

RESOLUTION NO. 2006-321

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
DECLARING THE NECESSITY AND AUTHORIZING THE COMMENCEMENT OF
EMINENT DOMAIN PROCEEDINGS TO SECURE REAL PROPERTY INTERESTS
NECESSARY TO CONSTRUCT THE SHELDON ROAD/STATE ROUTE-99
INTERCHANGE RECONSTRUCTION PROJECT**

(TSAKOPOULOS, ET AL / APN: 115-0162-013, 014, 015, & 016; 115-0150-057; 115-1850-076)

WHEREAS, improving and widening the Sheldon Road/State Route 99 Interchange holds a priority in the City of Elk Grove Transportation Improvement Program and acquiring the necessary right of way and other property interests and assisting with the required business and residential relocations is an important and necessary step in the Sheldon Road/State Route 99 Interchange Reconstruction Project; and

WHEREAS, the Project, including its improvements, is necessary to ensure that the roadway system operates at an acceptable level of service, to provide for efficient and safe traffic circulation and access, and generally further public safety and the general community welfare in a manner consistent with the City's General Plan; and

WHEREAS, it is necessary to acquire certain real property interests ("Property") for the construction, operation and maintenance of a right of way and related improvements as part of the Project; and

WHEREAS, the City has investigated and examined alternatives to the Project and the acquisition of the Property, and concluded that both the Project and acquisition of the Property for the Project are necessary; and

WHEREAS, the Property which is the subject of this Resolution of Necessity consists of a fee interest, a public utility easement and a temporary construction easement all of which are more particularly described and depicted in Exhibits 1-A-1, 1-A-2, 1-B-1, 1-B-2, 1-B-3, 1-C-1, 1-C-2, 1-C-3, 2-A-1, 2-A-2, 2-B-1, 2-B-2, 2-B-3, 2-C-1, 2-C-2, 2-C-3, 3-A-1, 3-A-2, 3-B-1, 3-B-2, 3-B-3, 3-C-1, 3-C-2, 3-C-3, 4-A-1, 4-A-2, 4-B-1, 4-B-2, 4-B-3, 4-C-1, 4-C-2, 4-C-3, 5-A-1, 5-A-2, 5-B-1, 5-B-2, 5-B-3, 5-C-1, 5-C-2, 5-C-3, 6-A-1, 6-A-2, 6-B-1, 6-B-2 and 6-B-3 which are attached hereto and is incorporated herein. The Sacramento County Assessor has designated the Property as a portion of APNs 115-0162-013, 014, 015, & 016; 115-0150-057; 115-1850-076; and

WHEREAS, the Property is located entirely within the municipal boundaries of the City of Elk Grove; and

WHEREAS, the City of Elk Grove has complied with the requirements of the California Environmental Quality Act, Public Resources Code section 21000, *et seq.*, in regards to acquisition of the Property based upon the City of Elk Grove's adoption of a Final Environmental Report and Assessment, including the Mitigation Monitoring and Reporting Program as adopted by the City Council on July 27, 2005; and

WHEREAS, the City of Elk Grove has complied with the requirements of Government Code section 7267.2, in regards to the acquisition of the Property by making an offer to purchase to the known owner(s) of record; and

WHEREAS, as a result of the hearing held on December 13, 2006, and in accordance with the provisions of Code of Civil Procedure section 1245.235, the City Council of the City of Elk Grove intends to make certain findings and determinations.


NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Elk Grove as follows:

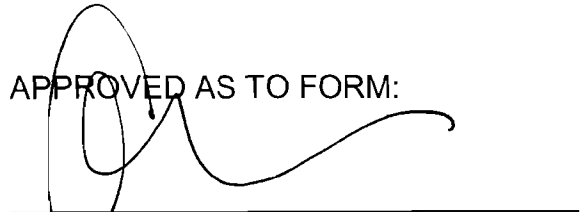
1. The recitals contained herein are true and correct.
2. Upon examination of the alternatives, the City of Elk Grove requires the Property for the Project.
3. The City of Elk Grove is authorized to acquire Properties pursuant to the provisions of Government Code sections 37350.5, 40401 and 40404 and the provisions of Eminent Domain Law comprising Title 7, Part 3 of the Code of Civil Procedure (commencing at section 1230.010).
4. Acquisition of the Properties for Project purposes promotes public safety and the general welfare, is authorized by Government Code sections 37350.5, 40401 and 40404, and is therefore a public use.
5. The City of Elk Grove hereby finds, determines and declares:
 - a. The public interest and necessity require the proposed Project;
 - b. The proposed Project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury;
 - c. The property interests described and depicted in Exhibits 1-A-1, 1-A-2, 1-B-1, 1-B-2, 1-B-3, 1-C-1, 1-C-2, 1-C-3, 2-A-1, 2-A-2, 2-B-1, 2-B-2, 2-B-3, 2-C-1, 2-C-2, 2-C-3, 3-A-1, 3-A-2, 3-B-1, 3-B-2, 3-B-3, 3-C-1, 3-C-2, 3-C-3, 4-A-1, 4-A-2, 4-B-1, 4-B-2, 4-B-3, 4-C-1, 4-C-2, 4-C-3, 5-A-1, 5-A-2, 5-B-1, 5-B-2, 5-B-3, 5-C-1, 5-C-2, 5-C-3, 6-A-1, 6-A-2, 6-B-1, 6-B-2 and 6-B-3 are necessary for the purposes of construction, operation and maintenance of the proposed Project; and

- d. Prior to making the above findings and determinations, the offer required by section 7267.2 of the Government Code was made to the owner(s) of record of the property interests described and depicted in Exhibits 1-A-1, 1-A-2, 1-B-1, 1-B-2, 1-B-3, 1-C-1, 1-C-2, 1-C-3, 2-A-1, 2-A-2, 2-B-1, 2-B-2, 2-B-3, 2-C-1, 2-C-2, 2-C-3, 3-A-1, 3-A-2, 3-B-1, 3-B-2, 3-B-3, 3-C-1, 3-C-2, 3-C-3, 4-A-1, 4-A-2, 4-B-1, 4-B-2, 4-B-3, 4-C-1, 4-C-2, 4-C-3, 5-A-1, 5-A-2, 5-B-1, 5-B-2, 5-B-3, 5-C-1, 5-C-2, 5-C-3, 6-A-1, 6-A-2, 6-B-1, 6-B-2 and 6-B-3.
6. The City Attorney is hereby authorized and directed to prepare, commence and prosecute proceedings in eminent domain in the appropriate court to acquire for the City of Elk Grove the property interests described and depicted in Exhibit 1-A-1, 1-A-2, 1-B-1, 1-B-2, 1-B-3, 1-C-1, 1-C-2, 1-C-3, 2-A-1, 2-A-2, 2-B-1, 2-B-2, 2-B-3, 2-C-1, 2-C-2, 2-C-3, 3-A-1, 3-A-2, 3-B-1, 3-B-2, 3-B-3, 3-C-1, 3-C-2, 3-C-3, 4-A-1, 4-A-2, 4-B-1, 4-B-2, 4-B-3, 4-C-1, 4-C-2, 4-C-3, 5-A-1, 5-A-2, 5-B-1, 5-B-2, 5-B-3, 5-C-1, 5-C-2, 5-C-3, 6-A-1, 6-A-2, 6-B-1, 6-B-2 and 6-B-3. The City Attorney is further authorized to take all steps necessary to obtain such orders for immediate possession of the property interests as may be required for the Project.
7. The City's Chief Financial Officer shall disburse all funds required by the City Attorney to make any and all deposits to obtain possession of and title to the Properties including but not limited to deposit of probable amount of compensation pursuant to Code of Civil Procedure section 1255.020.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 13th day of December 2006.


 SOPHIA SCHERMAN, MAYOR PRO TEM
 of the CITY OF ELK GROVE

ATTEST:

 PEGGY E. JACKSON, CITY CLERK

APPROVED AS TO FORM:

 ANTHONY B. MANZANETTI,
 CITY ATTORNEY

FEE TAKE

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF ELK GROVE, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

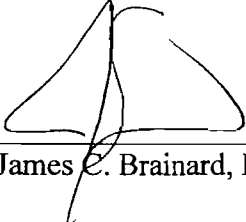
All that portion of Lot 10 of Fleming's Highway Farms No. 4, in the City of Elk Grove, County of Sacramento, California, according to the official plat thereof, filed in the office of the Recorder of Sacramento County on July 14, 1926, in Book 19 of maps, Map No. 3, and being more particularly described as follows:

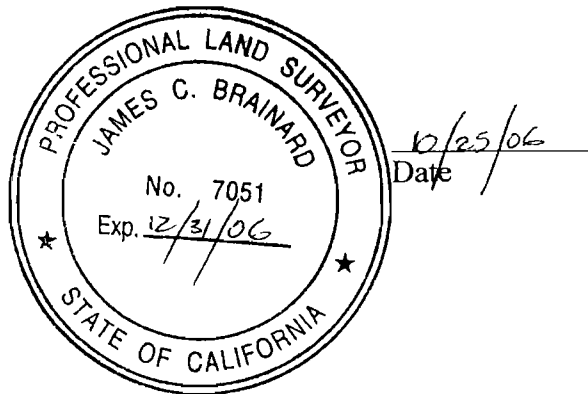
Beginning at the Northeast corner of said parcel, thence along the East line South 19°46'12" East 142.54 feet or 43.446 meters to the **Point of Beginning**; thence from said **Point of Beginning** along said East line South 19°46'12" East 20.72 feet or 6.315 meters to the South line of said parcel; thence along said South line South 70°00'38" West 99.89 feet or 30.447 meters; thence leaving said South line along the arc of a curve to the right having a radius of 713.45 feet or 217.460 meters, with a chord bearing North 69°51'30" West 253.30 feet or 77.206 meters to the North line of said parcel; thence along said North line North 70°00'38" East 67.51 feet or 20.577 meters; thence along the arc of a curve to the left having a radius of 597.66 feet or 182.167 meters, with a chord bearing South 77°25'33" East 260.23 feet or 79.318 meters; thence South 90°00'00" East 7.23 feet or 2.204 meters to the **Point of Beginning**, Together with all underlying fee, if any, appurtenant to the above-described parcel.

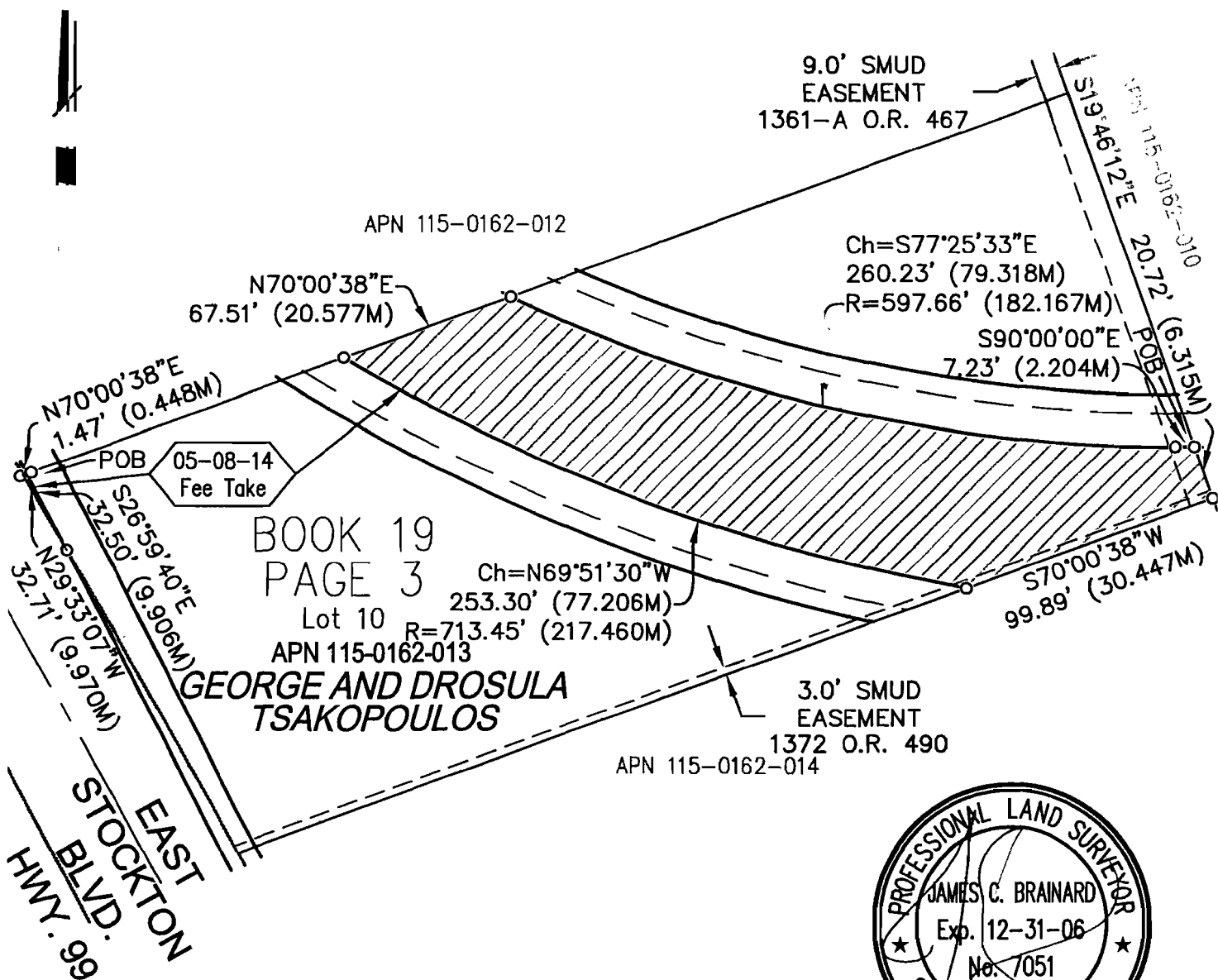
The total area of the fee parcel contains 15,255.79 square feet or 0.3502 acres; or 1,417.315 square meters or 0.142 hectares, more or less.

The meridian used herein is based upon the California Coordinate System (CCS) Zone II, NAD83, 1991.35. The ground distances used herein are in U.S. Survey Feet and Meters. To obtain grid distances, multiply the ground distances shown herein by the combined factor of 0.99997792.

This real property description has been prepared at R.E.Y. Engineers, Inc., by me or under my direction, in conformance with the Professional Land Surveyors Act.
APN: 115-0162-013


James C. Brainard, PLS 7051





BOOK 19
PAGE 3
Lot 10

GEORGE AND DROSULA
TSAKOPOULOS

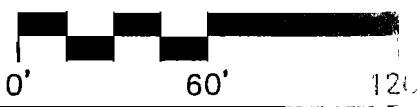
PARCEL ACREAGES

ORIGINAL:	1.534
FEE TAKE:	0.305
REMAINDER:	1.229

AREA OF FEE TAKE WITHIN
EXISTING ROAD ESMT.=
6,617.84 SQ. FT. OR 0.1519 AC.



||| = Access Control Line
POB = Point of Beginning
POC = Point of Commencement



Note: This property is encumbered by an 84' foot Unnamed County Road Easement per Book 920911, Page 719 Official Records

The meridian shown hereon is based upon the California Coordinate System, Zone 2 (NAD83, 1991.35). To obtain grid distances, multiply the ground distances shown hereon by the combined factor of 0.99997792.

IN THE CITY OF ELK GROVE
SACRAMENTO COUNTY, CALIFORNIA
CITY PARCEL 05-08-14

Scale 1"=60'
Date 03-07-06
Drawn By KS
Checked By JB

PLAT MAP - SHEET 1 OF 1
Fee Take of 15,255.79+/- sq.ft.
0.3502+/- acres or 0.142+/- hectares
APN 115-0162-013



Public Utility Easement

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF ELK GROVE, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

All that portion of Lot 10 of Fleming's Highway Farms No. 4, in the City of Elk Grove, County of Sacramento, California, according to the official plat thereof, filed in the office of the Recorder of Sacramento County on July 14, 1926, in Book 19 of maps, Map No. 3, and being more particularly described as follows:

Beginning at the Northeast corner of said parcel; thence along the North line of said parcel line South 70°00'38" West 226.66 feet or 69.086 meters to the **Point of Beginning**; thence from said **Point of Beginning** back along said North line North 70°00'38" East 17.83 feet or 5.435 meters; thence leaving said North line along the arc of a curve to the left having a radius of 585.16 feet or 178.357 meters, with a chord bearing South 78°02'29" East 242.50 feet or 73.914 meters; thence South 90°00'00" East 2.74 feet or 0.835 meters to the East line of said parcel; thence along said East line South 19°46'12" East 13.28 feet or 4.048 meters; thence leaving said East line North 90°00'00" West 7.23 feet or 2.204 meters; thence along the arc of a curve to the right having a radius of 597.66 feet or 182.167 meters, with a chord bearing North 77°25'33" West 260.23 feet or 79.318 meters to the North line of said parcel and the **Point of Beginning**,
Together with:

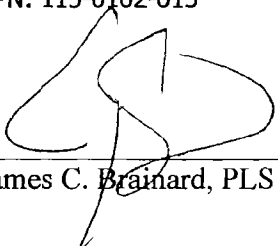
Beginning at the Northeast corner of said parcel; thence along the North line of said parcel line South 70°00'38" West 310.32 feet or 94.586 meters to the **Point of Beginning**; thence from said **Point of Beginning** back along said North line North 70°00'38" East 16.14 feet or 4.919 meters; thence leaving said North line along the arc of a curve to the left having a radius of 713.45 feet or 217.460 meters, with a chord bearing South 69°51'30" East 253.30 feet or 77.206 meters to the South line of said parcel; thence along said South line South 70°00'38" West 24.45 feet or 7.452 meters; thence leaving said South line along the arc of a curve to the right having a radius of 725.95 feet or 221.270 meters, with a chord bearing North 68°36'56" West 247.00 feet or 75.286 meters to the North line of said parcel and the **Point of Beginning**,
Together with:

Beginning at the Southwest corner of said parcel, said point being on the East right of way of East Stockton Boulevard; thence from said **Point of Beginning** along said East right of way North 29°33'07" West 132.85 feet or 40.493 meters; thence North 26°59'40" West 32.50 feet or 9.906 meters to the North line of said parcel; thence leaving said East right of way along said North line North 70°00'38" East 12.59 feet or 3.837 meters; thence leaving said North line South 26°59'40" East 147.54 feet or 44.970 meters; thence South 28°43'38" East 17.01 feet or 5.185 meters to the South line of said parcel; thence along said South line South 70°00'38" West 7.14 feet or 2.176 meters to the **Point of Beginning**,

The total area of the PUE parcels contain 8,039.99 square feet or 0.1846 acres; or 746.943 square meters or 0.075 hectares, more or less.

