



PLEASE TAKE NOTICE that, pursuant to Government Code Section 54956, a special meeting of the Rolling Hills Community Services District is hereby called for Tuesday, June 6, 2017, at 7:30 p.m. to discuss those matters listed on the following Agenda. The meeting will be held at the Holiday Inn Express meeting room, 4360 Town Center Drive, El Dorado Hills, CA.

/s/
Matt Sites
Board President

AGENDA
Board of Directors SPECIAL Meeting
ROLLING HILLS COMMUNITY SERVICES DISTRICT
Tuesday, June 6, 2017 - 7:30 p.m.
Holiday Inn Express Meeting Room
4360 Town Center Drive, El Dorado Hills, CA

1. Call to Order/Announcements

Pledge of Allegiance; Roll Call

2. Folsom Heights Development Project – (Discussion & Possible Action Item)

a. Project update including:

- i. Informational presentation regarding proposed Folsom Heights project;
- ii. Discussion of Easement Grant Deed from Springfield Meadows Community Services District and LHC Joerger Ranch, LLC to Russel G. Knauer and Marjorie C. Knauer, recorded August 31, 2000, non-exclusive easement for roadway and public utilities;
- iii. Discussion of two additional Easement Grant Deeds from LHC Joerger Ranch, LLC to Russel G. Knauer and Marjorie C. Knauer, recorded August 31, 2000, including non-exclusive sewer line easement and non-exclusive easement for roadway and public utilities, respectively;
- iv. Status of this development project currently coming before the Folsom Planning Commission at its meeting on June 7, 2017, seeking approval of Final Subdivision maps, etc. and Development Agreement Amendment for development of a 530-unit residential subdivision project; including discussion of developer's intended use of the easements as set forth in its project documents; and

- v. Mitigation measures under consideration by the District due to potential impacts to District parks and roads, both during construction and ongoing use.
- b. Public Comment – Under Government Code Section 54954.3, members of the public may address the Board on any item described in the special meeting notice before or during consideration of that item. If you wish to address the Board during the meeting, please fill out a Speaker Identification Sheet and give it to the Clerk.
- c. Seeking direction and possible approval to:
 - i. Authorize District representatives Matt Sites and Tim Halverson to proceed with negotiations with the developers of the Folsom Heights project and/or the City of Folsom of a Memorandum of Understanding to mitigate adverse impacts to the District including road maintenance, park impacts and maintenance, funding mechanisms, landscaping issues, fire breaks, reimbursement of legal and other relates costs, and such other mitigation measures attributable to the project; and
 - ii. Authorize and direct that any other reasonable and necessary action be taken to carry out the Board’s direction including the intent of the Memorandum of Understanding and delegate to the Board President the authority to execute the Memorandum of Understanding and related agreements, subject to review and approval as to form by the District’s General Counsel.

3. Adjournment

The Board may take action on any of the items listed on this Agenda regardless of whether the matter appears on the Consent Calendar or is described as an action item, a report, or an information item.

NOTICE TO THE DISABLED AND VISUALLY OR HEARING IMPAIRED: In compliance with the Americans with Disabilities Act, Rolling Hills CSD will provide special assistance for disabled citizens. A request for disability related modification or accommodation, including auxiliary aids or services, made be made by a person with a disability who requires a modification or accommodation in order to participate in the public meeting by contacting the General Manager at (916) 235-8671 or GenMgr@RollingHillsCSD.org . Notification 48 hours prior to the meeting will enable the District to make reasonable arrangements to ensure accessibility to this meeting.

DEM 2.a.ii

RECORDING REQUESTED BY:

RUSSELL & MARJORIE KNAUER

AND WHEN RECORDED MAIL THIS
DEED AND TAX STATEMENT TO:

PLACER TITLE COMPANY
3820 EL DORADO HILLS BLVD. #401
EL DORADO HILLS, CA 95762



El Dorado, County Recorder
William E. Schultz Co Recorder Office
DOC- 2000-0043713-00

Acct 6-PLACER TITLE CO
Thursday, AUG 31, 2000 14:50:43
Ttl Pd \$43.00 Nbr-0000066254
CLC/C2/1-13

Escrow No. 41407KM

*This document is
being signed
in counterpart*

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The undersigned Grantor declares:

Documentary Transfer Tax: \$ -0-

— COMPLETED ON FULL VALUE OF
PROPERTY CONVEYED.

— OR COMPUTED ON FULL VALUE LESS
LIENS AND ENCUMBRANCES REMAINING
AT TIME OF SALE.

See Undersigned

Signature of Declarant or Agent determining tax. Firm
Name

EASEMENT GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
SPRINGFIELD MEADOWS COMMUNITY SERVICES DISTRICT and LHC JOERGER RANCH, LLC,
A Delaware Limited Liability Company

Hereby GRANT (S) to
RUSSELL G. KNAUER and MARJORIE C. KNAUER, his wife

The following described real property in the Unincorporated Area, County of El Dorado and County
of Sacramento, State of California:

A non-exclusive easement for roadway and public utilities over, under and across the following
described real property in Exhibit "A" and Exhibit "B" attached hereto and made a part hereof.

Said easement is given under the condition that the Grantor, their successors and assigns may deed
the herein described easement to others including but not limited to dedicating said easement to the
County of El Dorado.

See Exhibit "C" for property description of the dominant tenement.

See Exhibit "D" for further clarification.

See Exhibit "E" for Beneficiary's Subordination

SPRINGFIELD MEADOWS COMMUNITY
SERVICE DISTRICT

LHC JOERGER RANCH, LLC, A
Delaware Limited Liability Company
By: LHC ALLIGATOR, LLC
A Delaware Limited Liability
Company, its sole member

See Attached for Signature(s)

BY:

Date:

8-29-2000

BY:

08/31/2000.20000043713

SIGNATURE PAGE

SPRINGFIELD MEADOWS COMMUNITY SERVICE DISTRICT

BY: 
GENEVIEVE ARIETTA, PRESIDENT

BY: 
MELANIE CLEVINGER, SECRETARY

BY: 
FRANK CRISCENTI, TREASURER

08/31/2000, 20000043713

STATE OF CALIFORNIA

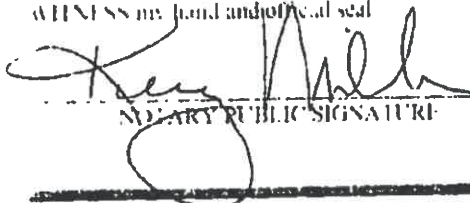
COUNTY OF EL DORADO

On JUNE 30, 2000 before me, KERRY MILLER, NOTARY PUBLIC

Personally appeared, MELANIE CLEVINGER AND FRANK D. CRISCENTI-----

~~personally known to me~~ (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument

WITNESS my hand and official seal

 (SEAL)
NOTARY PUBLIC SIGNATURE



STATE OF CALIFORNIA

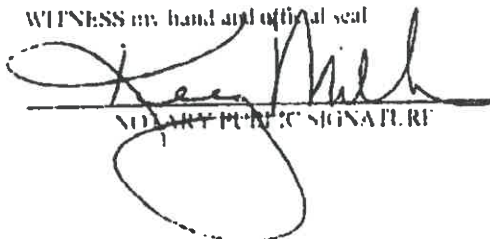
COUNTY OF EL DORADO

On July 7, 2000 before me, KERRY MILLER, NOTARY PUBLIC

Personally appeared, GENEVIEVE ARIETTA

personally known to me ~~or proved to me on the basis of satisfactory evidence~~ to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument

WITNESS my hand and official seal

 (SEAL)
NOTARY PUBLIC SIGNATURE



08/31/2000.20000043713

RECORDING REQUESTED BY:

RUSSELL & MARJORIE KNAUER

AND WHEN RECORDED MAIL THIS
DEED AND TAX STATEMENT TO:

PLACER TITLE COMPANY
3820 EL DORADO HILLS BLVD. #401
EL DORADO HILLS, CA 95762

Escrow No. 41407RM

THIS Document is
BEING SIGNED IN
COUNTERPART

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The undersigned Grantor declares:

Documentary Transfer Tax: \$ -0-

— COMPUTED ON FULL VALUE OF
PROPERTY CONVEYED,
— OR COMPUTED ON FULL VALUE LESS
LIENS AND ENCUMBRANCES REMAINING
AT TIME OF SALE.
See Undersigned

Signature of Declarant or Agent determining tax. Firm
Name

EASEMENT GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
SPRINGFIELD MEADOWS COMMUNITY SERVICES DISTRICT and LHC JOERGER RANCH, LLC,
A Delaware Limited Liability Company

Hereby GRANT (S) to
RUSSELL G. KNAUER and MARJORIE C. KNAUER, his wife

The following described real property in the Unincorporated Area, County of El Dorado and County
of Sacramento, State of California:

A non-exclusive easement for roadway and public utilities over, under and across the following
described real property in Exhibit "A" and Exhibit "B" attached hereto and made a part hereof.

Said easement is given under the condition that the Grantor, their successors and assigns may deed
the herein described easement to others including but not limited to dedicating said easement to the
County of El Dorado.

See Exhibit "C" for property description of the dominant tenement.

See Exhibit "D" for further clarification.

