

EXHIBIT A

Plat and Legal Exhibits

Attachment 1 - Lewis Investment Company, LLC

- Exhibit 1.A Lewis Investment Company, LLC Fee Area Legal Description
- Exhibit 1.B Lewis Investment Company, LLC Fee Area Plat
- Exhibit 2.A Lewis Investment Company, LLC Pipeline Easement Legal Description
- Exhibit 2.B Lewis Investment Company, LLC Pipeline Easement Plat
- Exhibit 3.A Lewis Investment Company, LLC Temporary Construction Easement Legal Description
- Exhibit 3.B Lewis Investment Company, LLC Temporary Construction Easement Plat

Attachment 2 - Bowman

- Exhibit 1.A Bowman Pipeline Easement Legal Description
- Exhibit 1.B Bowman Pipeline Easement Plat
- Exhibit 2.A Bowman Temporary Construction Easement Legal Description
- Exhibit 2.B Bowman Temporary Construction Easement Plat

Attachment 3 - AKT Ranch

- Exhibit 1.A AKT Fee Area Legal Description
- Exhibit 1.B AKT Fee Area Plat
- Exhibit 2.A AKT Landscape Easement Legal Description
- Exhibit 2.B AKT Landscape Easement Plat
- Exhibit 3.A AKT Slope Easement Legal Description
- Exhibit 3.B AKT Slope Easement Plat
- Exhibit 4.A AKT Legal Description
- Exhibit 4.B AKT Temporary Construction Easement Plat

Attachment 4 - Attachment 8 - PMF Wheatland, LLC

- Exhibit 1.A PMF Wheatland, LLC Pipeline Easement Legal Description
- Exhibit 1.B PMF Wheatland, LLC Pipeline Easement Plat
- Exhibit 2.A PMF Wheatland, LLC Temporary Construction Easement Legal Description
- Exhibit 2.B PMF Wheatland, LLC Temporary Construction Easement Plat
- Exhibit 1.A Stephenson Temporary Construction Easement Legal Description
- Exhibit 1.B Stephenson Temporary Construction Easement Plat

Attachment 5 - Myhra

- Exhibit 1.A Myhra Temporary Construction Easement Legal Description
- Exhibit 1.B Myhra Temporary Construction Easement Plat

Attachment 6 - Mauk

- Exhibit 1.A Mauk Temporary Construction Easement Legal Description
- Exhibit 1.B Mauk Temporary Construction Easement Plat

Attachment 7 - Waltz

- Exhibit 1.A Waltz Temporary Construction Easement Legal Description
- Exhibit 1.B Waltz Temporary Construction Easement Plat
- Exhibit 2.A Waltz Temporary Construction Easement Legal Description
- Exhibit 2.B Waltz Temporary Construction Easement Plat

Attachment 8 - PMF Wheatland, LLC

- Exhibit 1.A PMF Wheatland, LLC Pipeline Easement Legal Description
- Exhibit 1.B PMF Wheatland, LLC Pipeline Easement Plat
- Exhibit 2.A PMF Wheatland, LLC Temporary Construction Easement Legal Description
- Exhibit 2.B PMF Wheatland, LLC Temporary Construction Easement Plat

Attachment 9 - Four Corners Farmland Fund Tehama, LLC

- Exhibit 1.A Four Corners Farmland Fund Tehama Pipeline Easement Legal Description
- Exhibit 1.B Four Corners Farmland Fund Tehama Pipeline Easement Plat
- Exhibit 2.A Four Corners Farmland Fund Tehama Temporary Construction Easement Legal Description
- Exhibit 2.B Four Corners Farmland Fund Tehama Temporary Construction Easement Plat

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Plat and Legal Exhibits

Continued from previous page

Attachment 10 - Royal Lands, LLC

- Exhibit 1.A Royal Lands, LLC Pipeline Easement Legal Description
- Exhibit 1.B Royal Lands, LLC Pipeline Easement Plat
- Exhibit 2.A Royal Lands, LLC Temporary Construction Easement Legal Description
- Exhibit 2.B Royal Lands, LLC Temporary Construction Easement Plat