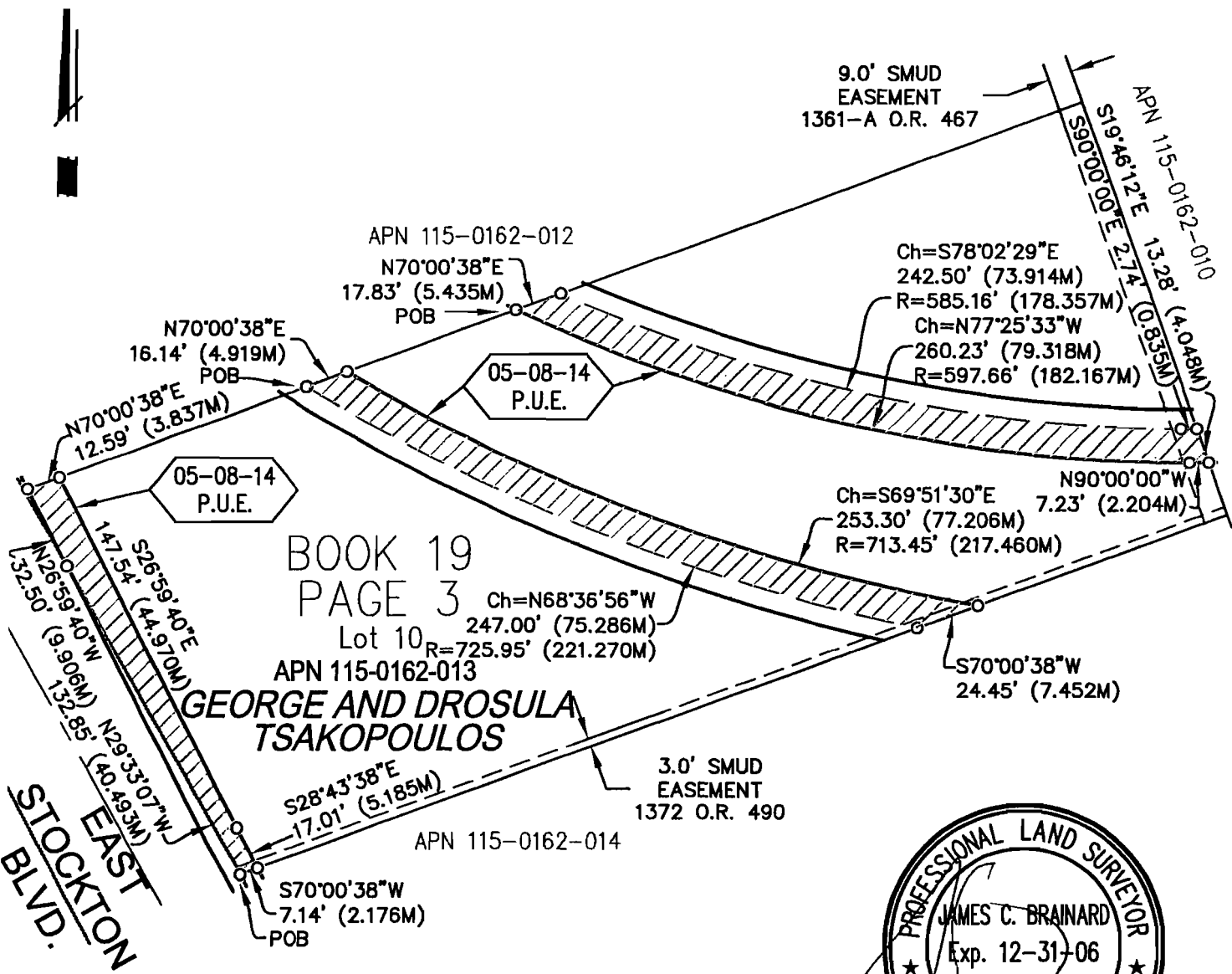
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This real property description has been prepared at R.E.Y. Engineers, Inc., by me or under my direction, in conformance with the Professional Land Surveyors Act
APN: 115-0162-013


James C. Brainard, PLS 7051



10/25/06
Date

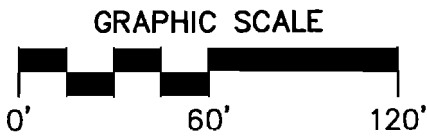


BOOK 19
PAGE 3

Lot 10
APN 115-0162-013
**GEORGE AND DROSULA
TSAKOPOULOS**



||| = Access Control Line
POB = Point of Beginning
POC = Point of Commencement



Note: This property is encumbered by an 84' foot Unnamed County Road Easement per Book 920911, Page 719 Official Records

The meridian shown hereon is based upon the California Coordinate System, Zone 2 (NAD83, 1991.35). To obtain grid distances, multiply the ground distances shown hereon by the combined factor of 0.99997792.



IN THE CITY OF ELK GROVE
SACRAMENTO COUNTY, CALIFORNIA
CITY PARCEL 05-08-14



Scale 1"=60'
Date 03-07-06
Drawn By KS
Checked By JB

PLAT MAP - SHEET 1 OF 1
Public Utility Easement of 8,039.99+/- sq.ft.
0.1846+/- acres or 0.075+/- hectares
APN 115-0162-013

EXHIBIT 1-B-3
(Public Utility Easement)

An EASEMENT for PUBLIC UTILITY PURPOSES for the installation, construction, repair and maintenance of electric lines, traffic control devices, water, sewer, gas and drainage pipes and poles, and overhead and underground wires and conduits for electrical communications and television services, together with any and all appurtenances pertaining thereto, on, over, under and across all that real property owned by OWNER(S) and situated within the City of Elk Grove ("CITY"), County of Sacramento, State of California described herein in Exhibit 1-B-1 and delineated herein on Exhibit 1-B-2.

The CITY may move and/or remove any existing structures or improvements. The CITY shall replace "in like kind" or restore such structures or improvements upon completion of construction and/or maintenance activities unless such restoration or replacement interferes with the operation and maintenance of said public utilities.

Without limiting the CITY's rights granted herein, the CITY may also trim such tree foliage and cut such limbs and roots on said property as may be necessary for the protection of said public utilities.

OWNER(S) shall not erect or construct any building or other permanent structure or drill or operate any well within said easement.

Temporary Construction Easement

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF ELK GROVE, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

All that portion of Lot 10 of Fleming's Highway Farms No. 4, in the City of Elk Grove, County of Sacramento, California, according to the official plat thereof, filed in the office of the Recorder of Sacramento County on July 14, 1926, in Book 19 of maps, Map No. 3, and being more particularly described as follows:

Beginning at the Northeast corner of said parcel; thence along the North line of said parcel line South 70°00'38" West 226.66 feet or 69.086 meters to the **Point of Beginning**; thence from said **Point of Beginning** back along said North line North 70°00'38" East 28.26 feet or 8.614 meters; thence leaving said North line along the arc of a curve to the left having a radius of 577.98 feet or 176.169 meters, with a chord bearing South 78°24'50" East 232.16 feet or 70.763 meters; thence South 90°00'00" East 0.16 feet or 0.049 meters to the East line of said parcel; thence along said East line South 19°46'12" East 20.92 feet or 6.376 meters; thence leaving said East line North 90°00'00" West 7.23 feet or 2.204 meters; thence along the arc of a curve to the right having a radius of 597.66 feet or 182.167 meters, with a chord bearing North 77°25'33" West 260.23 feet or 79.318 meters to the North line of said parcel and the **Point of Beginning**,

Together with: **Beginning** at the Northeast corner of said parcel; thence along the North line of said parcel line South 70°00'38" West 319.51 feet or 97.387 meters to the **Point of Beginning**; thence from said **Point of Beginning** back along said North line North 70°00'38" East 25.33 feet or 7.721 meters; thence leaving said North line along the arc of a curve to the left having a radius of 713.45 feet or 217.460 meters, with a chord bearing South 69°51'30" East 253.30 feet or 77.206 meters to the South line of said parcel; thence along said South line South 70°00'38" West 38.00 feet or 11.582 meters; thence leaving said South line along the arc of a curve to the right having a radius of 733.13 feet or 223.458 meters, with a chord bearing North 67°56'21" West 243.75 feet or 74.295 meters to the North line of said parcel and the **Point of Beginning**,

Together with: **Beginning** at the Southwest corner of said parcel, said point being on the East right of way of East Stockton Boulevard; thence from said **Point of Beginning** along said East right of way North 29°33'07" West 132.85 feet or 40.493 meters; thence North 26°59'40" West 32.50 feet or 9.906 meters to the North line of said parcel; thence leaving said East right of way along said North line North 70°00'38" East 12.59 feet or 3.837 meters; thence leaving said North line South 26°59'40" East 147.54 feet or 44.970 meters; thence South 28°43'38" East 17.01 feet or 5.185 meters to the South line of said parcel; thence along said South line South 70°00'38" West 7.14 feet or 2.176 meters to the **Point of Beginning**,

The total area of the TCE parcels contain 11,539.30 square feet or 0.2649 acres; or 1,072.040 square meters or 0.107 hectares, more or less.

The meridian used herein is based upon the California Coordinate System (CCS) Zone II, NAD83, 1991.35. The ground distances used herein are in U.S. Survey Feet and Meters. To obtain grid distances, multiply the ground distances shown herein by the combined factor of 0.99997792.

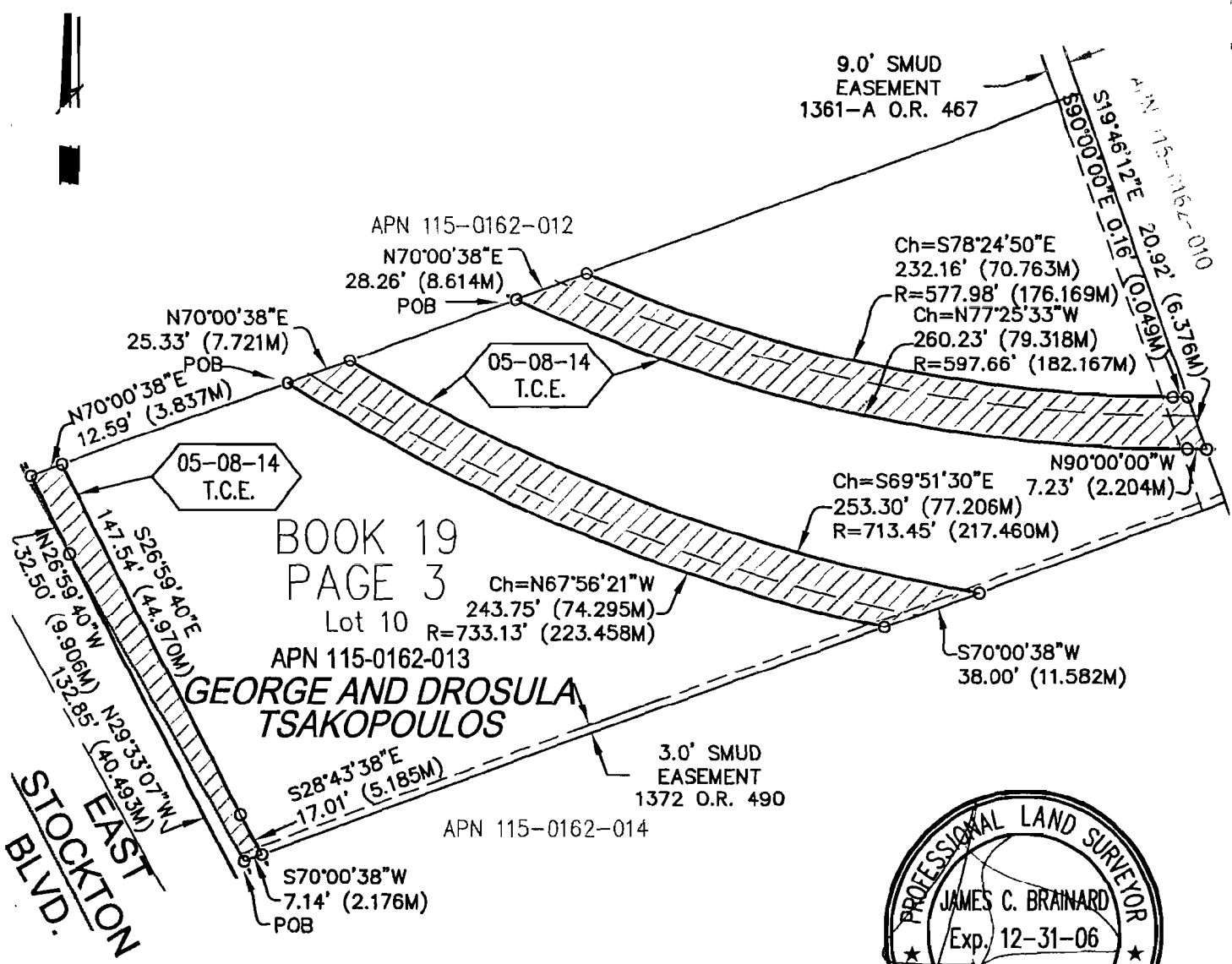
This real property description has been prepared at R.E.Y. Engineers, Inc., by me or under my direction, in conformance with the Professional Land Surveyors Act.

APN: 115-0162-013

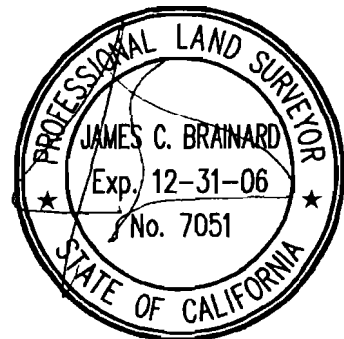
James C. Brainard, PLS 7051



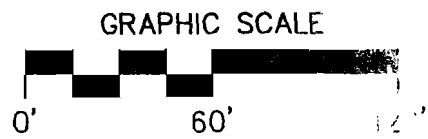
12/25/06
Date



BOOK 19
PAGE 3
Lot 10
APN 115-0162-013
**GEORGE AND DROSULA
TSAKOPOULOS**



|||| = Access Control Line
POB = Point of Beginning
POC = Point of Commencement



Note: This property is encumbered by an 84' foot Unnamed County Road Easement per Book 920911, Page 719 Official Records

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REY ENGINEERS, Inc.
Civil Engineers / Land Surveyors

IN THE CITY OF ELK GROVE
SACRAMENTO COUNTY, CALIFORNIA
CITY PARCEL 05-08-14



Scale 1"=60'
Date 04-18-06
Drawn By KS
Checked By JB

PLAT MAP - SHEET 1 OF 1
Temporary Construction Easement of 11,539.30+/- sq.ft.
0.2649+/- acres or 0.107+/- hectares
APN 115-0162-013

EXHIBIT 1-C-3
(Temporary Construction Easement)

A TEMPORARY CONSTRUCTION EASEMENT (“EASEMENT”) for the purpose of utility use, construction, reconstruction, installation, improvement, repair, inspection, expansion and maintenance of public right-of-ways, highways, roadways, services, utilities, landscape improvements, and necessary appurtenant structures, on, over, and under all that real property situated in the City of Elk Grove (“CITY”), County of Sacramento, State of California, described herein in Exhibit 1-C-1 and delineated herein on Exhibit 1-C-2.

CITY may move and/or remove any existing structures or improvements but shall replace “in like kind” or restore such structures or improvements prior to the EASEMENT’s termination. Access to any improved parcels shall not be totally impaired and at least one-half of all driveways shall remain unobstructed at all times. City may re-grade the underlying property to conform to the grade of the street frontage.

The EASEMENT shall extend for a period of thirty (30) months commencing on the date ordered by the Court.

FEE TAKE

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF ELK GROVE, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

All that portion of Lot 8 & 9 of Fleming's Highway Farms No. 4, in the City of Elk Grove, County of Sacramento, California, according to the official plat thereof, filed in the office of the Recorder of Sacramento County on July 14, 1926, in Book 19 of maps, Map No. 3, and being more particularly described as follows:

Beginning at the Northeast corner of said parcel 9; thence from said **Point of Beginning** along said East line South 19°46'12" East 47.49 feet or 14.475 meters; thence leaving said East line along the arc of a curve to the right having a radius of 713.45 feet or 217.460 meters, with a chord bearing North 84°31'21" West 110.44 feet or 33.662 meters to the North line of said parcel; thence along said North line North 70°00'38" East 99.89 feet or 30.447 meters to the **Point of Beginning**, Together with all underlying fee, if any, appurtenant to the above-described parcel.

Together with:

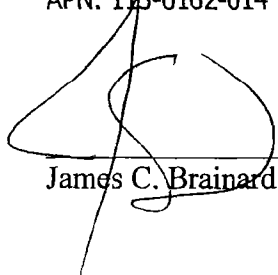
Beginning at the Southwest corner of said parcel 8; thence from said **Point of Beginning** along said West line also being the East right of way of East Stockton Boulevard North 26°07'41" West 105.39 feet or 32.123 meters; thence leaving said West line South 32°25'15" East 107.30 feet or 32.705 meters to the South line of said parcel; thence along said South line South 70°00'38" West 11.83 feet or 3.606 meters to the **Point of Beginning**, Together with all underlying fee, if any, appurtenant to the above-described parcel.

The total area of the fee parcel contains 3,148.98 square feet or 0.0723 acres; or 292.551 square meters or 0.029 hectares, more or less.

The meridian used herein is based upon the California Coordinate System (CCS) Zone II, NAD83, 1991.35. The ground distances used herein are in U.S. Survey Feet and Meters. To obtain grid distances, multiply the ground distances shown herein by the combined factor of 0.99997792.

This real property description has been prepared at R.E.Y. Engineers, Inc., by me or under my direction, in conformance with the Professional Land Surveyors Act.

