

**STAFF REPORT
C87**

A 8

06/21/18
SB50-18-011

S 6

P. Huber
E. Kennedy

**CONSIDER EXERCISING THE RIGHT OF FIRST REFUSAL FOR THE ACQUISITION
OF FEDERAL PUBLIC LANDS, OR RIGHT TO ARRANGE FOR THEIR TRANSFER
TO ANOTHER ENTITY, IN THE COUNTY OF SACRAMENTO**

AREA, LAND TYPE, AND LOCATION:

244 acres, more or less, of federal public lands in the county of Sacramento.

INTRODUCTION TO SB 50:

In October 2017, the Governor of California signed SB 50 (Allen, Chapter 535, Statutes of 2017) into law, which added sections 6223 and 27338 to the Government Code and section 8560 to the Public Resources Code. Section 8560 makes certain federal land conveyances void unless the Commission is provided with a right of first refusal or the right to arrange for the transfer of the land to another entity. The Commission must exercise its right of first refusal at a public meeting. If the Commission was provided with its right of first refusal and right to transfer to another entity but elects not to purchase or arrange for transfer, it must issue a certificate affirming compliance with the law. Section 6223 prohibits the recordation of a conveyance of federal public lands unless it is accompanied by a certificate of compliance. The right of first refusal does not apply to certain conveyances, including but not limited to, those associated with a habitat conservation plan, lands conveyed into or out of trust for a federally recognized Native American tribe, and certain land exchanges.

BACKGROUND:

The County of Sacramento is seeking to acquire federal public lands within the McClellan Business Park, formerly, the McClellan Air Force Base. The proposed conveyances would be made pursuant to economic development agreements and cooperative agreements for environmental services. Much of McClellan Business Park has already been conveyed by the United States, but these proposed conveyances would transfer the lands (Subject Federal Parcel) remaining under federal ownership. The County would then reconvey the Subject Federal Parcel to McClellan Business Park, LLC, or one of its subsidiaries, to develop the Subject Federal Parcel and increase economic activity within Sacramento County. Accordingly, the County has requested that the Commission consider its rights under SB 50 and issue a certificate of compliance for the proposed conveyances.

STAFF REPORT NO. **C87** (CONT'D)

PROPERTY DESCRIPTION:

Appraised Value:

No appraisal was prepared for the Subject Federal Parcel. However, an appraisal was completed on October 25, 2017, for the total of the federal public lands to be conveyed (including previous conveyances). Based on the data in the appraisal, the estimated value of the Subject Federal Parcel is \$40,130,000.

Existing Improvements:

The improvements include small buildings, storage facilities, roadways, parking lots, paved space, and graded land.

Natural and Cultural Resources:

The area is characterized by annual grassland habitats interspersed with vernal pools and seasonal wetlands. Freshwater marsh and riparian habitats line the sides of Don Julio Creek and Magpie Creek as they flow through the area. These diverse habitats support a variety of plant and wildlife species. Ring-necked pheasant, red-tailed hawks, and white-tailed kites nest and forage in the grasslands. Dozens of shorebirds, including greater yellowlegs, black-necked stilt and American avocet, feed in the vernal pools and wetlands during the winter. The federally threatened vernal pool fairy shrimp (*Branchinecta lynchi*) has also been found in the vernal pools on the property. The creeks provide habitat and dispersal corridors for native birds, mammals, reptiles and amphibians, including river otter and western pond turtle (a California state species of concern). The creeks and wetlands are considered potential habitat for giant garter snake (*Thamnophis gigas*), a federal and state listed threatened species, and the elderberry shrubs along Don Julio Creek provide potential habitat for the valley elderberry longhorn beetle (*Desmocerus californicus dimorphus*), a federally listed threatened species. However, much of the Subject Federal Parcel that these species rely on shall be subject to a conservation easement, overseen by U.S. Fish and Wildlife Service, and will have ongoing monitoring and upkeep obligations.

There are no known cultural resources on the Subject Federal Parcel.

Encumbrances:

Part of the Subject Federal Parcel is encumbered by a \$25,000,000 loan.

Contamination:

Monitoring data indicate that certain polychlorinated biphenyls, dioxin/furans, heavy metals, or volatile organic compounds (VOCs) are

STAFF REPORT NO. **C87** (CONT'D)

present in the soil at concentrations below clean-up goals established for industrial or commercial use but above clean-up goals for residential use.

Groundwater contamination is also present below the Subject Federal Parcel. Monitoring data indicate the groundwater beneath the Subject Federal Parcel is contaminated by VOCs, primarily trichloroethylene, cis-1, 2-dichloroethene, 1, 2-dichloroethane, and non-VOCs, including hexavalent chromium, perchlorate, and 1, 4-dioxane.

APPLICANT'S INTENDED USE:

The County intends for all the Subject Federal Parcel to be devoted to industrial development, with the exceptions of a wetland preserve area and contaminated lands subject to additional environmental remediation at an estimated cost between \$7,500,000 and \$12,500,000.

STAFF ANALYSIS AND RECOMMENDATION:

Authority:

Public Resources Code sections 6005 and 8560 and Government Code section 6223.

State's Best Interests Analysis:

Section 8560 defines "federal public land" broadly as "any land owned by the United States, including the surface estate, the subsurface estate, or any improvements on those estates." While the statute mandates that the Commission consider its right of first refusal for conveyances of federal public lands within the state of California, it does not provide guidance as to when the Commission should decide to acquire the subject federal public lands or to arrange for their transfer to another entity. However, the legislative history suggests that the Legislature intended for SB 50 to address conveyances of federal public lands with high value for environmental conservation or preservation, tourism, scientific study, or recreation. (See Assem. Com. on Natural Resources, report on SB 50 (2017-2018 Reg. Sess.), as amended May 26, 2017, pp. 3-4.; Sen. Com. on Natural Resources and Water, report on SB 50 (2017-2018 Reg. Sess.), Feb. 22, 2017 version, pp. 1-2.; Sen. Jud. Comm., report on SB 50 (2017-2018 Reg. Sess.), as amended March 20, 2017, pp. 3-4.)

The Subject Federal Parcel possesses moderate value for environmental or natural resource conservation or preservation. As discussed above, there are parts of the Subject Federal Parcel that support threatened or endangered species. However, staff believes that the conservation easement imposed by the U.S. Fish and Wildlife Service will adequately preserve the areas that support the threatened or endangered species.

STAFF REPORT NO. **C87** (CONT'D)

The remainder of the Subject Federal Parcel has low value for environmental or natural resource conservation or preservation, tourism, scientific study, or recreation. Moreover, development of the Subject Federal Parcel will generate economic activity within the area, providing a benefit to the local economy.

For these reasons, staff recommends that the Commission find it is not in the State's best interests to acquire the Subject Federal Parcel or to arrange for its transfer to another entity.

OTHER PERTINENT INFORMATION:

1. This action is consistent with Strategy 1.1 of the Commission's Strategic Plan to deliver the highest levels of public health and safety in the protection, preservation, and responsible economic use of the lands and resources under the Commission's jurisdiction.
2. The Commission's finding that it is not in the State's best interests to acquire the Subject Federal Parcel or to arrange for its transfer, and authorization to issue a certificate of compliance are not projects as defined by the California Environmental Quality Act (CEQA) because they are administrative actions that will not result in direct or indirect physical changes in the environment.

Authority: Public Resources Code section 21065 and California Code of Regulations, title 14, section 15378, subdivision (b)(5).

3. **Finding that the acquisition or transfer to another entity is not in the State's best interests:** Staff recommends that the Commission also find that this activity is exempt from the requirements of CEQA as a statutorily exempt project. The activity is exempt because CEQA does not apply to projects that a public agency rejects or disapproves.

Authority: Public Resources Code section 21080, subdivision (b)(5) and California Code of Regulations, title 14, section 15270, subdivision (a).

4. **Issuance of a certificate of compliance:** Staff recommends that the Commission also find that this activity is exempt from the requirements of CEQA as a statutorily exempt project. The activity is exempt because CEQA does not apply to ministerial projects. After being provided with the right of first refusal and the right to transfer to another entity, the Commission has no discretion whether to issue the certificate of compliance—it "shall issue a certificate of compliance."

STAFF REPORT NO. **C87** (CONT'D)

Authority: Public Resources Code sections 21080, subdivision (b)(1) and California Code of Regulations, title 14, section 15268, subdivision (a).

EXHIBITS:

- A. Land Descriptions for Economic Development Conveyances
- B. Land Descriptions for Environmental Service Cooperative Agreement Conveyances

RECOMMENDED ACTION:

It is recommended that the Commission:

CEQA FINDING:

1. **Finding that the acquisition or transfer to another entity is not in the State's best interests:** Find that the activity is exempt from the requirements of CEQA pursuant to California Code of Regulations, title 14, section 15061 as a statutorily exempt project pursuant to Public Resources Code section 21080, subdivision (b)(5) and California Code of Regulations, title 14, section 15270, subdivision (a), projects that a public agency rejects or disapproves.
2. **Issuance of a certificate of compliance:** Find that the activity is exempt from the requirements of CEQA pursuant to California Code of Regulations, title 14, section 15061 as a statutorily exempt project pursuant to Public Resources Code section 21080, subdivision (b)(1) and California Code of Regulations, title 14, section 15268, subdivision (a), ministerial projects.

STATE'S BEST INTERESTS FINDING:

Find that it is not in the best interests of the State for the Commission to acquire the Subject Federal Parcel proposed for conveyance from the United States to Sacramento County, or to arrange for its transfer to another entity.

AUTHORIZATION:

Authorize the Executive Officer, or her designee, to issue a certificate of compliance with Public Resources Code section 8560 for the conveyance of the Subject Federal Parcel to Sacramento County.

LEGAL DESCRIPTION

ECO FOST Sites

LOT 133 B

ALL THAT REAL PROPERTY situated in the County of Sacramento, State of California and being a portion of Lot 133 as shown on that certain "Record of Survey McClellan Park", filed December 12th, 2003 in Book 65 of Surveys, at Page 16, Sacramento County Official Records. More particularly described as follows:

Beginning at the northeast corner of said Lot 133; thence along the easterly boundary, South 39°58'19" West, 663.77 feet; Thence leaving said boundary, North 55°12'29" West, 85.68 feet; Thence North 32°33'23" East, 551.06 feet to the northerly boundary of said Lot 133; Thence along said northerly boundary, South 88°39'49" East, 200.29 feet to the **Point of Beginning**.

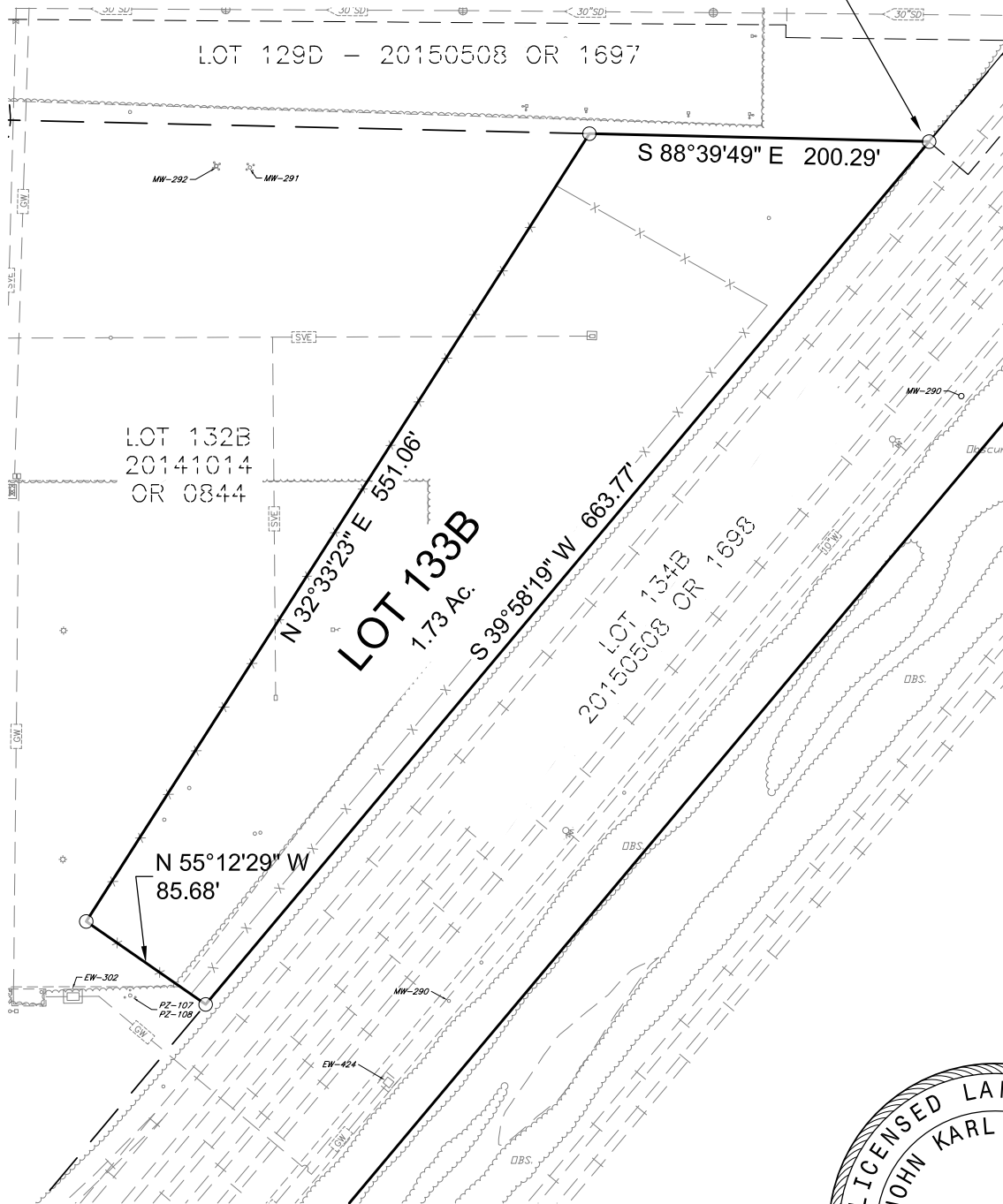
Said property contains 1.73 acres, more or less.



The basis of bearings and distances for this description is NAD 83 California State Plane Coordinates, Zone 2 GRID, as per said Record of Survey. Ground distances are obtained by multiplying the distances shown hereon by a grid-to-ground scale factor of 1.00006107.

Point of Beginning

N.E. CORNER
LOT 133 65 RS 16



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SCALE: 1"=100'
 JOB #: 13-06-039
 DATE: APR., 2017

McClellan Park
LOT 133B
 SACRAMENTO COUNTY, CALIFORNIA

LEGAL DESCRIPTION

ECO FOST Sites

LOT 170 E

ALL THAT REAL PROPERTY situated in the County of Sacramento, State of California and being a portion of Lot 170 as shown on that certain "Record of Survey McClellan Park", filed December 12th, 2003 in Book 65 of Surveys, at Page 16, Sacramento County Official Records. More particularly described as follows:

Beginning at the northwest corner of said Lot 170; thence along the northerly boundary the following 9 courses:

1. South 89°30'15" East, 103.63 feet;
2. Thence North 71°26'47" East, 173.87 feet;
3. Thence North 49°27'20" East, 63.12 feet;
4. Thence North 26°54'31" East, 79.61 feet;
5. Thence North 29°22'36" East, 273.07 feet;
6. Thence North 28°19'39" East, 226.41 feet;
7. Thence North 45°35'18" East, 107.69 feet;
8. Thence North 70°16'03" East, 78.53 feet;
9. Thence North 89°15'21" East, 27.23 feet;

Thence leaving said northerly boundary, South 00°15'47" East, 720.54 feet; Thence North 89°53'51" West, 775.11 feet to the westerly boundary of said Lot 170; Thence along said westerly boundary, North 00°26'32" West, 13.22 feet to the **Point of Beginning**.

Said property contains 5.43 acres, more or less.



The basis of bearings and distances for this description is NAD 83 California State Plane Coordinates, Zone 2 GRID, as per said Record of Survey. Ground distances are obtained by multiplying the distances shown hereon by a grid-to-ground scale factor of 1.00006107.

