

MEMORANDUM

DEPARTMENT OF PUBLIC WORKS

County of Placer

TO: BOARD OF SUPERVISORS

DATE: JUNE 26, 2007

FROM: KEN GREHM ^{RWD}

SUBJECT: ESTABLISH ZONE OF BENEFIT NO. 188 IN COUNTY SERVICE AREA 28
(BICKFORD RANCH LARGE LOT SUBDIVISION) AND SET FEES FOR SERVICES

ACTION REQUESTED / RECOMMENDATION

Conduct a public hearing, consider all protests, tabulate ballots, and adopt a Resolution Creating Zone of Benefit No. 188 and setting charges to provide road rehabilitation, and storm drain maintenance for major streets within the Bickford Ranch development at a maximum cost of \$168.38 per equivalent dwelling units (EDU's).

BACKGROUND

Zones of benefit are created within County Service Area No. 28 to fill the services funding gap between general County services and special services. This particular developer's conditions of approval require the formation of a CSA Zone of Benefit to fund road rehabilitation, and storm drain maintenance. Certain roads in this development will be accepted into the County maintained mileage. The CSA charge pays for long term road rehabilitation including slurry seals, chip seals and overlays of these roadways.

Bickford Ranch consists of approximately 1,942 acres and, at buildout, will consist of approximately 1,895 equivalent dwelling units. The area is specifically described in Exhibit "A", attached hereto and made a part hereof. The assessment for each of the large lot parcels created by the large lot final map is further detailed in attached (Exhibit C). Certain parcels are not assessed under this Zone of Benefit because the maintenance of Bickford Ranch Road, Lower Ranch Road, and School Ranch Road will not provide a direct benefit to those parcels.

Pursuant to Proposition 218, the property owner of record of the existing parcels of the Bickford Ranch development has signed a ballot. The property owner approved, by way of this ballot, an annual charge per each large lot created by the large lot final map (Exhibit C). The assessment on each large lot will be divided further between each new parcel created by subsequent final maps. We estimate the current assessment to each future dwelling unit at \$109 per year. The maximum assessment is \$168.38 per future Dwelling Unit Equivalent. The difference in assessments assumes that the Homeowner's Association will maintain many storm drainage facilities. In the Engineer's Report the current assessments on the large lots will vary between \$0 to \$100,280 based on the amount of future proposed development as shown. In lieu of receipt of mailed notice of this hearing, the owner of the existing parcels has executed a waiver. Your Board is required to conduct a Public Hearing to consider all protests and tabulate the ballots. Your Board must also adopt a Resolution to impose the parcel/dwelling unit charge.

ENVIRONMENTAL CLEARANCE

This is an administrative action required pursuant to the conditions of approval for this subdivision. As such, it is not a separate project and is not subject to further environmental review.

FISCAL IMPACT

The charges will be levied on each large lot and then further divided by each new parcel created in subsequent final maps. The ballot also allows for an annual cost of living increase for this CSA charge. These charges are supported by a detailed engineer's report prepared by a registered professional engineer.

Attachments: Resolution
Exhibit A – Legal Description
Exhibit B – Location map
Exhibit C – Parcel Assessment Detail

Engineer's Report is on file with the
Clerk of the Board's Office.

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

In the matter of:

Reso. No: _____

**A RESOLUTION ESTABLISHING ZONE OF BENEFIT
NO. 188 WITHIN COUNTY SERVICE AREA NO. 28
AND ESTABLISHING AN ANNUAL ASSESSMENT
ON PARCELS WITHIN SAID ZONE
(BICKFORD RANCH ROADS/DRAINAGE)**

The following RESOLUTION was duly passed by the Board of Supervisors of the
County of Placer at a regular meeting held June 26, 2007

by the following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Chairman, Board of Supervisors

Attest:
Clerk of said Board

WHEREAS, a condition of approval for the Bickford Ranch large lot subdivision was the creation of a Zone of Benefit under County Service Area No. 28 to support the cost of extended road and storm drainage maintenance services for the benefit of the properties within the boundaries of the subdivision; and

WHEREAS, the owners of record of said subdivision desire the creation of a Zone of Benefit for said subdivision to satisfy the conditions to obtain a final map; and

WHEREAS, an Engineer's Report has been prepared which calculates the special benefit to be received by each parcel within the new zone of benefit and the owners of record of Assessor Parcel Numbers 031-101-022-000, 031-101-025-000, 031-101-030-000, 031-101-036-000, 031-101-037-000, 031-180-020-000, 031-180-021-000, 031-180-022-000, 031-180-023-000, 031-190-005-000, 031-190-010-000, 031-190-011-000, 031-200-001-000, 031-200-008-000, 032-010-012-000, 032-020-019-000, 032-020-023-000, 032-020-028-000, 032-020-035-000, 032-041-005-000, 032-041-072-000, 032-041-073-000, 032-041-074-000, of said subdivision have consented to the imposition of assessments to satisfy the conditions to obtain a large lot final map for the subdivision, and

304

WHEREAS, the owners of record of the properties have approved ballots to set an assessment on parcels within said subdivision based upon dwelling unit equivalents, and

WHEREAS, the Board finds that said ballots constitute unanimous approval by the property owners within said Zone of Benefit of assessments after proper notice had been given of the right to protest,

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the County of Placer, State of California, as follows:

(1) The Board of Supervisors does hereby create Zone of Benefit No. 188 within County Service Area No. 28 with a boundary to be coterminous with the boundaries of the Bickford Ranch large lot final map, a copy of which is attached as Exhibit B and incorporated herein by reference, which zone shall be for the purposes of providing extended road and storm drainage maintenance services to properties within said subdivision.

(2) The Board of Supervisors does hereby establish with the consent of the property owners and in conformance with Section 4 of the Article XIID of the California Constitution and pursuant to Government Code Section 25210 et seq., assessments for the purposes of supporting extended road and storm drainage maintenance services against each parcel or remainder parcel of the Bickford Ranch large lot final map and each parcel subsequently created there from. The assessments shall be established in the amount not to exceed \$109 per equivalent dwelling unit for road maintenance as shown in the attached Exhibit C, incorporated herein by reference, based upon the number of equivalent development units per parcel as shown therein, and in the amount not to exceed \$59.38 per equivalent dwelling unit for storm drainage maintenance as shown in the attached Exhibit C based upon the number of equivalent development units per parcel as shown therein. For the purposes of establishing the total amount of the assessment, equivalent dwelling units have been assigned to each large lot parcel or remainder parcel. The "Future Anticipated EDUs" as referenced in Exhibit C refers to the estimated number of individual parcels anticipated to be created upon further subdivision of each large lot or remainder and the total number of equivalent dwelling units anticipated to be assessed under this zone of benefit for said parcels. Each such parcel created by further subdivision of each large lot or remainder will be subject to an assessment not to exceed \$109 per equivalent dwelling unit for road maintenance and not to exceed \$59.38 per equivalent dwelling unit for storm drainage maintenance per equivalent dwelling unit as shown in Exhibit C. Imposition and collection of the assessment for storm drainage maintenance shall be deferred until County accepts the offers of dedication in which the drainage facilities are located.