Attachment 11 - Roberts

- Exhibit 1.A Roberts Pipeline Easement Legal Description
- Exhibit 1.B Roberts Pipeline Easement Plat
- Exhibit 2.A Roberts Temporary Construction Easement Legal Description
- Exhibit 2.B Roberts Temporary Construction Easement Plat
- Exhibit 3.A Roberts Access Easement Legal Description
- Exhibit 3.B Roberts Access Easement Plat

Attachment 12 - Garcia

- Exhibit 1.A Garcia Pipeline Easement Legal Description
- Exhibit 1.B Garcia Pipeline Easement Plat

Attachment 13 - Staas Family Trust

- Exhibit 1.A Staas Family Trust Pipeline Easement Legal Description
- Exhibit 1.B Staas Family Trust Pipeline Easement Plat
- Exhibit 2.A Staas Family Trust Temporary Construction Easement Legal Description
- Exhibit 2.B Staas Family Trust Temporary Construction Easement Plat
- Exhibit 3.A Staas Family Trust Access Easement Legal Description
- Exhibit 3.B Staas Family Trust Access Easement Plat

Attachment 14- Sohrakoff

- Exhibit 1.A Sohrakoff Grant Fee Area Legal Description
- Exhibit 1.B Sohrakoff Grant Fee Area Plat
- Exhibit 2.A Sohrakoff Temporary Construction Easement Legal Description
- Exhibit 2.B Sohrakoff Temporary Construction Easement Plat

Attachment 15 - WGKS Eureka Land LLC

- Exhibit 1.A WGKS Eureka Land LLC Access Easement Legal Description
- Exhibit 1.B WGKS Eureka Land LLC Access Easement Plat

Attachment 16 - Bishop

- Exhibit 1.A Bishop Access Easement Legal Description
- Exhibit 1.B Bishop Access Easement Plat

Attachment 17 - Sutton

- Exhibit 1. Sutton Anchor Easement Legal Description
- Exhibit 1.A Sutton Anchor Easement Plat

Attachment 1- Lewis Investment Company, LLC

Exhibit 1.A Lewis Investment Company, LLC Fee Area Legal Description

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Exhibit 2.B Lewis Investment Company, LLC Pipeline Easement Plat

Exhibit 3.A Lewis Investment Company, LLC Temporary Construction Easement Legal Description

Exhibit 3.B Lewis Investment Company, LLC Temporary Construction Easement Plat

EXHIBIT A
LEGAL DESCRIPTION
FOR
GRANT FEE AREA
OVER A PORTION OF THE LANDS OF
LEWIS INVESTMENT COMPANY LLC,
COUNTY OF YUBA, CALIFORNIA

