEY LANE
 RENO, NV 89511
 PH:775-853-7776 FX:775-853-9191

432

EXHIBIT 'A12'

**Multi-Purpose Easement Abandonment
Legal Description**

REAL PROPERTY in the County of Placer, State of California, described as follows:

A PORTION of that certain Multi-Purpose Easement recorded in Document 2007-0056208, Official Records of Placer County, also being a portion of the southeast quarter of Section 31, Township 17 North, Range 17 East, and northeast quarter of Section 6, Township 16 North, Range 17 M.D.M., more particularly described as follows:

COMMENCING at a point on the west line of said easement also being at the southerly terminus of the course described as North 14°39'56" East 171.36 feet, thence along said west line North 14°39'56" East 171.36 feet to the true Point of Beginning:

Thence, from said Point of Beginning along the boundaries of said Multi-Purpose Easement the following fifty-four (54) courses;

1. North 00°34'16" West 200.21 feet;
2. North 22°20'03" West 260.69 feet;
3. North 34°42'08" West 159.53 feet;
4. North 15°17'34" West 54.70 feet;
5. North 45°36'03" East 81.75 feet;
6. South 89°25'02" East 82.33 feet;
7. North 32°54'26" East 22.25 feet;
8. South 57°05'34" East 30.00 feet;
9. South 32°54'26" West 26.56 feet;
10. South 14°14'40" West 98.30 feet;
11. Along a non-tangent curve concave southwesterly having a radius of 155.24 feet, to which beginning a radial line bears North 18°42'23" West; thence southeasterly along said curve through a central angle of 88°46 '34", an arc distance of 240.53 feet;
12. South 19°55'48" East 199.93 feet;
13. North 83°18 '32" East 42.99 feet;
14. South 06°41 '28" East 30.00 feet;
15. South 83°18'32" West 38.63 feet;
16. South 41°23'04" East 38.26 feet;
17. South 13°09'28" East 172.06 feet;
18. South 69°10' 16" East 50.35 feet;
19. North 11°11'44" West 117.88 feet;
20. North 12°20'34" East 282.76 feet;
21. North 24°55'20" West 98.32 feet;
22. North 06°31'24" West 73.29 feet;
23. North 44°25'37" West 96.68 feet;
24. North 55°32'29" West 130.44 feet;
25. North 01°15'38" East 135.99 feet;
26. North 71°15' 17" West 63.64 feet;
27. North 31°07'57" East 110.18 feet;
28. North 02°20'37" West 113.77 feet;
29. North 75°31 '30" East 75.73 feet;

EXHIBIT 'A12'

30. South 28°20'57" East 402.47 feet;
31. South 47°43 '21" East 33.28 feet;
32. South 11°48'45" East 44.61 feet;
33. South 34°49'35" East 51.24 feet;
34. South 55°10'25" West 24.68 feet;
35. South 34°49'35" East 236.07 feet;
36. South 56°21 '29" West 24.12 feet;
37. North 33°39'56" West 163.25 feet;
38. South 09°20'03" West 110.93 feet;
39. South 03°12'08" West 83.68 feet;
40. South 34°28'47" East 60.49 feet;
41. South 06°01 '46" West 88.43 feet;
42. South 12°58'51" East 105.51 feet;
43. South 68°02'59" West 34.72 feet;
44. North 22°55'43" West 137.66 feet
45. Along a non-tangent curve concave northeasterly having a radius of 233.29 feet to which beginning a radial line bears North 78°06'44" West; thence southerly along said curve through a central angle of 50°35'26", an arc distance of 205.99 feet;
46. South 66°30'44" East 77.70 feet;
47. South 42°51 '46" West 128.66 feet;
48. North 81°10'48" West 111.05 feet
49. Along a non-tangent curve concave northeasterly, having a radius of 196.25 feet to which beginning a radial line bears South 15°18'58" West; thence northwesterly along said curve through a central angle of 69°59'02", an arc distance of 239.71 feet;
50. North 66°22'49" West 28.68 feet;
51. North 16°03' 14" East 45.28 feet;
52. North 35°46' 11" West 78.62 feet;
53. South 01°38'58" West 223.65 feet;
54. Leaving the easterly line of said Multi-Purpose Easement, South 79°29'01" West 107.64 feet;

To the Point of Beginning, AND CONTAINING an area of 7.69 acres

The attached Exhibit 'B12' is made a part hereof.