(3) The assessments shall commence with the 2007-2008 tax year.

(4) The maximum assessment amounts established hereunder shall be subject to automatic adjustment each year in an amount not to exceed the change in the State of California San Francisco/Oakland/San Jose Metropolitan Area Consumer Price Index for All Urban Consumers, commencing with the 2008-2009 tax year, not to exceed 5% in any year.

Bickford Ranch Large Lot Subdivision
Zone of Benefit 188
County Service Area No. 28

LEGAL DESCRIPTION

EXHIBIT "A"

ALL THAT CERTAIN REAL PROPERTY SITUATED, LYING AND BEING IN THE COUNTY OF PLACER, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1:

ALL THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18 AND ALL THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, THE SOUTH HALF OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 19, AND ALL THAT PORTION TO THE NORTHEAST QUARTER OF SECTION 30, ALL IN TOWNSHIP 12 NORTH, RANGE 7 EAST, MDB&M, DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 19, THENCE FROM SAID POINT OF BEGINNING, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 19 SOUTH 00°13'31" EAST 2,631.46 FEET TO THE SECTION CORNER COMMON TO SECTIONS 19, 20, 29 AND 30 OF SAID TOWNSHIP AND RANGE; THENCE ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30 SOUTH 00°07'18" WEST 824.52 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SIERRA COLLEGE BOULEVARD (d0051), SAID RIGHT-OF-WAY GRANTED TO THE COUNTY OF PLACER PER DEED FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF PLACER COUNTY IN BOOK 1230 OF OFFICIAL RECORDS AT PAGE 220, SAID RIGHT-OF-WAY BEING ALSO SHOWN ON A RECORD OF SURVEY FILED FOR RECORD IN THE OFFICE OF SAID RECORDER IN BOOK 3 OF SURVEYS AT PAGE 12; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING TWENTY (20) COURSES: (1) NORTH 56°56'32" WEST 331.55 FEET, (2) NORTH 49°48'34" WEST 439.18 FEET, (3) NORTH 64°17'05" WEST 525.86 FEET, (4) NORTH 64°14'44" WEST 455.45 FEET, (5) NORTH 59°34'25" WEST 354.27 FEET, (6) NORTH 38°16'34" WEST 351.09 FEET, (7) NORTH 30°57'19" WEST 692.42 FEET, (8) NORTH 20°21'14" WEST 269.35 FEET, (9) NORTH 12°40'48" WEST 142.27 FEET, (10) NORTH 02°53'26" WEST 231.70 FEET, (11) NORTH 05°35'40" WEST 354.93 FEET, (12) NORTH 00°40'25" WEST 650.14 FEET, (13) NORTH 07°15'56" WEST 150.76 FEET, (14) NORTH 01°33'18" WEST 600.06 FEET, (15) NORTH 01°33'18" WEST 563.17 FEET, (16) NORTH 00°38'06" WEST 640.29 FEET, (17) NORTH 00°17'05" EAST 294.73 FEET, (18) NORTH 03°08'50" EAST 200.27 FEET, (19) NORTH 0°37'28" WEST 300.20 FEET, (20) NORTH 00°17'05" EAST 696.72 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE NORTH 38°59'39" EAST 90.75 FEET; THENCE NORTH 64°42'00" EAST 183.49 FEET; THENCE SOUTH 87°36'17" EAST 21.61 FEET; THENCE SOUTH 59°19'05" EAST 90.63 FEET; THENCE SOUTH 28°37'56" EAST 25.59 FEET; THENCE SOUTH 13°34'13" EAST 105.27 FEET; THENCE NORTH 62°12'03" EAST 12.04 FEET; THENCE SOUTH 81°18'04" EAST 126.47 FEET; THENCE NORTH 86°31'55" EAST 46.97 FEET; THENCE SOUTH 09°48'48" EAST 26.10 FEET; THENCE NORTH 89°04'59" EAST 136.34 FEET; THENCE NORTH 72°51'15" EAST 109.84 FEET; THENCE SOUTH 89°56'46" EAST 479.54 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 18, BEING ALSO THE WEST LINE OF THAT CERTAIN PARCEL MAP NO. 71345 FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF PLACER COUNTY IN BOOK 7 OF PARCEL MAPS, AT PAGE 50; THENCE ALONG SAID LINE SOUTH 00°03'14" WEST 894.64 FEET TO THE SOUTHEAST AND SOUTHWEST CORNERS, RESPECTIVELY, THEREOF; THENCE ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 19 BEING ALSO THE WEST LINE OF SAID PARCEL MAP NO. 71345 AND BEING ALSO THE WEST LINE OF THAT CERTAIN PARCEL MAP NO. 74185 FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF PLACER COUNTY IN BOOK 20 OF PARCEL MAPS, AT PAGE 56 SOUTH 00°06'01" EAST 1317.34 FEET TO THE SOUTHEAST AND SOUTHWEST CORNERS, RESPECTIVELY, THEREOF; THENCE ALONG THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 19 AND THE SOUTH LINE OF SAID PARCEL MAP NO. 74185 SOUTH 89°59'44" EAST 1323.68 FEET TO THE NORTHEAST AND SOUTHEAST CORNERS, RESPECTIVELY, THEREOF; THENCE ALONG THE EAST LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 19 SOUTH 00°11'57" EAST 1316.01 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL THAT PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER AND THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 12 NORTH, RANGE 7 EAST, M.D.B.&M. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT PORTION CONVEYED TO JERRY D. ANDERS AND G. DANIELLE ANDERS TRUSTEES OF THE JERRY D. ANDERS AND G. DANIELLE ANDERS LIVING TRUST, DATED April 1 1998 BY DEED RECORDED January 12, 1999 AS DOCUMENT NO. 99-002146.

EXHIBIT "A" (continued)

SAID PARCEL 1 BEING DESCRIBED AS RESULTANT PARCEL 1 IN THAT CERTAIN MINOR BOUNDARY LINE ADJUSTMENT RECORDED October 18, 2001 AS INSTRUMENT NO. 2001-0108266, OFFICIAL RECORDS.