LEGAL DESCRIPTION

ECO FOST Sites

LOT 170 F

ALL THAT REAL PROPERTY situated in the County of Sacramento, State of California and being a portion of Lot 170 as shown on that certain "Record of Survey McClellan Park", filed December 12th, 2003 in Book 65 of Surveys, at Page 16, Sacramento County Official Records. More particularly described as follows:

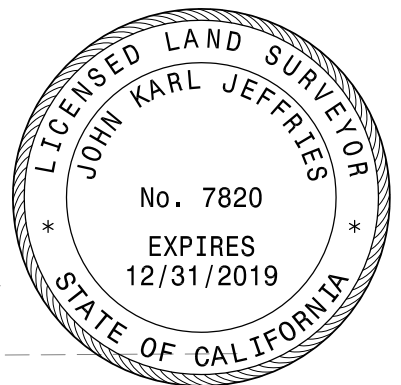
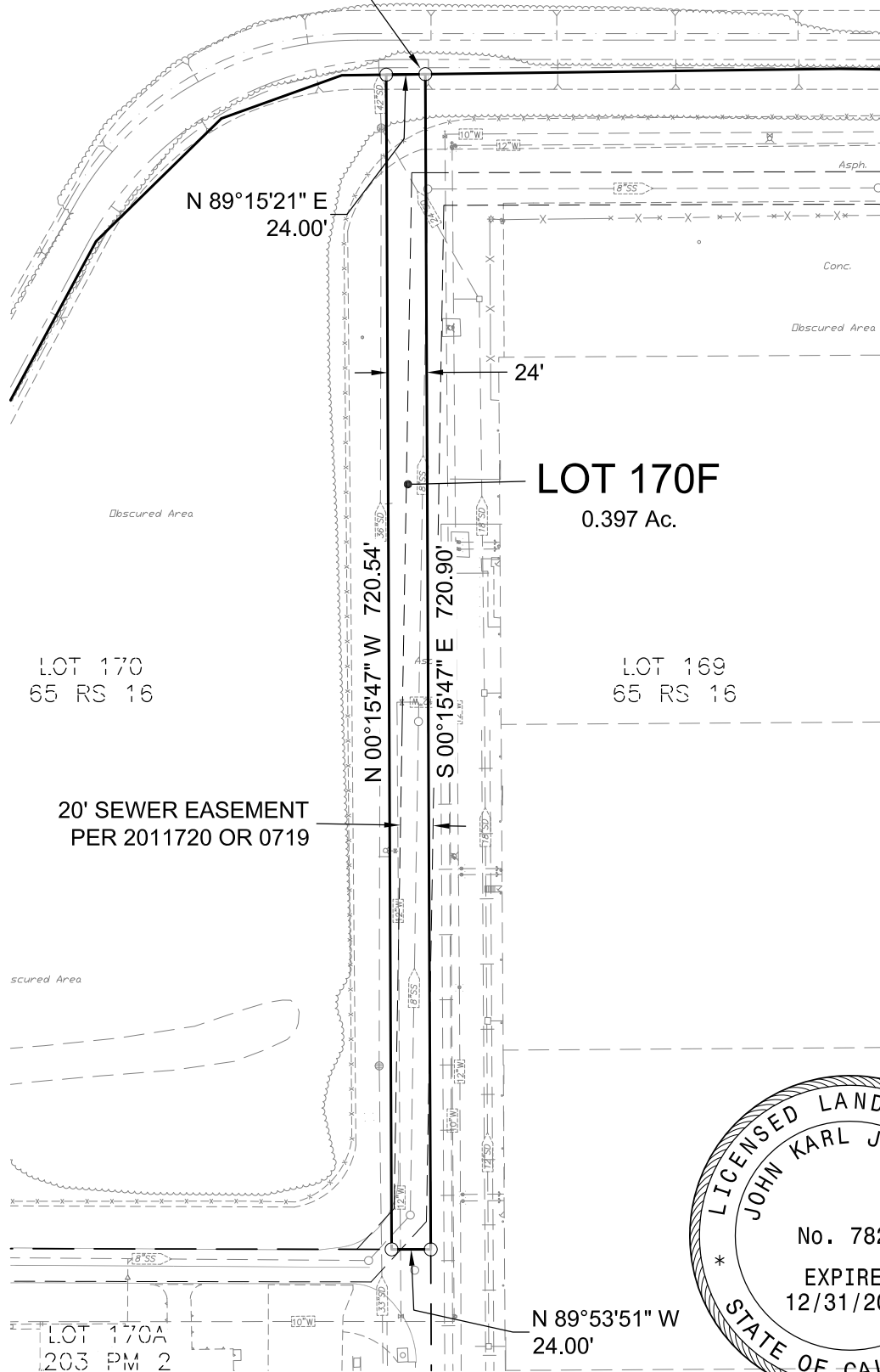
Beginning at the northeast corner of said Lot 170; thence along the easterly boundary thereof, South 00°15'47" East, 720.90 feet; Thence leaving said boundary, North 89°53'51" West, 24.00 feet; Thence North 00°15'47" West, 720.54 feet to the northerly boundary of said Lot 170; Thence along said northerly boundary, North 89°15'21" East, 24.00 feet to the **Point of Beginning**.

Said property contains 0.397 acres, more or less.



The basis of bearings and distances for this description is NAD 83 California State Plane Coordinates, Zone 2 GRID, as per said Record of Survey. Ground distances are obtained by multiplying the distances shown hereon by a grid-to-ground scale factor of 1.00006107.

Point of Beginning
N.E. CORNER OF LOT 170
65 RS 16



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SCALE: 1"=200'

JOB #: 13-06-039

DATE: APR., 2017

McClellan Park
LOT 170F

SACRAMENTO COUNTY, CALIFORNIA

LEGAL DESCRIPTION

ECO FOST Sites

LOT 172 A

ALL THAT REAL PROPERTY situated in the County of Sacramento, State of California and being a portion of Lot 172 as shown on that certain "Record of Survey McClellan Park", filed December 12th, 2003 in Book 65 of Surveys, at Page 16, Sacramento County Official Records. More particularly described as follows:

Beginning at the northwest corner of said Lot 172; thence along the northerly boundary thereof, South 89°15'09" East, 11.24 feet; Thence continuing along said boundary, South 65°35'04" East, 9.65 feet; Thence leaving said boundary, South 00°25'17" East, 194.06 feet; Thence South 45°43'16" East, 21.37 feet; Thence South 00°25'17" East, 68.49 feet; Thence South 43°35'50" West, 21.86 feet; Thence South 00°25'17" East, 412.54 feet to the southerly boundary of said Lot 172; Thence along said southerly boundary, North 89°56'40" West, 20.00 feet to the southwest corner of said Lot 172; Thence along the westerly boundary of said Lot 172, North 00°25'17" West, 709.95 feet to the **Point of Beginning**.

Said property contains 0.35 acres, more or less.



The basis of bearings and distances for this description is NAD 83 California State Plane Coordinates, Zone 2 GRID, as per said Record of Survey. Ground distances are obtained by multiplying the distances shown hereon by a grid-to-ground scale factor of 1.00006107.

Point of Beginning

N.W. CORNER OF LOT 172
65 RS 16

S 65°35'04" E
9.65'

Obscured Area

S 89°15'09" E
11.24'

S 00°25'17" E
194.06'

S 45°43'16" E
21.37'

S 00°25'17" E
68.49'

S 43°35'50" W
21.86'

LOT 172A

0.355 Ac.

LOT 169A
20100715
OR 0805

LOT 172
65 RS 16

Obscured Area

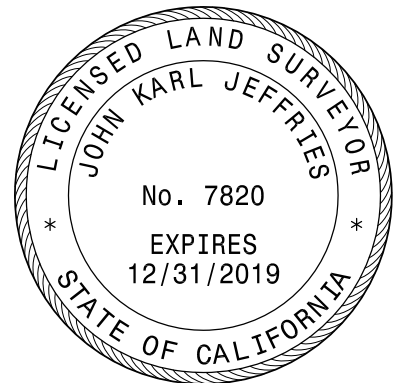
20' SEWER EASEMENT
PER 2011720 OR 0720

N 00°25'17" W
709.95'

S 00°25'17" E
412.54'

N 89°56'40" W
20.00'

LOT 171
20100715 OR 0805



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SCALE: 1"=100'

JOB #: 13-06-039

DATE: APR., 2017

McClellan Park
LOT 172A

SACRAMENTO COUNTY, CALIFORNIA

LEGAL DESCRIPTION

ECO FOST Sites

LOT 172 B

ALL THAT REAL PROPERTY situated in the County of Sacramento, State of California and being a portion of Lot 172 as shown on that certain "Record of Survey McClellan Park", filed December 12th, 2003 in Book 65 of Surveys, at Page 16, Sacramento County Official Records. More particularly described as follows:

Commencing at the southwest corner of said Lot 172; thence along the southerly boundary thereof, North 89°56'40" West, 20.00 feet to the true **Point of Beginning**; Thence leaving said boundary, North 00°25'17" West, 412.54 feet; Thence North 43°35'50" East, 21.86 feet; Thence North 00°25'17" West, 68.49 feet; Thence North 45°43'16" West, 21.37 feet; Thence North 00°25'17" West, 194.06 feet to the northerly boundary of said Lot 172; Thence along said northerly boundary the following 6 courses:

1. South 65°35'04" East, 85.79 feet;
2. Thence South 34°10'39" East, 46.51 feet;
3. Thence South 30°16'13" East, 628.27 feet;
4. Thence South 66°17'36" East, 91.71 feet;
5. Thence North 84°10'41" East, 86.22 feet;
6. Thence North 89°25'53" East, 51.34 feet to the northeast corner of said Lot 172;

Thence along the west boundary thereof, South 00°22'42" East, 136.12 feet to the southeast corner of said Lot 172; thence along the south boundary of said Lot 172, South 79°18'54" West, 11.73 feet; Thence leaving said boundary, North 00°05'17" East, 76.03 feet to the easterly extension of the southerly boundary of said Lot 172; Thence along said extension and southerly boundary, North 89°56'40" West, 626.32 feet to the **Point of Beginning**.

Said property contains 4.52 acres, more or less.



The basis of bearings and distances for this description is NAD 83 California State Plane Coordinates, Zone 2 GRID, as per said Record of Survey. Ground distances are obtained by multiplying the distances shown hereon by a grid-to-ground scale factor of 1.00006107.

LEGAL DESCRIPTION

ECO FOST Sites

LOT 180A

ALL THAT REAL PROPERTY situated in the County of Sacramento, State of California and being a portion of Lot 180 as shown on that certain "Record of Survey McClellan Park", filed for record in the office of the Recorder of Sacramento County on December 12th, 2003 in Book 65 of Surveys, at Page 16. More particularly described as follows:

COMMENCING at the Northwest corner of said "Lot 180"; thence along the North line of said "Lot 180", North 89° 41' 09" East, 85.00 feet; thence leaving said North line, South 00° 22' 42" East, 100.00 feet to the true POINT OF BEGINNING of this description; thence from said POINT OF BEGINNING, North 89° 41' 09" East, 414.43 feet; thence South 00° 18' 51" East, 643.86 feet; thence South 39° 14' 29" West, 49.35 feet; thence South 89° 37' 18" West, 382.23 feet; thence North 00° 22' 42" West, 682.34 feet to the POINT OF BEGINNING.

Said property contains 6.47 acres, more or less.



The basis of bearings and distances for this description is NAD 83 California State Plane Coordinates, Zone 2 GRID, as per said Record of Survey. Ground distances are obtained by multiplying the distances shown hereon by a grid-to-ground scale factor of 1.00006107.

65 R.S. 16

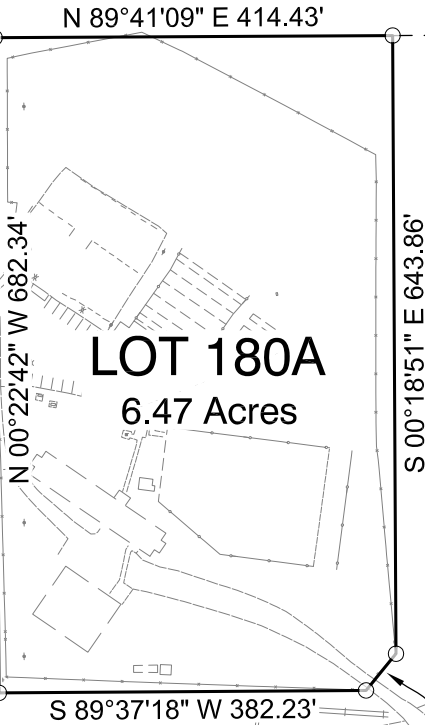


N 89°41'09" E
85.00'
POINT OF COMMENCEMENT
N.W. COR. LOT 180,
65 R.S. 16
S 00°22'42" E
100.00'

POINT OF BEGINNING

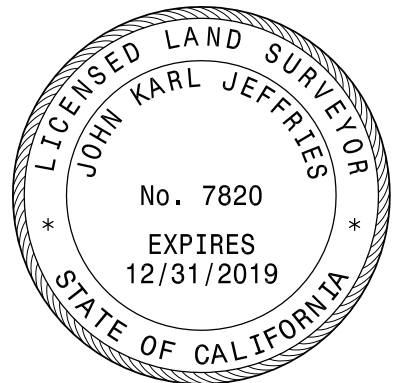
CITY OF SACRAMENTO

PATROL ROAD



LOT 180A
6.47 Acres

65 R.S. 16



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SCALE: 1"=200'

JOB #: 13-06-039

DATE: JAN., 2018

McClellan Park
LOT 180A

SACRAMENTO COUNTY, CALIFORNIA

LEGAL DESCRIPTION

ECO FOST Sites

LOT 223

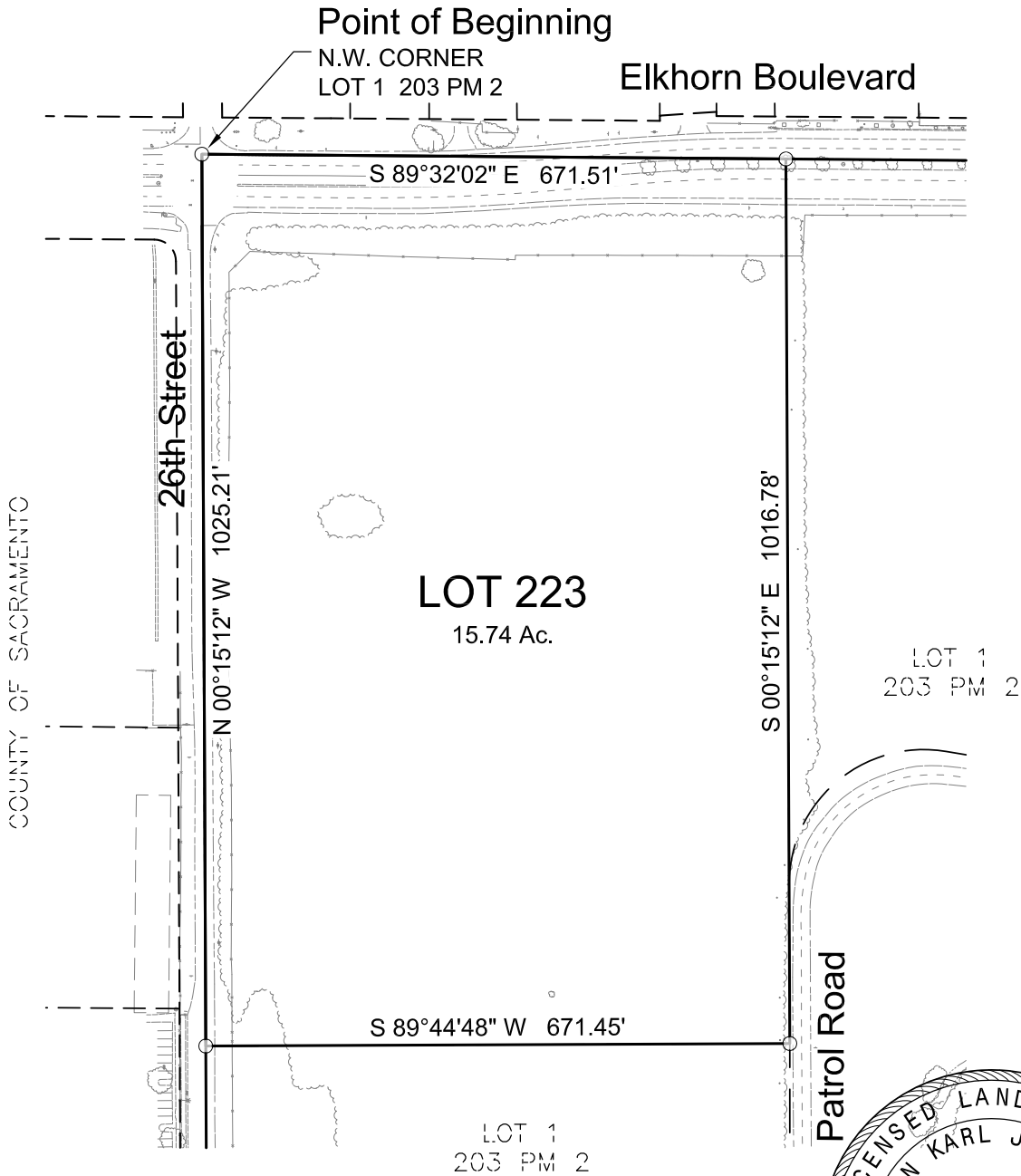
ALL THAT REAL PROPERTY situated in the County of Sacramento, State of California and being a portion of Lot 1 as shown on that certain map entitled 'Amended Parcel Map No TPM 11596, McClellan Park', filed August 28, 2007 in Book 203 of Parcel Maps, Page 2, Sacramento County Official Records. More particularly described as follows:

Beginning at the northwest corner of said Lot 1; Thence along the northerly boundary thereof, South 89°32'02" East, 671.51 feet; Thence leaving said boundary, South 00°15'12" East, 1016.78 feet; Thence South 89°44'48" West, 671.45 feet to the westerly boundary of said Lot 1; Thence along said westerly boundary, North 00°15'12" West, 1025.21 feet to the **Point of Beginning**.