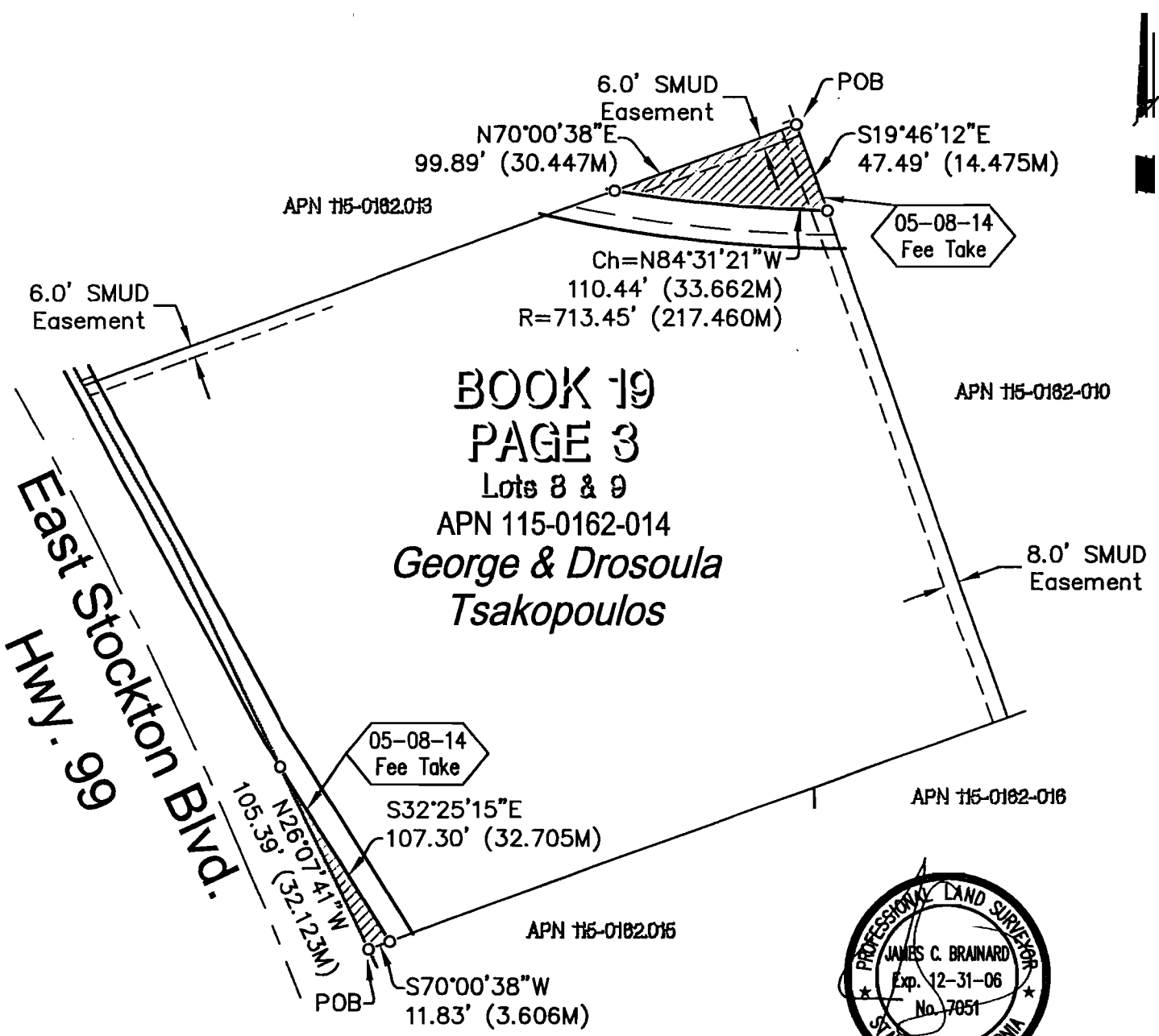
APN: 115-0162-014


James C. Brainard, PLS 7051



10/25/06
Date

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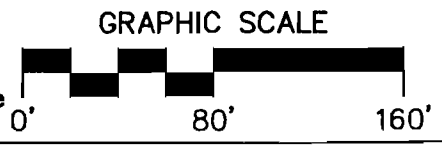
BOOK 19
PAGE 3
 Lots 8 & 9
 APN 115-0162-014
George & Drosoula
Tsakopoulos

East Stockton Blvd.
Hwy. 99

PARCEL ACREAGES	
ORIGINAL:	2.790
FEE TAKE:	0.072
REMAINDER:	2.718



POB = Point of Beginning
 POC = Point of Commencement



The meridian shown hereon is based upon the California Coordinate System, Zone 2 (NAD83, 1991.35). To obtain grid distances, multiply the ground distances shown hereon by the combined factor of 0.99997792.

IN THE CITY OF ELK GROVE
 SACRAMENTO COUNTY, CALIFORNIA
 CITY PARCEL 05-08-14

PLAT MAP - SHEET 1 OF 1
 Fee Take of 3,148.98+/- sq.ft.
 0.0723+/- acres or 0.029+/- hectares
 APN 115-0162-014

Scale 1"=80'
 Date 04-11-06
 Drawn By KS
 Checked By JB



Public Utility Easement

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF ELK GROVE, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

All that portion of Lot 8 & 9 of Fleming's Highway Farms No. 4, in the City of Elk Grove, County of Sacramento, California, according to the official plat thereof, filed in the office of the Recorder of Sacramento County on July 14, 1926, in Book 19 of maps, Map No. 3, and being more particularly described as follows:

Beginning at the Northeast corner of said parcel 9; thence along said East line South 19°46'12" East 47.49 feet or 14.475 meters to the **Point of Beginning**; thence from said **Point of Beginning** continuing along said East line South 19°46'12" East 13.36 feet or 4.072 meters; thence leaving said East line along the arc of a curve to the right having a radius of 725.95 feet or 221.270 meters, with a chord bearing North 83°52'24" West 138.22 feet or 42.130 meters to the North line of said parcel; thence along said North line North 70°00'38" East 24.45 feet or 7.452 meters; thence leaving said North line along the arc of a curve to the left having a radius of 713.45 feet or 217.460 meters, with a chord bearing South 84°31'21" East 110.44 feet or 33.662 meters to the **Point of Beginning**, Together with:

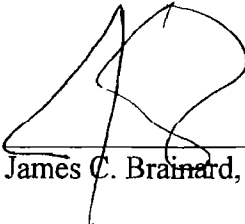
Beginning at the Southwest corner of said parcel 8; thence along said South line North 70°00'38" East 11.83 feet or 3.606 meters to the **Point of Beginning**; thence North 32°25'15" West 107.30 feet or 32.705 meters; thence North 26°07'41" West 126.93 feet or 38.688 meters; thence North 29°33'07" West 96.89 feet or 29.532 meters to the North line of said parcel; thence along said North line North 70°00'38" East 7.14 feet or 2.176 meters; thence leaving said North line South 28°43'38" East 205.45 feet or 62.621 meters; thence South 32°25'15" East 126.43 feet or 38.536 meters to the South line of said parcel; thence along said South line South 70°00'38" West 12.80 feet or 3.901 meters to the **Point of Beginning**,

The total area of the PUE contains 4,615.34 square feet or 0.1060 acres; or 428.781 square meters or 0.043 hectares, more or less.

The meridian used herein is based upon the California Coordinate System (CCS) Zone II, NAD83, 1991.35. The ground distances used herein are in U.S. Survey Feet and Meters. To obtain grid distances, multiply the ground distances shown herein by the combined factor of 0.99997792.

This real property description has been prepared at R.E.Y. Engineers, Inc., by me or under my direction, in conformance with the Professional Land Surveyors Act.

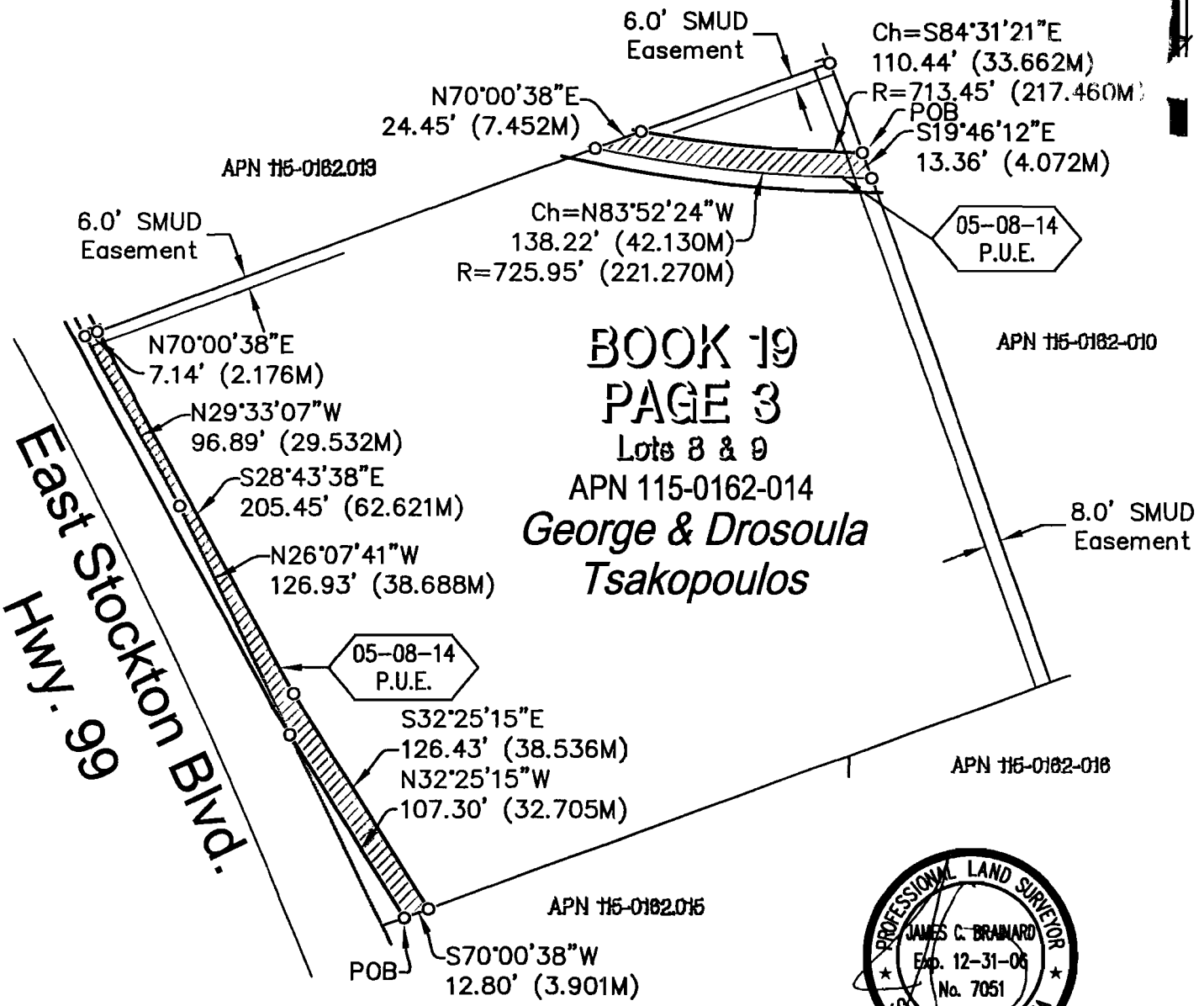
APN: 115-0162-014


James C. Brainard, PLS 7051



10/25/06
Date

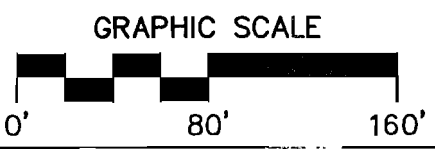
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BOOK 19
PAGE 3
 Lots 8 & 9
 APN 115-0162-014
George & Drosoula
Tsakopoulos



POB = Point of Beginning
 POC = Point of Commencement



The meridian shown hereon is based upon the California Coordinate System, Zone 2 (NAD83, 1991.35). To obtain grid distances, multiply the ground distances shown hereon by the combined factor of 0.99997792.

IN THE CITY OF ELK GROVE
 SACRAMENTO COUNTY, CALIFORNIA
 CITY PARCEL 05-08-14



Scale 1"=80'
 Date 04-11-06
 Drawn By KS
 Checked By JB

PLAT MAP - SHEET 1 OF 1
 Public Utility Easement of 4,615.34+/- sq.ft.
 0.1060+/- acres or 0.043+/- hectares
 APN 115-0162-014

EXHIBIT 2-B-3
(Public Utility Easement)

An EASEMENT for PUBLIC UTILITY PURPOSES for the installation, construction, repair and maintenance of electroliers, traffic control devises, water, sewer, gas and drainage pipes and poles, and overhead and underground wires and conduits for electrical, communications and television services, together with any and all appurtenances pertaining thereto, on, over, under and across all that real property owned by OWNER(S) and situated within the City of Elk Grove ("CITY"), County of Sacramento, State of California described herein in Exhibit 2-B-1 and delineated herein on Exhibit 2-B-2.

The CITY may move and/or remove any existing structures or improvements. The CITY shall replace "in like kind" or restore such structures or improvements upon completion of construction and/or maintenance activities unless such restoration or replacement interferes with the operation and maintenance of said public utilities.

Without limiting the CITY's rights granted herein, the CITY may also trim such tree foliage and cut such limbs and roots on said property as may be necessary for the protection of said public utilities.

OWNER(S) shall not erect or construct any building or other permanent structure or drill or operate any well within said easement.

Temporary Construction Easement

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF ELK GROVE, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

All that portion of Lot 8 & 9 of Fleming's Highway Farms No. 4, in the City of Elk Grove, County of Sacramento, California, according to the official plat thereof, filed in the office of the Recorder of Sacramento County on July 14, 1926, in Book 19 of maps, Map No. 3, and being more particularly described as follows:

Beginning at the Northeast corner of said parcel 9; thence along said East line South 19°46'12" East 47.49 feet or 14.475 meters to the **Point of Beginning**; thence from said **Point of Beginning** continuing along said East line South 19°46'12" East 21.02 feet or 6.407 meters; thence leaving said East line along the arc of a curve to the right having a radius of 733.13 feet or 223.458 meters, with a chord bearing North 83°31'36" West 153.73 feet or 46.857 meters to the North line of said parcel; thence along said North line North 70°00'38" East 38.00 feet or 11.582 meters; thence leaving said North line along the arc of a curve to the left having a radius of 713.45 feet or 217.460 meters, with a chord bearing South 84°31'21" East 110.44 feet or 33.662 meters to the **Point of Beginning**,
Together with:

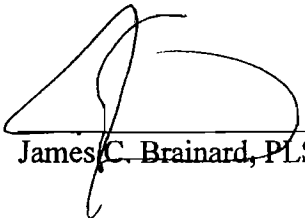
Beginning at the Southwest corner of said parcel 8; thence along said South line North 70°00'38" East 11.83 feet or 3.606 meters to the **Point of Beginning**; thence North 32°25'15" West 107.30 feet or 32.705 meters; thence North 26°07'41" West 126.93 feet or 38.688 meters; thence North 29°33'07" West 96.89 feet or 29.532 meters to the North line of said parcel; thence along said North line North 70°00'38" East 7.14 feet or 2.176 meters; thence leaving said North line South 28°43'38" East 205.45 feet or 62.621 meters; thence South 32°25'15" East 126.43 feet or 38.536 meters to the South line of said parcel; thence along said South line South 70°00'38" West 12.80 feet or 3.901 meters to the **Point of Beginning**,

The total area of the PUE contains 5,666.18 square feet or 0.1301 acres; or 526.407 square meters or 0.053 hectares, more or less.

The meridian used herein is based upon the California Coordinate System (CCS) Zone II, NAD83, 1991.35. The ground distances used herein are in U.S. Survey Feet and Meters. To obtain grid distances, multiply the ground distances shown herein by the combined factor of 0.99997792.

This real property description has been prepared at R.E.Y. Engineers, Inc., by me or under my direction, in conformance with the Professional Land Surveyors Act.

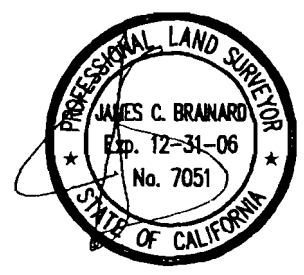
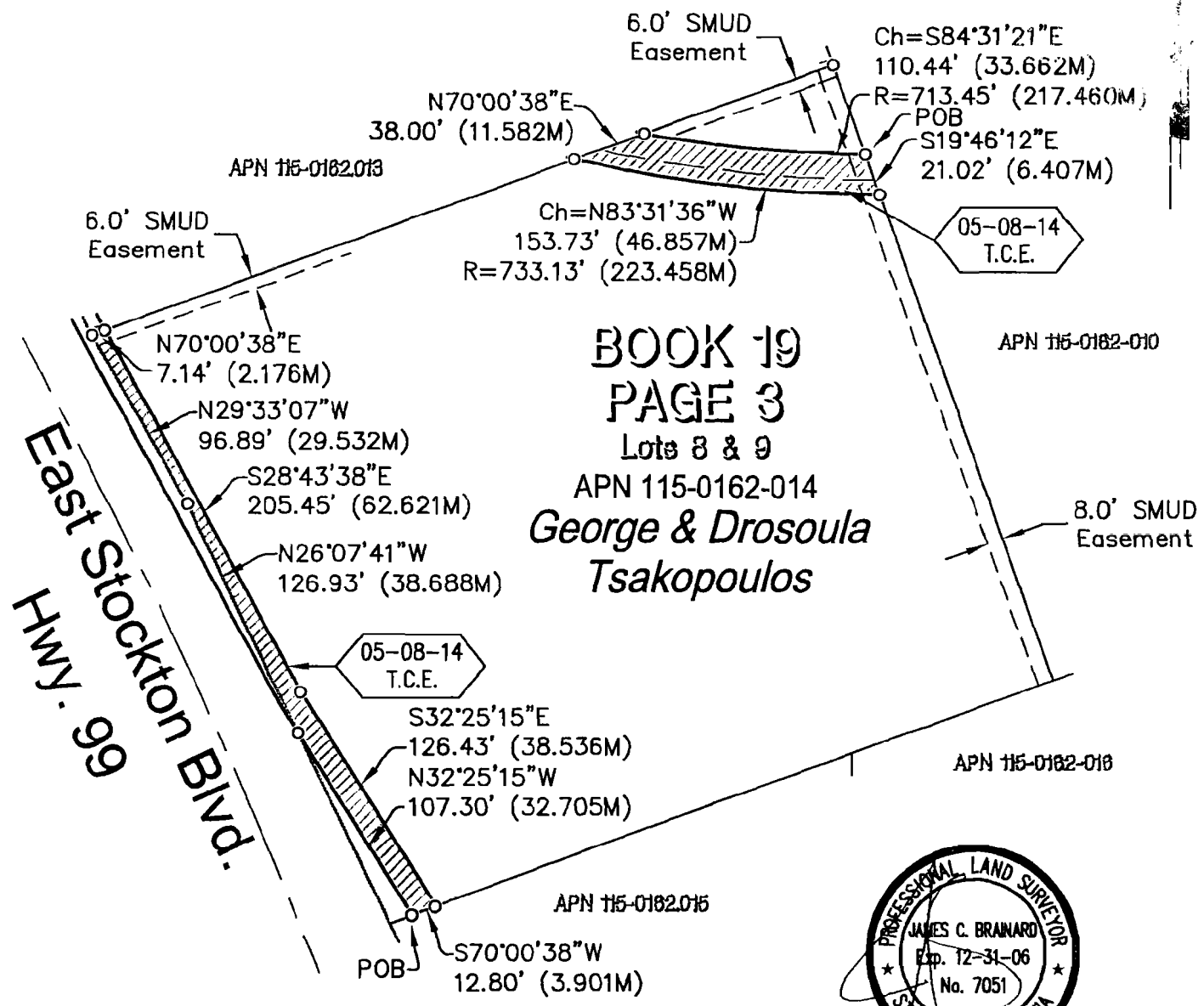
APN: 115-0162-014


James C. Brainard, PLS 7051

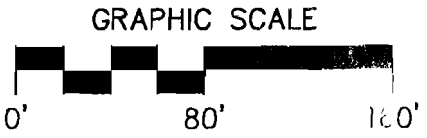


10/25/06
Date

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POB = Point of Beginning
 POC = Point of Commencement



The meridian shown hereon is based upon the California Coordinate System, Zone 2 (NAD83, 1991.35). To obtain grid distances, multiply the ground distances shown hereon by the combined factor of 0.99997792.