ALL THAT PORTION OF LANDS OF LOT A, AS SHOWN ON THE MAP ENTITLED "HERITAGE OAKS ESTATES EAST LARGE LOT FINAL MAP", TRACT NO. 2006-019, IN BOOK 88 OF MAPS, AT PAGES 27 - 32, FILED FOR RECORD IN YUBA COUNTY RECORDS, BEING A PORTION OF SECTION 12, JOHNSON RANCHO, IN THE CITY OF WHEATLAND, COUNTY OF YUBA, STATE OF CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT ON THE WESTERLY LINE OF SAID LOT A, SAID POINT ALSO BEING THE SOUTH CORNER OF PARCEL 1, AS SHOWN ON PARCEL MAP NO. 83-34, IN BOOK 47 OF MAPS, AT PAGES 23, FILED FOR RECORD IN YUBA COUNTY RECORDS, THENCE FROM SAID **POINT OF BEGINNING**, CONTINUING ALONG SAID WESTERLY LINE THE FOLLOWING FIVE (5) COURSES: (1) NORTH 24° 37' 41" EAST A DISTANCE OF 22.97 FEET, MORE OR LESS, TO THE MOST WESTERLY CORNER OF THE LANDS OF THE CITY OF WHEATLAND AS DESCRIBED IN DOCUMENT NUMBER 1967-4600224, FILED FOR RECORD IN YUBA COUNTY RECORDS; (2) SOUTH 33° 53' 10" EAST A DISTANCE OF 37.87 FEET, MORE OR LESS, TO THE MOST SOUTHERLY CORNER OF SAID LANDS OF THE CITY OF WHEATLAND; (3) NORTH 54° 19' 35" EAST A DISTANCE OF 40.00 FEET, MORE OR LESS, TO THE MOST EASTERLY CORNER OF SAID LANDS OF THE CITY OF WHEATLAND; (4) NORTH 35° 40' 25" WEST A DISTANCE OF 59.99 FEET, MORE OR LESS, TO THE MOST NORTHERLY CORNER OF SAID LANDS OF THE CITY OF WHEATLAND; (5) THENCE LEAVING SAID LANDS OF THE CITY OF WHEATLAND, NORTH 24° 37' 41" EAST A DISTANCE OF 246.91 FEET; THENCE LEAVING SAID WESTERLY LINE, SOUTH 35° 44' 55" EAST A DISTANCE OF 97.35 FEET; THENCE SOUTH 37° 04' 37" WEST A DISTANCE OF 14.28 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET, THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24° 03' 11" AND AN ARC LENGTH OF 25.19 FEET; THENCE SOUTH 13° 01' 26" WEST A DISTANCE OF 123.01 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 60.00 FEET, THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29° 30' 40" AND AN ARC LENGTH OF 30.90 FEET; THENCE SOUTH 42° 32' 06" WEST A DISTANCE OF 32.30 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET, THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 43° 30' 24" AND AN ARC LENGTH OF 45.56 FEET; THENCE SOUTH 00° 58' 17" EAST A DISTANCE OF 9.91 FEET; THENCE SOUTH 50° 55' 02" WEST A DISTANCE OF 43.93 FEET, MORE OR LESS, TO SAID WESTERLY LINE, ALSO BEING A COMMON LINE WITH THE LANDS OF SARAH SUTTON AS DESCRIBED IN DOCUMENT NUMBER 2011-004802, FILED FOR RECORD IN YUBA COUNTY RECORDS, THENCE CONTINUING ALONG SAID COMMON LINE, NORTH 35° 40' 11" WEST A DISTANCE OF 94.75 FEET, MORE OR LESS, TO THE **POINT OF BEGINNING**.

THE HEREIN DESCRIBED AREA IS SHOWN ON "EXHIBIT B" ATTACHED HERE TO AND MADE A PART THERE OF.

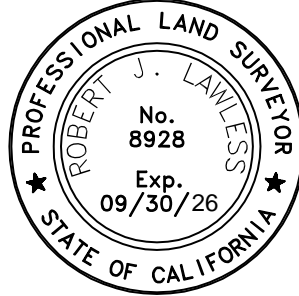
CONTAINING 0.63 +/- ACRES

BEING A PORTION OF ASSESSOR'S PARCEL NUMBER 015-490-024.

END OF DESCRIPTION



Robert J. Lawless, P.L.S. 8928



April 10, 2025

Dated:

DUNDAS GEOMATICS
GEOMATIC ENGINEERS
 Grass Valley Office
 159 South Auburn Street
 Grass Valley, Ca. 95945

EXHIBIT B
GRANT FEE AREA
 BEING A PORTION OF SEC. 12, JOHNSON RANCHO,
 THE CITY OF WHEATLAND, COUNTY OF YUBA, IN THE
 STATE OF CALIFORNIA