Said property contains 15.74 acres, more or less.



The basis of bearings and distances for this description is NAD 83 California State Plane Coordinates, Zone 2 GRID, as per said Record of Survey. Ground distances are obtained by multiplying the distances shown hereon by a grid-to-ground scale factor of 1.00006107.



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SCALE: 1"=200'
JOB #: 13-06-039
DATE: APR., 2017

McClellan Park
LOT 223
SACRAMENTO COUNTY, CALIFORNIA

LEGAL DESCRIPTION

ECO FOST Sites

LOT 300

ALL THAT REAL PROPERTY situated in the County of Sacramento, State of California and being a portion of that certain Subdivision entitled 'Acme Acres' filed May 24, 1913 in Book 14 of Maps, Page 27, Sacramento County Official Records. More particularly described as follows:

Commencing at the northeast corner of Lot 172 as shown on that certain "Record of Survey McClellan Park", filed December 12th, 2003 in Book 65 of Surveys, at Page 16, said county records; thence along the westerly boundary of Lot 175 and Lot 180 of said Record of Survey, North 00°22'42" West, 1245.89 feet to the true **Point of Beginning**; Thence leaving said boundary along the following 5 courses:

1. North 89°33'04" West, 91.84 feet;
2. Thence North 44°36'26" West, 132.63 feet;
3. Thence North 41°04'30" West, 102.76 feet;
4. Thence North 00°16'21" East, 182.03 feet;
5. Thence North 89°37'18" East, 249.28 feet to said westerly boundary;

Thence along said boundary, South 00°22'42" East, 356.28 feet to the **Point of Beginning**.

Said property contains 1.74 acres, more or less.



The basis of bearings and distances for this description is NAD 83 California State Plane Coordinates, Zone 2 GRID, as per said Record of Survey. Ground distances are obtained by multiplying the distances shown hereon by a grid-to-ground scale factor of 1.00006107.

LOT 373
14 BM 27

60' R/W PER
14 BM 27

LOT 372
14 BM 27

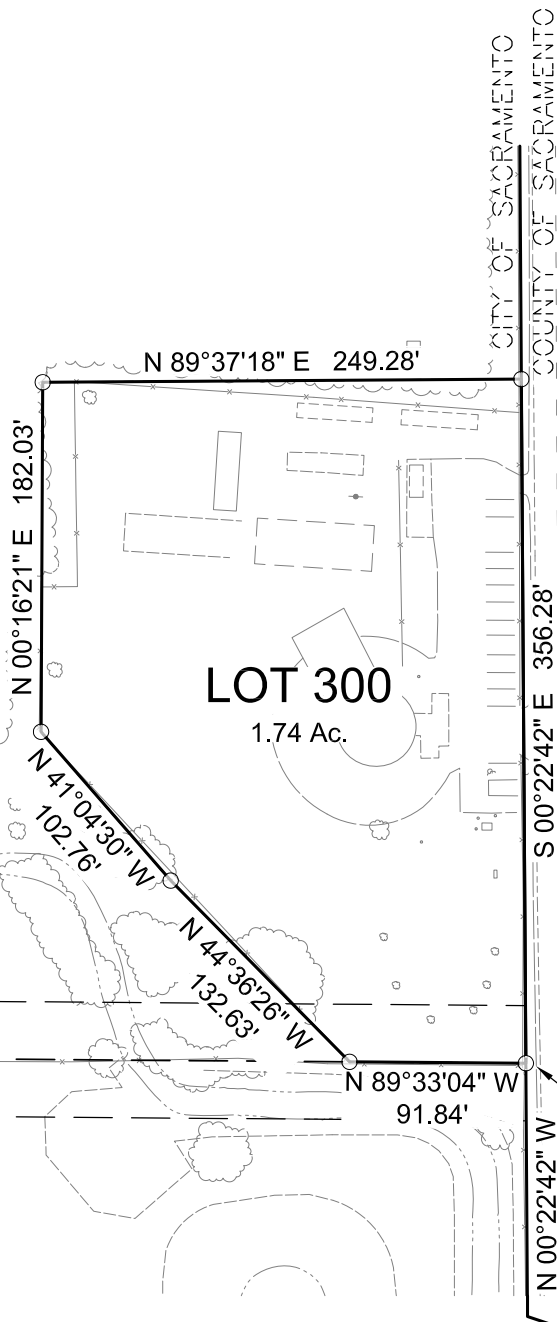
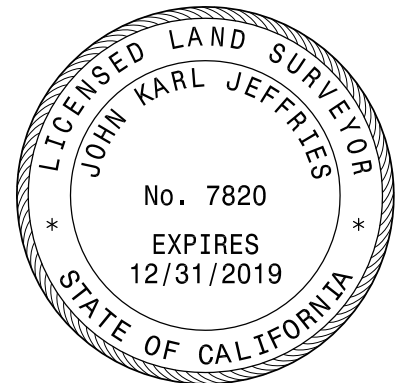
Point of Commencement
N.E. CORNER LOT 172 - 65 RS 16

LOT 300
1.74 Ac.

LOT 180
65 RS 16

Patrol Road

Point of Beginning



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SCALE: 1"=200'

JOB #: 13-06-039

DATE: APR., 2017

McClellan Park
LOT 300

SACRAMENTO COUNTY, CALIFORNIA

LEGAL DESCRIPTION

ECO FOST Sites

LOT 301

ALL THAT REAL PROPERTY situated in the County of Sacramento, State of California and being a portion of that certain Subdivision entitled 'Acme Acres' filed May 24, 1913 in Book 14 of Maps, Page 27, Sacramento County Official Records. More particularly described as follows:

Commencing at the northeast corner of Lot 172 as shown on that certain "Record of Survey McClellan Park", filed December 12th, 2003 in Book 65 of Surveys, at Page 16, said county records; thence along the westerly boundary of Lot 175 and Lot 180 of said Record of Survey, North 00°22'42" West, 895.85 feet to the true **Point of Beginning**; Thence leaving said boundary along the following 3 courses:

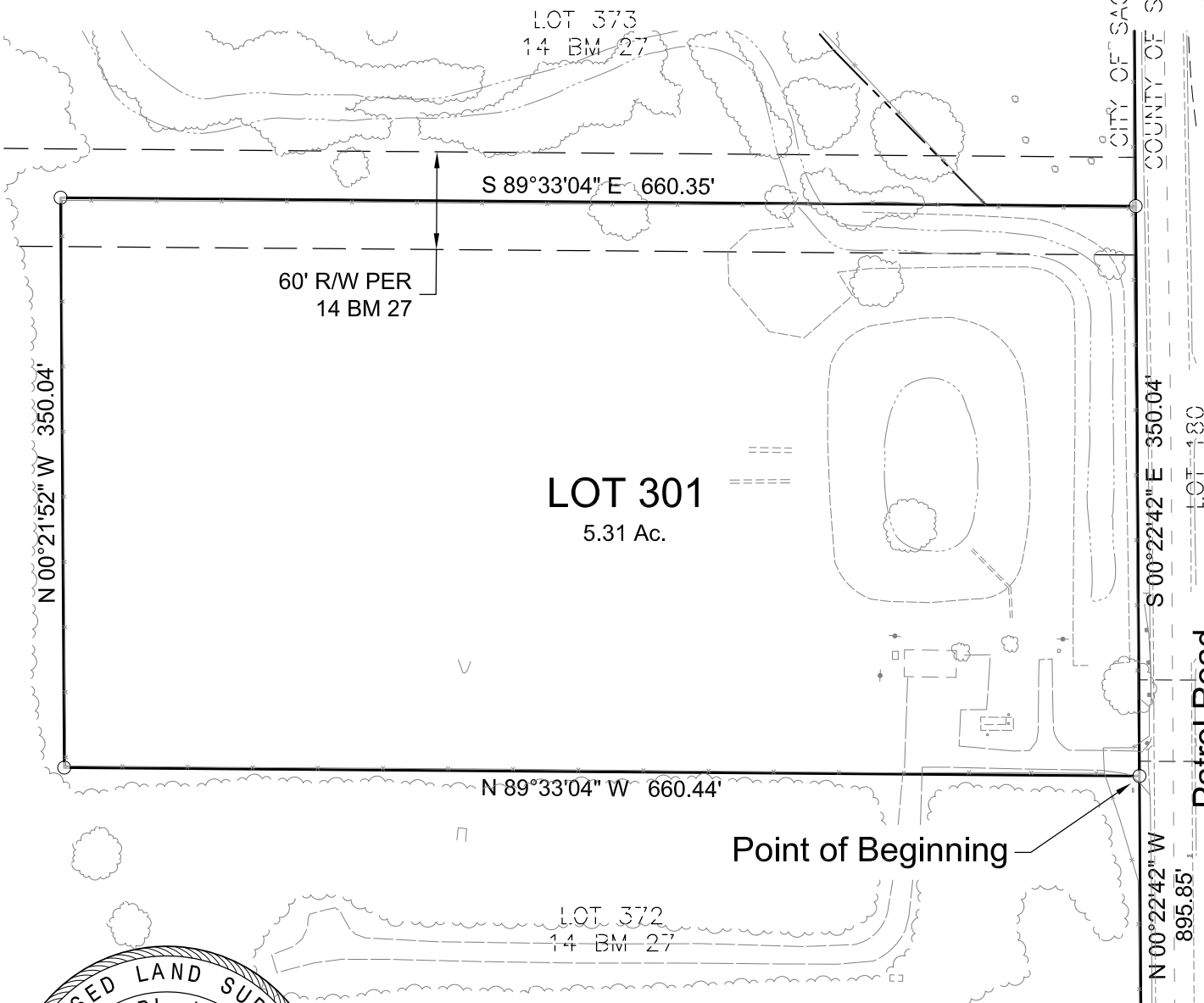
1. North 89°33'04" West, 660.44 feet;
2. Thence North 00°21'52" West, 350.04 feet;
3. Thence South 89°33'04" East, 660.35 feet to said westerly boundary;

Thence along said boundary, South 00°22'42" East, 350.04 feet to the **Point of Beginning**.

Said property contains 5.31 acres, more or less.

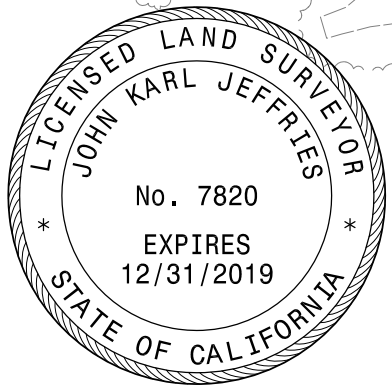


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Point of Beginning

Point of Commencement
N.E. CORNER LOT 172 - 65 RS 16



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SCALE: 1"=200'
JOB #: 13-06-039
DATE: APR., 2017

McClellan Park
LOT 301
SACRAMENTO COUNTY, CALIFORNIA

LEGAL DESCRIPTION

ECO FOST Sites

LOT 302

ALL THAT REAL PROPERTY situated in the County of Sacramento, State of California and being a portion of that certain Subdivision entitled 'Acme Acres' filed May 24, 1913 in Book 14 of Maps, Page 27, Sacramento County Official Records. More particularly described as follows:

Beginning at the northeast corner of Lot 172 as shown on that certain "Record of Survey McClellan Park", filed December 12th, 2003 in Book 65 of Surveys, at Page 16, said county records; thence along the northerly line of Lot 172, Lot 169, and Lot 170 of said record of survey the following 15 courses:

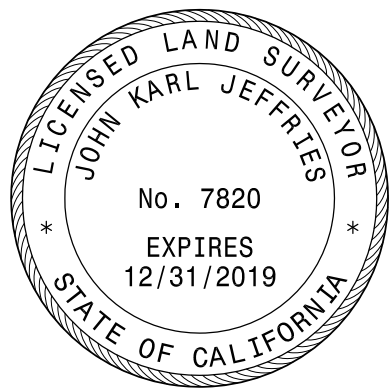
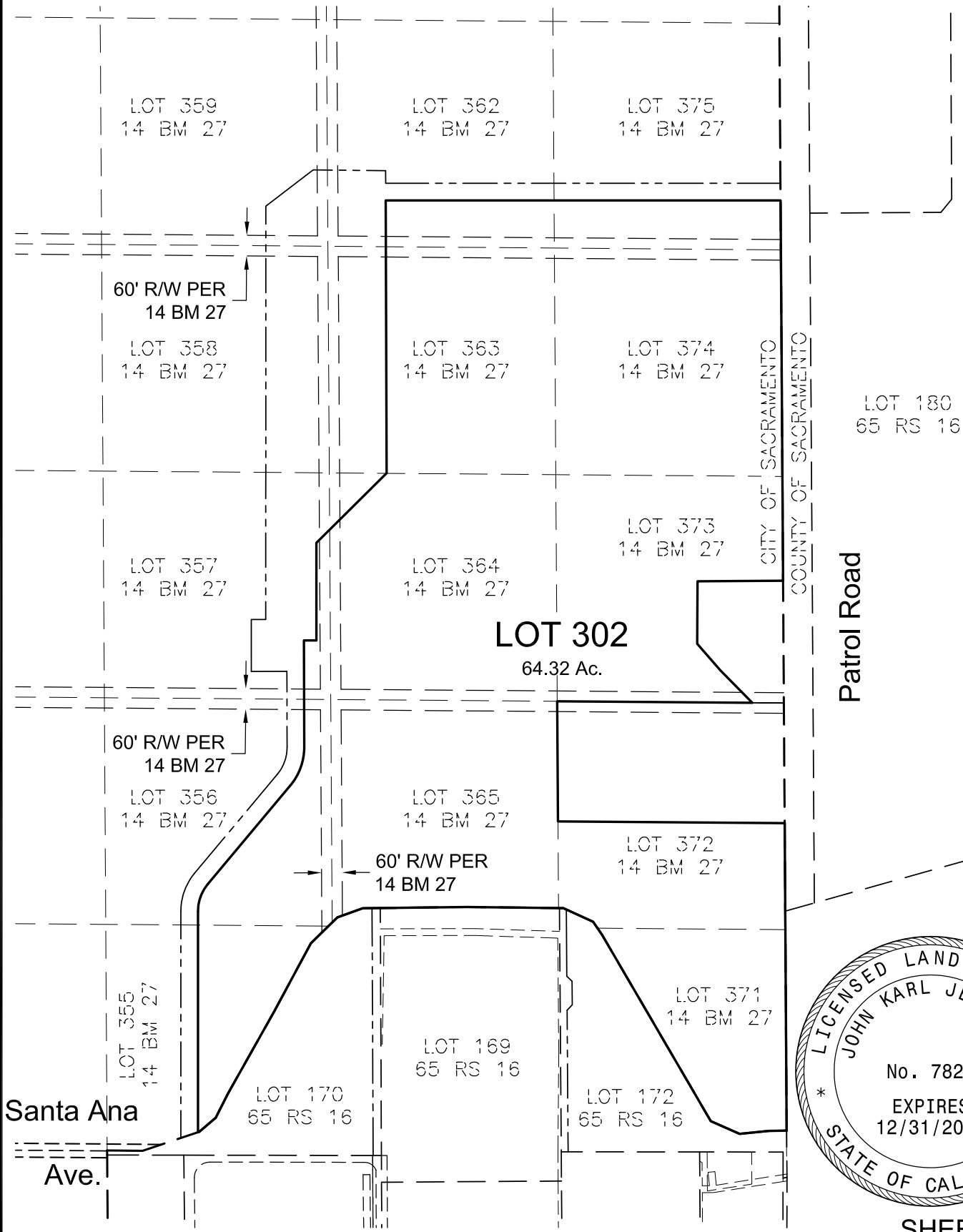
1. South 89°25'53" West, 51.34 feet;
2. Thence South 84°10'41" West, 86.22 feet;
3. Thence North 66°17'36" West, 91.71 feet;
4. Thence North 30°16'13" West, 628.27 feet;
5. Thence North 34°10'39" West, 46.51 feet;
6. Thence North 65°35'04" West, 95.44 feet;
7. Thence North 89°15'09" West, 279.68 feet;
8. Thence South 89°15'21" West, 304.95 feet;
9. Thence South 70°16'03" West, 78.53 feet;
10. Thence South 45°35'18" West, 107.69 feet;
11. Thence South 28°19'39" West, 226.41 feet;
12. Thence South 29°22'36" West, 273.07 feet;
13. Thence South 26°54'31" West, 79.61 feet;
14. Thence South 49°27'20" West, 63.12 feet;
15. Thence South 71°26'47" West, 3.94 feet;