ASSESSOR'S PARCEL NUMBERS:

032-010-012

031-101-036

PARCEL 2:

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE COUNTY OF PLACER, STATE OF CALIFORNIA, BEING ALL THAT PORTION OF THE SOUTH HALF OF SECTION 20, TOWNSHIP 12 NORTH, RANGE 7 EAST, M.D.B.&M. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 20; THENCE FROM SAID POINT OF BEGINNING AND ALONG THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 20 NORTH 89°28'59" EAST 5303.75 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 20; THENCE ALONG THE EAST LINE OF SAID SECTION 20 SOUTH 00°06'58" WEST 2644.40 FEET TO THE SECTION CORNER COMMON TO THE SECTIONS 20, 21, 28 AND 29 OF SAID TOWNSHIP AND RANGE; THENCE ALONG THE SOUTH LINE OF SAID SECTION 20 SOUTH 89°37'18" WEST 5287.94 FEET TO THE SECTION CORNER COMMON TO SECTIONS 19, 20, 29 AND 30 OF SAID TOWNSHIP AND RANGE; THENCE ALONG THE WEST LINE OF SAID SECTION 20 NORTH 00°13'31" WEST 2631.46 FEET TO THE POINT OF BEGINNING AND BEING DESCRIBED AS RESULTANT PARCEL 2 IN THAT CERTAIN MINOR BOUNDARY LINE ADJUSTMENT RECORDED October 18, 2001 AS INSTRUMENT NO. 2001-0108266, OFFICIAL RECORDS.

ASSESSOR'S PARCEL NUMBER:

031-101-037

PARCEL 3:

ALL OF SECTION 21, TOWNSHIP 12 NORTH, RANGE 7 EAST, MOUNT DIABLO BASE AND MERIDIAN.

EXCEPTING THEREFROM THAT PORTION CONVEYED BY J.H. BICKFORD TO W.R. KEMPT BY DEED DATED MAY 27, 1890, RECORDED MAY 28, 1890 IN BOOK 54 OF DEEDS AT PAGE 676.

ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED BY J.H. BICKFORD TO FRANK RANZIE BY DEED DATED January 21, 1889, RECORDED February 26, 1889, IN BOOK 51 OF DEEDS AT 389.

ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED BY J.H. BICKFORD AND FRANCENER M. BICKFORD, HIS WIFE TO THE CENTRAL PACIFIC RAILWAY COMPANY, A CORPORATION BY DEED DATED MARCH 7, 1908 RECORDED MARCH 17, 1908 IN BOOK 110 OF DEEDS AT PAGE 222.

ALSO EXCEPTING THEREFROM ALL THAT PORTION GRANTED TO SOUTH YUBA WATER COMPANY BY THAT CERTAIN DEED RECORDED October 17, 1908 IN BOOK 116 AT PAGE 30, OFFICIAL RECORDS

ASSESSOR'S PARCEL NUMBERS:

031-101-022

031-101-025

031-101-030

PARCEL 4:

THE NORTH HALF OF THE NORTH HALF AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE EAST HALF OF THE SOUTH EAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 12 NORTH, RANGE 7 EAST, MOUNT DIABLO BASE AND MERIDIAN, ALSO, BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 12 NORTH, RANGE 7 EAST, MOUNT DIABLO BASE AND MERIDIAN, RUNNING THENCE VARIATION 16°30' EAST; THENCE NORTH 89°4' EAST 12.24 CHAINS; THENCE SOUTH 2° WEST 4.48 CHAINS; THENCE SOUTH 33° WEST 8.92 CHAINS; TO LINE OF COUNTY ROAD; THENCE NORTH 80°15' WEST ALONG LINE OF COUNTY ROAD 3.93 CHAINS; THENCE CONTINUING ALONG COUNTY ROAD, NORTH 42°30' WEST 6.98 CHAINS; THENCE NORTH 6.64 CHAINS TO THE PLACE OF BEGINNING AND BEING A PART OF THE

EXHIBIT "A" (continued)

SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 12 NORTH, RANGE 7 EAST, MOUNT DIABLO BASE AND MERIDIAN.

EXCEPTING THEREFROM ALL THAT PORTION CONVEYED TO THE COUNTY OF PLACER BY THAT CERTAIN DEED RECORDED January 16, 1969 IN BOOK 1230 AT PAGE 220, OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM ALL THAT PORTION CONVEYED TO THE COUNTY OF PLACER BY THAT CERTAIN DEED RECORDED January 16, 1969 IN BOOK 1230 AT PAGE 223, OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM ANY PORTION CONTAINED IN THE PARCEL OF LAND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE PARCEL FROM WHICH THE QUARTER CORNER ON THE WEST LINE OF SECTION 29, TOWNSHIP 12 NORTH, RANGE 7 EAST, MDB&M, BEARS NORTH 89°38' WEST 1338.28 FEET; AND RUNNING THENCE NORTH 1°45' WEST 453.45 FEET TO A POINT ON THE BERM OF THE NORTH BANK OF A DITCH; THENCE SOUTH 80°31' EAST 200.41 FEET TO A POINT ON A BERM; THENCE SOUTH 72°31' EAST 275.25 FEET TO A POINT ON A BERM; THENCE SOUTH 73°07' EAST 117.63 FEET TO A POINT ON A BERM; THENCE SOUTH 87°32' EAST 154.85 FEET TO A POINT ON A BERM; THENCE SOUTH 12°23' EAST 122.47 FEET TO AN OAK TREE; THENCE SOUTH 08°09' WEST 183.61 FEET TO THE SOUTHEAST CORNER; THENCE NORTH 89°38' WEST 713.72 FEET TO THE POINT OF BEGINNING. EXCEPTING ANY PORTION THEREOF LYING IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 12 NORTH, RANGE 7 EAST, MDB&M.

ALSO EXCEPTING THEREFROM ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE COUNTY OF PLACER, STATE OF CALIFORNIA, BEING A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 12 NORTH, RANGE 7 EAST, MDB&M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 29 FROM WHICH POINT THE EAST ONE-QUARTER CORNER OF SAID SECTION 29 BEARS THE FOLLOWING TWO (2) COURSES: (1) ALONG THE NORTH LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTH EAST QUARTER OF SAID SECTION 29 SOUTH 89°56'48" EAST 675.11 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 29 AND (2) ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 29 SOUTH 01°02'17" EAST 1346.42 FEET; THENCE FROM SAID POINT OF BEGINNING AND ALONG THE SOUTH AND WEST LINES OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 29 THE FOLLOWING TWO (2) COURSES: (1) NORTH 89°56'48" WEST 675.11 FEET AND (2) NORTH 00°09'57" EAST 64.53 FEET; THENCE LEAVING THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 29 SOUTH 89°58'48" EAST 674.98 FEET; THENCE SOUTH 00°03'12" WEST 64.53 FEET TO THE POINT OF BEGINNING.

ASSESSOR'S PARCEL NUMBERS:
032-020-028
032-020-035

PARCEL 5:

THE NORTH ONE HALF OF THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 12 NORTH, RANGE 7 EAST MOUNT DIABLO BASE AND MERIDIAN, AND ALSO COMMENCING AT THE SOUTHEAST CORNER OF THE NORTH ONE HALF OF THE NORTHWEST QUARTER OF SAID SECTION 22; RUNNING THENCE EAST 40 RODS; THENCE NORTHWESTERLY TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER; THENCE SOUTH 80 RODS TO THE PLACE OF BEGINNING.