322 Hours Only Services 01/05/07
 8111 360-310 Fax 8111 360-3228
REY ENGINEERS, Inc.
 Civil Engineers / Land Surveyors

IN THE CITY OF ELK GROVE
 SACRAMENTO COUNTY, CALIFORNIA
 CITY PARCEL 05-08-14



Scale 1"=80'
 Date 04-11-06
 Drawn By KS
 Checked By JB

PLAT MAP - SHEET 1 OF 1
 Temporary Construction Easement of 5,666.18+/- sq.ft.
 0.1301+/- acres or 0.053+/- hectares
 APN 115-0162-014

EXHIBIT 2-C-3
(Temporary Construction Easement)

A TEMPORARY CONSTRUCTION EASEMENT (“EASEMENT”) for the purpose of repair, use, construction, reconstruction, installation, improvement, repair, inspection, expansion and maintenance of public right-of-ways, highways, roadways, services, utilities, landscape improvements, and necessary appurtenant structures, on, over, and under all that real property situated in the City of Elk Grove (“CITY”), County of Sacramento, State of California, described herein in Exhibit 2-C-1 and delineated herein on Exhibit 2-C-2.

CITY may move and/or remove any existing structures or improvements but shall replace “in like kind” or restore such structures or improvements prior to the EASEMENT’s termination. Access to any improved parcels shall not be totally impaired and at least one-half of all driveways shall remain unobstructed at all times. City may re-grade the underlying property to conform to the grade of the street frontage.

The EASEMENT shall extend for a period of thirty (30) months commencing on the date ordered by the Court.

FEE TAKE AREA

A parcel of land lying in the City of Elk Grove, County of Sacramento, State of California and being a portion of Lot 7 of Fleming's Highway Farms No. 4, recorded on the Subdivision Map in Book 19 of Maps, Map No. 3 in the Office of the Recorder of Sacramento County, and more particularly described by metes and bounds as follows:

Beginning at the Southeast corner of said parcel, thence along the South line of said parcel South 89° 54' 56" West 119.34 feet or 36.375 meters to the Southwest corner of said parcel; thence along the West line of said parcel North 26° 07' 41" West 259.23 feet or 79.013 meters to the Northwest corner of said parcel; thence along the North line of said parcel North 70° 00' 38" East 11.83 feet or 3.606 meters; thence leaving said North line South 32° 25' 15" East 254.49 feet or 77.569 meters; thence North 85° 19' 39" East 86.01 feet or 26.216 meters to the East line of said parcel; thence along said East line South 00° 25' 56" East 29.14 feet or 8.882 meters more or less to the Point of Beginning, containing 9,173.335 Sq. Ft. (0.211 acres) or 852.234 Sq M (0.085 hectares) more or less.

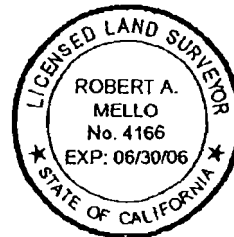
Together with underlying fee interests, if any, contiguous to, Westerly and Southerly from the above described property, and all interests therein in addition to the existing easement interests, in and across the adjoining public roads, known as Sheldon Road and East Stockton Blvd.

The meridian used herein is based upon the California Coordinate System (CCS) Zone II, NAD83. The ground distances used herein are in U.S. Survey Feet and Meters. To obtain grid distances, multiply the ground distances shown herein by the combined factor of 0.99997792.

This real property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors Act.

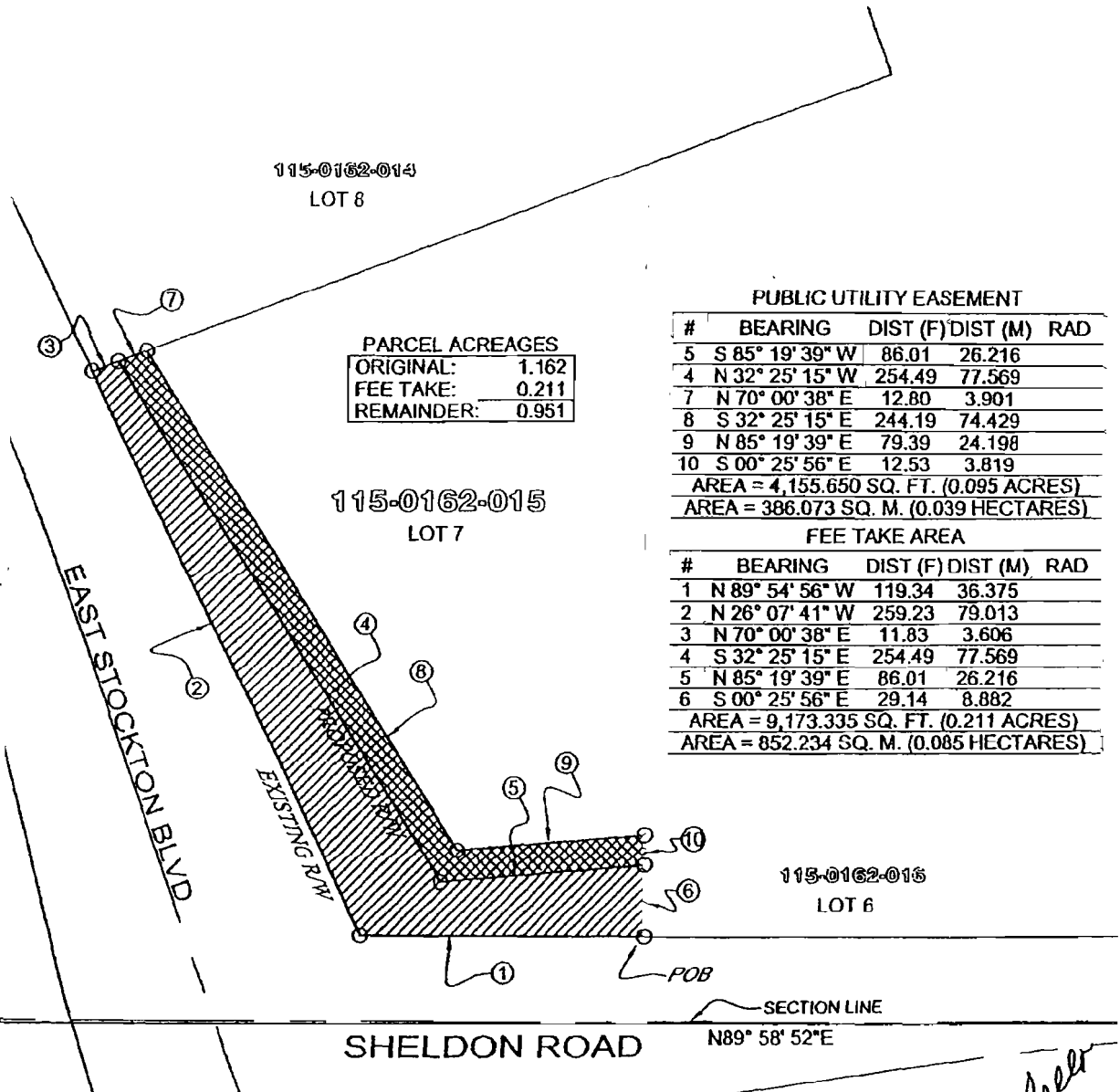
Signature Robert A. Mello

Date Sept 12, 2005



APN: 115-0162-015
12 September 2005

THE MERIDIAN SHOWN HEREON IS BASED UPON THE CALIFORNIA COORDINATE SYSTEM, ZONE 2 (NAD83). TO OBTAIN GROUND DISTANCES, MULTIPLY THE GROUND DISTANCES SHOWN HEREON BY THE COMBINED FACTOR OF 0.99997792.



115-0162-014
LOT 8

PARCEL ACREAGES	
ORIGINAL:	1.162
FEE TAKE:	0.211
REMAINDER:	0.951

115-0162-015
LOT 7

PUBLIC UTILITY EASEMENT

#	BEARING	DIST (F)	DIST (M)	RAD
5	S 85° 19' 39" W	86.01	26.216	
4	N 32° 25' 15" W	254.49	77.569	
7	N 70° 00' 38" E	12.80	3.901	
8	S 32° 25' 15" E	244.19	74.429	
9	N 85° 19' 39" E	79.39	24.198	
10	S 00° 25' 56" E	12.53	3.819	
AREA = 4,155.650 SQ. FT. (0.095 ACRES)				
AREA = 386.073 SQ. M. (0.039 HECTARES)				

FEE TAKE AREA

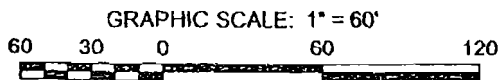
#	BEARING	DIST (F)	DIST (M)	RAD
1	N 89° 54' 56" W	119.34	36.375	
2	N 26° 07' 41" W	259.23	79.013	
3	N 70° 00' 38" E	11.83	3.606	
4	S 32° 25' 15" E	254.49	77.569	
5	N 85° 19' 39" E	86.01	26.216	
6	S 00° 25' 56" E	29.14	8.882	
AREA = 9,173.335 SQ. FT. (0.211 ACRES)				
AREA = 852.234 SQ. M. (0.085 HECTARES)				



115-0162-016
LOT 6

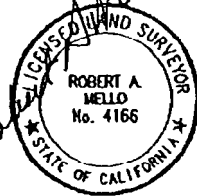
SHELDON ROAD

N89° 58' 52"E

A PORTION OF LOT 7 OF FLEMING'S HIGHWAY FARMS NO. 4 AS SHOWN ON THE SUBDIVISION MAP FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY IN BOOK 19 OF MAPS, MAP NO. 3



FEE TAKE AREA 
PUBLIC UTILITY EASEMENT 



PLAT MAP
CITY OF ELK GROVE
SACRAMENTO COUNTY

TITLE ORDER: 5000800-B
OWNER: GEORGE & DROSOULA TSAKOPOULOS
ACQ#: 05-08-14
APN: 115-0162-015

12 SEPTEMBER 2005

3-A-2

PUBLIC UTILITY EASEMENT

A parcel of land lying in the City of Elk Grove, County of Sacramento, State of California and being a portion of Lot 7 of Fleming's Highway Farms No. 4, recorded on the Subdivision Map in Book 19 of Maps, Map No. 3 in the Office of the Recorder of Sacramento County, and more particularly described by metes and bounds as follows:

Beginning at a point on the East line of said parcel from which the Southeast corner bears South 00° 25' 56" East 29.14 feet or 8.882 meters; thence from said True Point of Beginning South 85° 19' 39" West 86.01 feet or 26.216 meters; thence North 32° 25' 15" West 254.49 feet or 77.569 meters to the North line of said parcel; thence along said North Line North 70° 00' 38" East 12.80 feet or 3.901 meters; thence leaving said North line South 32° 25' 15" East 244.19 feet or 74.429 meters; thence North 85° 19' 39" East 79.39 feet or 24.198 meters to the East line of said parcel; thence along said East line South 00° 25' 56" East 12.53 feet or 3.819 meters more or less to the True Point of Beginning, containing 4,155.650 Sq. Ft. (0.095 acres) or 386.076 Sq. M (0.039 Hectares) more or less.

The meridian used herein is based upon the California Coordinate System (CCS) Zone II, NAD83. The ground distances used herein are in U.S. Survey Feet and Meters. To obtain grid distances, multiply the ground distances shown herein by the combined factor of 0.99997792.

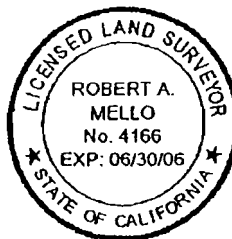
This real property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors Act.

Signature

Robert A. Mello

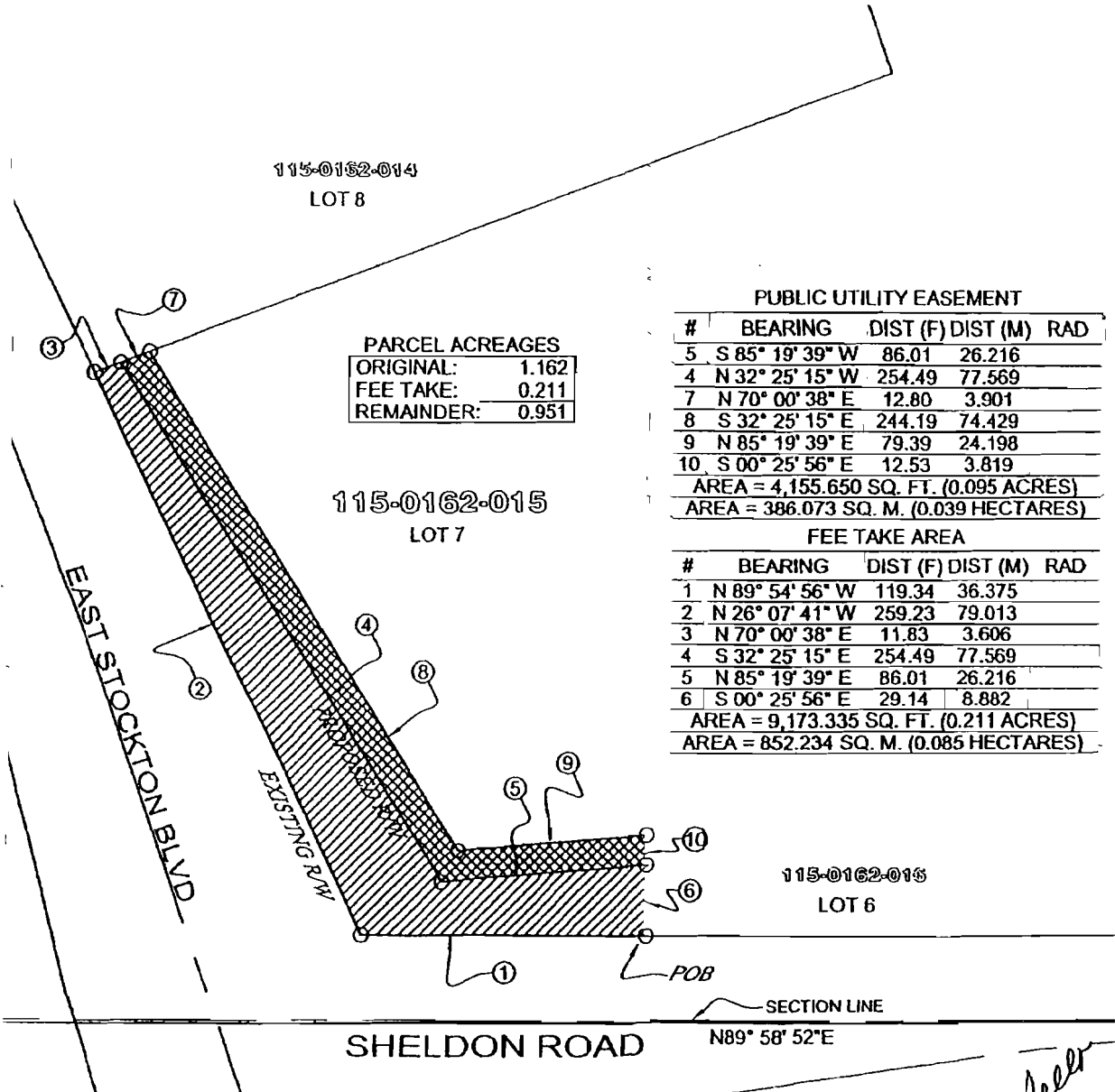
Date

Sept. 12, 2005



APN: 115-0162-015
12 September 2005

THE MERIDIAN SHOWN HEREON IS BASED UPON THE CALIFORNIA COORDINATE SYSTEM, ZONE 2 (NAD83). TO OBTAIN DISTANCES, MULTIPLY THE GROUND DISTANCES SHOWN HEREON BY THE COMBINED FACTOR OF 0.99997792



PARCEL ACREAGES

ORIGINAL:	1.162
FEE TAKE:	0.211
REMAINDER:	0.951

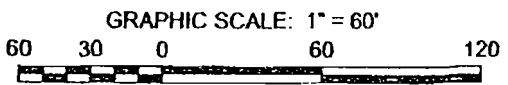
PUBLIC UTILITY EASEMENT

#	BEARING	DIST (F)	DIST (M)	RAD
5	S 85° 19' 39" W	86.01	26.216	
4	N 32° 25' 15" W	254.49	77.569	
7	N 70° 00' 38" E	12.80	3.901	
8	S 32° 25' 15" E	244.19	74.429	
9	N 85° 19' 39" E	79.39	24.198	
10	S 00° 25' 56" E	12.53	3.819	
AREA = 4,155.650 SQ. FT. (0.095 ACRES)				
AREA = 386.073 SQ. M. (0.039 HECTARES)				

FEE TAKE AREA

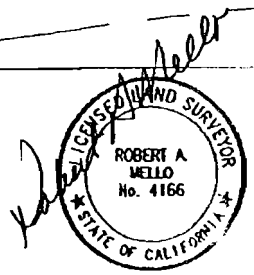
#	BEARING	DIST (F)	DIST (M)	RAD
1	N 89° 54' 56" W	119.34	36.375	
2	N 26° 07' 41" W	259.23	79.013	
3	N 70° 00' 38" E	11.83	3.606	
4	S 32° 25' 15" E	254.49	77.569	
5	N 85° 19' 39" E	86.01	26.216	
6	S 00° 25' 56" E	29.14	8.882	
AREA = 9,173.335 SQ. FT. (0.211 ACRES)				
AREA = 852.234 SQ. M. (0.085 HECTARES)				

A PORTION OF LOT 7 OF FLEMING'S HIGHWAY FARMS NO. 4 AS SHOWN ON THE SUBDIVISION MAP FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY IN BOOK 19 OF MAPS, MAP NO. 3



FEE TAKE AREA

 PUBLIC UTILITY EASEMENT



PLAT MAP
CITY OF ELK GROVE
SACRAMENTO COUNTY

TITLE ORDER: 5000800-B
OWNER: GEORGE & DROSOULA TSAKOPOULOS
ACQ#: 05-08-14
APN: 115-0162-015

12 SEPTEMBER 2014

EXHIBIT 3-B-3
(Public Utility Easement)

An EASEMENT for PUBLIC UTILITY PURPOSES for the installation, construction and repair and maintenance of electroliers, traffic control devises, water, sewer, gas and drainage pipes and poles, and overhead and underground wires and conduits for electrical, communications and television services, together with any and all appurtenances pertaining thereto, on, over, under and across all that real property owned by OWNER(S) and situated within the City of Elk Grove ("CITY"), County of Sacramento, State of California described herein in Exhibit 3-B-1 and delineated herein on Exhibit 3-B-2.