Thence leaving said northerly line North 00°00'01" West, 643.17 feet; Thence to the right along a tangent curve, concave to the southeast, having a radius of 125.00 feet, a central angle of 39°56'25", and an arc length of 87.14 feet; Thence North 39°56'24" East, 373.45 feet; Thence to the left along a tangent curve, concave to the northwest, having a radius of 175.00 feet, a central angle of 40°06'24", and an arc length of 122.50 feet; Thence North 00°10'00" West, 310.28 feet; Thence North 90°00'00" East, 36.10 feet; Thence North 00°00'00" East, 284.40 feet; Thence North 45°16'39" East, 288.17 feet; Thence North 00°11'05" West, 794.67 feet; Thence North 89°59'59" East, 1150.34 feet to the west boundary of Lot 180 of said Record of Survey; Thence along said west boundary, South 00°22'42" East, 1108.06 feet; Thence leaving said boundary, South 89°37'18" West, 249.28 feet; Thence South 00°16'21" West, 182.03 feet; Thence South 41°04'30" East, 102.76 feet; Thence South 44°36'26" East, 132.63 feet; Thence North 89°33'04" West, 568.51 feet; Thence South 00°21'52" East, 350.04 feet; Thence South 89°33'04" East, 660.44 feet to the west boundary of said Lot 180; Thence along said boundary, South 00°22'42" East, 895.85 feet to the **Point of Beginning**.

Said property contains 64.32 acres, more or less.



The basis of bearings and distances for this description is NAD 83 California State Plane Coordinates, Zone 2 GRID, as per said Record of Survey. Ground distances are obtained by multiplying the distances shown hereon by a grid-to-ground scale factor of 1.00006107.



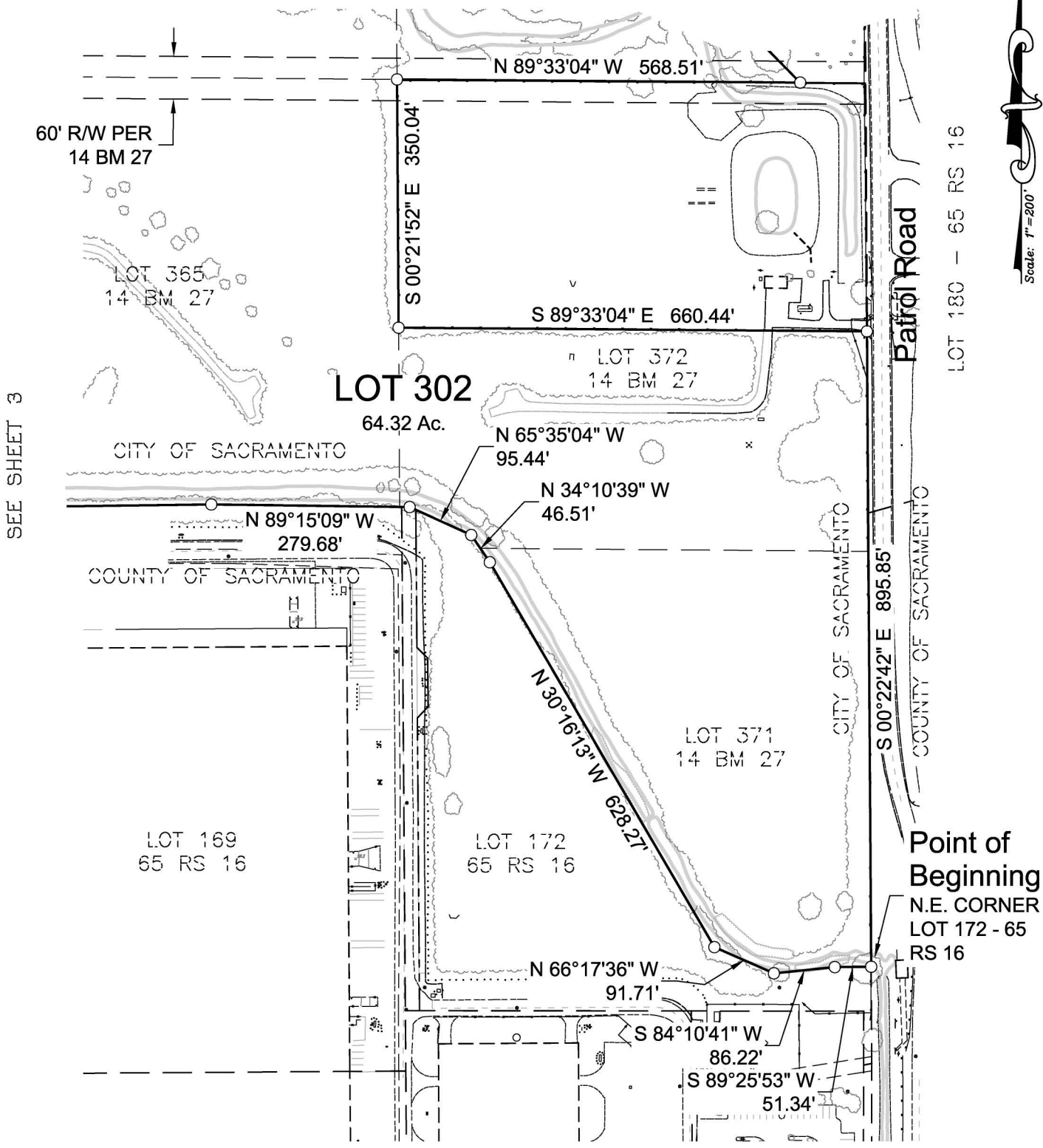
SHEET 1 OF 4

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SCALE: 1"=400'
 JOB #: 13-06-039
 DATE: APR., 2017

McClellan Park
LOT 302
 SACRAMENTO COUNTY, CALIFORNIA

SEE SHEET 4



SEE SHEET 3

LOT 180 - 65 RS 16

SHEET 2 OF 4

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SCALE: 1"=200'
 JOB #: 13-06-039
 DATE: APR., 2017

McClellan Park
LOT 302
 SACRAMENTO COUNTY, CALIFORNIA



SEE SHEET 4

LOT 357
14 BM 27

LOT 364
14 BM 27

N 90°00'00" E
36.10'

60' R/W PER
14 BM 27

N 0°10'00" W
310.28'

LOT 302

64.32 Ac.

LOT 356
14 BM 27

L=122.50'
R=175.00'
Δ=40°06'24"

LOT 365
14 BM 27

60' R/W PER
14 BM 27

S 70°16'03" W
78.53'

L=87.14'
R=125.00'
Δ=39°56'25"

S 89°15'21" W 304.95' N 89°15'09" W 279.68'

S 45°35'18" W
107.69'

LOT 355
14 BM 27

N 00°00'01" W 643.17'

CITY OF SACRAMENTO
S 29°22'36" W 273.07'

COUNTY OF SACRAMENTO
S 28°19'39" W 226.41'

LOT 169
65 RS 16

LOT 170
65 RS 16

S 26°54'31" W
79.61'

S 49°27'20" W
63.12'

S 71°26'47" W
3.94'

Santa Ana Avenue

SEE SHEET 2

SHEET 3 OF 4



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SCALE: 1"=200'

JOB #: 13-06-039

DATE: APR., 2017

McClellan Park

LOT 302

SACRAMENTO COUNTY, CALIFORNIA

LOT 362
14 BM 27

LOT 375
14 BM 27

N 89°59'59" E 1150.34'

60' R/W PER
14 BM 27

LOT 363
14 BM 27

LOT 374
14 BM 27

60' R/W PER
14 BM 27

LOT 302
64.32 Ac.

CITY OF SACRAMENTO
S 00°22'42" E 1108.06'

Scale: 1"=200'
Patrol Road
COUNTY OF SACRAMENTO

N 45°16'39" E
288.17'

N 0°00'00" E
284.40'

LOT 364
14 BM 27

LOT 373
14 BM 27

N 90°00'00" E
36.10'

S 89°37'18" W
249.28'

S 41°04'30" E
102.76'

S 44°36'26" E
132.63'

N 89°33'04" W 568.51'

60' R/W PER
14 BM 27

SEE SHEET 3

SEE SHEET 2

SHEET 4 OF 4



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SCALE: 1"=200'

JOB #: 13-06-039

DATE: APR., 2017

McClellan Park
LOT 302

SACRAMENTO COUNTY, CALIFORNIA

LEGAL DESCRIPTION

ECO FOST Sites

LOT 303

ALL THAT REAL PROPERTY situated in the County of Sacramento, State of California and being a portion of that certain Subdivision entitled 'Acme Acres' filed May 24, 1913 in Book 14 of Maps, Page 27, Sacramento County Official Records. More particularly described as follows:

Commencing at the northwest corner of Lot 170 as shown on that certain "Record of Survey McClellan Park", filed December 12th, 2003 in Book 65 of Surveys, at Page 16, said county records; Thence along the northerly boundary of said Lot 170, South 89°30'15" East, 103.63 feet; Thence continuing along said northerly boundary North 71°26'47" East, 117.19 feet to the true **Point of Beginning**; Thence continuing along said boundary, North 71°26'47" East, 52.74 feet; Thence leaving said boundary along the following 24 courses:

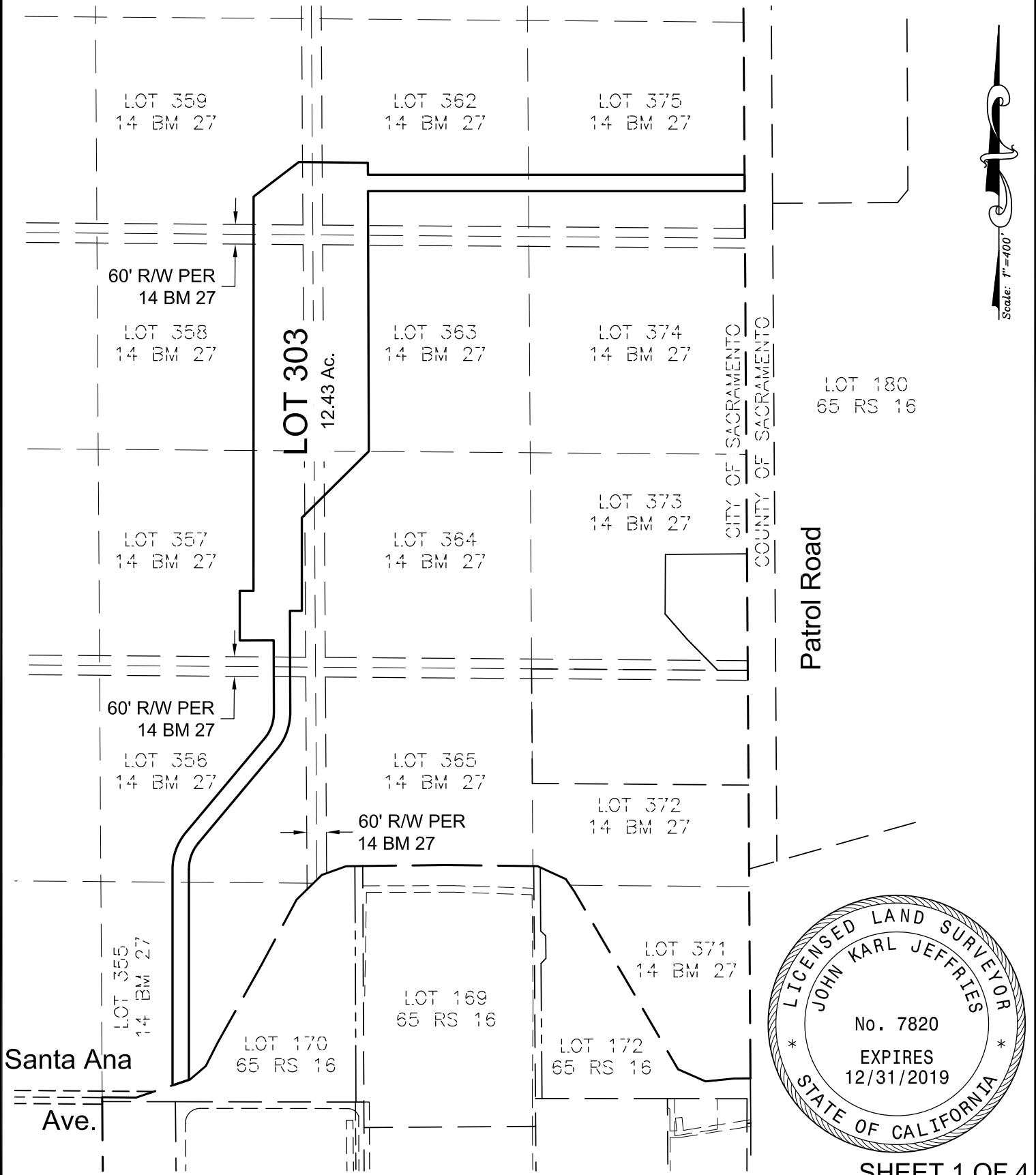
1. North 00°00'01" West, 643.17 feet;
2. Thence to the right along a tangent curve, concave to the southeast, having a radius of 125.00 feet, a central angle of 39°56'25", and an arc length of 87.14 feet;
3. Thence North 39°56'24" East, 373.45 feet;
4. Thence to the left along a tangent curve, concave to the northwest, having a radius of 175.00 feet, a central angle of 40°06'24", and an arc length of 122.50 feet;
5. Thence North 00°10'00" West, 310.28 feet;
6. Thence North 90°00'00" East, 36.10 feet;
7. Thence North 00°00'00" East, 284.40 feet;
8. Thence North 45°16'39" East, 288.17 feet;
9. Thence North 00°11'05" West, 794.67 feet;
10. Thence North 89°59'59" East, 1150.34 feet to the west boundary of Lot 180 of said Record of Survey;
11. Thence along said west boundary, North 00°22'42" West, 50.00 feet;
12. Thence leaving said boundary, South 89°59'59" West, 1150.17 feet;
13. Thence North 00°11'05" West, 36.55 feet;
14. Thence North 89°16'54" West, 211.24 feet;
15. Thence South 52°29'18" West, 173.73 feet;
16. Thence South 00°00'57" West, 1204.39 feet;
17. Thence North 90°00'00" West, 41.94 feet;
18. Thence South 00°00'00" East, 151.35 feet;
19. Thence North 89°50'00" East, 103.56 feet to a point lying 50.00 foot west, at right angles, from above course number 5;
20. Thence along a line parallel and 50.00 foot west from above courses 5, 4, 3, 2, and 1, South 00°10'00" East, 220.25 feet;

21. Thence along said parallel line, to the right along a tangent curve, concave to the northwest, having a radius of 125.00 feet, a central angle of $40^{\circ}06'24''$, and an arc length of 87.50 feet;
22. Thence continuing along said parallel line, South $39^{\circ}56'24''$ West, 373.45 feet;
23. Thence continuing along said parallel line, to the left along a tangent curve, concave to the southeast, having a radius of 175.00 feet, a central angle of $39^{\circ}56'25''$, and an arc length of 121.99 feet;
24. Thence continuing along said parallel line, South $00^{\circ}00'01''$ East, 659.95 feet to the **Point of Beginning**.