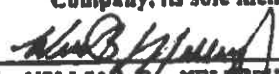
See Exhibit "E" for Beneficiary's Subordination

SPRINGFIELD MEADOWS COMMUNITY
SERVICE DISTRICT

LHC JOERGER RANCH, LLC, A
Delaware Limited Liability Company
By: LHC ALLIGATOR, LLC
A Delaware Limited Liability
Company, its sole member

See Attached for Signature(s)

BY: 8-28-2000
Date:


BY: WILLIAM B. MELCERUP
Authorized Agent

State of California)
ss.
County of EL DORADO)

On August 31, 2000 before me, KERRY MILLER, Notary
Public personally appeared
WILLIAM B. MELLERUP-----

personally known to me ~~(as provided to me on the basis of satisfactory evidence)~~ to be the person(s) whose
name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the
same in his/her/their authorized capacity (ies), and that by his/her/their signature(s) on the instrument the
person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

SIGNATURE

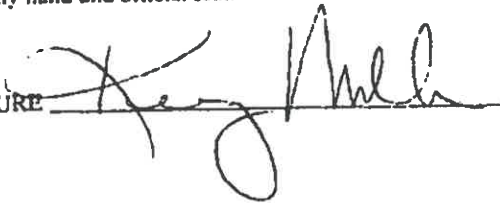


EXHIBIT A
DESCRIPTION OF ROAD AND PUBLIC UTILITIES EASEMENT

All that certain real property located in the County of El Dorado, State of California, being a portion of Parcel 1 of that certain Parcel Map that filed for record in the Office of the El Dorado County Recorder on July 20, 1998, in Book 46 of Parcel Maps at Page 122, together with portions of Sections 14 and 15, Township 9 North, Range 8 East, M.D.M., more particularly described as follows:

BEGINNING at a point in that that certain course in the Southerly boundary of said Parcel 1 that bears South 76°45'37" West 349.29 feet, from which a one and one-half (1-1/2") inch capped iron pipe stamped "RCE 20462-1998", marking the Westerly terminus thereof, bears South 76°45'37" West 173.11 feet; thence, from said POINT OF BEGINNING, Easterly along the Southerly boundary of said Parcel 1, North 76°45'37" East 66.34 feet to the beginning of a non-tangent curve to the Left, with a radius of 395.00 feet, concave to the Northeast, the radial to which bears South 49°32'02" West; thence, leaving the Southerly boundary of said Parcel 1, Southeasterly along the arc of said curve, through a central angle of 02°09'26", an arc distance of 14.87 feet, (said curve being subtended by a chord that bears South 41°32'41" East 14.87 feet,) to the beginning of a compound curve to the Left, with a radius of 20.00 feet, concave to the North, the radial to which bears South 47°22'36" West; thence, Easterly along the arc of said curve, through a central angle of 97°39'44", an arc distance of 34.09 feet, (said curve being subtended by a chord that bears North 88°32'44" East 30.11 feet;) thence North 39°42'52" East 30.81 feet to the beginning of a curve to the Right, with a radius of 430.00 feet, concave to the Southeast; thence, Northeasterly along the arc of said curve through a central angle of 11°01'27", an arc distance of 82.74 feet, (said curve being subtended by a chord that bears North 45°13'35" East 82.61 feet,) to an angle point in the boundary of said Parcel 1; thence, along the boundary of said Parcel 1, the following five (5) courses: (1) North 50°44'19" East 84.69 feet to the beginning of a curve to the Left, with a radius of 1470.00 feet, concave to the Northwest; (2) Northeasterly along the arc of said curve, through a central angle of 05°00'34", an arc distance of 128.52 feet, (said curve being subtended by a chord that bears North 48°14'02" East 128.46 feet;) (3) North 45°43'45" East 51.93 feet to the beginning of a curve to the Left, with a radius of 20.00 feet, concave to the West; (4) Northerly along the arc of said curve, through a central angle of 85°35'18", an arc distance of 29.88 feet, (said curve being subtended by a chord that bears North 02°56'07" East 27.17 feet,) to a point of cusp, the beginning of a curve to the Left, with a radius of 630.00 feet, concave to the Northeast, the radial to which bears South 50°08'28" West; and, (5) Southeasterly along the arc of said curve, through a central angle of 03°14'08", an arc distance of 35.58 feet, (said curve being subtended by a chord that bears South 41°28'36" East 35.57 feet;) thence, leaving the boundary of said Parcel 1, Northeasterly along a non-tangent line, North 46°35'00" East 60.00 feet to the beginning of a non-tangent curve to the Left, with a radius of 570.00, the radial to which bears South 46°56'21" West; thence, Southeasterly along the arc of said curve, through a central angle of 24°53'43", an arc distance of 247.67 feet, (said curve being subtended by a chord that bears South 55°30'30" East 245.72 feet;) thence South 67°57'22" East 73.99 feet to the beginning of a curve to the Left, with a radius of 20.00 feet, concave to the Northwest; thence Northeasterly along the arc of said curve through a central angle of 90°00'00", an arc distance of 31.42 feet, (said curve being

EXHIBIT A
DESCRIPTION OF ROAD & P.U.E.

subtended by a chord that bears North 67°02'38" East 28.28 feet,) to a point in the Northwestern side of White Rock Road, a point of cusp; thence South 22°02'38" West 100.00 feet to a point of cusp, the beginning of a curve to the Left, with a radius of 20.00 feet, concave to the Southwest, the radial to which bears South 67°57'22" East; thence, leaving the Northwestern side of White Rock Road, Northwesternly along the arc of said curve, through a central angle of 90°00'00", an arc distance of 31.42 feet, (said curve being subtended by a chord that bears North 22°57'22" West 28.28 feet;) thence North 67°57'22" West 73.99 feet to the beginning of a curve to the Right, with a radius of 630.00 feet, concave to the Northeast; thence, Northwesternly along the arc of said curve, through a central angle of 19°16'25", an arc distance of 211.92 feet, (said curve being subtended by a chord that bears North 58°19'09" West 210.93 feet,) to the beginning of a reverse curve to the Left, with a radius of 20.00 feet, concave to the South, the radial to which bears North 41°19'03" East; thence, Westerly along the arc of said curve, through a central angle of 85°35'18", an arc distance of 29.88 feet, (said curve being subtended by a chord that bears South 88°31'24" West 27.17 feet;) thence South 45°43'45" West 51.93 feet to the beginning of a curve to the Right, with a radius of 1530.00 feet, concave to the Northwest; thence, Southwesterly along the arc of said curve, through a central angle of 05°00'34", an arc distance of 133.77 feet, (said curve being subtended by a chord that bears South 48°14'02" West 133.72 feet;) thence South 50°44'19" West 84.69 feet to the beginning of a curve to the Left, with a radius of 370.00 feet, concave to the Southeast; thence, Southwesterly along the arc of said curve, through a central angle of 11°01'27", an arc distance of 71.19 feet, (said curve being subtended by a chord that bears South 45°13'35" West 71.08 feet;) thence South 39°42'52" West 20.71 feet to the beginning of a curve to the Left, with a radius of 20.00 feet, concave to the East; thence, Southerly along the arc of said curve, through a central angle of 97°52'25", an arc distance of 34.16 feet, (said curve subtended by a chord that bears South 09°13'21" East 30.16 feet,) to the beginning of a compound curve to the Left, with a radius of 385.00 feet, concave to the Northwest, the radial to which bears South 31°50'27" West; thence, Southeasterly along the arc of said curve, through a central angle of 16°14'41", an arc distance of 109.16 feet, (said curve being subtended by a chord that bears South 66°16'53" East 108.79 feet,) to the beginning of a reverse curve to the Right, with a radius of 2487.50 feet, concave to the Southwest, the radial to which bears North 15°35'46" East; thence, Southeasterly along the arc of said curve, through a central angle of 06°26'52", an arc distance of 279.93 feet, (said curve being subtended by a chord that bears South 71°10'48" East 279.78 feet;) thence South 67°57'22" East 57.93 feet to the beginning of a curve to the Left, with a radius of 20.00 feet, concave to the Northwest; thence, Northeasterly along the arc of said curve, through a central angle of 90°00'00", an arc distance of 31.42, (said curve being subtended by a chord that bears North 67°02'38" East 28.28 feet,) to a point in the Northwestern side of White Rock Road, a point of cusp; thence, Southwesterly along the Northwestern side of White Rock Road, South 22°02'38" West 138.17 feet to a point of cusp, the beginning of a curve to the Left, with a radius of 20.00 feet, concave to the Southwest, the radial to which bears South 67°57'22" East; thence, leaving the Northwestern side of White Rock Road, Northwesternly along the arc of said curve, through a central angle of 90°00'00", an arc distance of 31.42, (said curve being subtended by a chord that bears North 22°57'22" West 28.28 feet;) thence North 67°57'22" West 380.51 feet to the beginning of a curve to the Right, with a radius of 465.00 feet, concave to the Northeast; thence, Northwesternly along the arc of said curve, through a central angle of 10°19'34", an arc distance of 83.80 feet, (said curve being

EXHIBIT A
DESCRIPTION OF ROAD & P.U.E.