The CITY may move and/or remove any existing structures or improvements. The CITY shall replace "in like kind" or restore such structures or improvements upon completion of construction and/or maintenance activities unless such restoration or replacement interferes with the operation and maintenance of said public utilities.

Without limiting the CITY's rights granted herein, the CITY may also trim such tree foliage and cut such limbs and roots on said property as may be necessary for the protection of said public utilities.

OWNER(S) shall not erect or construct any building or other permanent structure or drill or operate any well within said easement.

TEMPORARY CONSTRUCTION EASEMENT

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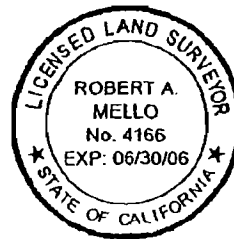
Beginning at a point on the East line of said parcel from which the Southeast corner bears South 00° 25' 56" East 29.14 feet or 8.882 meters; thence from said True Point of Beginning South 85° 19' 39" West 86.01 feet or 26.216 meters; thence North 32° 25' 15" West 254.49 feet or 77.569 meters to the North line of said parcel; thence along said North Line North 70° 00' 38" East 12.80 feet or 3.901 meters; thence leaving said North line South 32° 25' 15" East 236.07 feet or 71.954 meters; thence North 85° 19' 39" East 83.70 feet or 25.512 meters to the East line of said parcel; thence along said East line South 00° 25' 56" East 19.74 feet or 6.017 meters more or less to the True Point of Beginning, containing 4,741.641 Sq. Ft. (0.109 acres) or 440.515 Sq. M (0.044 Hectares) more or less.

The meridian used herein is based upon the California Coordinate System (CCS) Zone II, NAD83. The ground distances used herein are in U.S. Survey Feet and Meters. To obtain grid distances, multiply the ground distances shown herein by the combined factor of 0.99997792.

This real property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors Act.

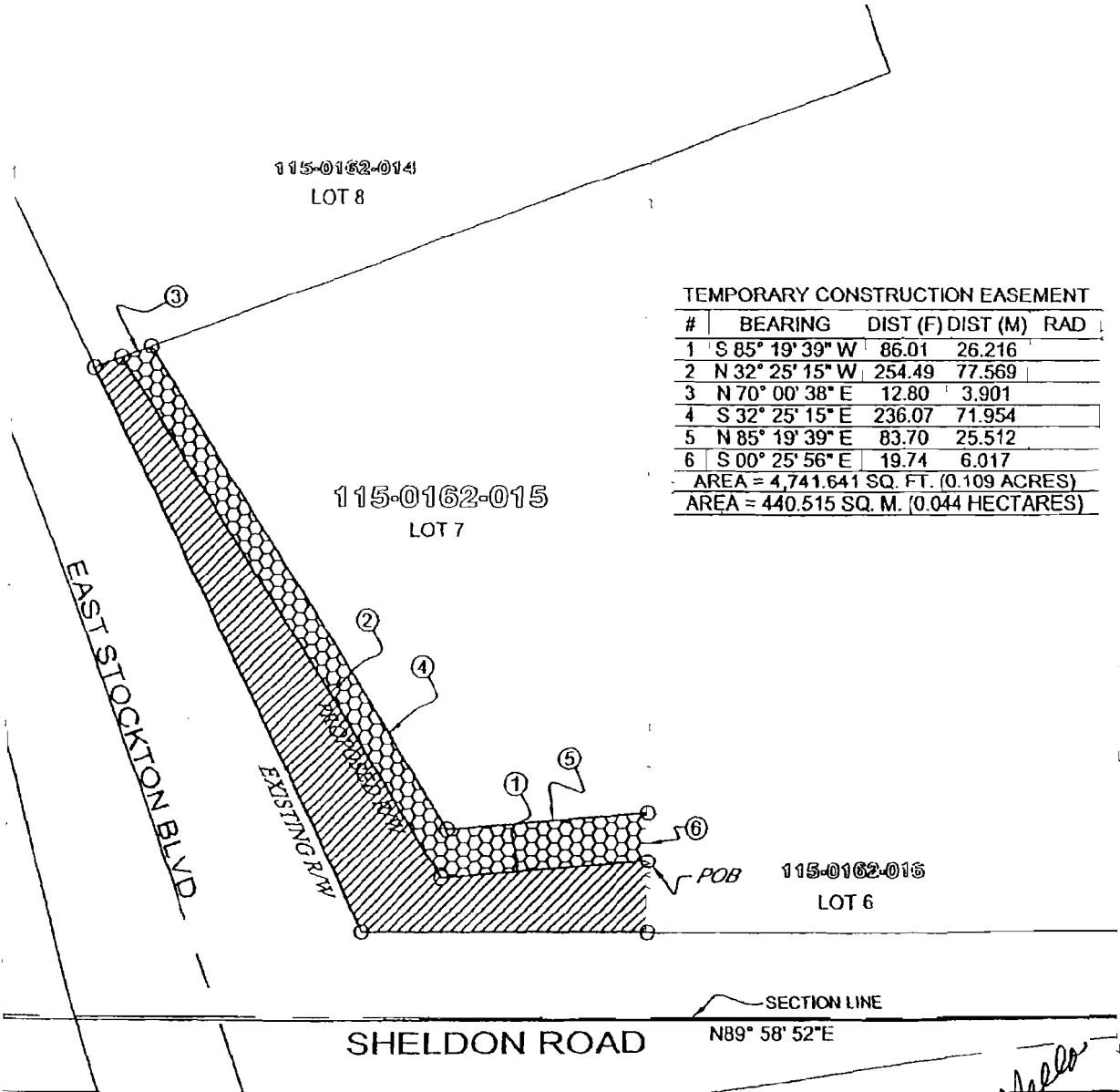
Signature Robert A. Mello

Date Sept 12, 2005



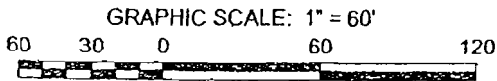
APN: 115-0162-015
12 September 2005

THE MERIDIAN SHOWN HEREON IS BASED UPON THE CALIFORNIA COORDINATE SYSTEM, ZONE 2 (NAD83). TO OBTAIN TRUE DISTANCES, MULTIPLY THE GROUND DISTANCES SHOWN HEREON BY THE COMBINED FACTOR OF 0.99997192.



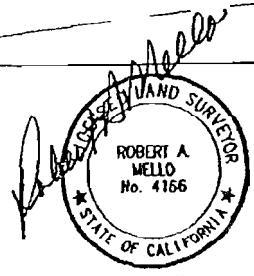
TEMPORARY CONSTRUCTION EASEMENT				
#	BEARING	DIST (F)	DIST (M)	RAD
1	S 85° 19' 39" W	86.01	26.216	
2	N 32° 25' 15" W	254.49	77.569	
3	N 70° 00' 38" E	12.80	3.901	
4	S 32° 25' 15" E	236.07	71.954	
5	N 85° 19' 39" E	83.70	25.512	
6	S 00° 25' 56" E	19.74	6.017	
AREA = 4,741.641 SQ. FT. (0.109 ACRES)				
AREA = 440.515 SQ. M. (0.044 HECTARES)				

A PORTION OF LOT 7 OF FLEMING'S HIGHWAY FARMS NO. 4 AS SHOWN ON THE SUBDIVISION MAP FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY IN BOOK 19 OF MAPS, MAP NO. 3



FEE TAKE AREA

TEMPORARY CONSTRUCTION EASEMENT



PLAT MAP
CITY OF ELK GROVE
SACRAMENTO COUNTY

TITLE ORDER: 5000800-B
OWNER: GEORGE & DROSOULA TSAKOPOULOS
ACQ #: 05-08-14
APN: 115-0162-015

17 SEPTEMBER 2005

EXHIBIT 3-C-3
(Temporary Construction Easement)

A TEMPORARY CONSTRUCTION EASEMENT (“EASEMENT”) for the purpose of public use, construction, reconstruction, installation, improvement, repair, inspection, expansion and maintenance of public right-of-ways, highways, roadways, services, utilities, landscape improvements, and necessary appurtenant structures, on, over, and under all that real property situated in the City of Elk Grove (“CITY”), County of Sacramento, State of California, described herein in Exhibit 3-C-1 and delineated herein on Exhibit 3-C-2.

CITY may move and/or remove any existing structures or improvements but shall replace “in like kind” or restore such structures or improvements prior to the EASEMENT’s termination. Access to any improved parcels shall not be totally impaired and at least one-half of all driveways shall remain unobstructed at all times. City may re-grade the underlying property to conform to the grade of the street frontage.

The EASEMENT shall extend for a period of thirty (30) months commencing on the date ordered by the Court.

FEE TAKE AREA

A parcel of land lying in the City of Elk Grove, County of Sacramento, State of California and being a portion of Lot 6 of Fleming's Highway Farms No. 4, recorded on the Subdivision Map in Book 19 of Maps, Map No. 3 in the Office of the Recorder of Sacramento County, and more particularly described by metes and bounds as follows:

Beginning at the Southeast corner of said parcel, thence along the South line of said parcel South 89° 54' 56" West 286.33 feet or 87.274 meters to the Southwest corner of said parcel; thence along the West line of said parcel North 00° 25' 56" West 29.14 feet or 8.882 meters; thence leaving said West line North 85° 19' 39" East 230.84 feet or 70.360 meters; thence North 84° 12' 09" East 56.23 feet or 17.139 meters to the East line of said parcel; thence along said East line South 00° 33' 58" East 54.05 feet or 16.474 meters more or less to the Point of Beginning, containing 11,779.669 Sq. Ft. (0.270 acres) or 1,094.371 Sq M (0.109 hectares) more or less.

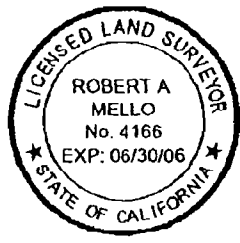
Together with underlying fee interests, if any, contiguous to, Westerly and Southerly from the above described property, and all interests therein in addition to the existing easement interests, in and across the adjoining public roads, known as Sheldon Road and East Stockton Blvd.

The meridian used herein is based upon the California Coordinate System (CCS) Zone II, NAD83. The ground distances used herein are in U.S. Survey Feet and Meters. To obtain grid distances, multiply the ground distances shown herein by the combined factor of 0.99997792.

This real property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors Act.

Signature *Robert A. Mello*

Date *October 5, 2005*



APN: 115-0162-016
05 October 2005

THE MERIDIAN SHOWN HEREON IS BASED UPON THE CALIFORNIA COORDINATE SYSTEM, ZONE 2 (NAD83). TO OBTAIN TRUE DISTANCES, MULTIPLY THE GROUND DISTANCES SHOWN HEREON BY THE COMBINED FACTOR OF 0.99997792.

PUBLIC UTILITY EASEMENT

#	BEARING	DIST (F)	DIST (M)	RAD
4	S 84° 12' 09" W	56.23	17.139	
3	S 85° 19' 39" W	230.84	70.360	
6	N 00° 25' 56" W	12.53	3.819	
7	N 85° 19' 39" E	229.92	70.080	
8	N 84° 12' 00" E	57.13	17.413	
9	S 00° 33' 58" E	12.55	3.825	
AREA = 3,586.990 SQ. FT. (0.082 ACRES)				
AREA = 333.244 SQ. M (0.033 HECTARES)				

115-0162-015

LOT 7

115-0150-057

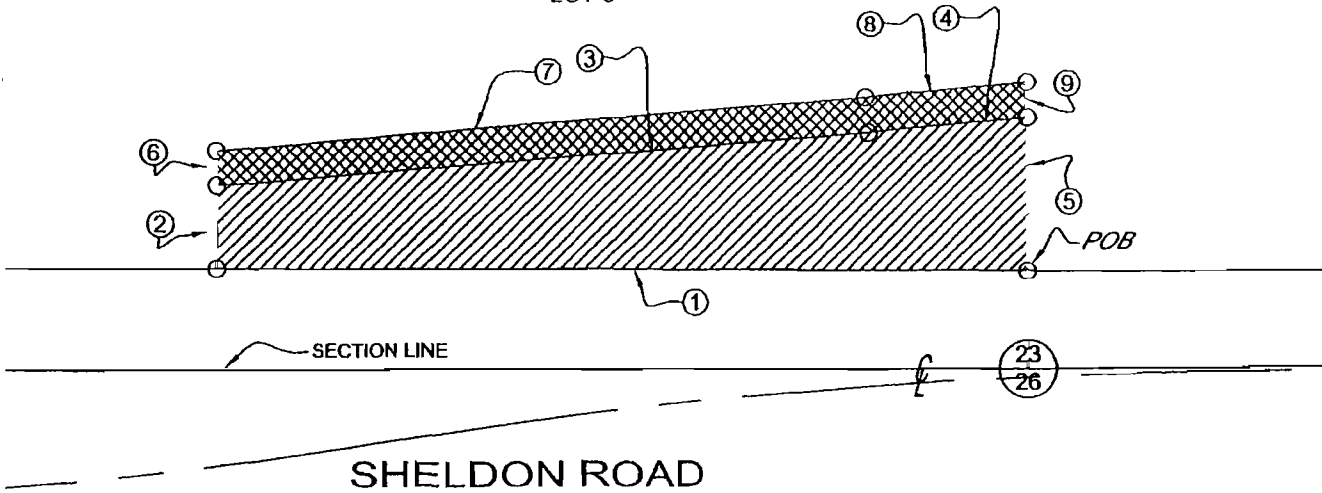
FEE TAKE AREA

#	BEARING	DIST (F)	DIST (M)	RAD
1	N 89° 54' 56" W	286.33	87.274	
2	N 00° 25' 56" W	29.14	8.882	
3	N 85° 19' 39" E	230.84	70.360	
4	N 84° 12' 09" E	56.23	17.139	
5	S 00° 33' 58" E	54.05	16.474	
AREA = 11,779.669 SQ. FT. (0.270 ACRES)				
AREA = 1,094.371 SQ. M (0.109 HECTARES)				

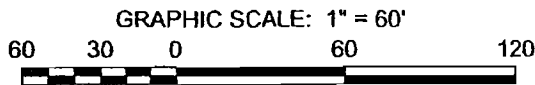
PARCEL ACREAGES	
ORIGINAL:	2.422
FEE TAKE:	0.270
REMAINDER:	2.152

115-0162-016

LOT 6

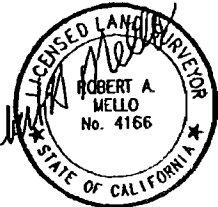


A PORTION OF LOT 6 OF FLEMING'S HIGHWAY FARMS NO. 4 AS SHOWN ON THE SUBDIVISION MAP FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY IN BOOK 19 OF MAPS, MAP NO. 3



FEE TAKE AREA 

PUBLIC UTILITY EASEMENT 



PLAT MAP
CITY OF ELK GROVE
SACRAMENTO COUNTY

TITLE ORDER: 5000840
OWNER: GEORGE & DROSOULA TSAKOPOULOS
ACQ #: 05-08-15
APN: 115-0162-016

05 OCTOBER 2015

PUBLIC UTILITY EASEMENT

A parcel of land lying in the City of Elk Grove, County of Sacramento, State of California and being a portion of Lot 6 of Fleming's Highway Farms No. 4, recorded on the Subdivision Map in Book 19 of Maps, Map No. 3 in the Office of the Recorder of Sacramento County, and more particularly described by metes and bounds as follows:

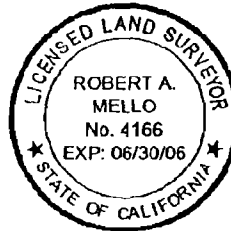
Beginning at a point on the East line of said parcel from which the Southeast corner bears South 00° 33' 58" East 54.05 feet or 16.474 meters; thence from said True Point of Beginning South 84° 12' 09" West 56.23 feet or 17.139 meters; thence South 85° 19' 39" West 230.84 feet or 70.360 meters to the West line of said parcel; thence along said West Line North 00° 25' 56" West 12.53 feet or 3.819 meters; thence leaving said West line North 85° 19' 39" East 229.92 feet or 70.080 meters; thence North 84° 12' 00" East 57.13 feet or 17.413 meters to the East line of said parcel; thence along said East line South 00° 33' 58" East 12.55 feet or 3.825 meters more or less to the True Point of Beginning, containing 3,586.990 Sq. Ft. (0.082 acres) or 333.244 Sq. M (0.033 Hectares) more or less.

The meridian used herein is based upon the California Coordinate System (CCS) Zone II, NAD83. The ground distances used herein are in U.S. Survey Feet and Meters. To obtain grid distances, multiply the ground distances shown herein by the combined factor of 0.99997792.

This real property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors Act.

Signature Robert A. Mello

Date October 5, 2005



APN: 115-0162-016
05 October 2005

THE MERIDIAN SHOWN HEREON IS BASED UPON THE CALIFORNIA COORDINATE SYSTEM, ZONE 2 (NAD83). TO OBTAIN GRID DISTANCES, MULTIPLY THE GROUND DISTANCES SHOWN HEREON BY THE COMBINED FACTOR OF 0.99997792

PUBLIC UTILITY EASEMENT

#	BEARING	DIST (F)	DIST (M)	RAD
4	S 84° 12' 09" W	56.23	17.139	
3	S 85° 19' 39" W	230.84	70.360	
6	N 00° 25' 56" W	12.53	3.819	
7	N 85° 19' 39" E	229.92	70.080	
8	N 84° 12' 00" E	57.13	17.413	
9	S 00° 33' 58" E	12.55	3.825	
AREA = 3,586.990 SQ. FT. (0.082 ACRES)				
AREA = 333.244 SQ. M (0.033 HECTARES)				

115-0162-013

LOT 7

115-0150-057

FEE TAKE AREA

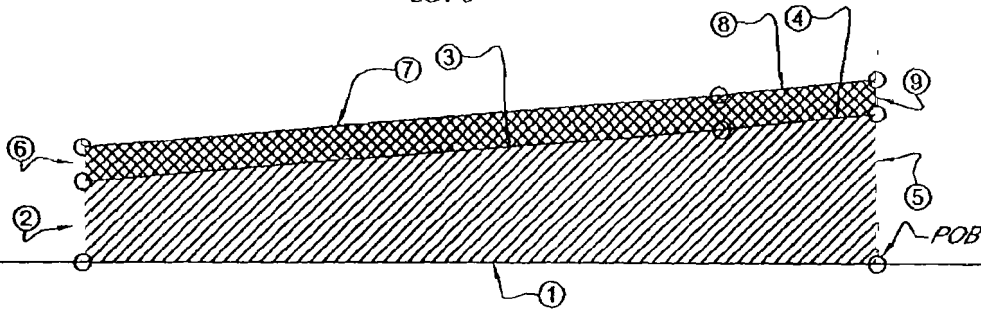
#	BEARING	DIST (F)	DIST (M)	RAD
1	N 89° 54' 56" W	286.33	87.274	
2	N 00° 25' 56" W	29.14	8.882	
3	N 85° 19' 39" E	230.84	70.360	
4	N 84° 12' 09" E	56.23	17.139	
5	S 00° 33' 58" E	54.05	16.474	
AREA = 11,779.669 SQ. FT. (0.270 ACRES)				
AREA = 1,094.371 SQ. M (0.109 HECTARES)				

PARCEL ACREAGES

ORIGINAL:	2.422
FEE TAKE:	0.270
REMAINDER:	2.152

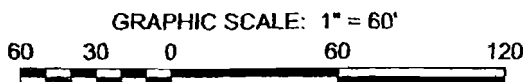
115-0162-016

LOT 6



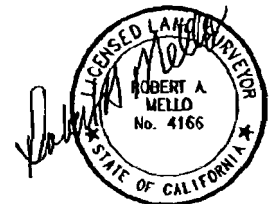
SHELDON ROAD

A PORTION OF LOT 6 OF FLEMING'S HIGHWAY FARMS NO. 4 AS SHOWN ON THE SUBDIVISION MAP FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY IN BOOK 19 OF MAPS, MAP NO. 3



FEE TAKE AREA

PUBLIC UTILITY EASEMENT



PLAT MAP
CITY OF ELK GROVE
SACRAMENTO COUNTY

TITLE ORDER: 5000840
OWNER: GEORGE & DROSOULA TSAKOPOULOS
ACQ #: 05-08-15
APN: 115-0162-016

05 OCTOBER 2005

4-B-2

EXHIBIT 4-B-3
(Public Utility Easement)

An EASEMENT for PUBLIC UTILITY PURPOSES for the installation, construction, repair and maintenance of electroliers, traffic control devises, water, sewer, gas and drainage pipes and poles, and overhead and underground wires and conduits for electrical communications and television services, together with any and all appurtenances pertaining thereto, on, over, under and across all that real property owned by OWNER(S) and situated within the City of Elk Grove ("CITY"), County of Sacramento, State of California described herein in Exhibit 4-B-1 and delineated herein on Exhibit 4-B-2.