SCALE: 1"=60'
 DATE: 03/27/25
 SHEET: 1
 OF
 1

STATE
 HWY 65

NORTH



PARCEL 1
 47 MAPS 013

30' DRAINAGE ESMT
 PER PM 83-34
 BK 928 O.R. PG 551

APN 015-490-012
 CITY OF WHEATLAND
 DOC. #1967-460022A

N54° 19' 35"E
 40.00'

N24° 37' 41"E
 22.97'

PARCEL 2
 97 MAPS 013

S33° 53' 10"E
 37.87'

APN 015-490-011
 SUTTON SARAH
 DOC. #2011-004802

N24° 37' 41"E

N35° 40' 25"W
 59.99'

N35° 40' 11"W
 94.75'

246.91'
 S35° 44' 55"E
 97.35'

S37° 04' 37"W
 14.28'

L=25.19, R=60.00
 Δ=24°03'11"

40' PG&E TRANSMISSION LINE
 ESMT PER BK 85 O.R. PG 5

LOT A
 88 MAPS 017

L=30.90, R=60.00
 Δ=29°30'40"

S42° 32' 06"W
 32.30'

L=45.56, R=60.00
 Δ=43°30'24"

S00° 58' 17"E
 9.91'

S50° 55' 02"W
 43.93'

LEGEND

- DIMENSION POINT
- P.O.B. POINT OF BEGINNING
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- ▨ PROPOSED EASEMENT AREA

BASIS OF BEARING:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM ZONE II, NAD 83, EPOCH 2010.00 AS DETERMINED BY STATIC GPS OBSERVATIONS AND DERIVED FROM GEODETIC VALUES PUBLISHED BY THE NATIONAL GEODETIC SURVEY (NGS).



EXHIBIT A
LEGAL DESCRIPTION
FOR
PIPELINE EASEMENT
OVER A PORTION OF THE LANDS OF
LEWIS INVESTMENT COMPANY LLC,
COUNTY OF YUBA, CALIFORNIA

ALL THAT PORTION OF LOT A, AS SHOWN ON THE MAP ENTITLED "HERITAGE OAKS ESTATES EAST LARGE LOT FINAL MAP", TRACT NO. 2006-019, IN BOOK 88 OF MAPS, AT PAGES 27 - 32, FILED FOR RECORD IN YUBA COUNTY RECORDS, BEING A PORTION OF SECTION 12, JOHNSON RANCHO, IN THE CITY OF WHEATLAND, COUNTY OF YUBA, STATE OF CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT ON THE NORTHERLY LINE OF SAID LOT A, SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 65, FROM WHICH POINT THE NORTH CORNER OF SAID LOT A BEARS NORTH 63° 11' 20" WEST A DISTANCE OF 27.14 FEET; THENCE FROM THE SAID **POINT OF BEGINNING**, SOUTH 25° 57' 19" WEST A DISTANCE OF 74.52 FEET; THENCE SOUTH 35° 44' 55" EAST A DISTANCE OF 68.14 FEET; THENCE NORTH 25° 57' 19" EAST A DISTANCE OF 107.20 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 2050.00 FEET AND A CHORD THAT BEARS NORTH 64° 24' 21" WEST A DISTANCE OF 60.00 FEET; THENCE ALONG SAID TROUGH A CENTRAL ANGLE OF 01° 40' 38" AND AN ARC LENGTH OF 60.00 FEET, MORE OR LESS, TO THE **POINT OF BEGINNING**.

THE HEREIN DESCRIBED AREA IS SHOWN ON "EXHIBIT B" ATTACHED HERE TO AND MADE A PART THERE OF.

CONTAINING 0.12 +/- ACRES

BEING A PORTION OF ASSESSOR'S PARCEL NUMBER 015-490-024.