EXCEPTING THEREFROM ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF PLACER, STATE OF CALIFORNIA, BEING ALL THAT PORTION OF THE SOUTHEAST ONE-QUARTER OF SECTION 22, TOWNSHIP 12 NORTH, RANGE ;7 EAST, M.D.B.&M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST ONE-QUARTER OF SAID SECTION 22; THENCE FROM SAID POINT OF COMMENCEMENT AND ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 22 SOUTH 00°59'12; EAST 745.83 FEET; THENCE LEAVING SAID EAST LINE SOUTH 88°35'15" WEST 78.10 FEET TO THE TRUE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING SOUTH 88°35'15" WEST 100.89 FEET; THENCE NORTH 76°37'00 WEST 35.22 FEET; THENCE NORTH 89°28'00" WEST 158.61 FEET; THENCE SOUTH 28°35'15" WEST 274.33 FEET; THENCE CURVING TO THE RIGHT ON A NON TANGENT ARC OF A

EXHIBIT "A" (continued)

300.00 FOOT RADIUS CURVE WITH A RADIAL LINE BEARING NORTH 25°07'37" EAST, A CENTRAL ANGLE OF 252°07'26" AND AN ARC LENGTH OF 1320.12 FEET, SAID ARC BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 61°11'20" EAST 485.03 FEET TO THE POINT OF BEGINNING, AS CONVEYED TO PLACER COUNTY IN THE DEED RECORDED October 7, 2002 AS INSTRUMENT NO. 2002-0121103, OFFICIAL RECORDS

ASSESSOR'S PARCEL NUMBERS:

031-180-020
031-180-021
031-180-022
031-190-011

PARCEL 6:

THE WEST ONE HALF OF SECTION 22, TOWNSHIP 12 NORTH, RANGE 7 EAST, MOUNT DIABLO BASE AND MERIDIAN.

EXCEPTING THEREFROM THAT PORTION CONTAINED IN DEED FOR J. H. BICKFORD AND FRANCENER M. BICKFORD, HIS WIFE TO THE SOUTHER PACIFIC COMPANY, A CORPORATION, DATED November 12, 1908, RECORDED January 4, 1910, IN BOOK 119 OF DEEDS AT PAGE 60.

ALSO EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED BY J.H. BICKFORD AND FRANCENER M. BICKFORD, HIS WIFE, TO THE CENTRAL PACIFIC RAILWAY COMPANY, A CORPORATION, BY DEED DATED MARCH 7, 1908, RECORDED MARCH 17, 1908 IN BOOK 110 OF DEEDS AT PAGE 222.

ASSESSOR'S PARCEL NUMBERS:

031-190-005
031-190-010
031-180-023

PARCEL 7:

ALL THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 12 NORTH, RANGE 7 EAST, MOUNT DIABLO BASE AND MERIDIAN, AND THAT PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 22; AND RUNNING THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION 22 TO THE NORTH LINE OF THE RIGHT OF WAY CONVEYED TO THE CENTRAL PACIFIC RAILWAY COMPANY BY DEED DATED MARCH 7, 1908, RECORDED IN BOOK 110 OF DEEDS AT PAGE 222, EXECUTED BY J.H. BICKFORD, ET UX., AND RUNNING THENCE ALONG THE NORTH LINE OF SAID RIGHT OF WAY IN A WESTERLY DIRECTION TO A POINT IN THE NORTH FENCE OF RAILROAD RIGHT OF WAY ABOUT 100 FEET AT RIGHT ANGLES FROM CENTERLINE OF TRACK; FROM WHICH POINT THE SOUTHEAST CORNER OF SECTION 22, TOWNSHIP 12 NORTH, RANGE 7 EAST, MOUNT DIABLO BASE AND MERIDIAN, BEARS SOUTH 49°25' EAST 609.21 FEET; AND RUNNING THENCE NORTH 14°32' WEST 199.46 FEET; THENCE NORTH 68°17' WEST 173.26 FEET; THENCE SOUTH 73°34' WEST 130.28 FEET; THENCE SOUTH 60°28' WEST 146.13 FEET; THENCE SOUTH 88°39' WEST 122.34 FEET; THENCE NORTH 36°22' 1/2' WEST 265.27 FEET; THENCE NORTH 63°23' WEST 448.59 FEET; THENCE NORTH 29°34' WEST 187.30 FEET TO THE CENTER OF PRESENT COUNTY ROAD; THENCE NORTH ALONG THE CENTERLINE OF THE SAID PRESENT COUNTY ROAD NORTH 18°53' EAST TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 22; THENCE EAST ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 22 TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ANY PORTION LYING WITHIN A STRIP OF LAND 400 FEET WIDE AS GRANTED BY AN ACT OF CONGRESS APPROVED July 1, 1862 AND AMENDED July 2, 1864, MAY 7, 1866, July 3, 1866, MARCH 3, 1869, TO THE CENTRAL PACIFIC RAILROAD COMPANY (UNION PACIFIC RAILWAY COMPANY ACT).

ALSO EXCEPTING THEREFROM ALL MINERALS IN SAID 400 FOOT STRIP OF LAND AS RESERVED TO THE UNITED STATES GOVERNMENT BY SAID ACTS.

ASSESSOR'S PARCEL NUMBER:

EXHIBIT "A" (continued)

031-200-001 (PORTION)

PARCEL 8:

COMMENCING AT A POINT WHERE THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 12 NORTH, RANGE 7 EAST, MOUNT DIABLO BASE AND MERIDIAN CROSSES THE NORTHERLY RIGHT OF WAY LINE OF THE CENTRAL PACIFIC RAILWAY, WHICH POINT IS 1212 FEET MEASURED NORTHERLY ALONG SAID WEST LINE FROM THE QUARTER CORNER OF THE SOUTH LINE OF SAID SECTION TWENTY TWO (22); THENCE NORTHERLY ALONG SAID WEST LINE FOR A DISTANCE OF 167 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 89°06' EAST DISTANCE OF 375.7 FEET TO A POINT; THENCE NORTH 89°57' 1/2' EAST A DISTANCE OF 400.5 FEET TO A POINT; THENCE NORTH 85°48' EAST A DISTANCE OF 108.2 FEET TO A POINT; THENCE SOUTH 71°46' EAST A DISTANCE OF 129.8 FEET TO A POINT ON THE WESTERLY LINE OF THE BOULDER RIDGE COUNTY ROAD; THENCE SOUTH 18°53' WEST ALONG SAID WESTERLY LINE FOR A DISTANCE OF 227.9 FEET; THENCE SOUTH 79°00' WEST ALONG WESTERLY LINE OF SAID BOULDER RIDGE COUNTY ROAD FOR A DISTANCE OF 132.9 FEET; THENCE SOUTH 52°36' WEST A DISTANCE OF 296.5 FEET TO A POINT WHERE THE SAID WESTERLY LINE OF BOULDER RIDGE COUNTY ROAD CROSSES THE NORTHERLY LINE OF THE CENTRAL PACIFIC RAILWAY RIGHT OF WAY; THENCE NORTHWESTERLY ALONG SAID NORTHERLY LINE OF SAID RIGHT OF WAY FOR A DISTANCE OF 635.0 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING. ALSO ALL THAT OTHER CERTAIN PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE ABOVE COUNTY AND STATE AND MORE PARTICULARLY DESCRIBED AS: COMMENCING AT A POINT WHERE THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTH EAST QUARTER OF SECTION 22, TOWNSHIP 12 NORTH, RANGE 7 EAST, MOUNT DIABLO BASE AND MERIDIAN, CROSSES THE SOUTHERLY LINE OF THE RIGHT OF WAY OF THE CENTRAL PACIFIC RAILWAY WHICH POINT IS 1048.0 FEET MEASURED NORTHERLY ALONG THE SAID WEST LINE OF THE QUARTER CORNER ON THE SOUTH LINE OF SAID SECTION 22; THENCE SOUTHERLY ALONG SAID WEST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER FOR A DISTANCE OF 482.2 FEET TO A POINT ON THE WESTERLY LINE OF THE BOULDER RIDGE COUNTY ROAD; THENCE NORTHEASTERLY ALONG SAID WESTERLY LINE OF SAID BOULDER RIDGE COUNTY ROAD FOR A DISTANCE OF 492.7 FEET TO A POINT WHERE THE WESTERLY LINE OF THE BOULDER RIDGE COUNTY ROAD CROSSES THE SOUTHERLY LINE OF THE RIGHT OF WAY OF THE CENTRAL PACIFIC RAILWAY; THENCE NORTHWESTERLY ALONG SAID SOUTHERLY LINE OF SAID RIGHT OF WAY FOR A DISTANCE OF 485.0 FEET, MORE OR LESS, TO A PLACE OF BEGINNING.

EXCEPTING THEREFROM ANY PORTION LYING WITHIN A STRIP OF LAND 400 FEET WIDE AS GRANTED BY AN ACT OF CONGRESS APPROVED July 1, 1862 AND AMENDED July 2, 1864, MAY 7, 1866, July 3, 1866, MARCH 3, 1869, TO THE CENTRAL PACIFIC RAILROAD COMPANY (UNION PACIFIC RAILWAY COMPANY ACT).

ALSO EXCEPTING THEREFROM ALL MINERALS IN SAID 400 FOOT STRIP OF LAND AS RESERVED TO THE UNITED STATES GOVERNMENT BY SAID ACTS.

ASSESSOR'S PARCEL NUMBERS:
031-200-008
031-200-001 (PORTION)

PARCEL 9:

ALL THAT PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 12 NORTH, RANGE 7 EAST, MDB&M., WHICH LIES NORTHERLY OF THE CENTRAL PACIFIC RAILROAD RIGHT OF WAY.

EXCEPTING THEREFROM ANY PORTION LYING WITHIN A STRIP OF LAND 400 FEET WIDE AS GRANTED BY AN ACT OF CONGRESS APPROVED July 1, 1862 AND AMENDED July 2, 1864, MAY 7, 1866, July 3, 1866, MARCH 3, 1869, TO THE CENTRAL PACIFIC RAILROAD COMPANY (UNION PACIFIC RAILWAY COMPANY ACT).

ALSO EXCEPTING THEREFROM ALL MINERALS IN SAID 400 FOOT STRIP OF LAND AS RESERVED TO THE UNITED STATES GOVERNMENT BY SAID ACTS.

ALSO EXCEPTING THEREFROM ANY PORTION THEREOF LYING WITHIN PARCEL 7 ABOVE.

ASSESSOR'S PARCEL NUMBER:
031-200-001 (PORTION)

PARCEL 10:

THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 12 NORTH, RANGE 7 EAST, MOUNT DIABLO BASE AND MERIDIAN.

ASSESSOR'S PARCEL NUMBER:
032-041-005

PARCEL 11:

ALL THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 12 NORTH, RANGE 7 EAST, MDB&M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 28; THENCE FROM SAID POINT OF BEGINNING ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER SOUTH 89°34'33" EAST 2629.17 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 28; THENCE ALONG THE NORTH/SOUTH CENTERLINE OF SAID SECTION 28, SOUTH 00°12'16" WEST 745.57 FEET TO THE NORTH RIGHT OF WAY OF THE SOUTHERN PACIFIC RAILROAD AS ESTABLISHED BY GRANT DEED TO SAID RAILROAD PER BOOK 107 OF DEEDS AT PAGE 588, OFFICIAL RECORDS OF PLACER COUNTY; THENCE ALONG SAID NORTH RIGHT OF WAY LINE THE FOLLOWING FIVE (5) COURSES: (1) CURVING TO THE LEFT ON AN ARC OF A 5829.60 FOOT RADIUS CURVE; SAID ARC BEING AN INTERIOR ANGLE OF 06°55'28", AN ARC LENGTH OF 704.53 FEET, A BEGINNING RADIAL BEARING OF SOUTH 30°32'25" EAST AND BEING SUBTENDED BY A CHORD BEARING SOUTH 55°59'51" WEST 704.10 FEET (2) CURVING TO THE LEFT ON AN ARC OF A 7,739.45 FOOT RADIUS CURVE, SAID ARCH HAVING AN INTERIOR ANGLE OF 00°13'30", AN ARC LENGTH OF 30.39 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 52°25'22" WEST 30.39 FEET, (3) CURVING TO THE LEFT ON AN ARC OF A 11,559.17 FOOT RADIUS CURVE, SAID ARC HAVING AN INTERIOR ANGLE OF 00°09'00", AN ARC LENGTH OF 30.26 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 52°14'07" WEST 30.26 FEET, (4) CURVING TO THE LEFT ON AN ARC OF A 23,018.30 FOOT RADIUS CURVE, SAID ARC HAVING AN INTERIOR ANGLE OF 00°04'30", AN ARC LENGTH OF 30.13 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 52°07'22" WEST 30.13 FEET, AND (5) SOUTH 52°05'07" WEST 222.52 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 28; THENCE ALONG SAID SOUTH LINE NORTH 89°50'31" WEST 286.23 FEET; THENCE NORTH 57°53'00" EAST 190.00 FEET; THENCE NORTH 64°35'00" EAST 440.00 FEET; THENCE NORTH 25°13'30" EAST 321.39 FEET; THENCE NORTH 34°11'00" WEST 294.29 FEET; THENCE SOUTH 64°45'15" WEST 683.73 FEET; THENCE SOUTH 36°04'00" WEST 168.53 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 28; THENCE ALONG SAID WEST LINE SOUTH 00°25'11" EAST 395.71 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 28; THENCE ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 28, SOUTH 00°25'11" EAST 303.07 FEET TO THE NORTH RIGHT OF WAY LINE OF SAID SOUTHERN PACIFIC RAILROAD; THENCE ALONG SAID NORTH RIGHT OF WAY LINE THE FOLLOWING FIVE (5) COURSES: (1) SOUTH 52°05'07" WEST 1072.88 FEET, (2) CURVING TO THE LEFT ON AN ARC OF A TANGENT 23,068.30 FOOT RADIUS CURVE, SAID ARCH HAVING AN INTERIOR ANGLE OF 00°04'30", AN ARCH LENGTH OF 30.20 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 52°02'52" WEST 30.20 FEET, (3) CURVING TO THE LEFT ON AN ARC OF A 11,609.17 FOOT RADIUS CURVE, SAID ARC HAVING AN INTERIOR ANGLE OF 00°09'00", AN ARC LENGTH OF 30.39 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 51°56'07" WEST 30.39 FEET, (4) CURVING TO THE LEFT ON AN ARC OF A 7,789.45 FOOT RADIUS CURVE, SAID ARC HAVING AN INTERIOR ANGLE OF 00°13'30", AN ARCH LENGTH OF 30.59 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 51°44'52" WEST 30.59 FEET, AND (5) CURVING TO THE LEFT ON AN ARC OF A 5879.60 FOOT RADIUS CURVE, SAID ARC HAVING AN INTERIOR ANGLE OF 04°37'32", AN ARC LENGTH OF 474.67 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 49°19'21" WEST 474.54 FEET TO THE WEST LINE OF SAID SECTION 28; THENCE ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 28 NORTH 01°02'17" WEST 1,331.68 FEET TO THE NORTHWEST CORNER THEREOF; THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 28, NORTH 01°02'17" WEST 1346.42 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL THAT PORTION OF SAID SECTION 28 AS CONVEYED TO THE STEVE AINSWORTH AND TANDA JO AINSWORTH, AS CO-TRUSTEES OF THE AINSWORTH FAMILY TRUST DATED February 2, 1999 IN THE DEED RECORDED October 26, 2001 AS INSTRUMENT NO. 2001-0111475, OFFICIAL RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