The CITY may move and/or remove any existing structures or improvements. The CITY shall replace "in like kind" or restore such structures or improvements upon completion of construction and/or maintenance activities unless such restoration or replacement interferes with the operation and maintenance of said public utilities.

Without limiting the CITY's rights granted herein, the CITY may also trim such tree foliage and cut such limbs and roots on said property as may be necessary for the protection of said public utilities.

OWNER(S) shall not erect or construct any building or other permanent structure or drill or operate any well within said easement.

TEMPORARY CONSTRUCTION EASEMENT

A parcel of land lying in the City of Elk Grove, County of Sacramento, State of California and being a portion of Lot 6 of Fleming's Highway Farms No. 4, recorded on the Subdivision Map in Book 19 of Maps, Map No. 3 in the Office of the Recorder of Sacramento County, and more particularly described by metes and bounds as follows:

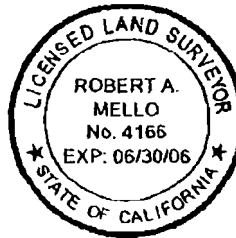
Beginning at a point on the East line of said parcel from which the Southeast corner bears South 00° 33' 58" East 54.05 feet or 16.474 meters; thence from said True Point of Beginning South 84° 12' 09" West 56.23 feet or 17.139 meters; thence South 85° 19' 39" West 230.84 feet or 70.360 meters to the West line of said parcel; thence along said West Line North 00° 25' 56" West 19.74 feet or 6.017 meters; thence leaving said West line North 84° 56' 09" East 287.08 feet or 87.502 meters to the East line of said parcel; thence along said East line South 00° 33' 58" East 20.60 feet or 6.279 meters more or less to the True Point of Beginning, containing 5,899.551 Sq. Ft. (0.135 acres) or 548.088 Sq. M (0.055 Hectares) more or less.

The meridian used herein is based upon the California Coordinate System (CCS) Zone II, NAD83. The ground distances used herein are in U.S. Survey Feet and Meters. To obtain grid distances, multiply the ground distances shown herein by the combined factor of 0.99997792.

This real property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors Act.

Signature Robert A. Mello

Date October 5, 2005



APN: 115-0162-016
05 October 2005

4-C-1

THE MERIDIAN SHOWN HEREON IS BASED UPON THE CALIFORNIA COORDINATE SYSTEM, ZONE 2 (NAD83). TO OBTAIN DISTANCES, MULTIPLY THE GROUND DISTANCES SHOWN HEREON BY THE COMBINED FACTOR OF 0.99997.9

115-0162-015

115-0150-057

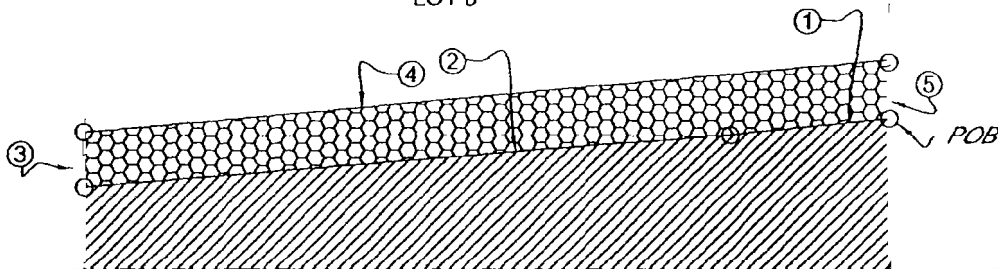
LOT 7

TEMPORARY CONSTRUCTION EASEMENT

#	BEARING	DIST (F)	DIST (M)	RAD
1	S 84° 12' 09" W	56.23	17.139	
2	S 85° 19' 39" W	230.84	70.360	
3	N 00° 25' 56" W	19.74	6.017	
4	N 84° 56' 09" E	287.08	87.502	
5	S 00° 33' 58" E	20.60	6.279	
		AREA = 5,899.551 SQ. FT. (0.135 ACRES)		
		AREA = 548.088 SQ. M (0.055 HECTARES)		

115-0162-016

LOT 6



SECTION LINE

SHELDON ROAD

A PORTION OF LOT 6 OF FLEMING'S HIGHWAY FARMS NO. 4 AS SHOWN ON THE SUBDIVISION MAP FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY IN BOOK 19 OF MAPS, MAP NO. 3

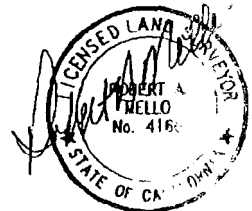
GRAPHIC SCALE: 1" = 60'



FEE TAKE AREA



TEMPORARY CONSTRUCTION EASEMENT



PLAT MAP
CITY OF ELK GROVE
SACRAMENTO COUNTY

TITLE ORDER: 5000840
OWNER: GEORGE & DROSOULA TSAKOPOULOS
ACQ #: 05-08-15
APN: 115-0162-016

EXHIBIT 4-C-3
(Temporary Construction Easement)

A TEMPORARY CONSTRUCTION EASEMENT (“EASEMENT”) for the purpose of use, construction, reconstruction, installation, improvement, repair, inspection, expansion and maintenance of public right-of-ways, highways, roadways, services, utilities, landscape improvements, and necessary appurtenant structures, on, over, and under all that real property situated in the City of Elk Grove (“CITY”), County of Sacramento, State of California, described herein in Exhibit 4-C-1 and delineated herein on Exhibit 4-C-2.

CITY may move and/or remove any existing structures or improvements but shall replace “in like kind” or restore such structures or improvements prior to the EASEMENT’s termination. Access to any improved parcels shall not be totally impaired and at least one-half of all driveways shall remain unobstructed at all times. City may re-grade the underlying property to conform to the grade of the street frontage.

The EASEMENT shall extend for a period of thirty (30) months commencing on the date ordered by the Court.

FEE TAKE

All that portion of the West one-half of the Southwest one-quarter of the Southeast on-corner of Section 23, T.7N., R.5E., M.D.B.&M., situate in the City of Elk Grove, California, and being more particularly described as follows:

Beginning at a point North 00°33'58" West 88.33 feet or 26.923 meters from the one-quarter corner common to Sections 23/26, T.7N., R.5E., M.D.B.&M. said point also being on the West line of said parcel; thence from said **Point of Beginning** leaving said West line North 84°12'09" East 53.83 feet or 16.407 meters; thence South 05°47'51" East 29.86 feet or 9.101 meters; North 84°12'09" East 34.42 feet or 10.491 meters; thence North 83°47'11" East 129.57 feet or 39.493 meters; thence North 83°55'32" East 60.25 feet or 18.364 meters; thence along the arc of a curve to the right with a radius of 4348.91 feet or 1325.550 meters, with a chord bearing North 88°05'45" East 284.21 feet or 86.627 meters; thence North 00°00'00" West 219.20 feet or 66.812 meters; thence along the arc of a curve to the left with a radius of 26.25 feet or 8.001 meters, with a chord bearing North 45°00'00" West 37.12 feet or 11.314 meters; thence North 00°00'00" East 36.75 feet or 11.201 meters; thence along the arc of a curve to the left with a radius of 26.25 feet or 8.001 meters, with a chord bearing North 45°00'00" East 37.12 feet or 11.314 meters; thence North 00°00'00" West 169.90 feet or 51.786 meters; thence along the arc of a curve to the left with a radius of 64.61 feet or 19.693 meters, with a chord bearing North 32°37'00" West 69.66 feet or 21.232 meters; thence North 65°14'01" West 7.62 feet or 2.323 meters; thence along the arc of a curve to the left with a radius of 143.97 feet or 43.882 meters, with a chord bearing North 77°37'00" West 61.75 feet or 18.821 meters; thence North 90°00'00" West 464.37 feet or 141.540 meters to the West line of said parcel; thence along said West line North 00°33'58" West 17.00 feet or 5.182 meters to the Northwest corner of said parcel; thence along the North line of said parcel North 89°40'56" East 663.64 feet or 202.278 meters to the Northeast corner of said parcel; thence along the East line of said parcel South 00°36'01" East 668.73 feet or 203.829 meters to the Southeast corner of said parcel; thence along the South line of said parcel South 89°45'30" West 467.45 feet or 142.479 meters; thence North 00°05'04" East 33.15 feet or 10.104 meters; thence North 89°54'56" West 196.98 feet or 60.040 meters to the West line of said parcel; thence along said West line North 00°33'58" West 54.05 feet or 16.474 meters to the **Point of Beginning**, Together with all underlying fee, if any, appurtenant to the above-described parcel.

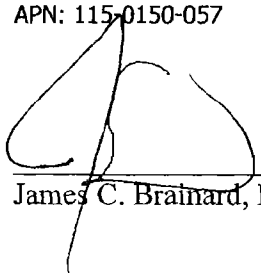
ACCESS Rights

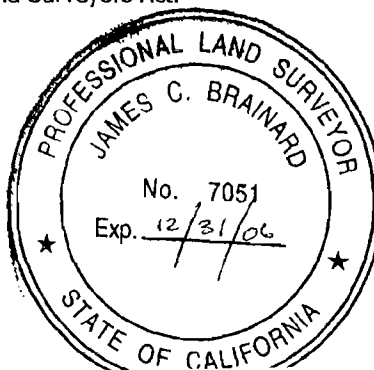
The grantor hereby releases and relinquishes to the grantee any and all rights of access in and to the State Highway over and across the access control line as shown on the attached exhibit A1. This conveyance is made for the purposes of a freeway and the grantor hereby releases and relinquishes to grantee any and all abutter's rights of access, appurtenant to said access control line across grantor's remaining property, in and to said freeway.

The total area of the Fee Take contains 120,312.14 square feet or 2.7620 acres; or 11,177.408 square meters or 1.118 hectares, more or less.

The meridian used herein is based upon the California Coordinate System (CCS) Zone II, NAD83, 1991.35. The ground distances used herein are in U.S. Survey Feet and Meters. To obtain grid distances, multiply the ground distances shown herein by the combined factor of 0.99997792.

This real property description has been prepared at R.E.Y. Engineers, Inc., by me or under my direction, in conformance with the Professional Land Surveyors Act.
APN: 115-0150-057


James C. Brainard, PLS 7051



10/25/06
Date

APN 115-0150-058

N89°40'56"E 663.64' (202.278M)

APN 115-0182-010

N00°33'58"W
17.00' (5.182M)

N90°00'00"W
464.37' (141.540M)

Ch=N77°37'00"W
61.75' (18.821M)
R=143.97' (43.882M)

N65°14'01"W
7.62' (2.323M)
Ch=N32°37'00"W
69.66' (21.232M)
R=64.61' (19.693M)

APN 115-0182-018

Portion of Section 23,
T7N, R5E, M.D.B. & M.
APN 115-0150-057

George Tsakopoulos
Land Development Company

N00°00'00"W 169.90' (51.786M)

Ch=N45°00'00"E
37.12' (11.314M)
R=26.25' (8.001M)

N00°00'00"E
36.75' (11.201M)

Ch=N45°00'00"W
37.12' (11.314M)
R=26.25' (8.001M)

N00°00'00"W
219.20' (66.812M)

Ch=N88°05'45"E
284.21' (86.627M)
R=4348.91' (1325.550M)

S00°36'01"E 668.73' (203.829M)

APN 115-1850-078

N84°12'09"E
53.83' (16.407M)

S05°47'51"E
29.86' (9.101M)

N84°12'09"E
34.42' (10.491M)

N83°47'11"E
131.41' (40.054M)

N83°55'32"E
58.41' (17.803M)

POB

N00°33'58"W
54.05' (16.474M)

N00°05'04"E
33.15' (10.104M)

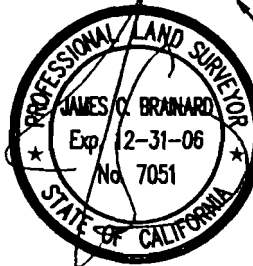
N89°54'56"W
196.98' (60.040M)

Sheldon Road

S89°45'30"W
467.45' (142.479M)

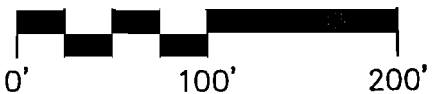
05-08-15
Fee Take

PARCEL ACREAGES	
ORIGINAL:	10.032
FEE TAKE:	2.762
REMAINDER:	7.270



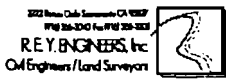
==== = Access Control Line
POB = Point of Beginning
POC = Point of Commencement

GRAPHIC SCALE



The meridian shown hereon is based upon the California Coordinate System, Zone 2 (NAD83, 1991.35). To obtain grid distances, multiply the ground distances shown hereon by the combined factor of 0.99997792.

IN THE CITY OF ELK GROVE
SACRAMENTO COUNTY, CALIFORNIA
CITY PARCEL 05-08-15



Scale 1"=100'
Date 03-16-06
Drawn By KS
Checked By JB

PLAT MAP - SHEET 1 OF 1
Fee Take of 120,312.14+/- sq.ft.
2.7620+/- acres or 1.118+/- hectares
APN 115-0150-057

\\01010101\sheldon\interchange\115-0150-057-TAKE.dwg, 10/23/2006 1:30:21 PM

PUBLIC UTILITY EASEMENT

All that portion of the West one-half of the Southwest one-quarter of the Southeast on-corner of Section T.7N., R.5E., M.D.B.&M., situate in the City of Elk Grove, California, and being more particularly described as follows:

Parcel 1

Beginning at a point North 00°33'58" West 88.33 feet or 26.923 meters from the one-quarter corner common to Sections 23/26, T.7N., R.5E., M.D.B.&M.; thence from said **Point of Beginning** along the West line of said parcel North 00°33'58" West 12.55 feet or 3.825 meters; thence leaving said West line North 84°12'09" East 65.18 feet or 19.867 meters; thence South 05°47'51" East 42.36 feet or 12.911 meters; thence North 84°12'09" East 21.92 feet or 6.681 meters; thence North 83°47'11" East 129.57 feet or 39.493 meters; thence North 83°55'32" East 60.25 feet or 18.364 meters; thence along the arc of a curve to the right having a radius of 4348.91 feet or 1325.550 meters, with a chord bearing North 88°00'49" East 271.72 feet or 82.820 meters; thence North 00°00'00" West 241.58 feet or 73.634 meters; thence along the arc of a curve to the right having a radius of 26.25 feet or 8.001 meters, with a chord bearing South 29°12'29" East 25.62 feet or 7.809 meters; thence South 00°00'00" East 219.20 feet or 66.812 meters; thence South 00°01'54" East 12.5 feet or 3.810 meters; thence along the arc of a curve to the left having a radius of 4336.41 feet or 1321.740 meters, with a chord bearing South 88°05'51" West 283.14 feet or 86.301 meters; thence South 83°55'32" West 60.02 feet or 18.294 meters; thence South 83°47'11" West 129.57 feet or 39.493 meters; thence South 84°12'09" West 34.47 feet or 10.506 meters; thence North 05°47'51" West 42.36 feet or 12.911 meters; thence South 84°12'09" West 53.83 feet or 16.407 meters to the West line of said parcel and the **Point of Beginning**.

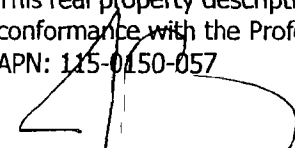
Parcel 2

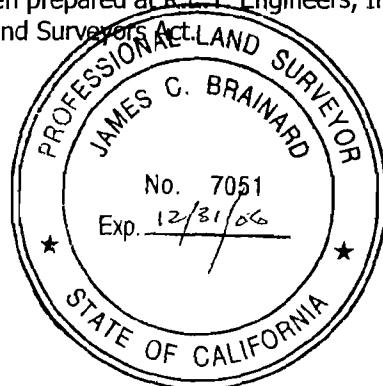
Beginning at a point North 00°33'58" West 638.34 feet or 194.566 meters from the one-quarter corner common to Sections 23/26, T.7N., R.5E., M.D.B.&M.; thence from said **Point of Beginning** along the West line of said parcel North 00°33'58" West 12.50 feet or 3.810 meters; thence leaving said West line North 90°00'00" East 464.37 feet or 141.540 meters; thence along the arc of a curve to the right having a radius of 143.97 feet or 43.882 meters, with a chord bearing South 77°37'00" East 61.75 feet or 18.821 meters; thence South 65°14'01" East 7.62 feet or 2.323 meters; thence along the arc of a curve to the right having a radius of 64.61 feet or 19.693 meters, with a chord bearing South 32°37'00" East 69.66 feet or 21.232 meters; thence South 00°00'00" East 169.90 feet or 51.786 meters; thence along the arc of a curve to the right having a radius of 26.25 feet or 8.001 meters, with a chord bearing South 29°12'29" West 25.62 feet or 7.809 meters; thence North 00°00'00" West 192.26 feet or 58.601 meters; thence along the arc of a curve to the left having a radius of 52.11 feet or 15.883 meters, with a chord bearing North 32°37'00" West 56.18 feet or 17.124 meters; thence North 65°14'01" West 7.62 feet or 2.323 meters; thence along the arc of a curve to the left having a radius of 131.47 feet or 40.072 meters, with a chord bearing North 77°37'00" West 56.39 feet or 17.188 meters; thence South 90°00'00" West 464.24 feet or 141.501 meters to the West line of said parcel and the **Point of Beginning**.