subtended by a chord that bears North 62°47'35" West 83.69 feet,) to the beginning of a reverse curve to the Left, with a radius of 20.00 feet, concave to the South, the radial to which bears North 32°22'12" East; thence, Westerly along the arc of said curve through a central angle of 82°39'20", an arc distance of 28.85 feet, (said curve being subtended by a chord that bears South 81°02'32" West 26.41 feet;) thence South 39°42'52" West 1.40 feet to the beginning of a curve to the Right, with a radius of 267.00 feet, concave to the North; thence, Westerly along the arc of said curve, through a central angle of 80°02'58", an arc distance of 373.03 feet, (said curve being subtended by a chord that bears South 79°44'21" West 343.42 feet;) thence, Northwesterly along a non-tangent line, North 57°10'44" West 225.00 feet; thence North 60°14'11" West 172.15 feet to the beginning of a curve to the Left, with a radius of 270.00 feet, concave to the South; thence, Westerly along the arc of said curve, through a central angle of 27°39'35", an arc distance of 130.34 feet, (said curve being subtended by a chord that bears North 74°03'58" West 129.08 feet,) to a point in the Sacramento-El Dorado County Line; thence, Northerly along the Sacramento-El Dorado County Line, a non-tangent line, North 18°10'54" West 63.19 feet to the beginning of a non-tangent curve to the Right, with a radius of 330.00 feet, concave to the South, the radial to which bears North 01°42'10" West; thence, Easterly along the arc of said curve, through a central angle of 31°27'59", an arc distance of 181.23 feet, (said curve being subtended by a chord that bears South 75°58'10" East 178.96 feet;) thence South 60°14'11" East 172.15 feet; thence South 63°17'37" East 225.00 feet to the beginning of a non-tangent curve to the Left, with a radius of 183.00 feet, concave to the North, the radial to which bears South 29°45'49" West; thence Easterly along the arc of said curve, through a central angle of 80°02'58", an arc distance of 255.67 feet, (said curve being subtended by a chord that bears North 79°44'21" East 235.38 feet;) thence North 39°42'52" East 11.48 feet to the beginning of a curve to the Left, with a radius of 20.00 feet, concave to the West; thence, Northerly along the arc of said curve, through a central angle of 82°30'00", an arc distance of 28.80 feet, (said curve being subtended by a chord that bears North 01°32'08" West 26.37 feet,) to the beginning of a reverse curve to the Right, with a radius of 455.00 feet, concave to the Northeast, the radial to which bears South 47°12'52" West; thence, Northwesterly along the arc of said curve, through a central angle of 06°08'39", an arc distance of 48.79 feet, (said curve being subtended by a chord that bears North 39°42'48" West 48.77 feet to the point of beginning.

End of Description

This legal description was prepared by Gene E. Thorne & Associates, Inc., under the direction of Gene E. Thorne, RCE 20462, for the purpose of creating a road and public utilities easement.


Gene E. Thorne, RCE 20462

Reg. Exp. Date: 09/31/01



Portions of A.P.N. 108-030-25 and 108-040-02

EXHIBIT B

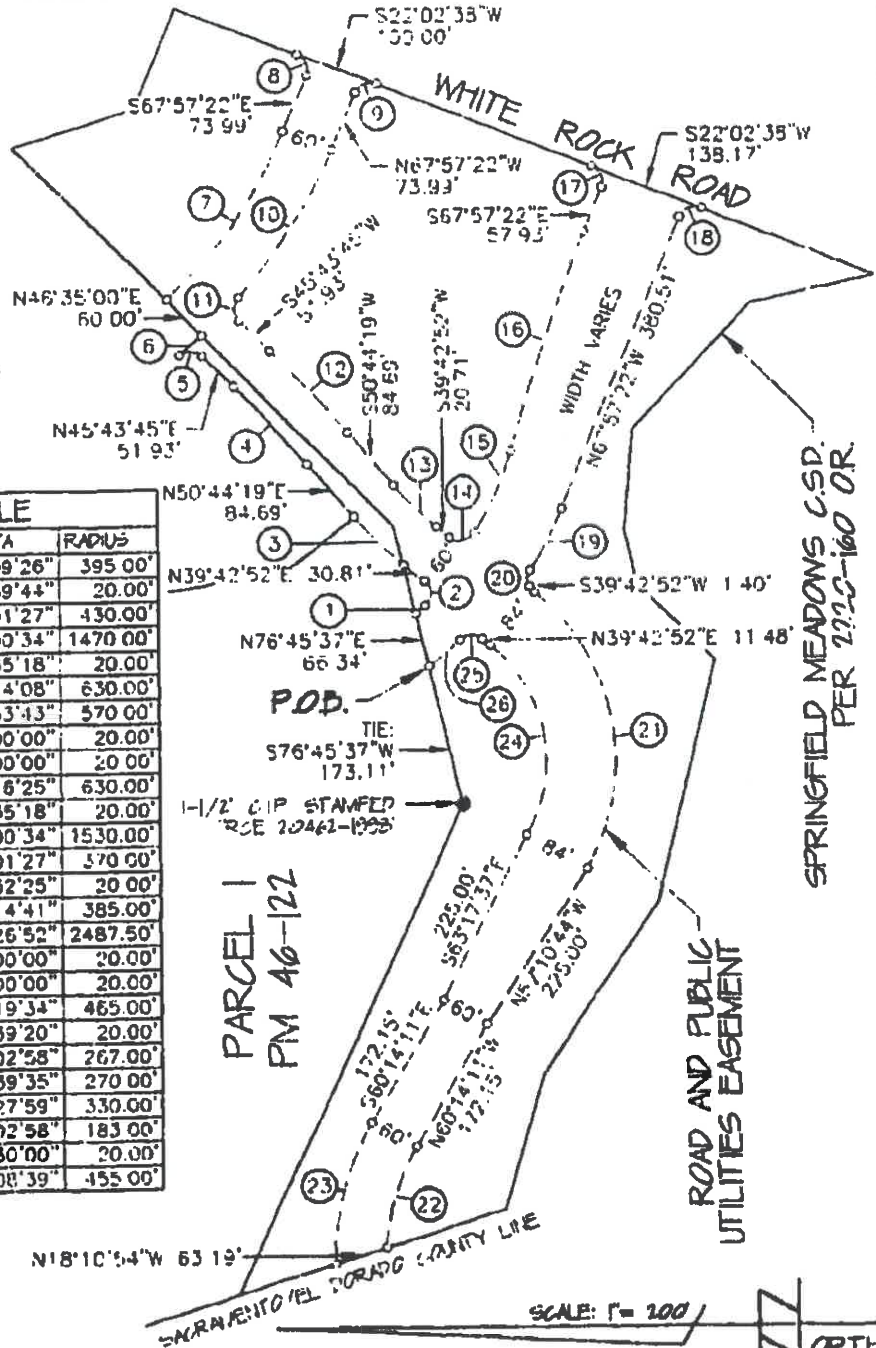
PLAT OF ROAD & PUBLIC UTILITIES EASEMENT BEING A PORTION OF PARCEL 1 OF PM 46-122 AND PORTIONS OF SECTIONS 14 & 15, T. 9 N., R. 8 E., MDM. COUNTY OF EL DORADO, CALIFORNIA

GENE E. THORNE & ASSOCIATES, INC.



GENE E. THORNE, RCE 20462
REG EXP DATE: 02/02/12

CURVE	CHORD	DELTA	RADIUS
1	S41°32'41"E 14.87'	02°09'26"	395.00'
2	N88°32'44"E 30.11'	97°39'44"	20.00'
3	N45°13'35"E 82.61'	11°01'27"	430.00'
4	N48°14'02"E 128.48'	05°00'34"	1470.00'
5	N02°56'07"E 27.17'	85°35'18"	20.00'
6	S41°28'36"E 35.57'	03°14'08"	630.00'
7	S55°35'30"E 245.72'	24°53'43"	570.00'
8	N67°02'38"E 28.28'	90°00'00"	20.00'
9	N22°57'22"W 28.28'	90°00'00"	20.00'
10	N58°19'09"W 210.93'	19°16'25"	630.00'
11	S98°31'24"W 27.17'	85°35'18"	20.00'
12	S48°14'02"W 133.72'	05°00'34"	1530.00'
13	S45°13'35"W 71.08'	11°01'27"	570.00'
14	S09°13'21"E 30.16'	97°52'25"	20.00'
15	S66°15'53"E 108.79'	16°14'41"	385.00'
16	S71°10'48"E 279.78'	06°26'52"	2487.50'
17	N67°02'38"E 28.28'	90°00'00"	20.00'
18	N22°57'22"W 28.28'	90°00'00"	20.00'
19	N62°47'35"W 83.69'	10°19'34"	465.00'
20	S81°02'32"W 26.41'	82°39'20"	20.00'
21	S79°44'21"W 343.42'	80°02'58"	267.00'
22	N74°03'58"W 129.08'	27°39'35"	270.00'
23	S75°58'10"E 178.96'	31°27'59"	330.00'
24	N79°44'21"E 235.38'	80°02'58"	183.00'
25	N01°32'08"W 26.37'	82°30'00"	20.00'
26	N39°42'48"W 48.77'	06°08'39"	455.00'



PORTIONS OF APN. 108-030-25 AND 108-040-01

EXHIBIT "C"

Said Easement is appurtenant to:

All that certain real property situated, lying and being in the County of Sacramento, State of California, more particularly described as follows:

Those portions of Section 10 and 15, Township 9 North, Range 8 East, MDM, described as follows:

Beginning at a 1 ½" capped iron pipe monument with a brass tag stamped "R.E. 53" from which the Northeast corner of Section 15 bears North 27° 20' 36" East 2876.64 feet (field tie); thence from said point of beginning South 31° 14' 47" East 1079.30 feet to a 1 ½" capped iron pipe with a brass tag stamped "R.E. 53" and located on the Northwestern boundary of White Rock Road (formerly Old State Highway); thence along the Northwestern boundary of said road North 27° 01' 56" East 388.44 feet to a 6" x 6" concrete highway monument; thence leaving the Northwestern boundary of said road North 18° 14' 55" West 81.34 feet; thence North 18° 10' 55" West 5539.45 feet to the Southerly boundary of U.S. Highway Route 50; thence along said Southerly line South 66° 23' 00" West 848.45 feet; thence South 66° 27' 00" West 450.00 feet; thence South 65° 03' 56" West 530.25 feet; thence leaving the Southerly boundary of U.S. Route 50 South 02° 05' 00" East 173.09 feet; South 01° 53' 15" East 1292.33 feet; South 02° 03' 45" East 1436.62 feet; North 83° 22' 42" East 2656.16 feet to a 1 ½" iron pipe described in Judgment and Decree Quieting Title, dated February 26, 1952, recorded March 4, 1952 in Book 2186 Page 15, Official Records, Sacramento County and on a recorded Survey of land of Edward T. Schnerr as the "Northeast corner of the Southwest quarter of Northwest quarter of said Section 15; along the East boundary of said Southwest quarter of Northeast quarter of said Section 15, South 01° 44' 14" East 1195.85 feet to the point of beginning.

APN: 72-070-01 & 72-270-28


EXHIBIT "D"

The undersigned acknowledge that subdivision maps may be recorded at a later date which may have offers of dedication for public use for road and utility easements and may be synonymous with easements of this easement deed.

Together with said Easement the undersigned owner of record title hereby conveys to Grantee the Irrevocable right to convey and offer the Easement for dedication to the County of El Dorado, Springfield Meadows Community Services District, or other public agency upon ninety (90) day's prior written notice.

The subject "Easement" is appurtenant to the Grantee's property described on Exhibit C attached hereto (the "Grantee Property"). This easement is located within portions of the Grantor's property intended to be dedicated to the County of El Dorado for public right-of-way and utility purposes in substantial conformance with the alignment set forth in Vesting Tentative Map 90-1200 (approved September 22, 1992, County of El Dorado) (the "Vesting Map") (the "Dedication Land"). The Easement may be relocated by Grantor to conform to the final alignment of the Dedication Land and such alignment and relocation shall not require Grantee's approval and shall be effective upon Grantor's unilateral execution and recordation of a notice of realignment describing the new alignment of the Easement which alignment shall be in substantial conformance with the Vesting Map, and shall not vary more than ten feet (10') from the Easement as described herein. Grantee shall execute all documents required by Grantor to effect the aforementioned dedication and/or relocation.


If the County of El Dorado should ever relinquish or vacate its interest in the Dedication Land, the Easement shall continue to burden the Dedication Land for the benefit of the Grantee Property.


MARLON R. GINNEY


DOLORES J. GINNEY

Date: 8-28-00

LHC JOERGER RANCH, LLC
A Delaware Limited Liability Company
By: LHC ALLIGATOR, LLC
A Delaware Limited Liability
Company, its sole member


BY: William B. Mellerup
Authorized Agent

SPRINGFIELD MEADOWS
COMMUNITY SERVICE DISTRICT
See Attached for Signature(s)

By: _____

EXHIBIT "D" SIGNATURE PAGE

SPRINGFIELD MEADOWS COMMUNITY SERVICE DISTRICT



BY: MELANIE CLEVINGER, Secretary

EXHIBIT "E"

**BENEFICIARY'S SUBORDINATION
TO EASEMENT**

MARLON R. GINNEY and DOLORES J. GINNEY, husband and wife, as community property, Beneficiary under the Deed of Trust recorded May 1, 1990 in Book 3341 of Official Records, at Page 68 El Dorado County Official Records, by their signature hereby consents to the filing of this Easement and hereby subordinates the lien of heir aforementioned Deed of Trust to this Easement.

BENEFICIARY:


MARLON R. GINNEY


DOLORES J. GINNEY

RECORDING REQUESTED BY:

RUSSELL & MARJORIE KNAUER

AND WHEN RECORDED MAIL THIS

PLACER TITLE COMPANY
3820 EL DORADO HILLS BLVD. #401
EL DORADO HILLS, CA 95762



El Dorado, County Recorder
William E. Schultz Co Recorder Office
DOC- 2000-0043714-00

Acct 6-PLACER TITLE CO

Thursday, AUG 31, 2000 14:50:43

Ttl Pd \$31.00

Nbr-0000066255

CLC/C2/1-S

Title Order No. 205-41407
Escrow No. 41407KM

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The undersigned Grantor declares:

Documentary Transfer Tax: \$ -0-

— COMPUTED ON FULL VALUE OF
PROPERTY CONVEYED,

— OR COMPUTED ON FULL VALUE LESS
LIENS AND ENCUMBRANCES REMAINING
AT TIME OF SALE.

See Undersigned

Signature of Declarant or Agent determining tax. Firm
Name

EASEMENT GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

LHC JOERGER RANCH, LLC, A Delaware Limited Liability Company

Hereby GRANT (S) to

RUSSELL G. KNAUER and MARJORIE C. KNAUER, his wife

The following described real property in the Unincorporated Area, County of El Dorado and County
of Sacramento, State of California:

A non-exclusive easement for roadway and public utilities over, under and across the following
described real property in Exhibit "A" and Exhibit "B" attached hereto and made a part hereof.

Said easement is given under the condition that the Grantor, their successors and assigns may deed
the herein described easement to others including but not limited to dedicating said easement to the
County of El Dorado.

See Exhibit "C" for property description of the dominant tenement.

See Exhibit "D" for further clarification.

See Exhibit "E" for Beneficiary's Subordination

LHC JOERGER RANCH, LLC, A Delaware Limited Liability Company
By: LHC ALLIGATOR, LLC, A Delaware Limited Liability Company
its sole member

William B. Mellerup William B. Mellerup
BY: *Authorized Agent*

Date: 8.28.00

08/31/2000,20000043714

STATE OF CALIFORNIA)

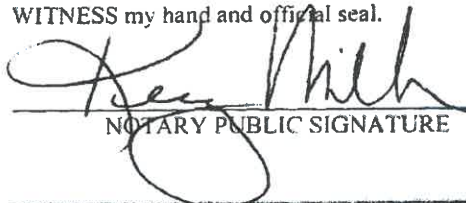
COUNTY OF EL DORADO)

On August 28, 2000 before me, KERRY MILLER, NOTARY PUBLIC
DATE

Personally appeared, WILILAM B. MELLERUP

personally known to me ~~(or proved to me on the basis of satisfactory evidence)~~ to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

 (SEAL)
NOTARY PUBLIC SIGNATURE



STATE OF CALIFORNIA)

COUNTY OF _____)

On _____ before me, _____
DATE

Personally appeared, _____

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

NOTARY PUBLIC SIGNATURE (SEAL)

EXHIBIT A
DESCRIPTION OF ROAD AND PUBLIC UTILITIES EASEMENT

All that certain real property located in the County of El Dorado, State of California, being portions of Sections 10 and 15, Township 9 North, Range 8 East, M.D.M., also being a portion of Parcel 1 of that certain Parcel Map that filed for record in the Office of the El Dorado County Recorder on July 20, 1998, in Book 46 of Parcel Maps at Page 122, more particularly described as follows:

BEGINNING at a point in that that certain course in the Southerly boundary of said Parcel 1 that bears South 76°45'37" West 349.29 feet, from which a one and one-half (1-1/2") inch capped iron pipe stamped "RCE 20462-1998", marking the Westerly terminus thereof, bears South 76°45'37" West 173.11 feet, the beginning of a curve to the Right, with a radius of 455.00 feet, concave to the Northeast, the radial to which bears South 53°21'31" West; thence, from said POINT OF BEGINNING, leaving said course in the Southerly boundary of said Parcel 1, Northwesterly along the arc of said curve, through a central angle of 17°58'39", an arc distance of 142.76 feet, (said curve being subtended by a chord that bears North 27°39'09" West 142.18 feet;) thence North 18°39'50" West 211.51 feet to the beginning of a curve to the Left, with a radius of 720.00 feet, concave to the Southwest; thence, Northwesterly along the arc of said curve, through a central angle of 18°31'53", an arc distance of 232.87 feet, (said curve being subtended by a chord that bears North 27°55'46" West 231.86 feet;) thence North 37°11'43" West 173.03 feet to the beginning of a curve to the Left, with a radius of 720.00 feet, concave to the Southwest; thence, Northwesterly along the arc of said curve, through a central angle of 15°24'32", an arc distance of 193.63 feet, (said curve being subtended by a chord that bears North 44°53'59" West 193.05 feet;) thence North 52°36'15" West 129.94 feet to the beginning of a curve to the Right, with a radius of 505.00 feet, concave to the East; thence, Northerly along the arc of said curve, through a central angle of 76°22'50", an arc distance of 673.21 feet, (said curve being subtended by a chord that bears North 14°24'50" West 624.46 feet,) to the beginning of a reverse curve to the Left, with a radius of 20.00 feet, concave to the West, the radial to which bears South 66°13'25" East; thence, Northerly along the arc of said curve, through a central angle of 87°38'11", an arc distance of 30.59 feet, (said curve being subtended by a chord that bears North 20°02'30" West 27.69 feet;) thence North 63°51'36" West 119.11 feet to the beginning of a curve to the Right, with a radius of 375.00 feet, concave to the Northeast; thence, Northwesterly along the arc of said curve through a central angle of 48°17'49", an arc distance of 316.10 feet, (said curve being subtended by a chord that bears North 39°42'41" West 306.83 feet;) thence North 15°33'47" West 133.44 feet to the beginning of a curve to the Left, with a radius of 175.00 feet, concave to the Southwest; thence, Northwesterly along the arc of said curve, through a central angle of 61°09'43", an arc distance of 186.81 feet, (said curve being subtended by chord that bears North 46°08'38" West 178.06 feet;) thence North 76°43'30" West 167.04 feet to the Westerly boundary of said Parcel 1; thence, Northerly along the Westerly boundary of said Parcel 1, North 18°10'54" West 58.62 feet; thence, leaving the Westerly boundary of said Parcel 1, South 76°43'30" East 197.63 feet to the beginning of a curve to the Right, with a radius of 225.00 feet, concave to the Southwest; thence, Southeasterly along the arc of said curve, through a central angle of 61°09'43", an arc distance of 240.18 feet, (said curve being subtended by a chord that bears South 46°08'39" East 226.94 feet;)