EXHIBIT "A" (continued)

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE COUNTY OF PLACER, STATE OF CALIFORNIA, BEING A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 12 NORTH, RANGE 7 EAST, M.D.B.&M. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF THAT CERTAIN PARCEL DESCRIBED IN THE GRANT DEED TO AINSWORTH FAMILY TRUST FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF PLACER COUNTY AS DOCUMENT NO. 99-0022576 OF OFFICIAL RECORDS; THENCE FROM SAID POINT OF BEGINNING NORTH 86°06'28" EAST 259.84 FEET; THENCE NORTH 42°48'38" EAST 486.01 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 28; THENCE ALONG SAID EAST LINE SOUTH 00°12'16" WEST 340.81 FEET; THENCE LEAVING SAID EAST LINE SOUTH 47°24'03" WEST 156.74 FEET; THENCE CURVING TO THE RIGHT ON AN ARC OF A 130.00 FOOT RADIUS CURVE, SAID ARC HAVING AN INTERIOR ANGLE OF 26°13'57", AN ARC LENGTH OF 59.52 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 60°31'01" WEST 59.00 FEET; THENCE SOUTH 73°38'00" WEST 112.61 FEET; THENCE CURVING TO THE RIGHT ON AN ARC OF 180.00 FOOT RADIUS CURVE, SAID ARC HAVING AN INTERIOR ANGLE OF 14°58'00", AN ARC LENGTH OF 47.02 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 81°07'00" WEST 46.89 FEET; THENCE SOUTH 88°36'00" WEST 67.08 FEET; THENCE CURVING TO THE LEFT ON AN ARC OF A 120.00 FOOT RADIUS CURVE, SAID ARC HAVING AN INTERIOR ANGLE OF 42°39'49", AN ARC LENGTH OF 89.35 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 67°16'05" WEST 87.30 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SAID AINSWORTH FAMILY TRUST PARCEL; THENCE ALONG SAID NORTHEASTERLY LINE NORTH 34°11'00" WEST 212.89 FEET TO THE POINT OF BEGINNING.

ASSESSOR'S PARCEL NUMBERS:
032-041-073
032-041-074

PARCEL 12:

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE COUNTY OF PLACER, STATE OF CALIFORNIA, BEING A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 12 NORTH, RANGE 7 EAST, M.D.B.&M. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL DESCRIBED IN THE GRANT DEED TO AINSWORTH FAMILY TRUST FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF PLACER COUNTY AS DOCUMENT NO. 99-0022576 OF OFFICIAL RECORDS, SAID POINT OF BEGINNING BEING ALSO THE SOUTHWEST CORNER OF THE NORTHEAST ONE-QUARTER OF THE NORTH WEST ONE-QUARTER OF SAID SECTION 28; THENCE FROM SAID POINT OF BEGINNING ALONG THE WEST LINE OF SAID AINSWORTH FAMILY TRUST PARCEL AND THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 28, NORTH 00°25'11" WEST 122.76 FEET; THENCE LEAVING SAID WEST LINE NORTH 61°09'00" EAST 26.77 FEET; THENCE CURVING TO THE RIGHT ON AN ARC OF A 20.00 FOOT RADIUS CURVE, SAID ARC HAVING AN INTERIOR ANGLE OF 42°41'00", AN ARC LENGTH OF 14.90 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 82°29'30" EAST 14.56 FEET; THENCE SOUTH 76°10'00" EAST 9.40 FEET; THENCE CURVING TO THE LEFT ON AN ARC OF A 105.00 FOOT RADIUS CURVE, SAID ARCH HAVING AN INTERIOR ANGLE OF 34°14'00", AN ARC LENGTH OF 62.74 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 86°43'00" EAST 61.81 FEET; THENCE NORTH 69°36'00" EAST 38.37 FEET; THENCE CURVING TO THE RIGHT ON AN ARC OF A 70.00 FOOT RADIUS CURVE, SAID ARC HAVING AN INTERIOR ANGLE OF 12°24'00", AN ARC LENGTH OF 15.52 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 75°57'00" EAST 15.48 FEET; THENCE NORTH 82°18'00" EAST 65.55 FEET, THENCE CURVING TO THE LEFT ON AN ARC OF A 105.00 FOOT RADIUS CURVE, SAID ARC HAVING AN INTERIOR ANGLE OF 26°15'00", AN ARCH LENGTH OF 48.11 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 69°10'30" EAST 47.69 FEET; THENCE NORTH 56°03'00" EAST 136.43 FEET; THENCE SOUTH 33°57'00" EAST 70.83 FEET; THENCE NORTH 56°03'00" EAST 97.00 FEET; THENCE NORTH 19°56'30" WEST 61.78 FEET; THENCE NORTH 70°03'30" EAST 59.09 FEET; THENCE CURVING TO THE LEFT ON AN ARC OF A 280.00 FOOT RADIUS CURVE, SAID ARC HAVING AN INTERIOR ANGLE OF 16°30'15", AN ARC LENGTH OF 80.66 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 61°48'22" EAST 80.38 FEET; THENCE NORTH 53°33'15" EAST 61.74 FEET; THENCE CURVING TO THE LEFT ON AN ARC OF 230.00 FOOT RADIUS CURVE, SAID ARC HAVING AN INTERIOR ANGLE OF 46°39'21", AN ARC LENGTH OF 187.29 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 30°13'34" EAST 182.16 FEET; THENCE CURVING TO THE RIGHT ON AN ARC OF A 20.00 FOOT RADIUS CURVE, SAID ARC HAVING AN INTERIOR ANGLE OF 64°03'48", AN ARC LENGTH OF 22.36 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 38°55'48" EAST 21.22 FEET; THENCE NORTH 70°57'42" EAST 8.00 FEET; THENCE CURVING TO THE LEFT ON AN ARC OF A 80.00 FOOT RADIUS CURVE, SAID ARC HAVING AN INTERIOR ANGLE OF 41°53'55", AN ARC LENGTH OF 58.50 FEET AND BEING SUBTENDED BY A CHORD