Said property contains 12.43 acres, more or less.



The basis of bearings and distances for this description is NAD 83 California State Plane Coordinates, Zone 2 GRID, as per said Record of Survey. Ground distances are obtained by multiplying the distances shown hereon by a grid-to-ground scale factor of 1.00006107.



SHEET 1 OF 4

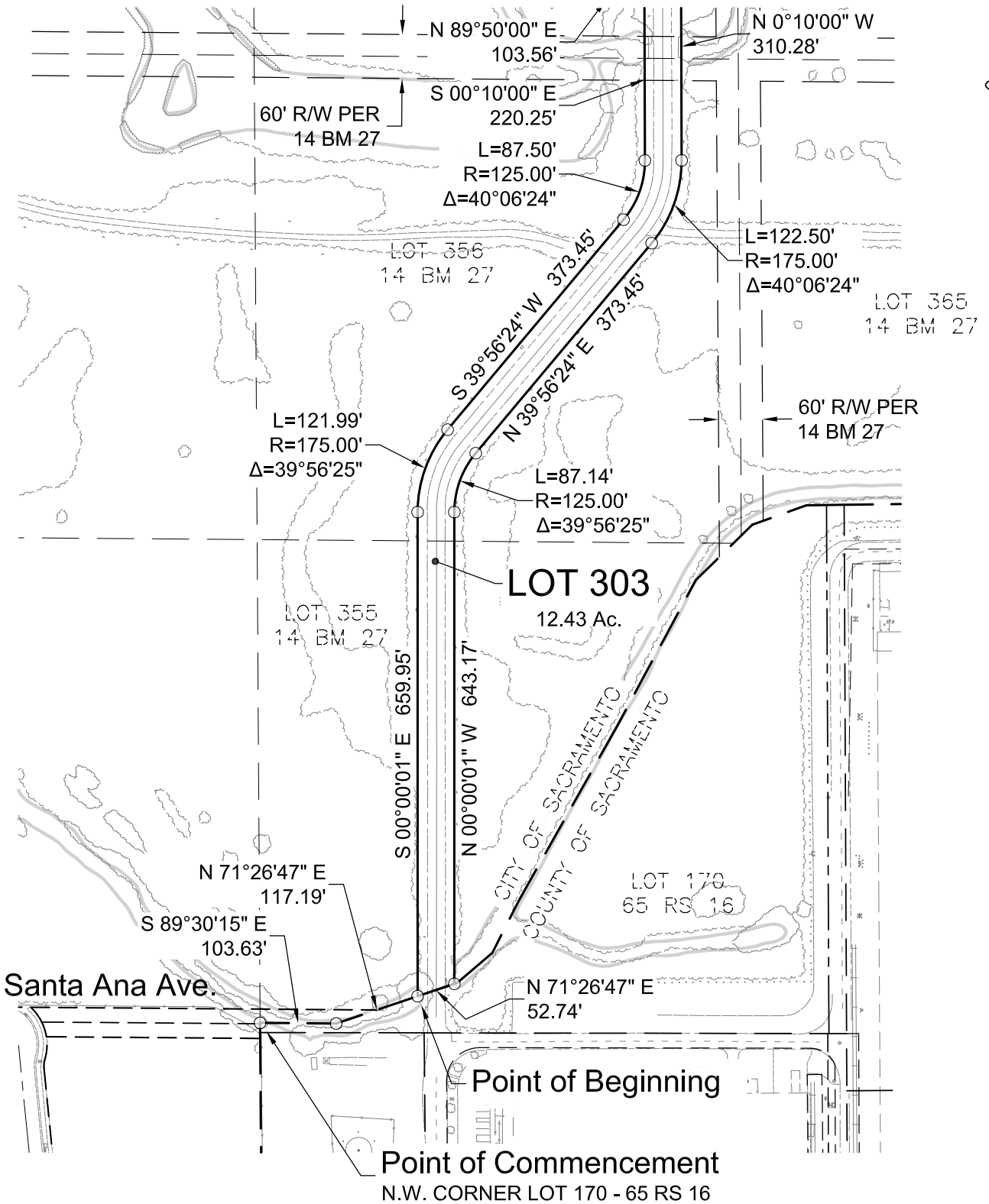
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SCALE: 1"=400'
 JOB #: 13-06-039
 DATE: APR., 2017

McClellan Park
LOT 303
 SACRAMENTO COUNTY, CALIFORNIA

LOT 357
14 BM 27

SEE SHEET 3



SEE SHEET 3

SHEET 2 OF 4



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SCALE: 1"=200'

JOB #: 13-06-039

DATE: APR., 2017

McClellan Park
LOT 303

SACRAMENTO COUNTY, CALIFORNIA

SEE SHEET 4

LOT 358
14 BM 27

LOT 363
14 BM 27

LOT 303
12.43 Ac.

S 00°00'57" W 1204.39'

N 00°11'05" W 794.67'

N 45°16'39" E
288.17'

60' RAW PER
14 BM 27

LOT 357
14 BM 27

LOT 364
14 BM 27

N 90°00'00" W
41.94'

S 00°00'00" E
151.35'

N 0°00'00" E
284.40'

N 90°00'00" E
36.10'

N 89°50'00" E
103.56'

N 0°10'00" W
310.28'

S 00°10'00" E
220.25'

60' R/W PER
14 BM 27

L=87.50'
R=125.00'
Δ=40°06'24"

LOT 356
14 BM 27 SEE SHEET 2

L=122.50'
R=175.00'
Δ=40°06'24"

LOT 365
14 BM 27



SHEET 3 OF 4



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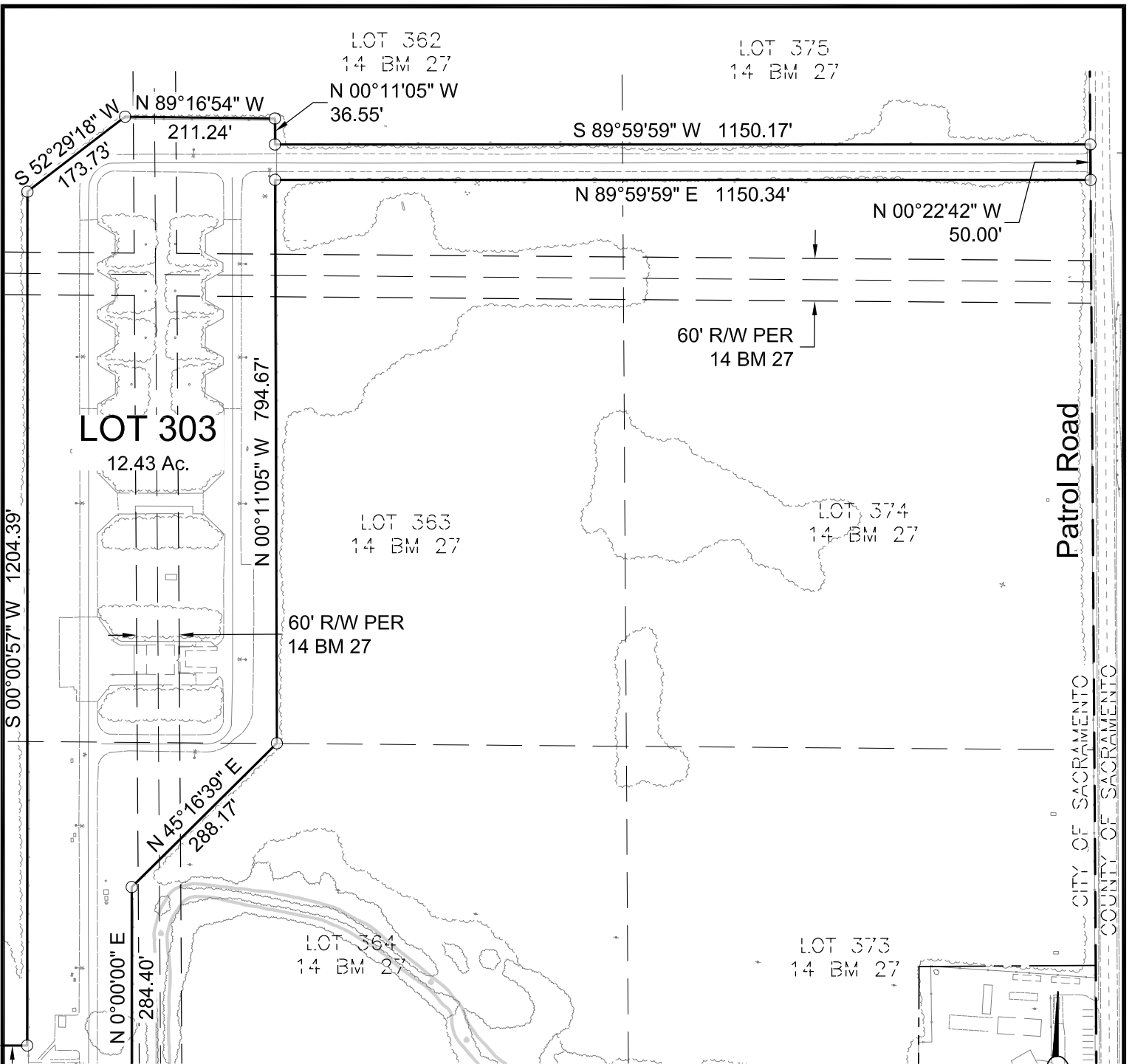
SCALE: 1"=200'

JOB #: 13-06-039

DATE: APR., 2017

McClellan Park
LOT 303

SACRAMENTO COUNTY, CALIFORNIA



SEE SHEET 3



SHEET 4 OF 4



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SCALE: 1"=200'

JOB #: 13-06-039

DATE: APR., 2017

McClellan Park
LOT 303

SACRAMENTO COUNTY, CALIFORNIA

LEGAL DESCRIPTION

ECO FOST Sites

LOT 304

ALL THAT REAL PROPERTY situated in the County of Sacramento, State of California and being a portion of that certain Subdivision entitled 'Acme Acres' filed May 24, 1913 in Book 14 of Maps, Page 27, Sacramento County Official Records. More particularly described as follows:

Beginning at the northwest corner of Lot 170 as shown on that certain "Record of Survey McClellan Park", filed December 12th, 2003 in Book 65 of Surveys, at Page 16, said county records; Thence along the northerly boundary of said Lot 170, South 89°30'15" East, 103.63 feet; Thence continuing along said northerly boundary North 71°26'47" East, 117.19 feet; Thence leaving said boundary along the following 28 courses:

1. North 00°00'01" West, 659.95 feet;
2. Thence to the right along a tangent curve, concave to the southeast, having a radius of 175.00 feet, a central angle of 39°56'25", and an arc length of 121.99 feet;
3. Thence North 39°56'24" East, 373.45 feet;
4. Thence to the left along a tangent curve, concave to the northwest, having a radius of 125.00 feet, a central angle of 40°06'24", and an arc length of 87.50 feet;
5. Thence North 00°10'00" West, 220.25 feet;
6. Thence South 89°50'00" West, 103.56 feet;
7. Thence North 00°00'00" East, 151.35 feet;
8. Thence North 90°00'00" East, 41.94 feet;
9. Thence North 00°00'57" East, 1204.39 feet;
10. Thence North 52°29'18" East, 173.73 feet;
11. Thence South 89°16'54" East, 211.24 feet;
12. Thence South 00°11'05" East, 36.55 feet;
13. Thence North 89°59'59" East, 1150.17 feet to a point on the west boundary of Lot 180 per said record of survey;
14. Thence along said west boundary of said Lot 180 and the west boundary of Lot 184 of said record of survey, North 00°22'42" West, 1126.27 feet to the centerline of Ascot Avenue, a 60.00 roadway as shown on said Subdivision;
15. Thence along said centerline, North 89°37'22" West, 289.96 feet;
16. Thence leaving said centerline, South 00°22'38" West, 165.34 feet;
17. Thence South 14°31'11" West, 54.85 feet;
18. Thence North 89°50'30" West, 225.64 feet;
19. Thence North 49°05'36" West, 106.25 feet;
20. Thence North 00°01'09" East, 150.35 feet to said centerline;
21. Thence along said centerline, North 89°37'22" West, 49.47 feet;
22. Thence continuing along said centerline, North 00°16'58" West, 0.62 feet;

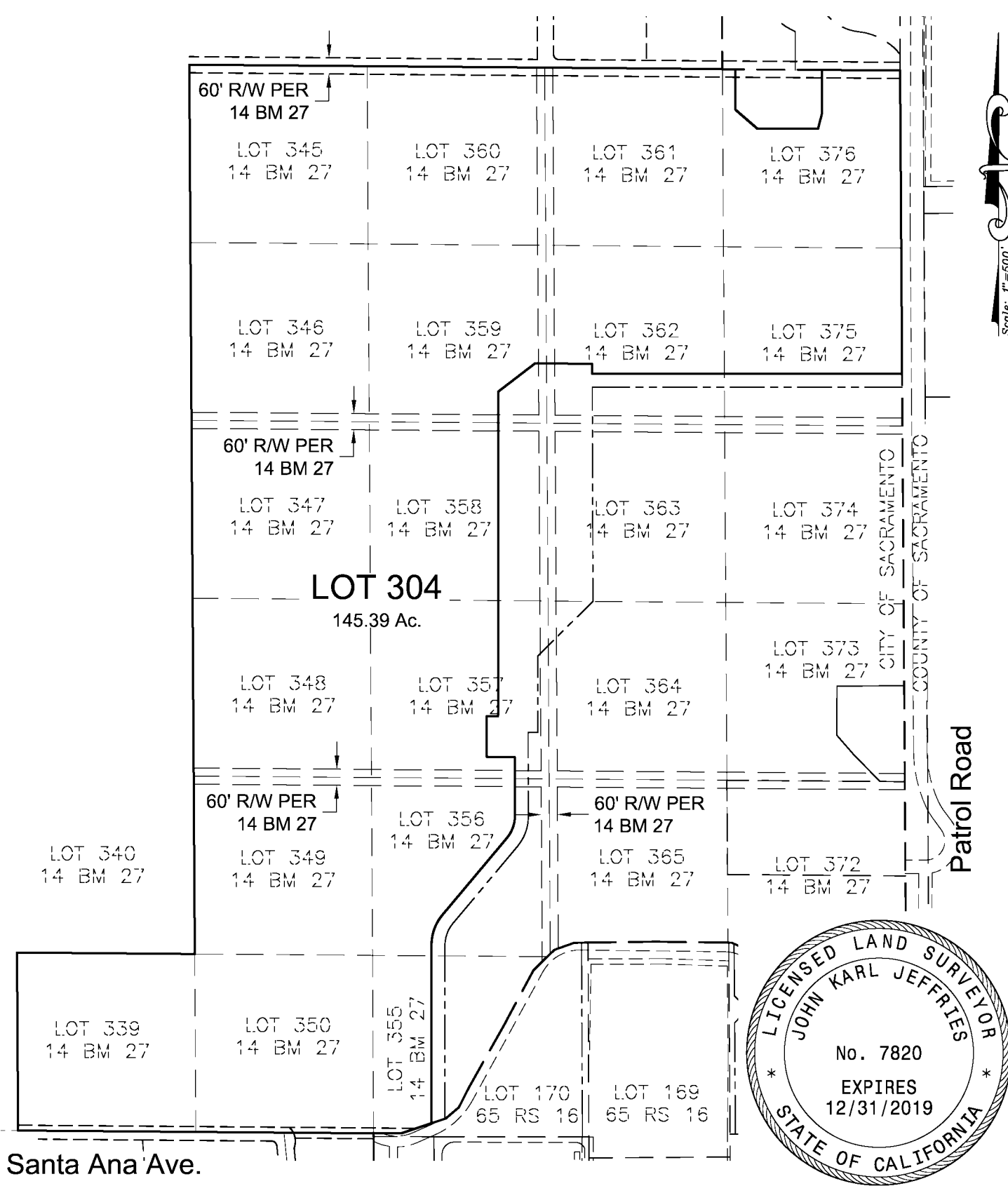
23. Thence continuing along said centerline, North 89°31'25" West, 1978.45 feet to the Northwest corner of Lot 345 of said Subdivision;
24. Thence along the west boundary of Lot 345 through Lot 349, inclusive, per said Subdivision, South 00°21'07" East, 3301.69 feet to the southwest corner of said Lot 349;
25. Thence along the north boundary of Lot 339 of said Subdivision, North 89°31'52" West, 659.99 feet to the northwest corner thereof;
26. Thence along the west boundary of said Lot 339, South 00°21'07" East, 660.24 feet to the southwest corner thereof;
27. Thence along the south boundary of said Lot 339 and said Lot 350, South 89°33'05" East, 1319.80 feet;
28. Thence leaving said boundary, North 00°26'32" West, 1.22 feet to the **Point of Beginning**.