thence South 15°33'47" East 133.44 feet to the beginning of a curve to the Left, with a radius of 325.00 feet, concave to the Northeast; thence, Southeasterly along the arc of said curve, through a central angle of 48°17'49", an arc distance of 273.96 feet, (said curve being subtended by a chord that bears South 39°42'41" East 265.92 feet;) thence South 63°51'36" East 118.67 feet to the beginning of a curve to the Left, with a radius of 20.00 feet, concave to the North; thence, Easterly along the arc of said curve, through a central angle of 90°00'00", an arc distance of 31.42 feet, (said curve being subtended by a chord that bears North 71°08'24" East 28.28 feet;) thence, Southeasterly along a non-tangent line, South 63°51'36" East 60.00 feet; thence, at right angles to the Right, South 26°08'24" West 68.35 feet to the beginning of a curve to the Left, with a radius of 445.00 feet, concave to the East; thence, Southerly along the arc of said curve, through a central angle of 78°44'39", an arc distance of 611.58 feet, (said curve being subtended by a chord that bears South 13°13'55" East 564.58 feet;) thence South 52°36'15" East 129.94 feet to the beginning of a curve to the Right, with a radius of 780.00 feet, concave to the Southwest; thence, Southeasterly along the arc of said curve, through a central angle of 15°24'32", an arc distance of 209.77 feet, (said curve being subtended by a chord that bears South 44°53'59" East 209.14 feet;) thence South 37°11'43" East 173.03 feet to the beginning of a curve to the Right, with a radius of 780.00 feet, concave to the Southwest; thence, Southeasterly along the arc of said curve, through a central angle of 18°31'53", an arc distance of 252.28 feet, (said curve being subtended by a chord that bears South 27°55'46" East 251.18 feet;) thence South 18°39'50" East 211.51 feet to the beginning of a curve to the Left, with a radius of 395.00 feet, concave to the Northeast; thence, Southeasterly along the arc of said curve, through a central angle of 21°48'08", an arc distance of 150.31 feet, (said curve being subtended by a chord that bears South 29°33'54" East 149.40 feet,) to the afore said course in the Southerly boundary of said Parcel 1; thence, Westerly along said course in the Southerly boundary of said Parcel 1, South 76°45'37" West 66.34 feet to the point of beginning.

End of Description

This legal description was prepared by Gene E. Thorne & Associates, Inc., under the direction of Gene E. Thorne, RCE 20462, for the purpose of creating a road and public utilities easement.


Gene E. Thorne, RCE 20462

Reg. Exp. Date: 09/31/01



A Portion of A.P.N. 108-030-06

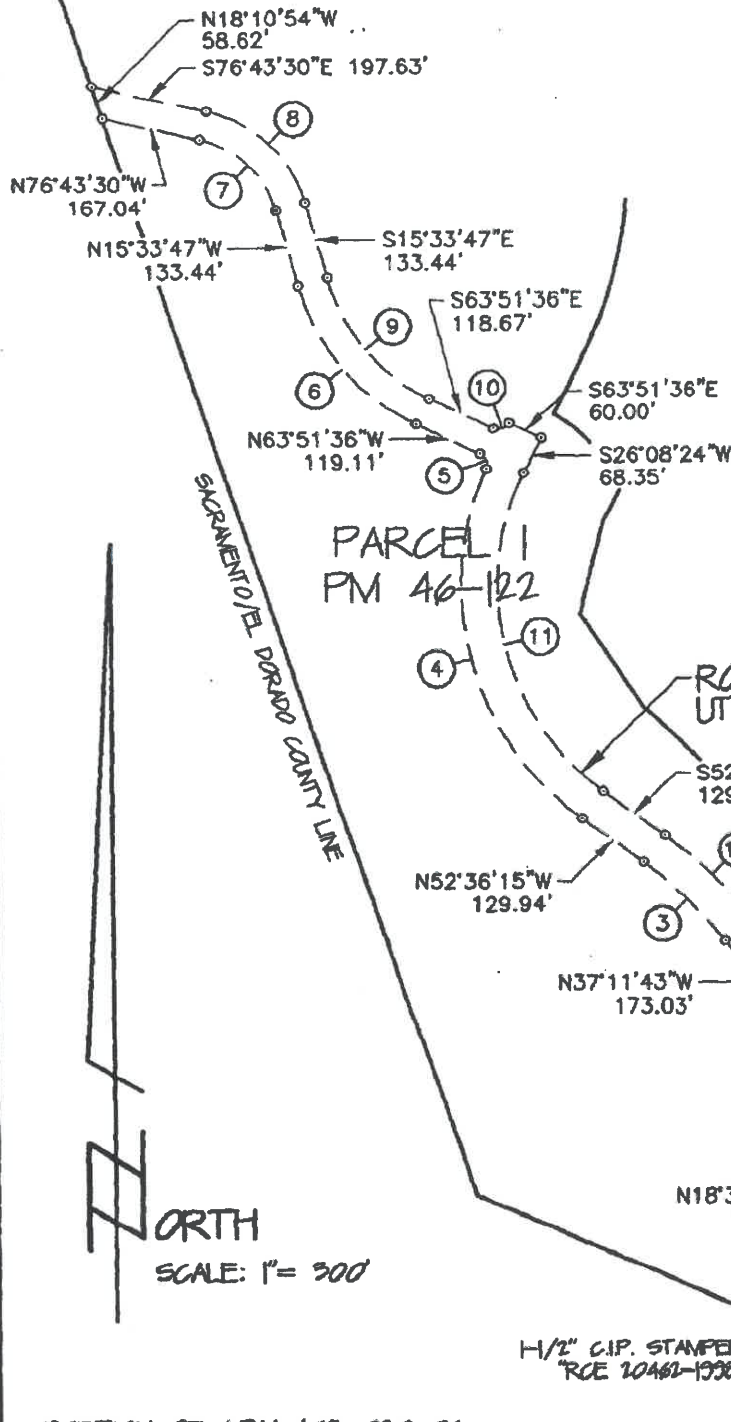
ginney-esmt1.doc
01/09/99dbb

043714

EXHIBIT B

PLAT OF ROAD & PUBLIC UTILITIES EASEMENT PORTIONS OF SECTIONS 10 & 15, T. 9 N., R. 8 E., M.D.M. BEING A PORTION OF PARCEL 1 OF PM 46-122 COUNTY OF EL DORADO, CALIFORNIA

GENE E. THORNE & ASSOCIATES, INC.



CURVE DATA TABLE				
CURVE	CHORD		DELTA	RADIUS
1	N27°39'09"W	142.18'	17°58'39"	455.00'
2	N27°55'46"W	231.86'	18°31'53"	720.00'
3	N44°53'59"W	193.05'	15°24'32"	720.00'
4	N14°24'50"W	624.46'	76°22'50"	505.00'
5	N20°02'30"W	27.69'	87°38'11"	20.00'
6	N39°42'41"W	306.83'	48°17'49"	375.00'
7	N46°08'38"W	178.06'	61°09'43"	175.00'
8	S46°08'39"E	228.94'	61°09'43"	225.00'
9	S39°42'41"E	265.92'	48°17'49"	325.00'
10	N71°08'24"E	28.28'	90°00'00"	20.00'
11	S13°13'55"E	564.58'	78°44'39"	445.00'
12	S44°53'59"E	209.14'	15°24'32"	780.00'
13	S27°55'46"E	251.18'	18°31'53"	780.00'
14	S29°33'54"E	149.40'	21°48'08"	395.00'



GENE E. THORNE, RCE 20462
REG. EXP. DATE: 09/30/01

1/2" C.I.P. STAMPED:
"RCE 20462-1998"

P.D.B.