Description Basis of Bearing:

The basis of bearings of this description is Map filed in Book BB of Surveys at Page 72, Official Records of Placer County, California.

End of this description



Telesto Nevada Inc, a Welsh Hagen Company

EXHIBIT 'B12'
2007 MULTI-PURPOSE EASEMENT
ABANDONMENT

PORTION OF DOC 2007-0056208, LOCATED IN THE SOUTHEAST 1/4
 SECTION 31, TOWNSHIP 17 NORTH, RANGE 17 EAST, AND THE NORTHEAST 1/4
 SECTION 6, TOWNSHIP 16 NORTH, RANGE 17 EAST, M.D.M

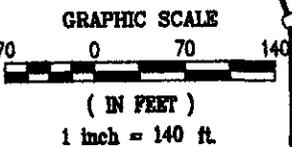
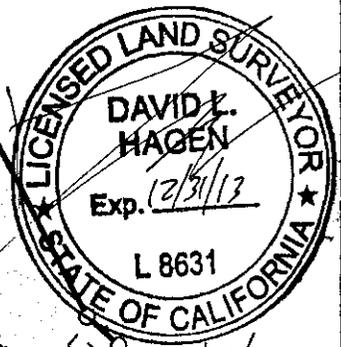
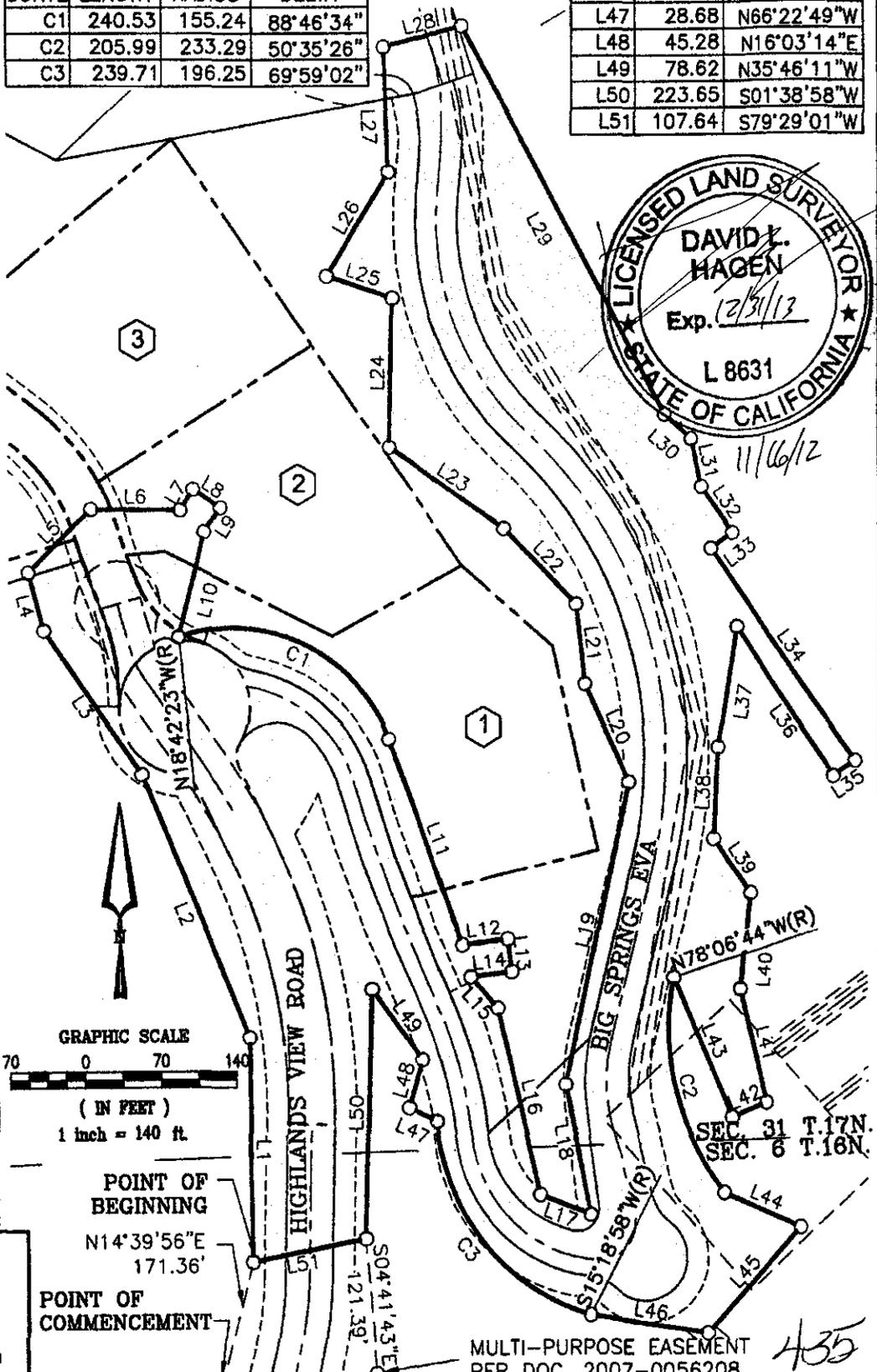
NOVEMBER 16, 2012