END OF DESCRIPTION



Robert J. Lawless, P.L.S. 8928



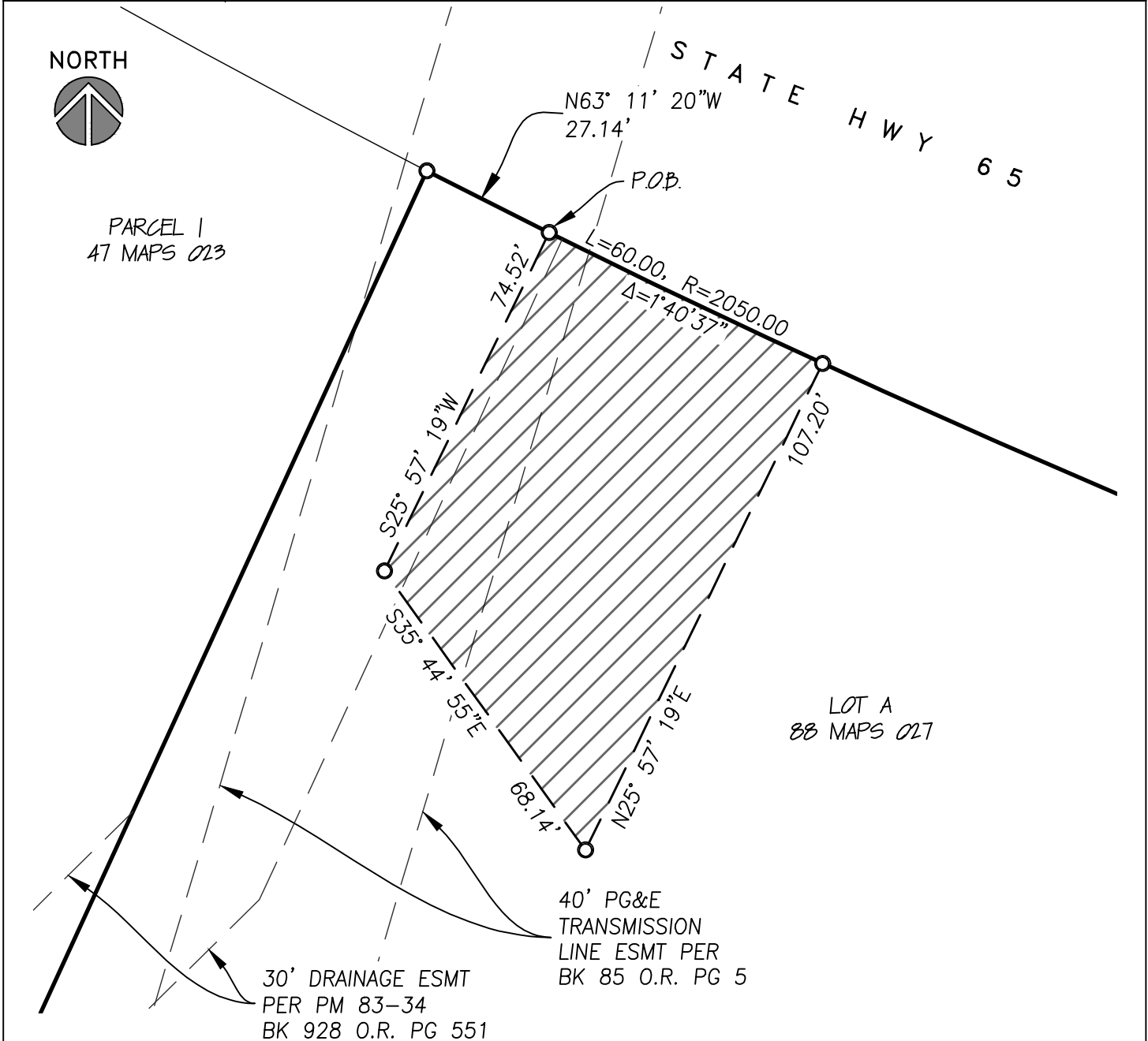
April 10, 2025

Dated:

DUNDAS GEOMATICS
GEOMATIC ENGINEERS
 Grass Valley Office
 159 South Auburn Street
 Grass Valley, Ca. 95945