Said property contains 145.39 acres, more or less.



The basis of bearings and distances for this description is NAD 83 California State Plane Coordinates, Zone 2 GRID, as per said Record of Survey. Ground distances are obtained by multiplying the distances shown hereon by a grid-to-ground scale factor of 1.00006107.

Scale: 1"=500'



LOT 304
145.39 Ac.



Santa Ana Ave.

Patrol Road

SHEET 1 OF 4

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SCALE: 1"=500'
JOB #: 13-06-039
DATE: APR., 2017

McClellan Park
LOT 304
SACRAMENTO COUNTY, CALIFORNIA

SEE SHEET 3

LOT 347
14 BM 27

LOT 358
14 BM 27

LOT 304

145.39 Ac.

LOT 357
14 BM 27

LOT 348
14 BM 27

N 90°00'00" E
41.94'

N 00°00'00" E
151.35'

S 89°50'00" W
103.56'

N 00°10'00" W
220.25'

L=87.50'
R=125.00'
Δ=40°06'24"

60' R/W PER
14 BM 27

LOT 349
14 BM 27

LOT 356
14 BM 27

L=121.99'
R=175.00'
Δ=39°56'25"

N 39°56'24" E
373.45'

N 89°31'52" W 659.99'

S 00°21'07" E 660.24'

LOT 339
14 BM 27

LOT 350
14 BM 27

S 89°30'15" E
103.63'

N 00°26'32" W
1.22'

S 89°33'05" E 1319.80'

LOT 355
14 BM 27

N 00°00'01" W 659.95'

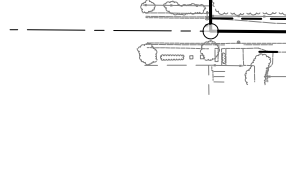
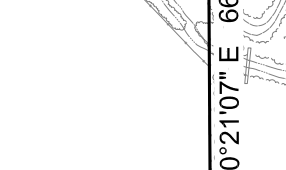
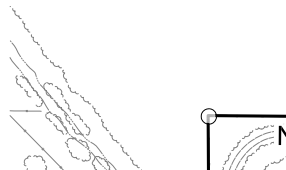
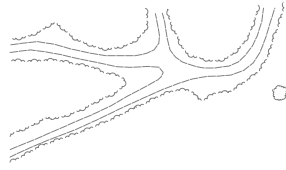
N 71°26'47" E
117.19'

Point of Beginning

N.E. CORNER LOT 170

65 RS 16

SHEET 2 OF 4



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SCALE: 1"=300'

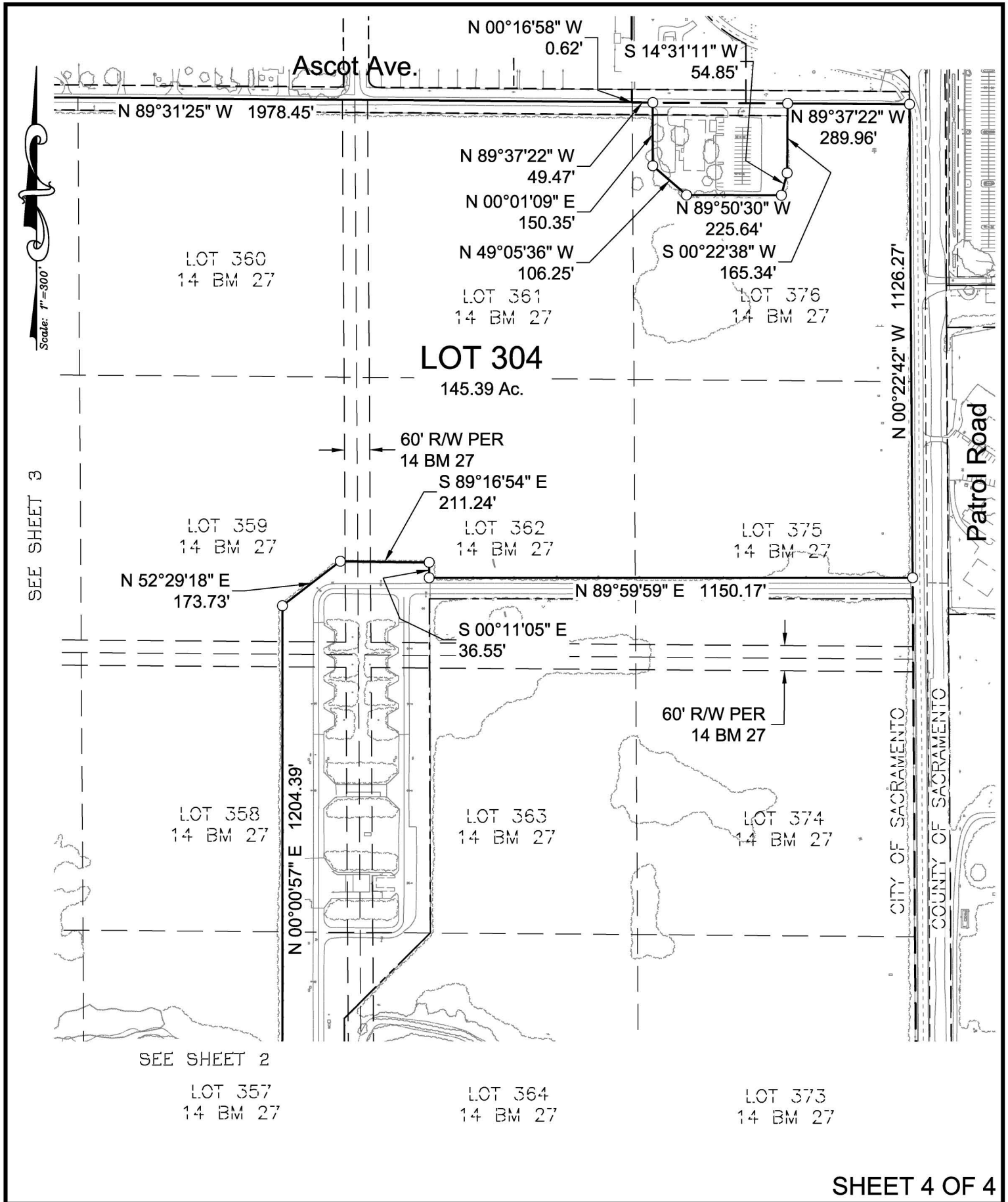
JOB #: 13-06-039

DATE: APR., 2017

McClellan Park

LOT 304

SACRAMENTO COUNTY, CALIFORNIA



LEGAL DESCRIPTION

ECO FOST Sites

LOT 305

ALL THAT REAL PROPERTY situated in the County of Sacramento, State of California and being a portion of that certain Subdivision entitled 'Acme Acres' filed May 24, 1913 in Book 14 of Maps, Page 27, Sacramento County Official Records. More particularly described as follows:

Commencing at the southeast corner of Lot 189 as shown on that certain "Record of Survey McClellan Park", filed December 12th, 2003 in Book 65 of Surveys, at Page 16, said county records; thence along the southerly boundary thereof, North 89°37'22" West, 289.96 feet to the true **Point of Beginning**; Thence leaving said boundary along the following 5 courses:

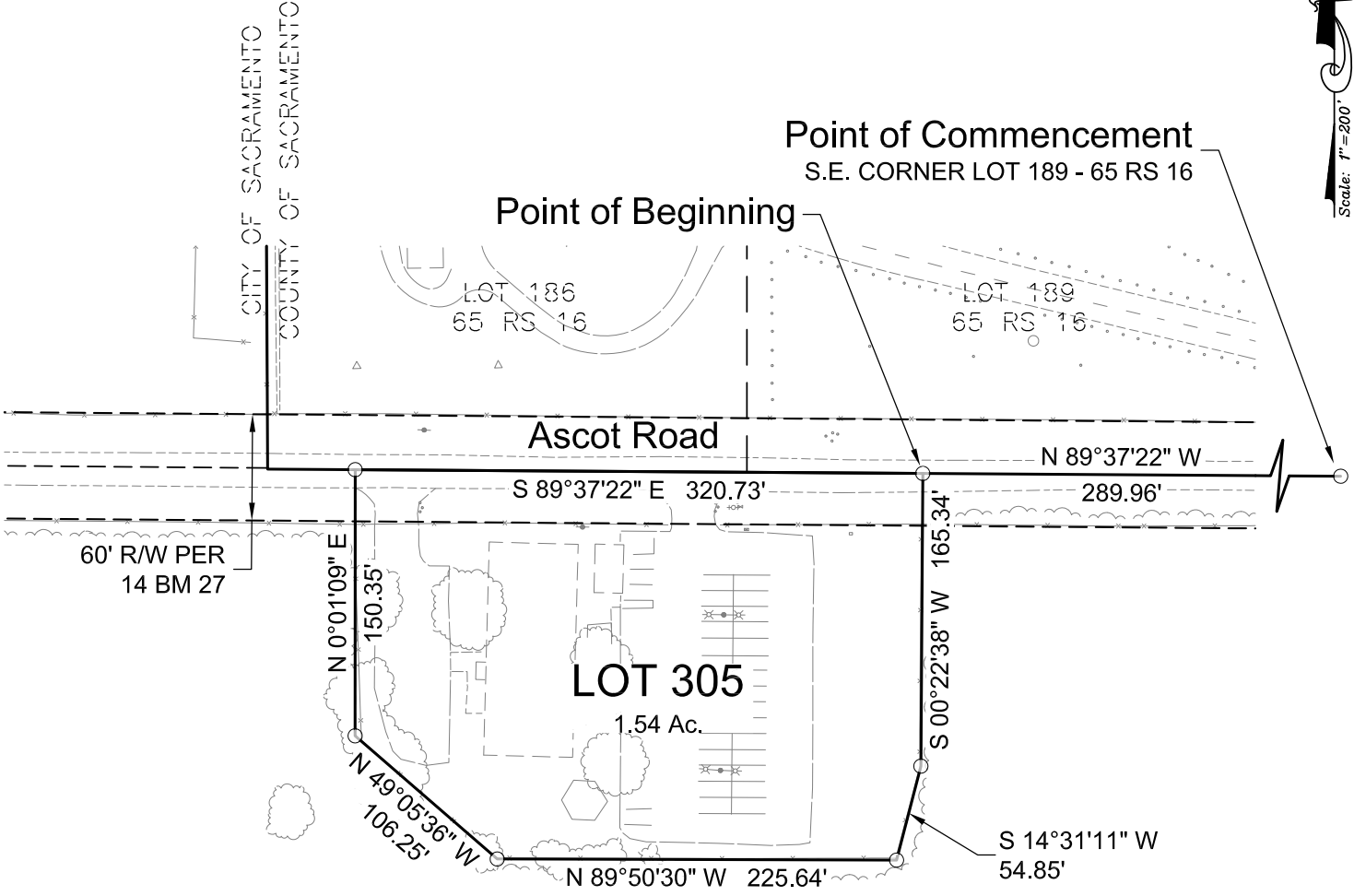
1. South 00°22'38" West, 165.34 feet;
2. Thence South 14°31'11" West, 54.85 feet;
3. Thence North 89°50'30" West, 225.64 feet;
4. Thence North 49°05'36" West, 106.25 feet;
5. Thence North 00°01'09" East, 150.35 feet to the southerly boundary of Lot 186 of said record of survey;

Thence along said southerly boundaries, South 89°37'22" East, 320.73 feet to the **Point of Beginning**.

Said property contains 1.54 acres, more or less.



The basis of bearings and distances for this description is NAD 83 California State Plane Coordinates, Zone 2 GRID, as per said Record of Survey. Ground distances are obtained by multiplying the distances shown hereon by a grid-to-ground scale factor of 1.00006107.



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SCALE: 1"=200'
 JOB #: 13-06-039
 DATE: APR., 2017

McClellan Park
LOT 305
 SACRAMENTO COUNTY, CALIFORNIA

EXHIBIT A

LEGAL DESCRIPTION

FOSET 3, PARCEL A6

LOT 149E

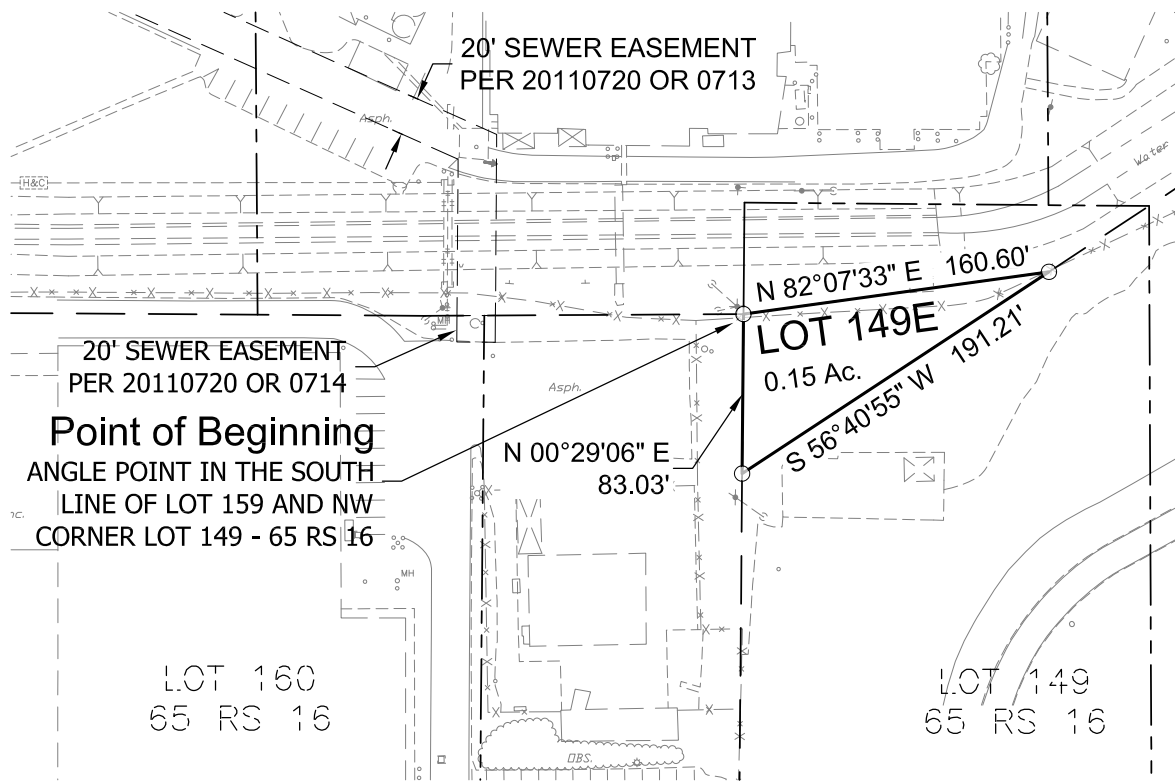
ALL THAT REAL PROPERTY situated in the County of Sacramento, State of California and being a portion of Lot 149 as shown on that certain "Record of Survey McClellan Park", filed for record in the office of the Recorder of Sacramento County on December 12th, 2003 in Book 65 of Surveys, at Page 16. More particularly described as follows:

BEGINNING at the Northwest corner of said "Lot 149"; thence leaving said POINT OF BEGINNING along the North line of said "Lot 149", North $82^{\circ} 07' 33''$ East, 160.60 feet; thence leaving said North line, South $56^{\circ} 40' 55''$ West, 191.21 feet to a point in the West line of said "Lot 149"; thence along said West line, North $00^{\circ} 29' 06''$ East, 83.03 feet to the POINT OF BEGINNING.