EXHIBIT "A" (continued)

BEARING NORTH 50°00'44" EAST 57.21 FEET; THENCE CURVING TO THE RIGHT ON AN ARC OF A 120.00 FOOT RADIUS CURVE, SAID ARC HAVING AN INTERIOR ANGLE OF 16°52'24", AN ARC LENGTH OF 35.34 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 37°29'59" EAST 35.21 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SAID AINSWORTH FAMILY TRUST PARCEL; THENCE ALONG THE NORTHEASTERLY, SOUTHEASTERLY AND SOUTHERLY LINES OF SAID GRANT DEED THE FOLLOWING FIVE (5) COURSES: (1) SOUTH 34°11'00" EAST 81.40 FEET TO THE MOST EASTERLY POINT OF SAID GRANT DEED, (2) SOUTH 25°13'30" WEST 321.39 FEET, (3) SOUTH 64°35'00" EAST 440.00 FEET, (4) SOUTH 57°53'00" WEST 190.00 FEET, AND (5) NORTH 89°50'31" WEST 184.78 FEET TO THE POINT OF BEGINNING, AS DESCRIBED IN THAT CERTAIN MINOR BOUNDARY LINE ADJUSTMENT RECORDED October 26, 2001 AS INSTRUMENT NO. 2001-0111471, OFFICIAL RECORDS.

ASSESSOR'S PARCEL NUMBER:
032-041-072

PARCEL 13:

BEGINNING AT A POINT ON THE NORTH LINE OF ROAD AT THE SOUTHWEST CORNER OF PARCEL FROM WHICH THE QUARTER CORNER ON THE WEST LINE OF SECTION 29, TOWNSHIP 12 NORTH, RANGE 7 EAST, M.D.B.&M., BEARS SOUTH 75°39' WEST 1931.17 FEET; AND RUNNING THENCE NORTH 24°34' EAST 589.33 FEET; THENCE NORTH 1°17' EAST 293.69 FEET; THENCE SOUTH 89°27' EAST 436.53 FEET TO A POINT ON BERM OR WEST BANK OF DITCH; THENCE SOUTH 36°54' EAST 198.87 FEET TO A POINT ON BERM; THENCE SOUTH 18°26' EAST 105.28 FEET TO A POINT ON BERM; THENCE SOUTH 2°30' WEST 125.26 FEET TO POINT ON BERM; THENCE SOUTH 15°06' WEST 153.33 FEET TO POINT ON BERM; THENCE SOUTH 24°52' WEST 319.83 FEET TO POINT ON BERM; THENCE SOUTH 10°40' EAST 94.34 FEET TO POINT ON BERM AT NORTH ROAD FENCE; THENCE ALONG NORTH LINE OF ROAD NORTH 82°27' WEST 683.95 FEET TO POINT OF BEGINNING.

EXCEPTING THEREFROM THE PORTION THEREOF WHICH LIES SOUTHERLY OF THE NORTHERLY LINE OF THE PARCEL DESCRIBED IN DEED TO THE COUNTY OF PLACER RECORDED MARCH 21, 1989 IN BOOK 1237 OF OFFICIAL RECORDS, PAGE 375.

ALSO EXCEPTING THEREFROM ALL THAT PORTION THEREOF LYING EAST OF THE CENTER LINE OF THE CAPERTON IRRIGATION DITCH, AS QUITCLAIMED IN DEED TO M. O. DOSHER ET UX, RECORDED DECEMBER 21, 1988 IN BOOK 3540 OF OFFICIAL RECORDS, PAGE 116.

ASSESSOR'S PARCEL NUMBER:
032-020-019

PARCEL 14 :

A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 12 NORTH, RANCH 7 EAST, M.D.B.& M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF LAND DESCRIBED IN THE DEED FROM WALTER M. LOOSE AND MIDRED A. LOOSE, HIS WIFE TO M. O. DOSHER AND EIZABETH K. DOSHER, HIS WIFE, RECORDED DECEMBER 17, 1976 IN BOOK 1791, PAGE 293, OFFICIAL RECORDS, LYING WEST OF THE CENTER LINE OF THE CAPERTON IRRIGATION DITCH.

ASSESSOR'S PARCEL NUMBER:
032-020-023 (PORTION)

EXHIBIT "C"