EXHIBIT B
PIPELINE EASEMENT
 BEING A PORTION OF SEC. 12, JOHNSON RANCHO,
 THE CITY OF WHEATLAND, COUNTY OF YUBA, IN THE
 STATE OF CALIFORNIA

SCALE: 1"=30'
 DATE: 03/27/25
 SHEET: 1
 OF
 1



LEGEND

- DIMENSION POINT
- P.O.B. POINT OF BEGINNING
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- ▨ PROPOSED EASEMENT AREA

BASIS OF BEARING:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM ZONE II, NAD 83, EPOCH 2010.00 AS DETERMINED BY STATIC GPS OBSERVATIONS AND DERIVED FROM GEODETIC VALUES PUBLISHED BY THE NATIONAL GEODETIC SURVEY (NGS).

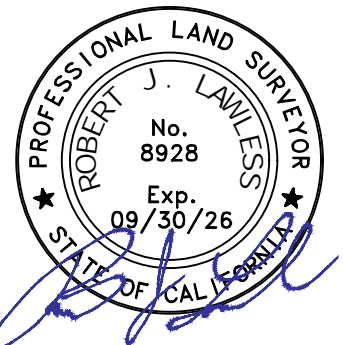


EXHIBIT A
LEGAL DESCRIPTION
FOR
TEMPORARY CONSTRUCTION EASEMENT
OVER A PORTION OF THE LANDS OF
LEWIS INVESTMENT COMPANY LLC,
COUNTY OF YUBA, CALIFORNIA

ALL THAT PORTION LOT A, AS SHOWN ON THE MAP ENTITLED "HERITAGE OAKS ESTATES EAST LARGE LOT FINAL MAP", TRACT NO. 2006-019, IN BOOK 88 OF MAPS, AT PAGES 27 - 32, FILED FOR RECORD IN YUBA COUNTY RECORDS, BEING A PORTION OF SECTION 12, JOHNSON RANCHO, IN THE CITY OF WHEATLAND, COUNTY OF YUBA, STATE OF CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT ON THE WESTERLY LINE OF SAID LOT A, SAID POINT ALSO BEING THE EAST CORNER OF THE LANDS OF SARAH SUTTON AS DESCRIBED IN DOCUMENT NUMBER 2011-004802, FILED FOR RECORD IN YUBA COUNTY RECORDS, THENCE FROM SAID **POINT OF BEGINNING**, CONTINUING ALONG SAID WESTERLY LINE AND ALONG THE NORTHEASTERLY LINE OF SAID LANDS OF SARAH SUTTON, NORTH 35° 40' 11" WEST A DISTANCE OF 86.70 FEET; THENCE LEAVING SAID WESTERLY AND NORTHEASTERLY LINES NORTH 50° 55' 47" EAST A DISTANCE OF 43.92 FEET; THENCE SOUTH 35° 40' 11" EAST A DISTANCE OF 38.24 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET, THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 91° 05' 41" AND AN ARC LENGTH OF 79.50 FEET; THENCE NORTH 53° 14' 08" EAST A DISTANCE OF 125.03 FEET; THENCE SOUTH 35° 40' 02" EAST A DISTANCE OF 99.98 FEET; THENCE SOUTH 53° 12' 45" WEST A DISTANCE OF 219.85 FEET; THENCE NORTH 35° 40' 11" WEST A DISTANCE OF 100.80 FEET, MORE OR LESS, TO THE **POINT OF BEGINNING**.

THE HEREIN DESCRIBED AREA IS SHOWN ON "EXHIBIT B" ATTACHED HERE TO AND MADE A PART THERE OF.

CONTAINING 0.61 +/- ACRES

BEING A PORTION OF ASSESSOR'S PARCEL NUMBER 015-490-024.