The total area of the Public Utility Easement contains 20,275.45 square feet or 0.4655 acres; or 1,883.658 square meters or 0.188 hectares, more or less.

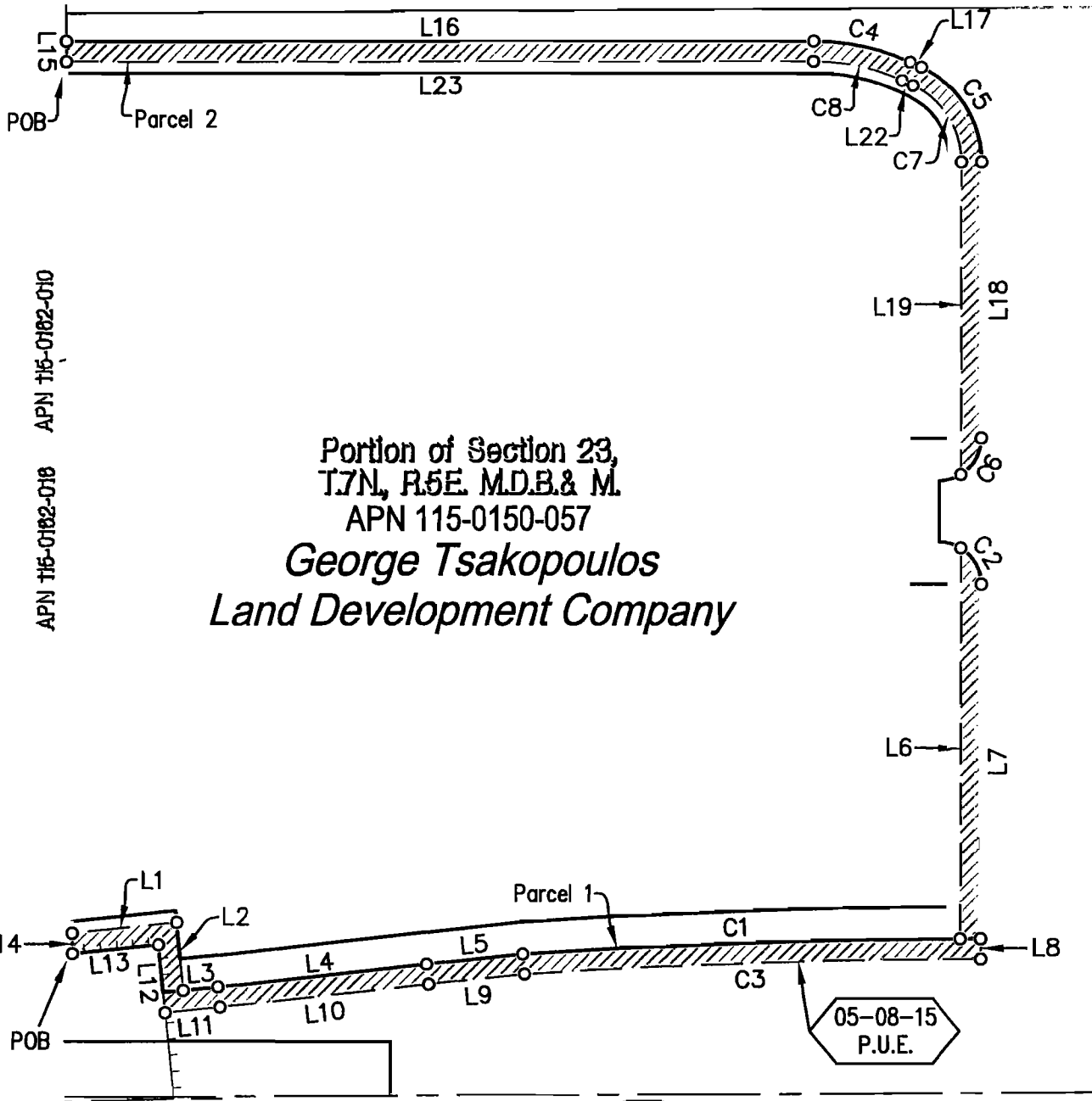
The meridian used herein is based upon the California Coordinate System (CCS) Zone II, NAD83, 1991.35. The ground distances used herein are in U.S. Survey Feet and Meters. To obtain grid distances, multiply the ground distances shown herein by the combined factor of 0.99997792.

This real property description has been prepared at R.E.Y. Engineers, Inc., by me or under my direction, in conformance with the Professional Land Surveyors Act, APN: 115-0150-057


James C. Brainard, PLS 7051

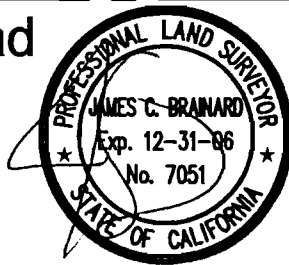


10/25/06
Date

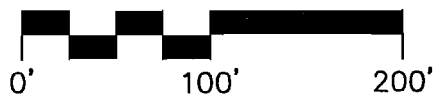


Portion of Section 23,
T.7N., R.5E. M.D.B. & M.
APN 115-0150-057
George Tsakopoulos
Land Development Company

Sheldon Road



|||| = Access Control Line
 POB = Point of Beginning
 POC = Point of Commencement
GRAPHIC SCALE



The meridian shown hereon is based upon the California Coordinate System, Zone 2 (NAD83, 1991.35). To obtain grid distances, multiply the ground distances shown hereon by the combined factor of 0.99997792.

IN THE CITY OF ELK GROVE
SACRAMENTO COUNTY, CALIFORNIA
CITY PARCEL 05-08-15



Scale 1"=100'
Date 04-17-06
Drawn By KS
Checked By JB

PLAT MAP - SHEET 1 OF 2
Public Utility Easement of 20,275.45+/- sq.ft.
0.4655+/- acres or 0.188+/- hectares
APN 115-0150-057

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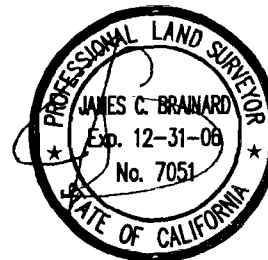
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CURVE TABLE

CURVE	CHORD	DIST (F)	DIST (M)	RADIUS (F)	RADIUS (M)
C1	N88°00'49"E	271.72'	82.820	4348.91'	1325.550
C2	S29°12'29"E	25.62'	7.809	26.25'	8.001
C3	S88°05'51"W	283.14'	86.301	4336.41'	1321.740
C4	S77°37'00"E	61.75'	18.821	143.97'	43.882
C5	S32°37'00"E	69.66'	21.232	64.61'	19.693
C6	S29°12'29"W	25.62'	7.809	26.25'	8.001
C7	N32°37'00"W	56.18'	17.124	52.11'	15.883
C8	N77°37'00"W	56.39'	17.188	131.47'	40.072

LINE TABLE

LINE	BEARING	DIST (F)	DIST (M)
L1	N84°12'09"E	65.18'	19.867
L2	S05°47'51"E	42.36'	12.911
L3	N84°12'09"E	21.92'	6.681
L4	N83°47'11"E	131.41'	40.054
L5	N83°55'32"E	58.41'	17.803
L6	N00°00'00"W	241.58'	73.634
L7	S00°00'00"E	219.20'	66.812
L8	S00°01'54"E	12.50'	3.810
L9	S83°55'32"W	60.02'	18.294
L10	S83°47'11"W	129.57'	39.493
L11	S84°12'09"W	34.47'	10.506
L12	N05°47'51"W	42.36'	12.911
L13	S84°12'09"W	53.83'	16.407
L14	N00°33'58"W	12.55'	3.825
L15	N00°33'58"W	12.50'	3.810
L16	N90°00'00"E	464.37'	141.540
L17	S65°14'01"E	7.62'	2.323
L18	S00°00'00"E	169.90'	51.786
L19	N00°00'00"W	192.26'	58.601
L22	N65°14'01"W	7.62'	2.323
L23	S90°00'00"W	464.24'	141.501



The meridian shown hereon is based upon the California Coordinate System, Zone 2 (NAD83, 1991.35). To obtain grid distances, multiply the ground distances shown hereon by the combined factor of 0.99997792.



IN THE CITY OF ELK GROVE
SACRAMENTO COUNTY, CALIFORNIA
CITY PARCEL 05-08-15



Scale 1"=100'
Date 02-17-06
Drawn By KS
Checked By JB

PLAT MAP - SHEET 2 OF 2
Public Utility Easement of 20,275.45+/- sq.ft.
0.4655+/- acres or 0.188+/- hectares
APN 115-0150-057

EXHIBIT 5-B-3
(Public Utility Easement)

An EASEMENT for PUBLIC UTILITY PURPOSES for the installation, construction, repair and maintenance of electric lines, traffic control devices, water, sewer, gas and drainage pipes and poles, and overhead and underground wires and conduits for electrical, communications and television services, together with any and all appurtenances pertaining thereto, on, over, under and across all that real property owned by OWNER(S) and situated within the City of Elk Grove ("CITY"), County of Sacramento, State of California described herein in Exhibit 5-B-1 and delineated herein on Exhibit 5-B-2.

The CITY may move and/or remove any existing structures or improvements. The CITY shall replace "in like kind" or restore such structures or improvements upon completion of construction and/or maintenance activities unless such restoration or replacement interferes with the operation and maintenance of said public utilities.

Without limiting the CITY's rights granted herein, the CITY may also trim such tree foliage and cut such limbs and roots on said property as may be necessary for the protection of said public utilities.

OWNER(S) shall not erect or construct any building or other permanent structure or drill or operate any well within said easement.

TEMPORARY CONSTRUCTION EASEMENT

All that portion of the West one-half of the Southwest one-quarter of the Southeast on-corner of Section 23, T.7N., R.5E., M.D.B.&M., situate in the City of Elk Grove, California, and being more particularly described as follows:

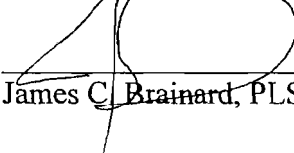
Beginning at a point North 00°33'58" West 88.33 feet or 26.923 meters from the one-quarter corner common to Sections 23/26, T.7N., R.5E., M.D.B.&M.; thence along the West line of said parcel from said **Point of Beginning** North 00°33'58" West 19.77 feet or 6.026 meters; thence leaving said West line North 84°12'09" East 64.53 feet or 19.669 meters; thence South 05°47'51" East 29.86 feet or 9.101 meters; thence North 84°12'09" East 21.85 feet or 6.660 meters; thence North 83°47'11" East 129.55 feet or 39.487 meters; thence North 83°55'32" East 60.65 feet or 18.486 meters; thence along the arc of a curve to the right having a radius of 4368.59 feet or 1331.549 meters, with a chord bearing North 87°57'51" East 266.23 feet or 81.147 meters; thence North 00°00'00" West 199.57 feet or 60.829 meters; thence South 90°00'00" West 26.25 feet or 8.001 meters; thence North 00°00'00" East 89.24 feet or 27.200 meters; thence North 90°00'00" East 26.25 feet or 8.001 meters; thence North 00°00'00" West 169.90 feet or 51.786 meters; thence along the arc of a curve to the left having a radius of 44.63 feet or 13.695 meters, with a chord bearing North 32°37'00" West 48.43 feet or 14.761 meters; thence North 65°14'01" West 7.62 feet or 2.323 meters; thence along the arc of a curve to the left having a radius of 124.28 feet or 37.881 meters, with a chord bearing North 77°37'00" West 53.31 feet or 16.249 meters; thence South 90°00'00" West 464.17 feet or 141.479 meters to the West line of said parcel; thence along said West line North 00°33'58" West 19.69 feet or 6.002 meters; thence leaving said West line North 90°00'00" East 464.37 feet or 141.540 meters; thence along the arc of a curve to the right having a radius of 143.97 feet or 43.882 meters, with a chord bearing South 77°37'00" East 61.75 feet or 18.821 meters; thence South 65°14'01" East 7.62 feet or 2.323 meters; thence along the arc of a curve to the right having a radius of 64.61 feet or 19.693 meters, with a chord bearing South 32°37'00" East 69.66 feet or 21.232 meters; thence South 00°00'00" East 169.90 feet or 51.786 meters; thence along the arc of a curve to the right having a radius of 26.25 feet or 8.001 meters, with a chord bearing South 45°00'00" West 37.12 feet or 11.314 meters; thence South 00°00'00" East 36.75 feet or 11.207 meters; thence along the arc of a curve to the right having a radius of 26.25 feet or 8.001 meters, with a chord bearing South 45°00'00" East 37.12 feet or 11.314 meters; thence South 00°00'00" East 219.20 feet or 66.812 meters; thence along the arc of a curve to the left having a radius of 4348.91 feet or 1325.550 meters, with a chord bearing South 88°05'45" West 284.21 feet or 86.627 meters; thence South 83°55'32" West 60.25 feet or 18.364 meters; thence South 83°47'11" West 129.57 feet or 39.493 meters; thence South 84°12'09" West 34.42 feet or 10.491 meters; thence North 05°47'51" West 29.86 feet or 9.101 meters; thence South 84°12'09" West 53.83 feet or 16.407 meters to the **Point of Beginning**.

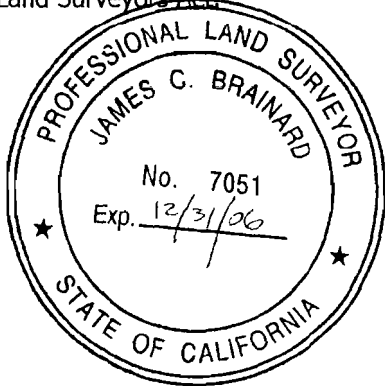
The total area of the Temporary Construction Easement contains 33,214.60 square feet or 0.7625 acres; or 3,085.750 square meters or 0.309 hectares, more or less.

The meridian used herein is based upon the California Coordinate System (CCS) Zone II, NAD83, 1991.35. The ground distances used herein are in U.S. Survey Feet and Meters. To obtain grid distances, multiply the ground distances shown herein by the combined factor of 0.99997792.

This real property description has been prepared at R.E.Y. Engineers, Inc., by me or under my direction, in conformance with the Professional Land Surveyors Act.

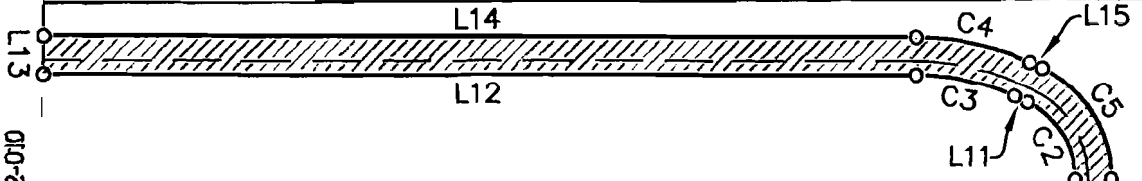
APN: 115-0150-057


James C. Brainard, PLS 7051



10/25/06
Date

APN 115-0150-058

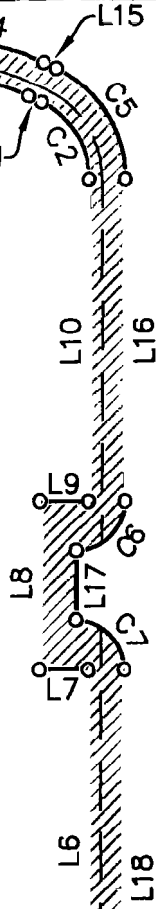


APN 115-0182-010

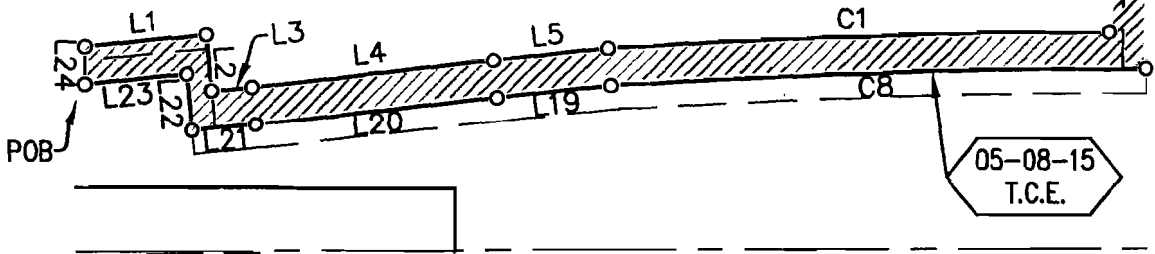
APN 115-0182-018

Portion of Section 23,
T.7N., R.5E. M.D.B. & M.
APN 115-0150-057

*George Tsakopoulos
Land Development Company*



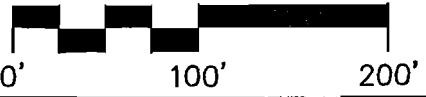
APN 115-1850-078



Sheldon Road



|||| = Access Control Line
POB = Point of Beginning
POC = Point of Commencement
GRAPHIC SCALE



The meridian shown hereon is based upon the California Coordinate System, Zone 2 (NAD83, 1991.35). To obtain grid distances, multiply the ground distances shown hereon by the combined factor of 0.99997792.

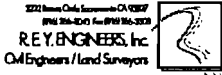
IN THE CITY OF ELK GROVE
SACRAMENTO COUNTY, CALIFORNIA
CITY PARCEL 05-08-15



Scale 1"=100'
Date 02-23-06
Drawn By KS
Checked By JB

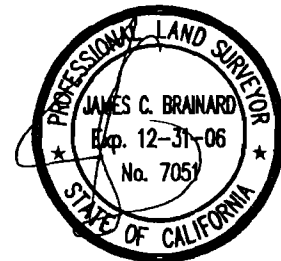
PLAT MAP - SHEET 1 OF 2
Temporary Construction Easement of 33,214.60+/- sq.ft.
0.7625+/- acres or 0.309+/- hectares
APN 115-0150-057

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CURVE TABLE					
CURVE	CHORD	DIST (F)	DIST (M)	RADIUS (F)	RADIUS (M)
C1	N87°57'51"E	266.23'	81.147	4368.59'	1331.549
C2	N32°37'00"W	48.43'	14.761	44.93'	13.695
C3	N77°37'00"W	53.31'	16.249	124.28'	37.881
C4	S77°37'00"E	61.75'	18.821	143.97'	43.882
C5	S32°37'00"E	69.66'	21.232	64.61'	19.693
C6	S45°00'00"W	37.12'	11.314	26.25'	8.001
C7	S45°00'00"E	37.12'	11.314	26.25'	8.001
C8	S88°05'45"W	284.21'	86.627	4348.91'	1325.550

LINE TABLE			
LINE	BEARING	DIST (F)	DIST (M)
L1	N84°12'09"E	64.53'	19.669
L2	S05°47'51"E	29.86'	9.101
L3	N84°12'09"E	21.85'	6.660
L4	N83°47'11"E	129.55'	39.487
L5	N83°55'32"E	60.65'	18.486
L6	N00°00'00"W	199.57'	60.829
L7	S90°00'00"W	26.25'	8.001
L8	N00°00'00"E	89.24'	27.200
L9	N90°00'00"E	26.25'	8.001
L10	N00°00'00"W	169.90'	51.786
L11	N65°14'01"W	7.62'	2.323
L12	S90°00'00"W	464.17'	141.479
L13	N00°33'58"W	19.69'	6.002
L14	N90°00'00"E	464.37'	141.540
L15	S65°14'01"E	7.62'	2.323
L16	S00°00'00"E	169.90'	51.786
L17	S00°00'00"E	36.75'	11.201
L18	S00°00'00"E	219.20'	66.812
L19	S83°55'32"W	58.41'	17.803
L20	S83°47'11"W	131.41'	40.054
L21	S84°12'09"W	34.42'	10.491
L22	N05°47'51"W	29.86'	9.101
L23	S84°12'09"W	53.83'	16.407
L24	N00°33'58"W	19.77'	6.026



The meridian shown hereon is based upon the California Coordinate System, Zone 2 (NAD83, 1991.35). To obtain grid distances, multiply the ground distances shown hereon by the combined factor of 0.99997792.