**MASTER CSA ROADS , STORM DRAIN
LARGE LOT FINAL MAP PARCEL #'S**

(A)	(B)	(C)	(D)	(E)	(F)
LARGE LOT FINAL MAP PARCEL #'S	Future Anticipated EDU's	\$109.00/EDU Assessment Amount (Roads Storm water) B*109.00	\$59.38/EDU Home Owner Association Area Assessment Amount (Roads Storm water) B*59.38	Current Assessment	Maximum Assessment
MEADOWS					
M1	0	\$0.00	\$0.00	\$0.00	\$0.00
M2A	1	\$109.00	\$59.38	\$109.00	\$168.38
M2B	6	\$654.00	\$356.28	\$654.00	\$1,010.28
M3	6	\$654.00	\$356.28	\$654.00	\$1,010.28
M4	4	\$436.00	\$237.52	\$436.00	\$673.52
M5	4	\$436.00	\$237.52	\$436.00	\$673.52
Sub-Total	21	\$2,289.00	\$1,246.98	\$2,289.00	\$3,535.98
RIDGES					
R6A	19	\$2,071.00	\$1,128.22	\$2,071.00	\$3,199.22
R6B	24	\$2,616.00	\$1,425.12	\$2,616.00	\$4,041.12
R6C	8	\$872.00	\$475.04	\$872.00	\$1,347.04
R6D	1	\$109.00	\$59.38	\$109.00	\$168.38
R6E	0	\$0.00	\$0.00	\$0.00	\$0.00
R7A	81	\$8,829.00	\$4,809.78	\$8,829.00	\$13,638.78
R7B	18	\$1,962.00	\$1,068.84	\$1,962.00	\$3,030.84
R7C	106	\$11,554.00	\$6,294.28	\$11,554.00	\$17,848.28
R8A	75	\$8,502.00	\$4,631.64	\$8,502.00	\$13,133.64
R8B	16	\$1,744.00	\$950.08	\$1,744.00	\$2,694.08
R9A	113	\$12,317.00	\$6,709.94	\$12,317.00	\$19,026.94
R9B	8	\$872.00	\$475.04	\$872.00	\$1,347.04
R10	7	\$763.00	\$415.66	\$763.00	\$1,178.66
R11	39	\$4,251.00	\$2,315.82	\$4,251.00	\$6,566.82
R13	72	\$7,848.00	\$4,275.36	\$7,848.00	\$12,123.36
R14	94	\$10,246.00	\$5,581.72	\$10,246.00	\$15,827.72
R15	48	\$5,232.00	\$2,850.24	\$5,232.00	\$8,082.24
R16	100	\$10,900.00	\$5,938.00	\$10,900.00	\$16,838.00
R17A	26	\$2,834.00	\$1,543.88	\$2,834.00	\$4,377.88
R17B	3	\$327.00	\$178.14	\$327.00	\$505.14
R18	77	\$8,393.00	\$4,572.26	\$8,393.00	\$12,965.26
R19	0	\$0.00	\$0.00	\$0.00	\$0.00
R20	0	\$0.00	\$0.00	\$0.00	\$0.00
Sub-Total	938	\$102,242.00	\$55,698.44	\$102,242.00	\$157,940.44
HERITAGE					
REMAINDER	920	\$100,280.00	\$54,629.60	\$100,280.00	\$154,909.60
Sub-Total	920	\$100,280.00	\$54,629.60	\$100,280.00	\$154,909.60
COMMERCIAL					
L37	16	\$1,744.00	\$950.08	\$1,744.00	\$2,694.08
Sub-Total	16	\$1,744.00	\$950.08	\$1,744.00	\$2,694.08
FIRE STATION					
L38	0	\$0.00	\$0.00	\$0.00	\$0.00
Sub-Total	0	\$0.00	\$0.00	\$0.00	\$0.00
WATER TANK					
L40	0	\$0.00	\$0.00	\$0.00	\$0.00
Sub-Total	0	\$0.00	\$0.00	\$0.00	\$0.00

**MASTER CSA ROADS, STORM DRAIN
LARGE LOT FINAL MAP PARCEL #'S**

(A)	(B)	(C)	(D)	(E)	(E)
LARGE LOT FINAL MAP PARCEL #'S	Future Anticipated EDU's	\$109.00/EDU Assessment Amount (Roads Storm water) B*109.00	\$59.38/EDU Home Owner Association Area Assessment Amount (Roads Storm water) B*59.38	Current Assessment	Maximum Assessment
PARKS					
L35 Tower Park	0	\$0.00	\$0.00	\$0.00	\$0.00
L36A BR Park North	0	\$0.00	\$0.00	\$0.00	\$0.00
L36B BR Park South	0	\$0.00	\$0.00	\$0.00	\$0.00
Sub-Total	0	\$0.00	\$0.00	\$0.00	\$0.00
PUBLIC PARCEL					
L68 Lift Station	0	\$0.00	\$0.00	\$0.00	\$0.00
Sub-Total	0	\$0.00	\$0.00	\$0.00	\$0.00
GOLF COURSE					
Golf Course	0	\$0.00	\$0.00	\$0.00	\$0.00
Sub-Total	0	\$0.00	\$0.00	\$0.00	\$0.00
NOS/OSC					
L39	0	\$0.00	\$0.00	\$0.00	\$0.00
L48	0	\$0.00	\$0.00	\$0.00	\$0.00
L49	0	\$0.00	\$0.00	\$0.00	\$0.00
L50	0	\$0.00	\$0.00	\$0.00	\$0.00
L51	0	\$0.00	\$0.00	\$0.00	\$0.00
L52	0	\$0.00	\$0.00	\$0.00	\$0.00
L53	0	\$0.00	\$0.00	\$0.00	\$0.00
L54	0	\$0.00	\$0.00	\$0.00	\$0.00
L55	0	\$0.00	\$0.00	\$0.00	\$0.00
L56	0	\$0.00	\$0.00	\$0.00	\$0.00
L57	0	\$0.00	\$0.00	\$0.00	\$0.00
L58A	0	\$0.00	\$0.00	\$0.00	\$0.00
L58B	0	\$0.00	\$0.00	\$0.00	\$0.00
L59	0	\$0.00	\$0.00	\$0.00	\$0.00
L60	0	\$0.00	\$0.00	\$0.00	\$0.00
L61	0	\$0.00	\$0.00	\$0.00	\$0.00
L62	0	\$0.00	\$0.00	\$0.00	\$0.00
L63	0	\$0.00	\$0.00	\$0.00	\$0.00
L65	0	\$0.00	\$0.00	\$0.00	\$0.00
L66	0	\$0.00	\$0.00	\$0.00	\$0.00
L67	0	\$0.00	\$0.00	\$0.00	\$0.00
Sub-Total	0	\$0.00	\$0.00	\$0.00	\$0.00
GRAND-TOTAL	1895	\$206,555.00	\$112,525.10	\$206,555.00	\$319,080.10

* EDU= Equivalent Dwelling Unit

June 13, 2007

OFFICIAL ASSESSMENT BALLOT

SUNCAL BICKFORD RANCH LLC, a Delaware limited liability company

ZONE OF BENEFIT No.188 (Bickford Ranch Roads) COUNTY SERVICE AREA No. 28

Do you approve of the imposition of an assessment to provide maintenance services for roads, and storm drainage facilities on each large lot as shown in the attached Exhibit A? The portion of said charges for the storm drainage facilities located outside the Public Right-of-Way (Exhibit A, Column D) will only be collected when and if the County accepts the Irrevocable Offer of Dedication (IOD). Said fee shall be subject to modification each year in an amount not to exceed the change in the State of California San Francisco/Oakland/San Jose Metropolitan Area Consumer Price Index for All Urban Consumers, commencing with the 2008-2009 tax year and shall not exceed 5% in any one year.

ASSESSOR PARCEL NUMBER

031-101-022, 025, 030, 036 and 037; 031-180-020, 021, 022 and 023; 031-190-005, 010 and 011; 031-200-001 and 008; 032-010-012; 032-020-019, 023, 028 and 035; 032-041-005, 072, 073 and 074

ASSESSMENT AMOUNT

Each large lot final map parcel will be charged as shown in the attached Exhibit "D".

YES NO

____ We declare that we are the owners of record of the above-described Parcels.

____ We declare that we are the representatives of the owner of record of the above-described Parcels and that we are lawfully authorized to execute this ballot on behalf of said owner of record.

SUNCAL BICKFORD RANCH LLC, a Delaware limited liability company

By: _____
Bill Myers, Authorized Signatory

Signature(s) must be notarized