TIE:
S76°45'37"W 173.11'

A PORTION OF APN. 108-090-06

EXHIBIT "C"

Said Easement is appurtenant to:

All that certain real property situated, lying and being in the County of Sacramento, State of California, more particularly described as follows:

Those portions of Section 10 and 15, Township 9 North, Range 8 East, MDM, described as follows:

Beginning at a 1 ½" capped iron pipe monument with a brass tag stamped "R.E. 53" from which the Northeast corner of Section 15 bears North 27° 20' 36" East 2876.64 feet (field tie); thence from said point of beginning South 31° 14' 47" East 1079.30 feet to a 1 ½" capped iron pipe with a brass tag stamped "R.E. 53" and located on the Northwestern boundary of White Rock Road (formerly Old State Highway); thence along the Northwestern boundary of said road North 27° 01' 56" East 388.44 feet to a 6" x 6" concrete highway monument; thence leaving the Northwestern boundary of said road North 18° 14' 55" West 81.34 feet; thence North 18° 10' 55" West 5539.45 feet to the Southerly boundary of U.S. Highway Route 50; thence along said Southerly line South 66° 23' 00" West 848.45 feet; thence South 66° 27' 00" West 450.00 feet; thence South 65° 03' 56" West 530.25 feet; thence leaving the Southerly boundary of U.S. Route 50 South 02° 05' 00" East 173.09 feet; South 01° 53' 15" East 1292.33 feet; South 02° 03' 45" East 1436.62 feet; North 83° 22' 42" East 2656.16 feet to a 1 ½" iron pipe described in Judgment and Decree Quieting Title, dated February 26, 1952, recorded March 4, 1952 in Book 2186 Page 15, Official Records, Sacramento County and on a recorded Survey of land of Edward T. Schnerr as the "Northeast corner of the Southwest quarter of Northwest quarter of said Section 15; along the East boundary of said Southwest quarter of Northeast quarter of said Section 15, South 01° 44' 14" East 1195.85 feet to the point of beginning.

APN: 72-070-01 & 72-270-28

043714

EXHIBIT "D"

The undersigned acknowledge that subdivision maps may be recorded at a later date which may have offers of dedication for public use for road and utility easements and may be synonymous with easements of this easement deed.

Together with said Easement the undersigned owner of record title hereby conveys to Grantee the irrevocable right to convey and offer the Easement for dedication to the County of El Dorado, Springfield Meadows Community Services District, or other public agency upon ninety (90) day's prior written notice.

The subject "Easement" is appurtenant to the Grantee's property described on Exhibit C attached hereto (the "Grantee Property"). This easement is located within portions of the Grantor's property intended to be dedicated to the County of El Dorado for public right-of-way and utility purposes in substantial conformance with the alignment set forth in Vesting Tentative Map 90-1200 (approved September 22, 1992, County of El Dorado) (the "Vesting Map") (the "Dedication Land"). The Easement may be relocated by Grantor to conform to the final alignment of the Dedication Land and such alignment and relocation shall not require Grantee's approval and shall be effective upon Grantor's unilateral execution and recordation of a notice of realignment describing the new alignment of the Easement which alignment shall be in substantial conformance with the Vesting Map, and shall not vary more than ten feet (10') from the Easement as described herein. Grantee shall execute all documents required by Grantor to effect the aforementioned dedication and/or relocation.

If the County of El Dorado should ever relinquish or vacate its interest in the Dedication Land, the Easement shall continue to burden the Dedication Land for the benefit of the Grantee Property.


MARLON R. GINNEY


DOLORES J. GINNEY

Date: 8-28-00

LHC JOERGER RANCH, LLC
A Delaware Limited Liability Company
By: LHC ALLIGATOR, LLC
A Delaware Limited Liability
Company, its sole member


BY: Authorized Agent

SPRINGFIELD MEADOWS
COMMUNITY SERVICE DISTRICT
See Attached for Signature(s)

By: _____

043714

EXHIBIT "D" SIGNATURE PAGE

SPRINGFIELD MEADOWS COMMUNITY SERVICE DISTRICT


BY: **MELANIE CLEVINGER, Secretary**

043714

EXHIBIT "E"

BENEFICIARY'S SUBORDINATION

TO EASEMENT

MARLON R. GINNEY and DOLORES J. GINNEY, husband and wife, as community property, Beneficiary under the Deed of Trust recorded May 1, 1990 in Book 3341 of Official Records, at Page 68 El Dorado County Official Records, by their signature hereby consents to the filing of this Easement and hereby subordinates the lien of heir aforementioned Deed of Trust to this Easement.

BENEFICIARY:


MARLON R. GINNEY


DOLORES J. GINNEY

RECORDING REQUESTED BY:

RUSSELL & MARJORIE KNAUER

AND WHEN RECORDED MAIL THIS

PLACER TITLE COMPANY
3820 EL DORADO HILLS BLVD. #401
EL DORADO HILLS, CA 95762



El Dorado, County Recorder
William E. Schultz Co Recorder Office
DOC- 2000-0043715-00

Acct 6-PLACER TITLE CO
Thursday, AUG 31, 2000 14:50:43
Ttl Pd \$31.00 Nbr-0000066256
CLC/CZ/1-9

Title Order No. 205-41407
Escrow No. 41407KM

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The undersigned Grantor declares:

Documentary Transfer Tax: \$-0-

— COMPUTED ON FULL VALUE OF
PROPERTY CONVEYED,

— OR COMPUTED ON FULL VALUE LESS
LIENS AND ENCUMBRANCES REMAINING
AT TIME OF SALE.

See Undersigned

Signature of Declarant or Agent determining tax. Firm
Name

EASEMENT GRANT DEED

(Sewer Line Easement)

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

LHC JOERGER RANCH, LLC, A Delaware Limited Liability Company

Hereby GRANT (S) to

RUSSELL G. KNAUER and MARJORIE C. KNAUER, his wife

The following described real property in the Unincorporated Area, County of El Dorado and County of Sacramento, State of California:

A non-exclusive sewer line easement over, under and across the following described real property in Exhibit "A" and Exhibit "B" attached hereto and made a part hereof.

Said easement is given under the condition that the Grantor, their successors and assigns may deed the herein described easement to others including but not limited to dedicating said easement to the County of El Dorado.

See Exhibit "C" for property description of the dominant tenement.

See Exhibit "D" for further clarification.

See Exhibit "E" for Beneficiary's Subordination

LHC JOERGER RANCH, LLC, A Delaware Limited Liability Company

By: LHC ALLIGATOR, LLC, A Delaware Limited Liability Company
its sole member

William B. Mellerup

BY: *Authorized Agent*

Date: 8.22.00

08/31/2000, 20000043715

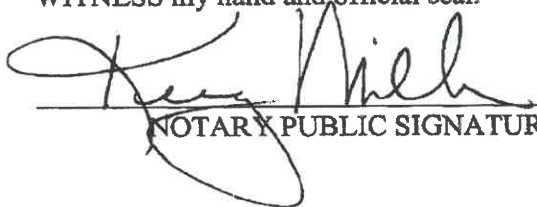
STATE OF CALIFORNIA)
COUNTY OF EL DORADO)

On August 28, 2000 before me, KERRY MILLER, NOTARY PUBLIC
DATE

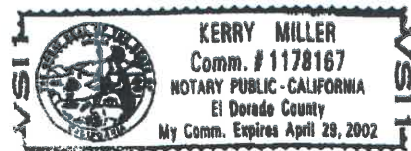
Personally appeared, WILLIAM B. MELLERUP

personally known to me ~~(or proved to me on the basis of satisfactory evidence)~~ to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

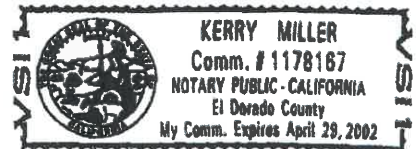
WITNESS my hand and official seal.



NOTARY PUBLIC SIGNATURE (SEAL)



STATE OF CALIFORNIA)
COUNTY OF _____)



On _____ before me, _____
DATE

Personally appeared, _____

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

NOTARY PUBLIC SIGNATURE (SEAL)

EXHIBIT A
DESCRIPTION OF SEWER LINE EASEMENT

All that certain real property located in the County of El Dorado, State of California, being portions of Sections 10 and 15, Township 9 North, Range 8 East, M.D.M., also being a portion of Parcel 1 of that certain Parcel Map that filed for record in the Office of the El Dorado County Recorder on July 20, 1998, in Book 46 of Parcel Maps at Page 122, more particularly described as follows:

BEGINNING at a point in the Westerly boundary of said Parcel 1, from which an eight (8") inch diameter concrete monument with a two (2") inch open iron pipe insert and brass disc stamped "RCE 20462-1990, MILE 10" bears North $18^{\circ}10'54''$ West 102.29 feet; thence, from said POINT OF BEGINNING, leaving the Westerly boundary of said Parcel 1, South $84^{\circ}20'50''$ East 158.94 feet; thence South $49^{\circ}49'02''$ East 276.55 feet; thence South $36^{\circ}54'29''$ East 299.10 feet to the beginning of a curve to the Left, with a radius of 491.00 feet, concave to the Northeast; thence, Southeasterly along the arc of said curve, through a central angle of $21^{\circ}43'02''$, an arc distance of 186.11 feet, (said curve being subtended by a chord that bears South $47^{\circ}46'00''$ East 185.00 feet;) thence South $58^{\circ}37'31''$ East 171.05 feet to the beginning of a curve to the Left, with a radius of 491.00 feet, concave to the North; thence, Easterly along the arc of said curve, through a central angle of $33^{\circ}03'52''$, an arc distance of 283.35 feet, (said curve being subtended by a chord that bears South $75^{\circ}09'27''$ East 279.43 feet;) thence, Southerly along a non-tangent line, South $03^{\circ}16'33''$ West 145.18 feet to the beginning of a curve to the Right, with a radius of 611.00 feet, concave to the West; thence, Southerly along the arc of said curve, through a central angle of $22^{\circ}51'51''$, an arc distance of 243.82 feet, (said curve being subtended by a chord that bears South $14^{\circ}42'29''$ West 242.21 feet;) thence South $26^{\circ}08'24''$ West 183.88 feet; thence, at right angles to the Right, North $63^{\circ}51'36''$ West 20.00 feet; thence, at right angles to the Right, North $26^{\circ}08'24''$ East 183.88 feet to the beginning of a curve to the Left, with a radius of 591.00 feet, concave to the West; thence, Northerly along the arc of said curve, through a central angle of $22^{\circ}51'51''$, an arc distance of 235.84 feet, (said curve being subtended by a chord that bears North $14^{\circ}42'28''$ East 234.28 feet;) thence North $03^{\circ}16'33''$ East 103.35 feet to the beginning of a curve to the Left, with a radius of 20.00 feet, concave to the Southwest; thence, Northwesterly along the arc of said curve, through a central angle of $90^{\circ}16'11''$, an arc distance of 31.51 feet, (said curve being subtended by a chord that bears North $41^{\circ}51'33''$ West 28.35,) to the beginning of a reverse curve to the Right, with a radius of 511.00 feet, concave to the North, the radial to which bears South $03^{\circ}00'22''$ West; thence, Westerly along the arc of said curve, through a central angle of $28^{\circ}22'07''$, an arc distance of 253.01 feet, (said curve being subtended by a chord that bears North $72^{\circ}48'35''$ West 250.43 feet;) thence North $58^{\circ}37'31''$ West 171.05 feet to the beginning of a curve to the Right, with a radius of 511.00 feet, concave to the Northeast; thence, Northwesterly along the arc of said curve, through a central angle of $21^{\circ}43'02''$, an arc distance of 193.69 feet, (said curve being subtended by a chord that bears North $47^{\circ}46'00''$ West 192.53 feet;) thence North $36^{\circ}54'29''$ West 296.83 feet; thence North $49^{\circ}49'02''$ West 268.07 feet; thence North $84^{\circ}20'50''$ West 143.89 feet to the Westerly

08/31/2000,20000043715

EXHIBIT A
DESCRIPTION OF SEWER LINE EASEMENT
Page 2 of 2

boundary of said Parcel 1; thence, Northerly along the Westerly boundary of said Parcel 1, North 18°10'54" West 21.86 feet to the point of beginning.

End of Description

This legal description was prepared by Gene E. Thorne & Associates, Inc., under the direction of Gene E. Thorne, RCE 20462, for the purpose of creating a sewer line easement.


Gene E. Thorne, RCE 20462

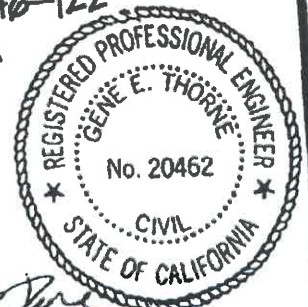
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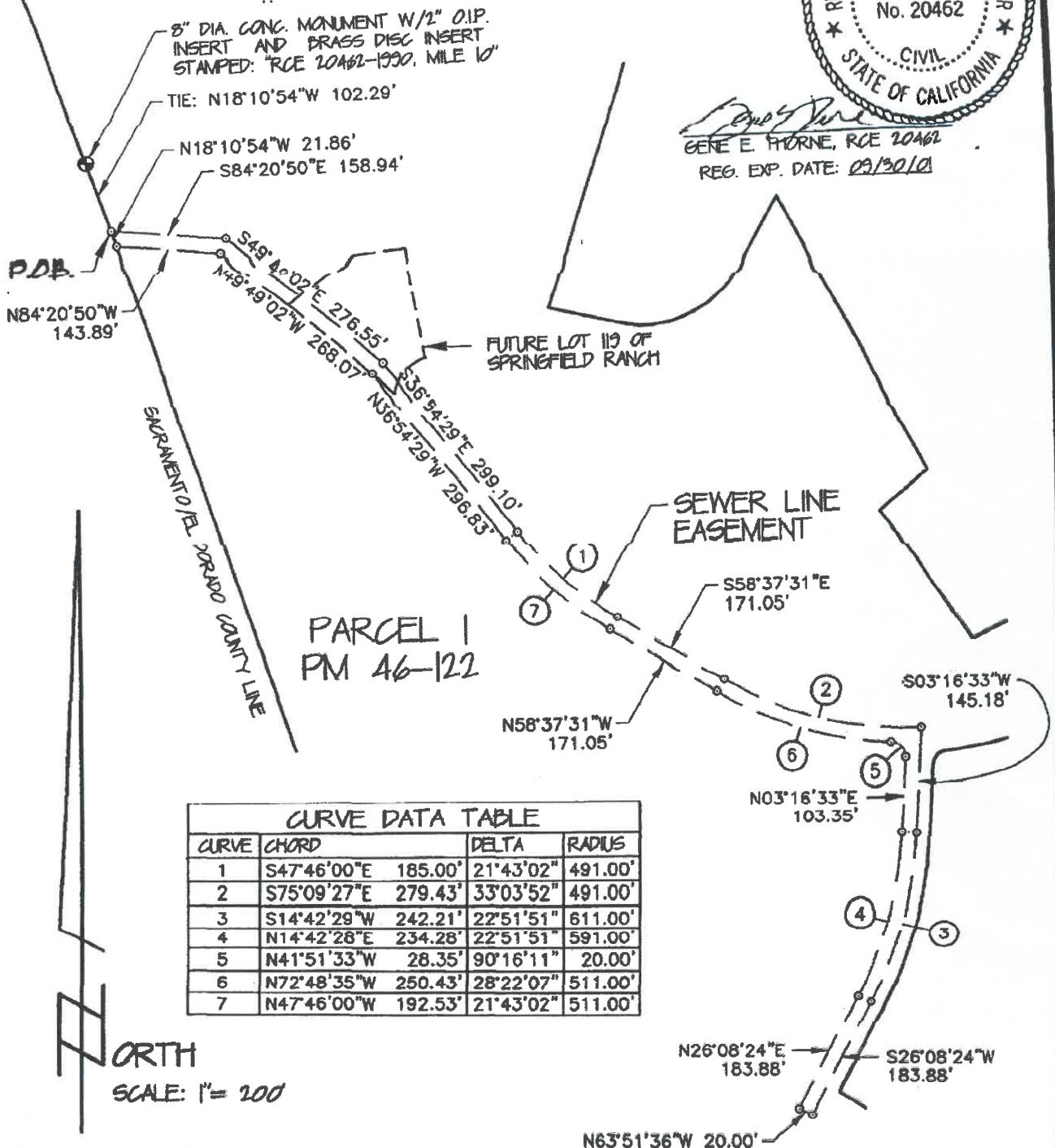
A Portion of A.P.N. 108-030-06

043715

EXHIBIT B
PLAT OF SEWER LINE EASEMENT
 PORTIONS OF SECTIONS 10 & 15, T. 9 N., R. 8 E., MDM.
 BEING A PORTION OF PARCEL 1 OF PM 46-122
 COUNTY OF EL DORADO, CALIFORNIA
 GENE E. THORNE & ASSOCIATES, INC.



GENE E. THORNE, RCE 20462
 REG. EXP. DATE: 09/30/01



A PORTION OF APN. 108-030-06

043715

EXHIBIT "C"

Said Easement is appurtenant to:

All that certain real property situated, lying and being in the County of Sacramento, State of California, more particularly described as follows:

Those portions of Section 10 and 15, Township 9 North, Range 8 East, MDM, described as follows:

Beginning at a 1 ½" capped iron pipe monument with a brass tag stamped "R.E. 53" from which the Northeast corner of Section 15 bears North 27° 20' 36" East 2876.64 feet (field tie); thence from said point of beginning South 31° 14' 47" East 1079.30 feet to a 1 ½" capped iron pipe with a brass tag stamped "R.E. 53" and located on the Northwesterly boundary of White Rock Road (formerly Old State Highway); thence along the Northwesterly boundary of said road North 27° 01' 56" East 388.44 feet to a 6" x 6" concrete highway monument; thence leaving the Northwesterly boundary of said road North 18° 14' 55" West 81.34 feet; thence North 18° 10' 55" West 5539.45 feet to the Southerly boundary of U.S. Highway Route 50; thence along said Southerly line South 66° 23' 00" West 848.45 feet; thence South 66° 27' 00" West 450.00 feet; thence South 65° 03' 56" West 530.25 feet; thence leaving the Southerly boundary of U.S. Route 50 South 02° 05' 00" East 173.09 feet; South 01° 53' 15" East 1292.33 feet; South 02° 03' 45" East 1436.62 feet; North 83° 22' 42" East 2656.16 feet to a 1 ½" iron pipe described in Judgment and Decree Quieting Title, dated February 26, 1952, recorded March 4, 1952 in Book 2186 Page 15, Official Records, Sacramento County and on a recorded Survey of land of Edward T. Schnerr as the "Northeast corner of the Southwest quarter of Northwest quarter of said Section 15; along the East boundary of said Southwest quarter of Northeast quarter of said Section 15, South 01° 44' 14" East 1195.85 feet to the point of beginning.