222 River Oaks Sacramento CA 95827
 (916) 266-3300 Fax: (916) 266-3333
 R.E.Y. ENGINEERS, Inc.
 Civil Engineers / Land Surveyors

IN THE CITY OF ELK GROVE
 SACRAMENTO COUNTY, CALIFORNIA
 CITY PARCEL 05-08-15



Scale 1"=100'
 Date 02-23-06
 Drawn By KS
 Checked By JB

PLAT MAP - SHEET 2 OF 2
 Temporary Construction Easement of 33,214.60+/- sq.ft.
 0.7625+/- acres or 0.309+/- hectares
 APN 115-0150-057

EXHIBIT 5-C-3
(Temporary Construction Easement)

A TEMPORARY CONSTRUCTION EASEMENT (“EASEMENT”) for the purpose of public use, construction, reconstruction, installation, improvement, repair, inspection, expansion, and maintenance of public right-of-ways, highways, roadways, services, utilities, landscape improvements, and necessary appurtenant structures, on, over, and under all that real property situated in the City of Elk Grove (“CITY”), County of Sacramento, State of California, described herein in Exhibit 5-C-1 and delineated herein on Exhibit 5-C-2.

CITY may move and/or remove any existing structures or improvements but shall replace “in like kind” or restore such structures or improvements prior to the EASEMENT’s termination. Access to any improved parcels shall not be totally impaired and at least one-half of all driveways shall remain unobstructed at all times. City may re-grade the underlying property to conform to the grade of the street frontage.

The EASEMENT shall extend for a period of thirty (30) months commencing on the date ordered by the Court.

FEE TAKE

All that portion of property situate in the City of Elk Grove, California, shown as designated remainder on the "Arcadian Village Unit No. 3", recorded in Book 331 of Maps, at Page 4, recorded in the County of Sacramento, and being more particularly described as follows:

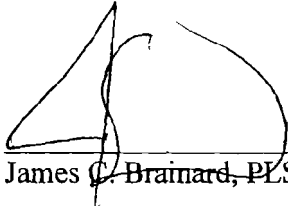
Beginning at the Southwesterly corner of said designated remainder parcel, said point also being on the Northerly right of way of Sheldon Road; thence from said **Point of Beginning** leaving said Northerly right of way along the West line of said parcel North 00°36'01" West 692.35 feet or 211.029 meters to the North line of said parcel; thence along said North line North 89°40'56" East 21.28 feet or 6.486 meters; thence leaving said North line along the arc of a curve to the left having a radius of 130.58 feet or 39.801 meters, with a chord bearing South 19°21'16" East 38.62 feet or 11.771 meters; thence along the arc of a curve to the right having a radius of 82.72 feet or 25.213 meters, with a chord bearing South 12°16'08" East 50.99 feet or 15.542 meters to the most Northerly South line of said parcel; thence along said line South 89°45'30" West 31.97 feet or 9.744 meters; thence leaving said line and continuing along the East line of said parcel South 00°14'30" East 606.00 feet or 184.709 meters to the Northerly right of way of Sheldon Road; thence along said Northerly right of way South 89°45'30" West 8.25 feet or 2.515 meters and the **Point of Beginning**, Together with all underlying fee, if any, appurtenant to the above-described parcel.

The total area of the Fee Take contains 9,188.28 square feet or 0.2109 acres; or 853.623 square meters or 0.085 hectares, more or less.

The meridian used herein is based upon the California Coordinate System (CCS) Zone II, NAD83, 1991.35. The ground distances used herein are in U.S. Survey Feet and Meters. To obtain grid distances, multiply the ground distances shown herein by the combined factor of 0.99997792.

This real property description has been prepared at R.E.Y. Engineers, Inc., by me or under my direction, in conformance with the Professional Land Surveyors Act.

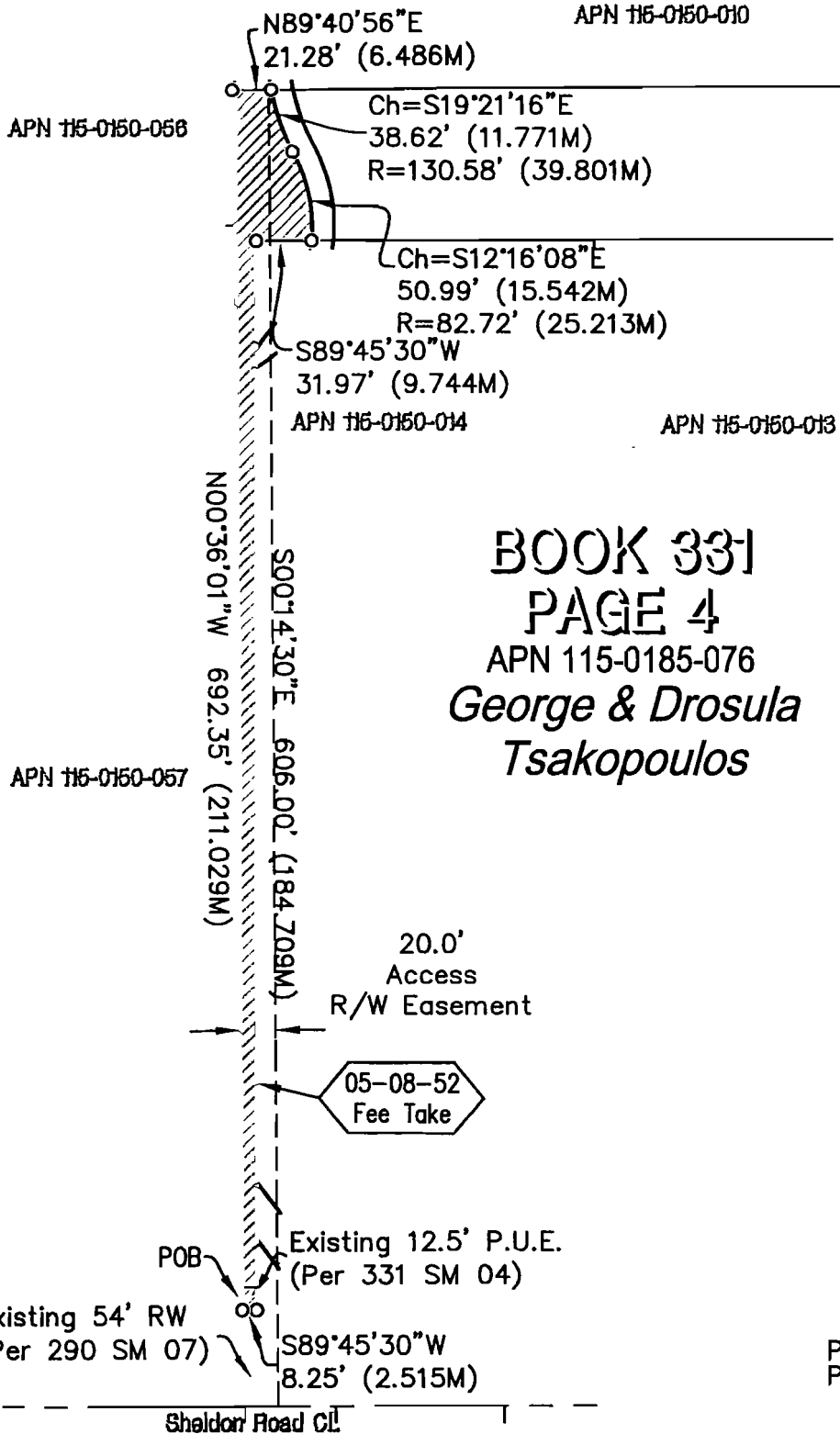
APN: 115-0185-076


James C. Brainard, PLS 7051



10/25/06
Date

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BOOK 331
PAGE 4
 APN 115-0185-076
George & Drosula Tsakopoulos

APN 115-0150-041

APN 115-0150-014 APN 115-0150-013

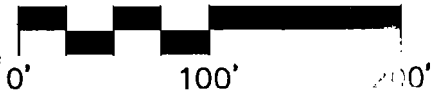
APN 115-0150-057

PARCEL ACREAGES	
ORIGINAL:	0.822
FEE TAKE:	0.211
REMAINDER:	0.611



POB = Point of Beginning
 POC = Point of Commencement

GRAPHIC SCALE



The meridian shown hereon is based upon the California Coordinate System, Zone 2 (NAD83, 1991.35). To obtain grid distances, multiply the ground distances shown hereon by the combined factor of 0.99997792.

IN THE CITY OF ELK GROVE
 SACRAMENTO COUNTY, CALIFORNIA
 CITY PARCEL 05-08-52



Scale 1"=100'
 Date 02-23-06
 Drawn By KS
 Checked By JB

PLAT MAP - SHEET 1 OF 1
 Fee Take of 9,188.28+/- sq.ft.
 0.2109+/- acres or 0.085+/- hectares
 APN 115-0185-076



Temporary Construction Easement

All that portion of property situate in the City of Elk Grove, California, shown as designated remainder on the "Arcadian Village Unit No. 3", recorded in Book 331 of Maps, at Page 4, recorded in the County of Sacramento, and being more particularly described as follows:


Beginning at the Southwesterly corner of said designated remainder parcel, said point also being on the Northerly right of way of Sheldon Road; thence leaving said Northerly right of way along the West line of said parcel North 00°36'01" West 692.35 feet or 211.029 meters to the North line of said parcel; thence along said North line North 89°40'56" East 21.28 feet or 6.486 meters to the **Point of Beginning**; thence from said **Point of Beginning** continuing along said North line North 89°40'56" East 12.74 feet or 3.883 meters; thence leaving said North line along the arc of a curve to the left having a radius of 118.08 feet or 35.991 meters, with a chord bearing South 20°53'38" East 36.59 feet or 11.153 meters; thence along the arc of a curve to the right having a radius of 95.22 feet or 29.023 meters, with a chord bearing South 11°17'43" East 53.13 feet or 16.194 meters to the most Northerly South line of said parcel; thence along said line South 89°45'30" West 12.56 feet or 3.828 meters; thence leaving said line along the arc of a curve to the left having a radius of 82.72 feet or 25.213 meters, with a chord bearing North 12°16'08" West 50.99 feet or 15.542 meters; thence along the arc of a curve to the right having a radius of 130.58 feet or 39.801 meters, with a chord bearing North 19°21'16" West 38.62 feet or 11.771 meters to the Northerly line of said parcel and the **Point of Beginning**,

The total area of the TCE contains 1,132.25 square feet or 0.0260 acres; or 105.190 square meters or 0.011 hectares, more or less.

The meridian used herein is based upon the California Coordinate System (CCS) Zone II, NAD83, 1991.35. The ground distances used herein are in U.S. Survey Feet and Meters. To obtain grid distances, multiply the ground distances shown herein by the combined factor of 0.99997792.

This real property description has been prepared at R.E.Y. Engineers, Inc., by me or under my direction, in conformance with the Professional Land Surveyors Act.

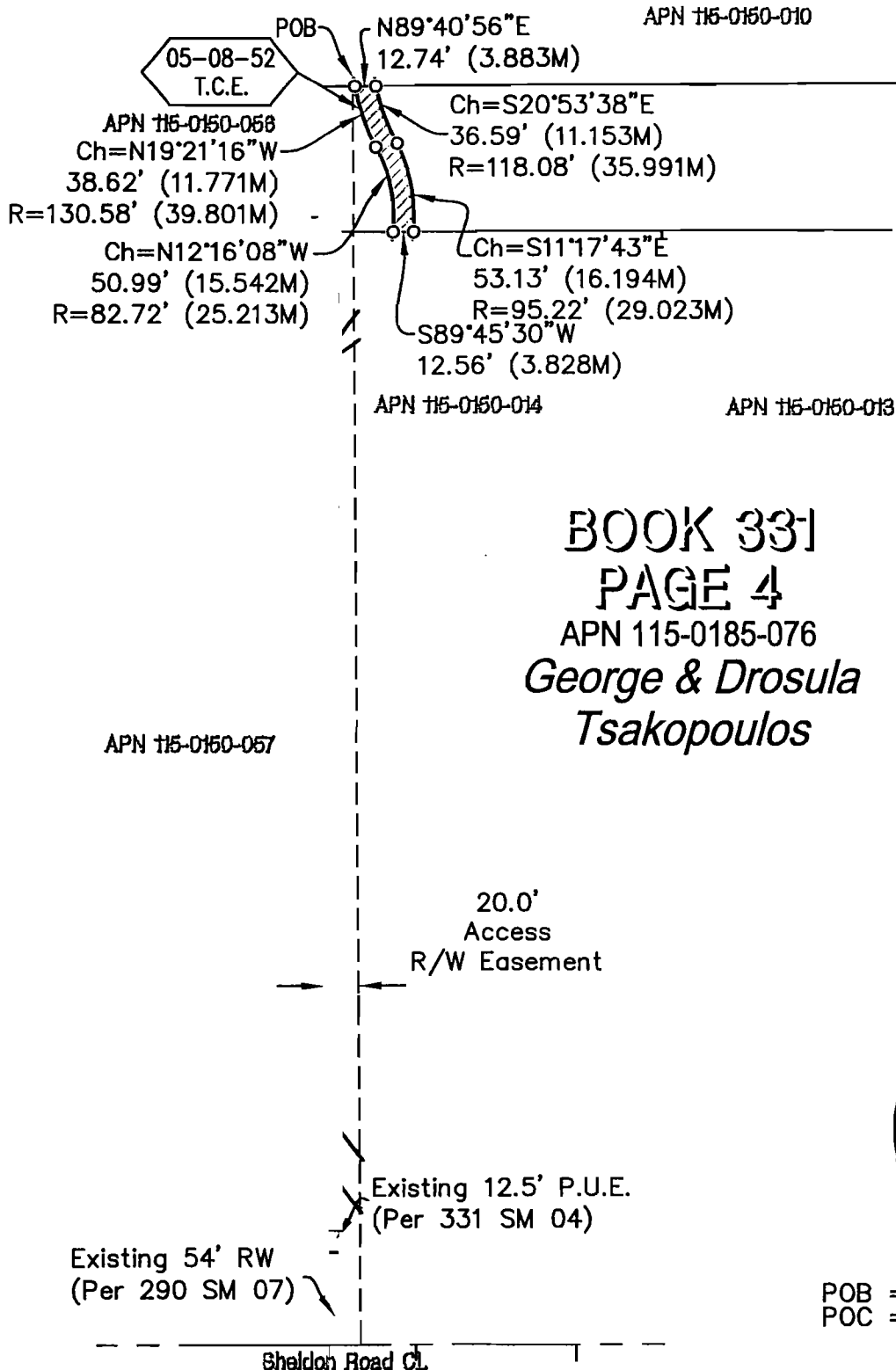
APN: 115-0185-076


James C. Brainard, PLS 7051



10/25/2020
Date

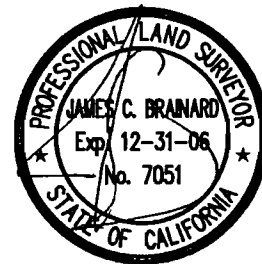
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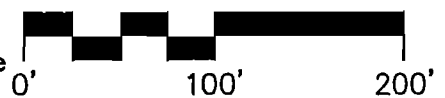
BOOK 331
PAGE 4
APN 115-0185-076
*George & Drosula
Tsakopoulos*

APN 115-0150-057



POB = Point of Beginning
POC = Point of Commencement

GRAPHIC SCALE



The meridian shown hereon is based upon the California Coordinate System, Zone 2 (NAD83, 1991.35). To obtain grid distances, multiply the ground distances shown hereon by the combined factor of 0.99997792.

2024 State of California
Professional Engineer
R.E.Y. ENGINEERS, Inc.
Civil Engineers / Land Surveyors

IN THE CITY OF ELK GROVE
SACRAMENTO COUNTY, CALIFORNIA
CITY PARCEL 05-08-52



Scale 1"=100'
Date 02-23-06
Drawn By KS
Checked By JB

PLAT MAP - SHEET 1 OF 1
Temporary Construction Easement of 1,132.25+/- sq.ft.
0.0260+/- acres or 0.011+/- hectares
APN 115-0185-076

EXHIBIT 6-B-3
(Temporary Construction Easement)

A TEMPORARY CONSTRUCTION EASEMENT (“EASEMENT”) for the purpose of public use, construction, reconstruction, installation, improvement, repair, inspection, expansion and maintenance of public right-of-ways, highways, roadways, services, utilities, landscape improvements, and necessary appurtenant structures, on, over, and under all that real property situated in the City of Elk Grove (“CITY”), County of Sacramento, State of California, described herein in Exhibit 6-B-1 and delineated herein on Exhibit 6-B-2.

CITY may move and/or remove any existing structures or improvements but shall replace “in like kind” or restore such structures or improvements prior to the EASEMENT’s termination. Access to any improved parcels shall not be totally impaired and at least one-half of all driveways shall remain unobstructed at all times. City may re-grade the underlying property to conform to the grade of the street frontage.

The EASEMENT shall extend for a period of thirty (30) months commencing on the date ordered by the Court.

**CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2006-321**

STATE OF CALIFORNIA)
COUNTY OF SACRAMENTO) ss
CITY OF ELK GROVE)

I, Peggy E. Jackson, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on December 13, 2006 by the following vote:


AYES : **COUNCILMEMBERS:** **Scherman, Cooper, Leary, Davis, Hume**

NOES : **COUNCILMEMBERS:** **None**

ABSTAIN : **COUNCILMEMBERS:** **None**

ABSENT: **COUNCILMEMBERS:** **None**





**Peggy E. Jackson, City Clerk
City of Elk Grove, California**