Said property contains 0.15 acres, more or less.

The basis of bearings and distances for this description is NAD 83 California State Plane Coordinates, Zone 2 GRID, as per said Record of Survey. Ground distances are obtained by multiplying the distances shown hereon by a grid-to-ground scale factor of 1.00006107.

LOT 159
65 RS 16



PORTION OF FOSET 3, PARCEL A6



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SCALE: 1"=100'

JOB #: 13-06-039

DATE: JUNE, 2015

McClellan Park
LOT 149E

SACRAMENTO COUNTY, CALIFORNIA

EXHIBIT A

LEGAL DESCRIPTION

FOSET 3, PARCEL A6

LOT 159D

ALL THAT REAL PROPERTY situated in the County of Sacramento, State of California and being a portion of Lot 159 as shown on that certain "Record of Survey McClellan Park", filed for record in the office of the Recorder of Sacramento County on December 12th, 2003 in Book 65 of Surveys, at Page 16. More particularly described as follows:

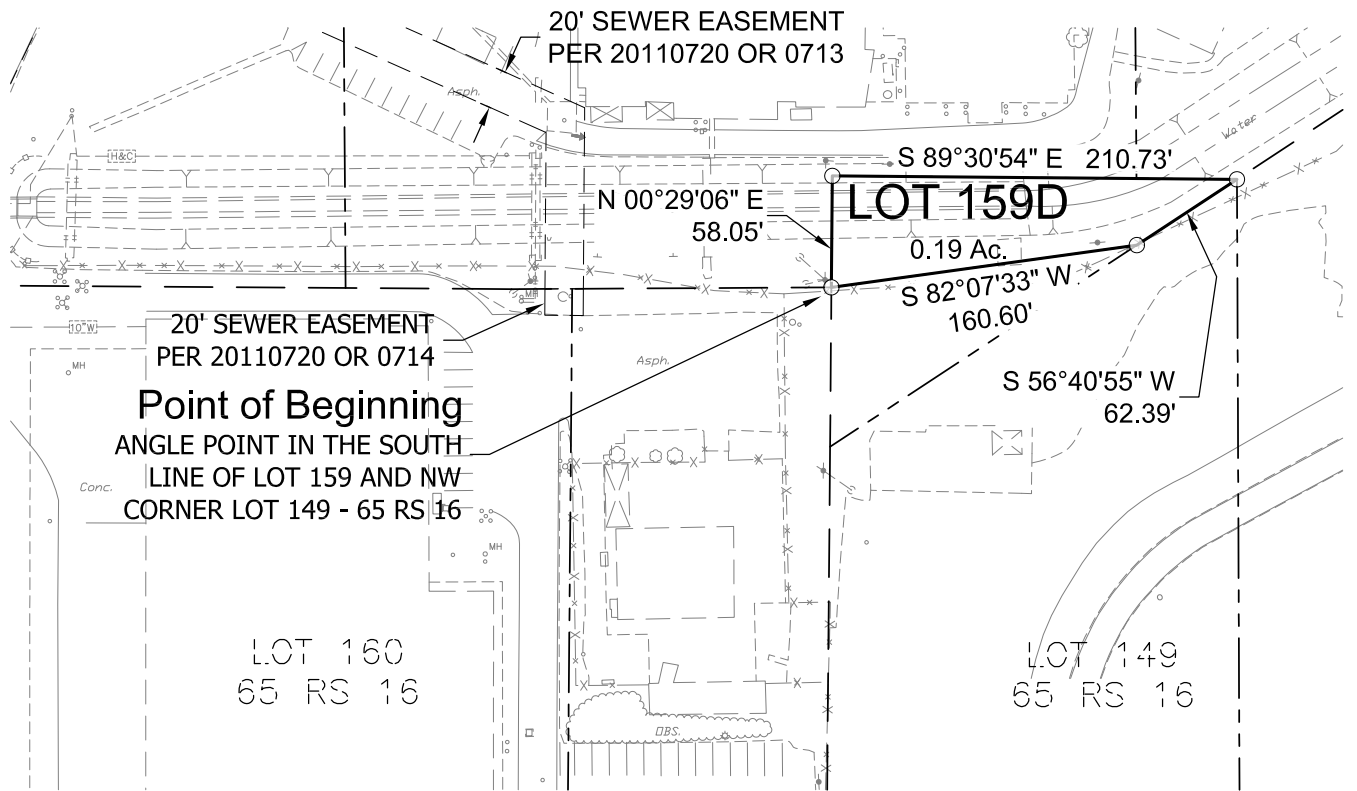
BEGINNING at the Northwest corner of "Lot 149" as shown on said "Record of Survey McClellan Park", said POINT OF BEGINNING being an angle point in the South line of said Lot 159; thence along the prolongation of the West line of said "Lot 149", North $00^{\circ} 29' 06''$ East, 58.05 feet; thence South $89^{\circ} 30' 54''$ East, 210.73 feet to a point in the South line of said Lot 159; thence along said South line the following two (2) courses and distances:

- 1) South $56^{\circ} 40' 55''$ West, 62.39 feet,
- 2) South $82^{\circ} 07' 33''$ West, 160.60 feet to the POINT OF BEGINNING.

Said property contains 0.19 acres, more or less.

The basis of bearings and distances for this description is NAD 83 California State Plane Coordinates, Zone 2 GRID, as per said Record of Survey. Ground distances are obtained by multiplying the distances shown hereon by a grid-to-ground scale factor of 1.00006107.

LOT 159
65 RS 16



PORTION OF FOSET 3, PARCEL A6



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SCALE: 1"=100'

JOB #: 13-06-039

DATE: JUNE, 2015

McClellan Park
LOT 159D

SACRAMENTO COUNTY, CALIFORNIA

EXHIBIT A

LEGAL DESCRIPTION

FOSET 3, PARCEL A6

LOT 160B

ALL THAT REAL PROPERTY situated in the County of Sacramento, State of California and being a portion of Lot 160 as shown on that certain "Record of Survey McClellan Park", filed for record in the office of the Recorder of Sacramento County on December 12th, 2003 in Book 65 of Surveys, at Page 16. More particularly described as follows:

BEGINNING at the Northwest corner of said "Lot 160"; thence along the North line of said "Lot 160" the following two (2) courses and distances: 1) South 89° 36' 58" East, 336.24 feet; 2) North 89° 41' 09" East, 31.66 feet; thence leaving the North line of said "Lot 160", South 00° 29' 06" West, 451.56 feet to a point on the Southeast line of said "Lot 160"; thence along said Southeast line the following two (2) courses and distances; 1) South 00° 54' 52" West, 53.55 feet; 2) South 88° 16' 57" West, 248.54 feet; thence leaving said Southeast property line, South 89° 41' 11" West, 111.697 feet to a point on the West line of said "Lot 160", thence along the West line thereof, North 00° 18' 49" West, 515.24 feet to the POINT OF BEGINNING.

Said property contains 4.27 acres, more or less.

The basis of bearings and distances for this description is NAD 83 California State Plane Coordinates, Zone 2 GRID, as per said Record of Survey. Ground distances are obtained by multiplying the distances shown hereon by a grid-to-ground scale factor of 1.00006107.

LOT 159
65 RS 16

Point of Beginning

N.W. Corner of Lot 160
65 RS 16

N 89°41'09" E
31.66'

S 89°36'58" E 336.24'

20' SEWER EASEMENT
PER 20110720 OR 0714

ACCESS EASEMENT
PER 203 PM 2

S 00°29'06" W 451.56'

LOT 161
65 RS 16

N 00°18'49" W 515.24'

LOT 160B
4.27 Ac.

LOT 160
65 RS 16

S 00°54'52" W
53.55'

S 89°41'11" W
111.97'

S 88°16'57" W 248.54'

LOT 149
65 RS 16

PORTION OF FOSET 3, PARCEL A6



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SCALE: 1"=100'

JOB #: 13-06-039

DATE: DEC. 2013

McClellan Park
LOT 160B

SACRAMENTO COUNTY, CALIFORNIA

EXHIBIT A

LEGAL DESCRIPTION FOSET 3, PARCEL C1a LOT 167D

ALL THAT REAL PROPERTY situated in the County of Sacramento, State of California and being a portion of Lot 167 as shown on that certain "Record of Survey McClellan Park", filed for record in the office of the Recorder of Sacramento County on December 12th, 2003 in Book 65 of Surveys, at Page 16. More particularly described as follows:

COMMENCING at the Northwest corner of said "Lot 167"; thence along the West line of said "Lot 167", South 00° 10' 52" East, 110.49 feet to the true POINT OF BEGINNING of this description; thence from said POINT OF BEGINNING, leaving the West line of said "Lot 167", North 89° 41' 09" East, 502.33 feet; thence, South 00° 21' 21" West, 218.36 feet; thence, North 89° 41' 09" East, 90.95 feet; thence South 00° 21' 21" West, 434.45 feet; thence North 72° 41' 30" West, 615.30 feet to a point on the West line of said "Lot 167"; thence along the West line thereof, the following two (2) courses and distances: 1) North 00° 33' 41" West, 44.85 feet; 2) North 00° 10' 52" West, 421.64 feet to the POINT OF BEGINNING.

Said property contains 7.13 acres, more or less.

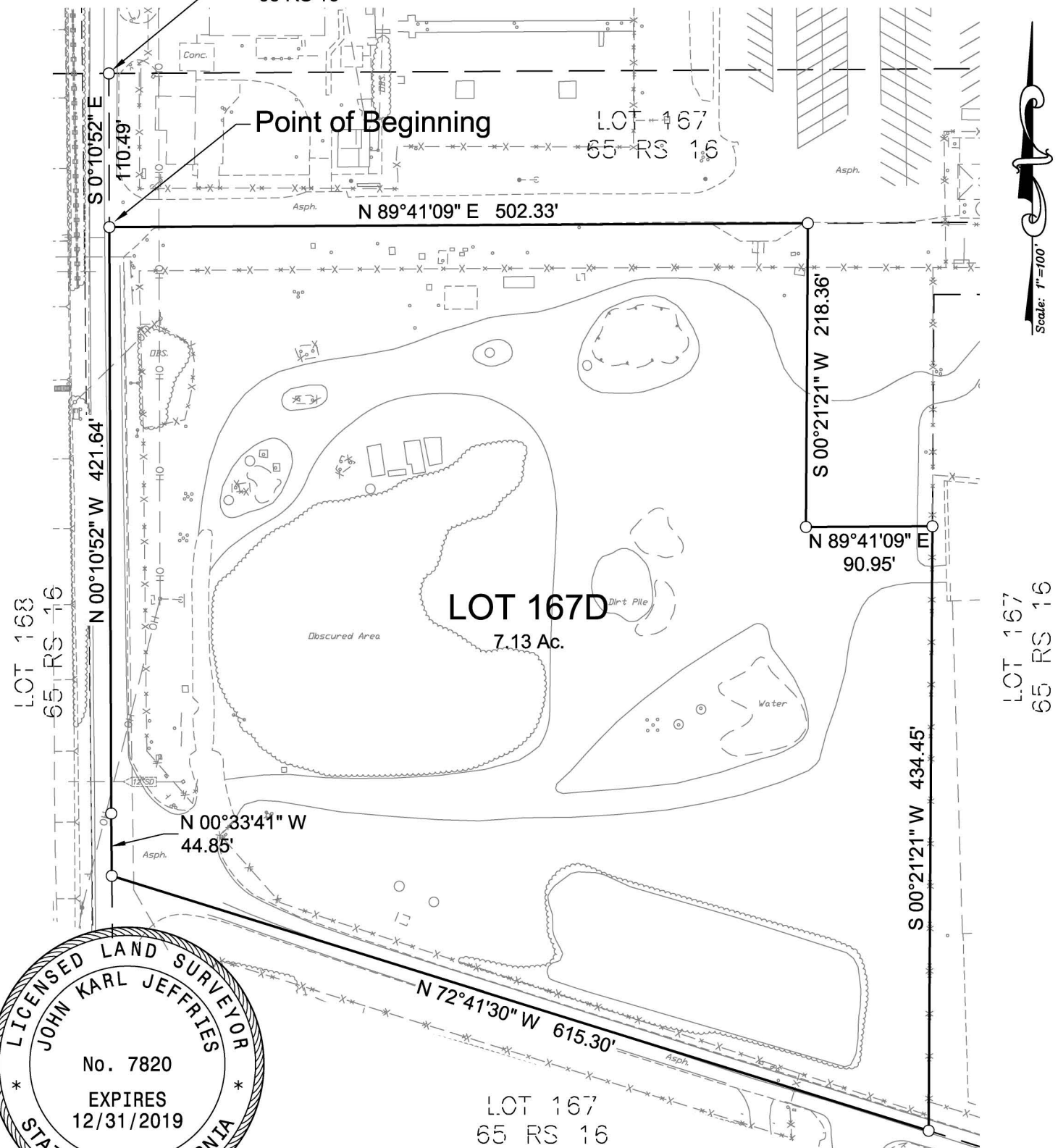


The basis of bearings and distances for this description is California State Plane Coordinates, NAD 83, Zone 2 Grid, as per "Record of Survey McClellan Park", filed for record in the office of the Recorder of said County on December 12, 2003 in Book 65 of Surveys, at Page 16. Ground distances are obtained by multiplying the distances shown hereon by a grid-to-ground factor of 1.00006107.

Point of Commencement

N.W. Corner of Lot 167
65 RS 16

Point of Beginning



LOT 167D
7.13 Ac.



PORTION OF FOSET 3, PARCEL C1a



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SCALE: 1"=100'
 JOB #: 13-06-039
 DATE: OCT., 2017

McClellan Park
LOT 167D
 SACRAMENTO COUNTY, CALIFORNIA

EXHIBIT A

LEGAL DESCRIPTION

FOSET 3, PARCEL C1a

LOT 167F

ALL THAT REAL PROPERTY situated in the County of Sacramento, State of California and being a portion of Lot 167 as shown on that certain "Record of Survey McClellan Park", filed for record in the office of the Recorder of Sacramento County on December 12th, 2003 in Book 65 of Surveys, at Page 16. More particularly described as follows:

COMMENCING at the Northeast corner of said "Lot 167"; thence along the East line of said "Lot 167", South 00° 26' 37" East, 105.65 feet; thence leaving the East line of said "Lot 167", South 89° 33' 23" West, 146.94 feet to the true POINT OF BEGINNING of this description; thence from said POINT OF BEGINNING, South 56° 15' 37" West, 329.08 feet; thence North 33° 44' 23" West, 80.27 feet; thence North 56° 15' 37" East, 105.24 feet; thence South 89° 41' 09" West, 200.20 feet; thence, South 00° 21' 21" West, 166.55 feet; thence, South 89° 41' 09" West, 90.95 feet; thence, North 00° 21' 21" East, 218.36 feet; thence North 89° 41' 09" East, 369.04 feet; thence North 56° 15' 37" East, 124.23 feet; thence Due East, 49.21 feet; thence Due South 63.66 feet to the POINT OF BEGINNING.