APN: 72-070-01 & 72-270-28

043715

EXHIBIT "D"

The undersigned acknowledge that subdivision maps may be recorded at a later date which may have offers of dedication for public use for road and utility easements and may be synonymous with easements of this easement deed.

Together with said Easement the undersigned owner of record title hereby conveys to Grantee the irrevocable right to convey and offer the Easement for dedication to the County of El Dorado, Springfield Meadows Community Services District, or other public agency upon ninety (90) day's prior written notice.

The subject "Easement" is appurtenant to the Grantee's property described on Exhibit C attached hereto (the "Grantee Property"). This easement is located within portions of the Grantor's property intended to be dedicated to the County of El Dorado for public right-of-way and utility purposes in substantial conformance with the alignment set forth in Vesting Tentative Map 90-1200 (approved September 22, 1992, County of El Dorado) (the "Vesting Map") (the "Dedication Land"). The Easement may be relocated by Grantor to conform to the final alignment of the Dedication Land and such alignment and relocation shall not require Grantee's approval and shall be effective upon Grantor's unilateral execution and recordation of a notice of realignment describing the new alignment of the Easement which alignment shall be in substantial conformance with the Vesting Map, and shall not vary more than ten feet (10') from the Easement as described herein. Grantee shall execute all documents required by Grantor to effect the aforementioned dedication and/or relocation.

If the County of El Dorado should ever relinquish or vacate its interest in the Dedication Land, the Easement shall continue to burden the Dedication Land for the benefit of the Grantee Property.

LHC JOERGER RANCH, LLC
A Delaware Limited Liability Company
By: LHC ALLIGATOR, LLC
A Delaware Limited Liability
Company, its sole member


MARLON R. GINNEY


BY: Arthur L. Agent


DOLORES J. GINNEY

SPRINGFIELD MEADOWS
COMMUNITY SERVICE DISTRICT
See Attached for Signature(s)

Date: 8-28-00

By:

043715

EXHIBIT "D" SIGNATURE PAGE

SPRINGFIELD MEADOWS COMMUNITY SERVICE DISTRICT



BY: MELANIE CLEVINGER, Secretary

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EXHIBIT "E"

BENEFICIARY'S SUBORDINATION
TO EASEMENT

MARLON R. GINNEY and DOLORES J. GINNEY, husband and wife, as community property, Beneficiary under the Deed of Trust recorded May 1, 1990 in Book 3341 of Official Records, at Page 68 El Dorado County Official Records, by their signature hereby consents to the filing of this Easement and hereby subordinates the lien of heir aforementioned Deed of Trust to this Easement.

BENEFICIARY:


MARLON R. GINNEY


DOLORES J. GINNEY

NOTICE OF PUBLIC HEARING
Folsom Heights Subdivision
Large-Lot Tentative Vesting Subdivision Map, Small-Lot Vesting Tentative Subdivision
Map, Minor Administrative Modification, and
Development Agreement Amendment
Empire Ranch Road (PN 15-303)

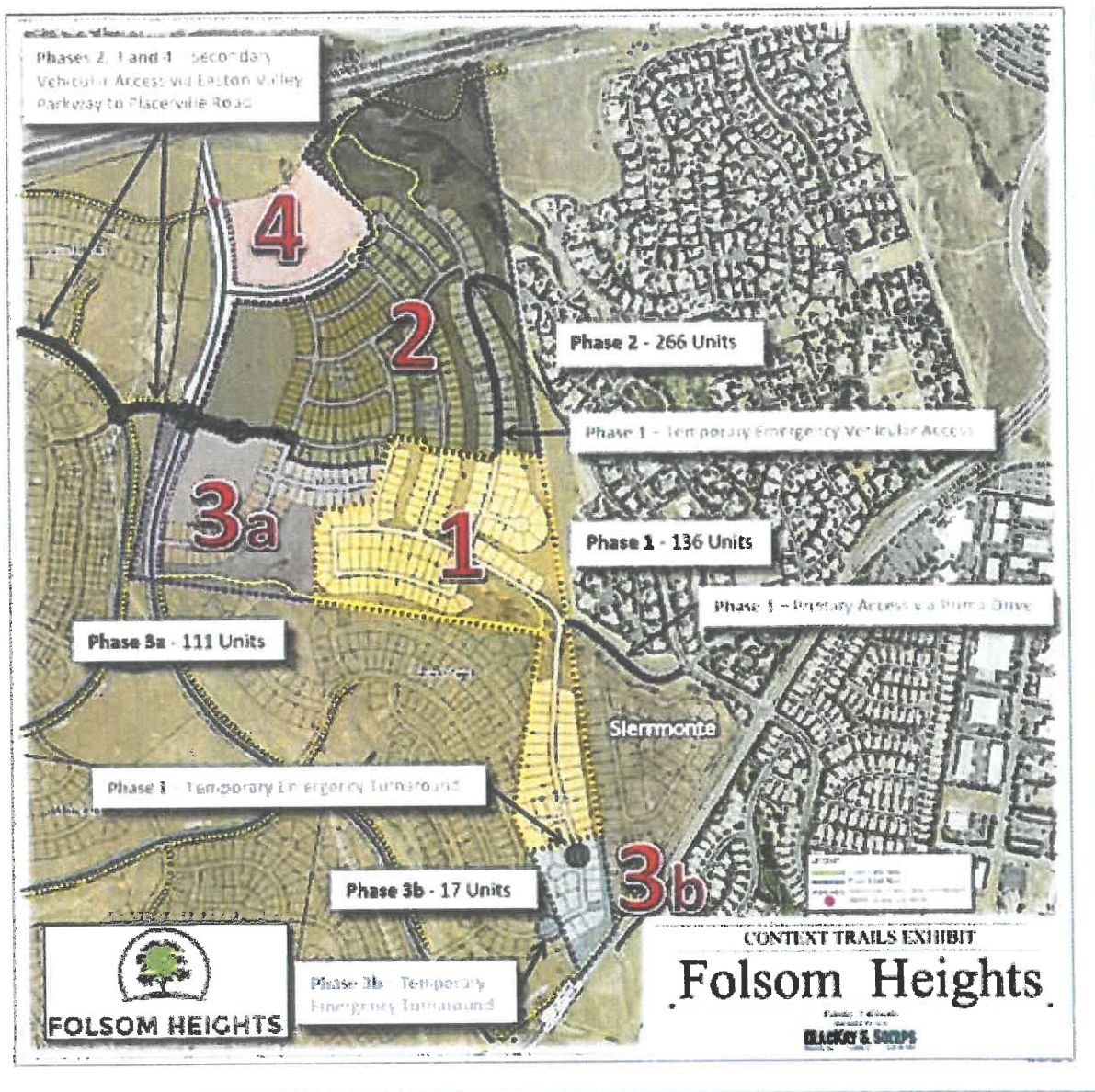
NOTICE IS GIVEN HEREWITH that the City of Folsom Planning Commission (PC), at its regular meeting on June 7, 2017 at 6:30 p.m. in the City Council Chambers, 50 Natoma St., will hold a Public Hearing (PH) to consider a request from Folsom Heights, LLC, for approval of a Large-Lot Vesting Tentative Subdivision Map, Small-Lot Vesting Tentative Subdivision Map, Minor Administrative Modification, and Development Agreement Amendment for development of a 530-unit residential subdivision on a 189.7-acre site located within the Folsom Plan Area. The project site is generally located south of U.S. Highway 50, north of White Rock Road, east of Empire Ranch Road, and west of the El Dorado County line. An Environmental Checklist and Addendum to the Folsom Plan Area Specific Plan EIR/EIS has been prepared for this project in accordance with the California Environmental Quality Act (CEQA). The public review period for the environmental document began on April 5, 2017 and ended on April 14, 2017. The zoning is SP-SF, SP-SFHD, SP-MLD, SP-GC, SP-P/QP, SP-OS1, SP-OS2 and the General Plan is SF, SFHD, MLD, GC, P-QP, and OS. The PC will review this proposal at its June 7, 2017 meeting and make a recommendation to the City Council. Steve Banks, Principal Planner may be reached at 355-7385 or e-mail at sbanks@folsom.ca.us. Copies of the proposal are on file in the Community Development Department, 50 Natoma St., Folsom, California, 95630 and interested persons are invited to express their opinions at the Public Hearing.

NOTICE REGARDING CHALLENGES TO DECISIONS

Pursuant to all applicable laws and regulations, including without limitation, California Government Code Section 65009 and or California Public Resources Code Section 21177, if you wish to challenge in court any of the above decisions (regarding planning, zoning and/or environmental decisions), you may be limited to raising only those issues you or someone else raised at the public hearing(s) described in this notice/agenda, or in written correspondence delivered to the City at, or prior to, the public hearing.

David E. Miller AICP, City of Folsom Community Development Director

Rec'd 5/31/17 RHCSD



Below is the TM grading plan that shows the general location of proposed temporary EVA. By way of further detail the Winterfield cul-de-sac is roughly at elevation 600 and the other end of the EVA at the Phase 1 boundary is approximately elevation 700 proposed grade and approximately 720 existing ground. The EVA will connect at Winterfield and then will generally follow the existing ground and then transition to connect to Phase 2. The slope of the EVA will be between 10 and 12%.