PLACER COUNTY

LINE TABLE		
LINE	LENGTH	BEARING
L1	200.21	N00°34'16"W
L2	260.69	N22°20'03"W
L3	159.53	N34°42'08"W
L4	54.70	N15°17'34"W
L5	81.75	N45°36'03"E
L6	82.33	S89°25'02"E
L7	22.25	N32°54'26"E
L8	30.00	S57°05'34"E
L9	26.56	S32°54'26"W
L10	98.30	S14°14'40"W
L11	199.93	S19°55'48"E
L12	42.99	N83°18'32"E
L13	30.00	S06°41'28"E
L14	38.63	S83°18'32"W
L15	38.26	S41°23'04"E
L16	172.06	S13°09'28"E
L17	50.35	S69°10'16"E
L18	117.88	N11°11'44"W
L19	282.76	N12°20'34"E
L20	98.32	N24°55'20"W
L21	73.29	N06°31'24"W
L22	96.68	N44°25'37"W
L23	130.44	N55°32'29"W
L24	135.99	N01°15'38"E
L25	63.64	N71°15'17"W
L26	110.18	N31°07'57"E
L27	113.77	N02°20'37"W
L28	75.73	N75°31'30"E
L29	402.47	S28°20'57"E
L30	33.28	S47°43'21"E
L31	44.61	S11°48'45"E
L32	51.24	S34°49'35"E
L33	24.68	S55°10'25"W
L34	236.07	S34°49'35"E
L35	24.12	S56°21'29"W
L36	163.25	N33°39'56"W
L37	110.93	S09°20'03"W
L38	83.68	S03°12'08"W
L39	60.49	S34°28'47"E
L40	88.43	S06°01'46"W
L41	105.51	S12°58'51"E
L42	34.72	S68°02'59"W
L43	137.66	N22°55'43"W
L44	77.70	S66°30'44"E
L45	128.66	S42°51'46"W
L46	111.05	N81°10'48"W

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	240.53	155.24	88°46'34"
C2	205.99	233.29	50°35'26"
C3	239.71	196.25	69°59'02"

LINE TABLE		
LINE	LENGTH	BEARING
L47	28.68	N66°22'49"W
L48	45.28	N16°03'14"E
L49	78.62	N35°46'11"W
L50	223.65	S01°38'58"W
L51	107.64	S79°29'01"W



POINT OF BEGINNING
 N14°39'56"E
 171.36'

POINT OF COMMENCEMENT
 S04°41'43"E
 121.39'

TELESTO
 NEVADA INC A Welsh Hagen Company
 5490 LONGLEY LANE
 RENO, NV 89511
 PH: 775-853-7776 FX: 775-853-9191

MULTI-PURPOSE EASEMENT
 PER DOC. 2007-0056208

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