Said property contains 1.38 acres, more or less.

The basis of bearings and distances for this description is NAD 83 California State Plane Coordinates, Zone 2 GRID, as per said Record of Survey. Ground distances are obtained by multiplying the distances shown hereon by a grid-to-ground scale factor of 1.00006107.

EXHIBIT A

LEGAL DESCRIPTION

FOSET 3, PARCEL C1a

LOT 175B

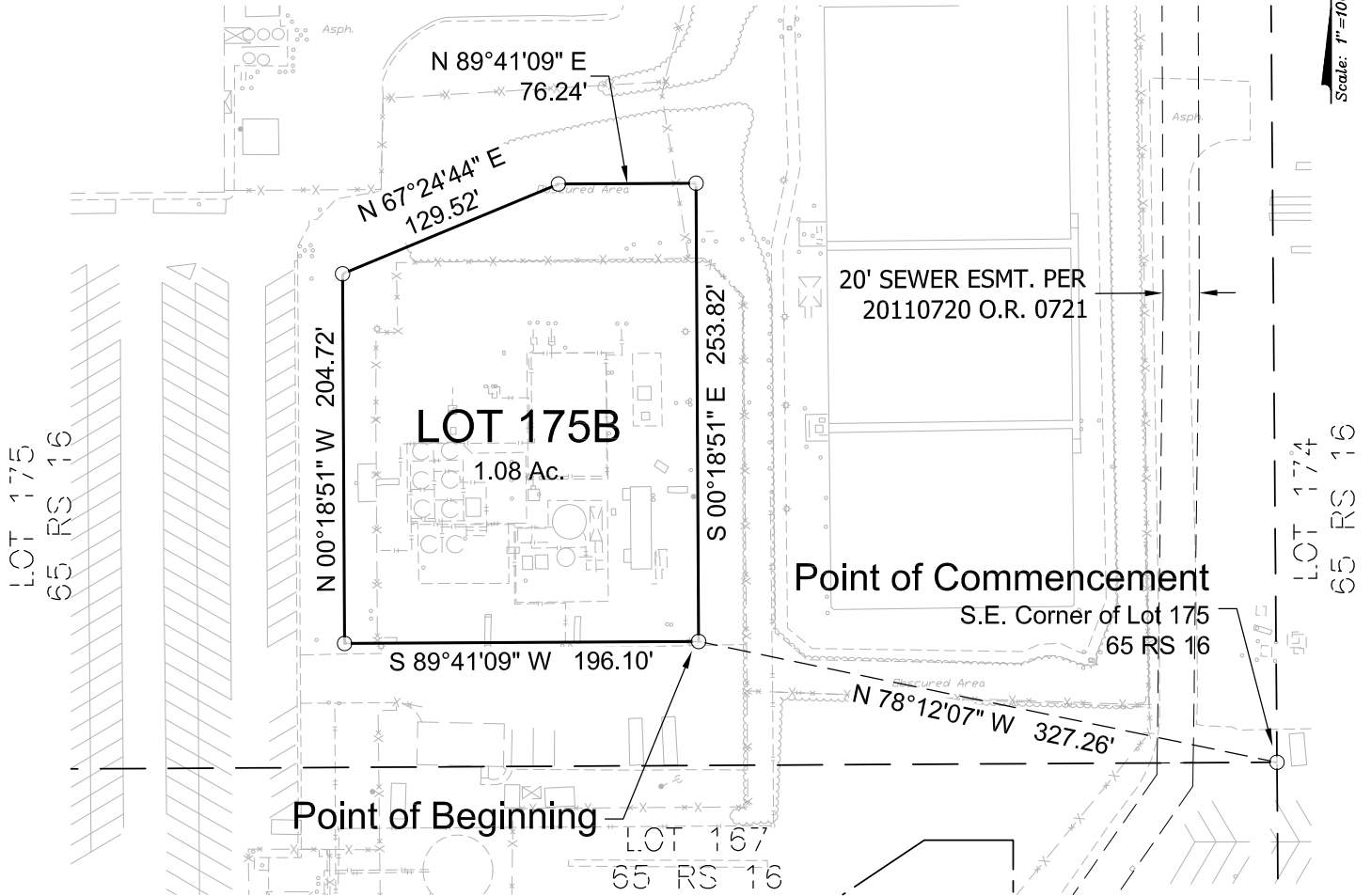
ALL THAT REAL PROPERTY situated in the County of Sacramento, State of California and being a portion of Lot 175 as shown on that certain "Record of Survey McClellan Park", filed for record in the office of the Recorder of Sacramento County on December 12th, 2003 in Book 65 of Surveys, at Page 16. More particularly described as follows:

COMMENCING at the Southeast corner of said "Lot 175", thence North 78° 12' 07" West, 327.26 feet to the true POINT OF BEGINNING of this description; thence from said POINT OF BEGINNING, South 89° 41' 09" West, 196.10 feet; thence North 00° 18' 51" West, 204.72 feet; thence North 67° 24' 44" East, 129.52 feet; thence North 89° 41' 09" East, 76.24 feet; thence South 00° 18' 51" East, 253.82 feet to the POINT OF BEGINNING.

Said property contains 1.08 acres, more or less.

The basis of bearings and distances for this description is NAD 83 California State Plane Coordinates, Zone 2 GRID, as per said Record of Survey. Ground distances are obtained by multiplying the distances shown hereon by a grid-to-ground scale factor of 1.00006107.

LOT 175
65 RS 16



PORTION OF FOSET 3, PARCEL C1a



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SCALE: 1"=100'

JOB #: 13-06-039

DATE: DEC. 2013

McClellan Park
LOT 175B

SACRAMENTO COUNTY, CALIFORNIA

EXHIBIT A

LEGAL DESCRIPTION

FOSET 1, PARCEL C1

LOT 177

ALL THAT REAL PROPERTY situated in the County of Sacramento, State of California and being all of Lot 177 as shown on that certain Amended Parcel Map entitled "McClellan Park", filed for record in the office of the Recorder of Sacramento County on August 28th, 2007, in Book 203 of Parcel Maps, at Page 2.

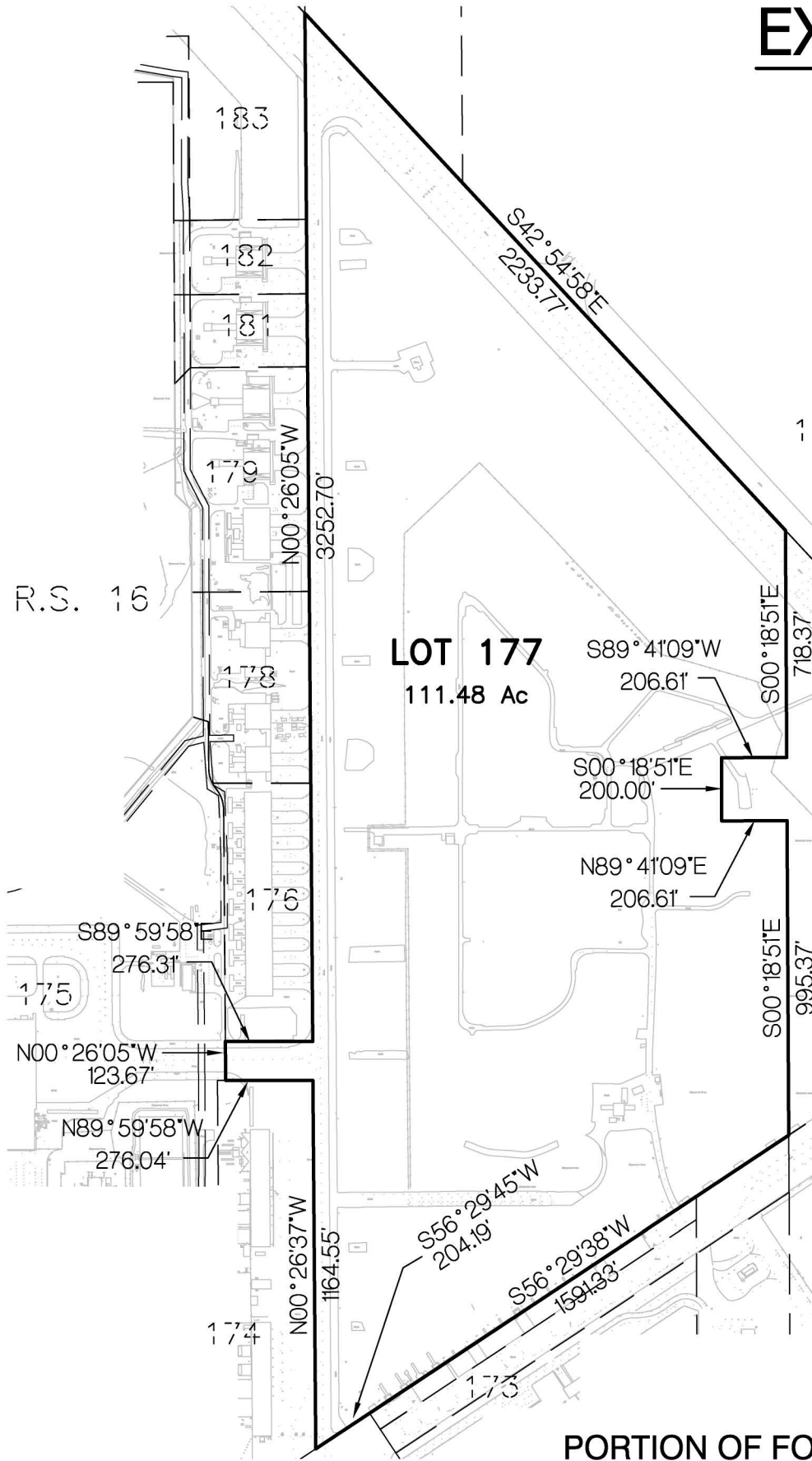
Said property contains 111.48 acres, more or less.

The basis of bearings and distances for this description is NAD 83 California State Plane Coordinates, Zone 2 GRID, as per said Record of Survey. Ground distances are obtained by multiplying the distances shown hereon by a grid-to-ground scale factor of 1.00006107.

EXHIBIT 'B'



65 R.S. 16



LOT 177
111.48 Ac

203 P.M. 2

PORTION OF FOSET 1, PARCEL C1



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SCALE: 1"=500'

JOB #: 06-12-121

DATE: MAR., 2009

McClellan Park

LOT 177

SACRAMENTO COUNTY, CALIFORNIA

EXHIBIT A

LEGAL DESCRIPTION

LOT 231

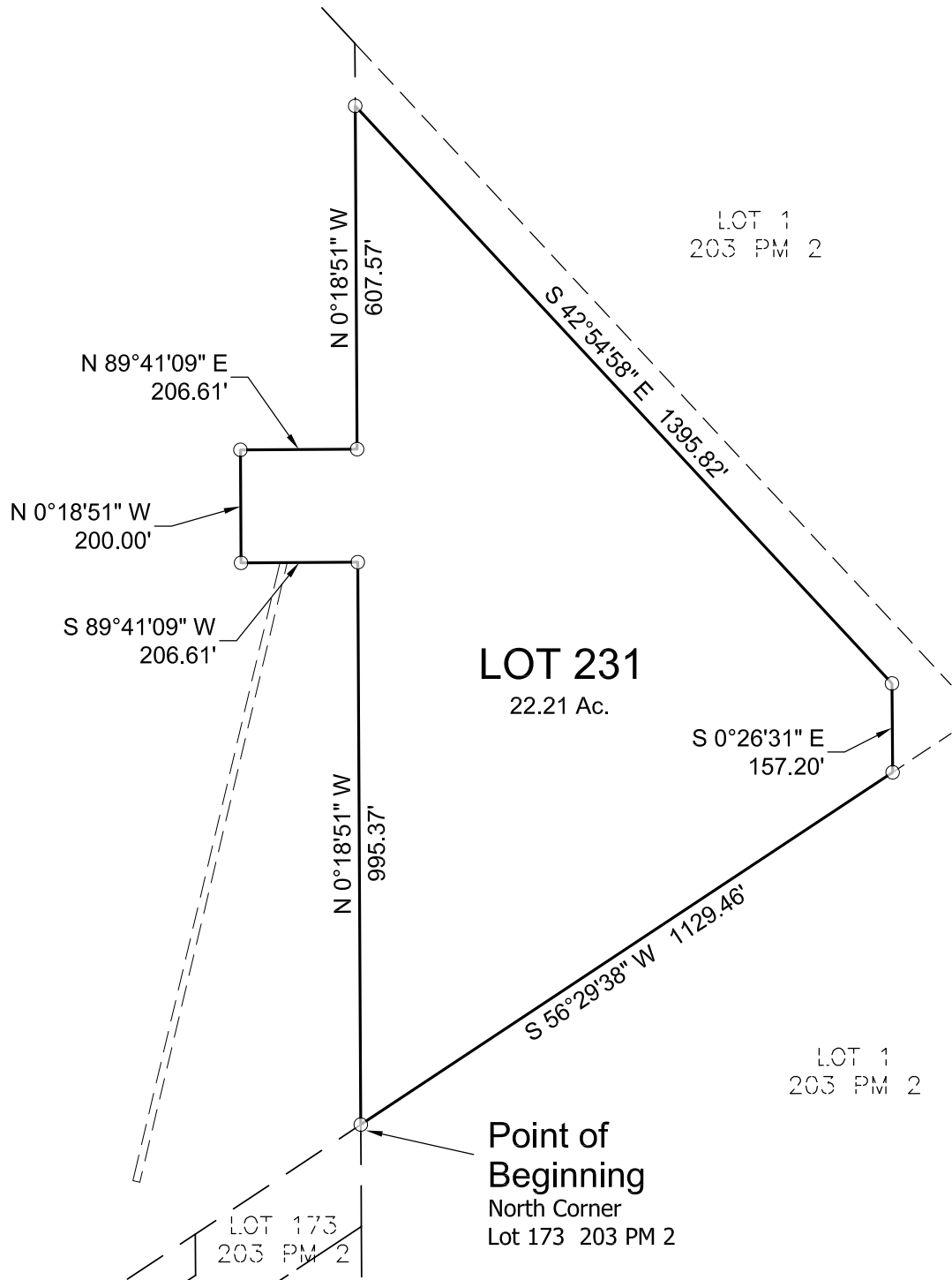
ALL THAT REAL PROPERTY situated in the County of Sacramento, State of California and being a portion of Lot 1 as shown on "Amended Parcel Map No TPM 11596 McClellan Park", filed for record in the office of the Recorder of Sacramento County on August 28th, 2007 in Book 203 of Parcel Maps, at Page 2. More particularly described as follows:

BEGINNING at the most Northerly corner of Lot 173 of said map; thence from said POINT OF BEGINNING along the West line of said Lot 1 the following five (5) courses: 1) North 00° 18' 51" West, 995.37 feet, 2) South 89° 41' 09" West, 206.61 feet, 3) North 00° 18' 51" West, 200.00 feet, 4) North 89° 41' 09" East, 206.61 feet, and 5) North 00° 18' 51" West, 607.57 feet; thence leaving said West line, South 42° 54' 58" East, 1395.82 feet; thence South 00° 26' 31" East, 157.20 feet; thence South 56° 29' 38" West, 1129.46 feet to the POINT OF BEGINNING.

Said property contains 22.21 acres, more or less.

The basis of bearings and distances for this description is NAD 83 California State Plane Coordinates, Zone 2 GRID, as per said Record of Survey. Ground distances are obtained by multiplying the distances shown hereon by a grid-to-ground scale factor of 1.00006107.





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SCALE: 1"=300'

JOB #: 13-06-039

DATE: JAN. 2015

McClellan Park
LOT 231

SACRAMENTO COUNTY, CALIFORNIA