END OF DESCRIPTION



Robert J. Lawless, P.L.S. 8928



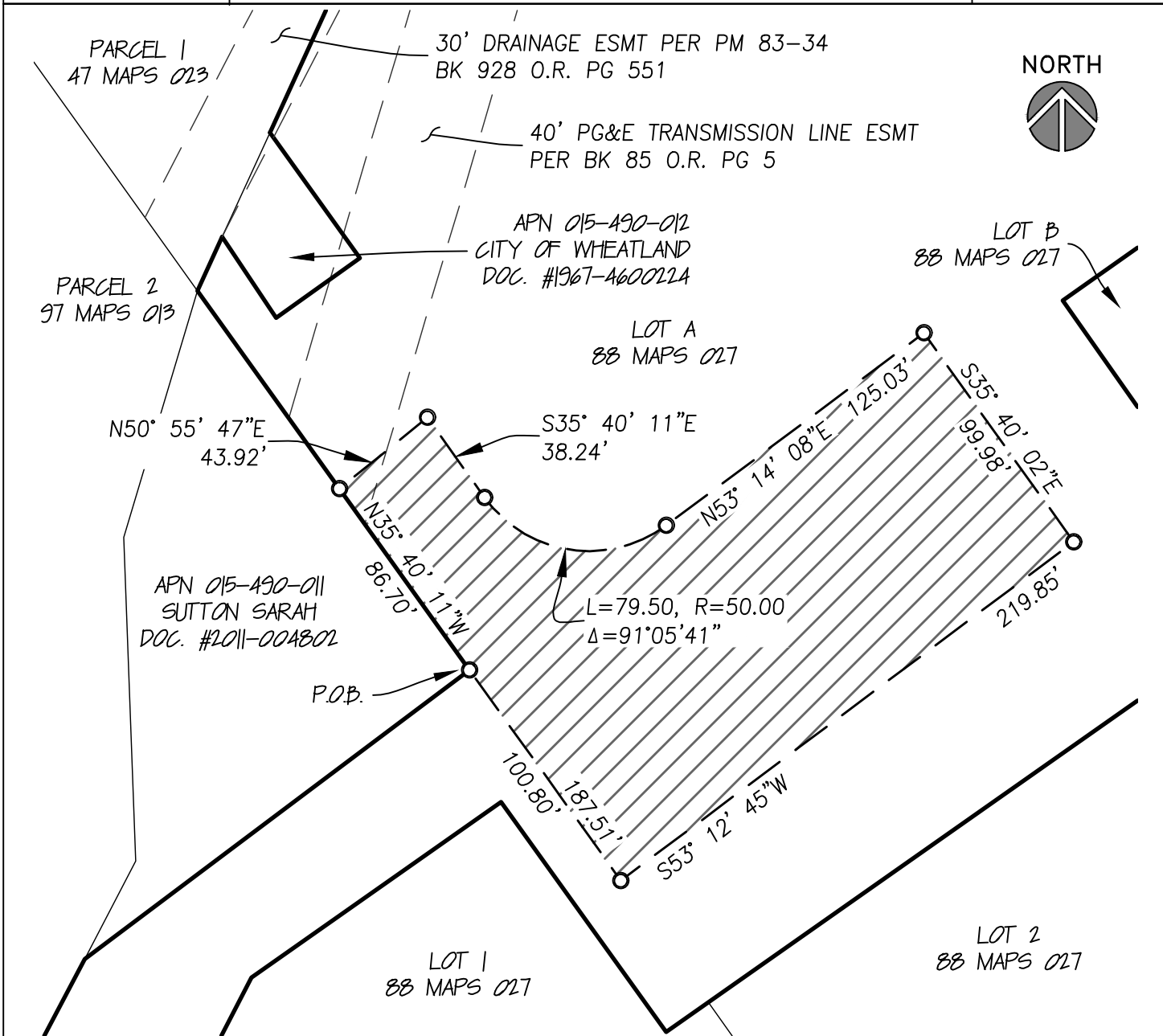
April 10, 2025

Dated:

DUNDAS GEOMATICS
GEOMATIC ENGINEERS
 Grass Valley Office
 159 South Auburn Street
 Grass Valley, Ca. 95945

EXHIBIT B
TEMPORARY CONSTRUCTION EASEMENT
 BEING A PORTION OF SEC. 12, JOHNSON RANCHO,
 THE CITY OF WHEATLAND, COUNTY OF YUBA, IN THE
 STATE OF CALIFORNIA

SCALE: 1"=60'
 DATE: 03/27/25
 SHEET: 1
 OF
 1

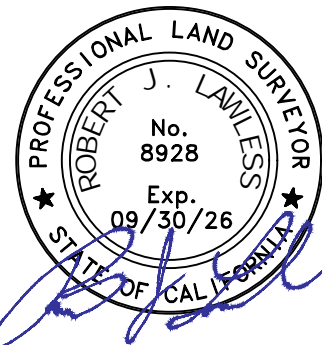


LEGEND

- DIMENSION POINT
- P.O.B. POINT OF BEGINNING
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- - - - EXISTING EASEMENT LINE
- - - - PROPOSED EASEMENT LINE
- ▨▨▨▨▨ PROPOSED EASEMENT AREA

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Attachment 2- Bowman

Exhibit 1.A Bowman Pipeline Easement Legal Description

Exhibit 1.B Bowman Pipeline Easement Plat

Exhibit 2.A Bowman Temporary Construction Easement Legal Description

Exhibit 2.B Bowman Temporary Construction Easement Plat

EXHIBIT A
LEGAL DESCRIPTION
FOR
PIPELINE EASEMENT
OVER A PORTION OF THE LANDS OF BOWMAN
COUNTY OF YUBA, CALIFORNIA

ALL THAT PORTION OF LANDS OF JAMES BOWMAN AS DESCRIBED IN DOCUMENT NUMBER 2017-004756, FILED FOR RECORD IN YUBA COUNTY RECORDS ALSO BEING A PORTION OF PARCEL 2, AS SHOWN IN BOOK 46 OF MAPS, AT PAGE 48, FILED FOR RECORD IN YUBA COUNTY RECORDS, BEING A PORTION OF SECTION 12, JOHNSON RANCHO, IN THE CITY OF WHEATLAND, COUNTY OF YUBA, STATE OF CALIFORNIA, BEING A 20.00 FEET WIDE STRIP OF LAND LYING 10 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED LINE;

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF SAID PARCEL 2, ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF STATE HWY 65 FROM WHICH THE SOUTH CORNER OF SAID PARCEL 2, BEARS SOUTH 66° 28' 40" EAST 112.27 FEET; THENCE, FROM SAID **POINT OF BEGINNING**, LEAVING SAID PROPERTY LINE AND RIGHT-OF-WAY LINE NORTH 37° 23' 15" EAST A DISTANCE OF 6.32 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 250.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09° 16' 48" AND AN ARC LENGTH OF 40.49 FEET; THENCE NORTH 28° 06' 27" EAST A DISTANCE OF 236.26 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04° 49' 44" AND AN ARC LENGTH OF 4.21 FEET MORE OR LESS TO THE NORTHERLY LINE OF SAID PARCEL 2.

THE SIDELINES OF SAID STRIP SHALL BE LENGTHENED OR SHORTENED AS TO COMMENCE AND TERMINATE AT THE SOUTHERLY AND NORTHERLY LINE OF SAID PARCEL 2.

THE HEREIN DESCRIBED AREA IS SHOWN ON "EXHIBIT B" ATTACHED HERE TO AND MADE A PART THERE OF.

CONTAINING 0.13 +/- ACRES

BEING A PORTION OF ASSESSOR'S PARCEL NUMBER 015-490-016 & 017.

END OF DESCRIPTION



Robert J. Lawless, P.L.S. 8928



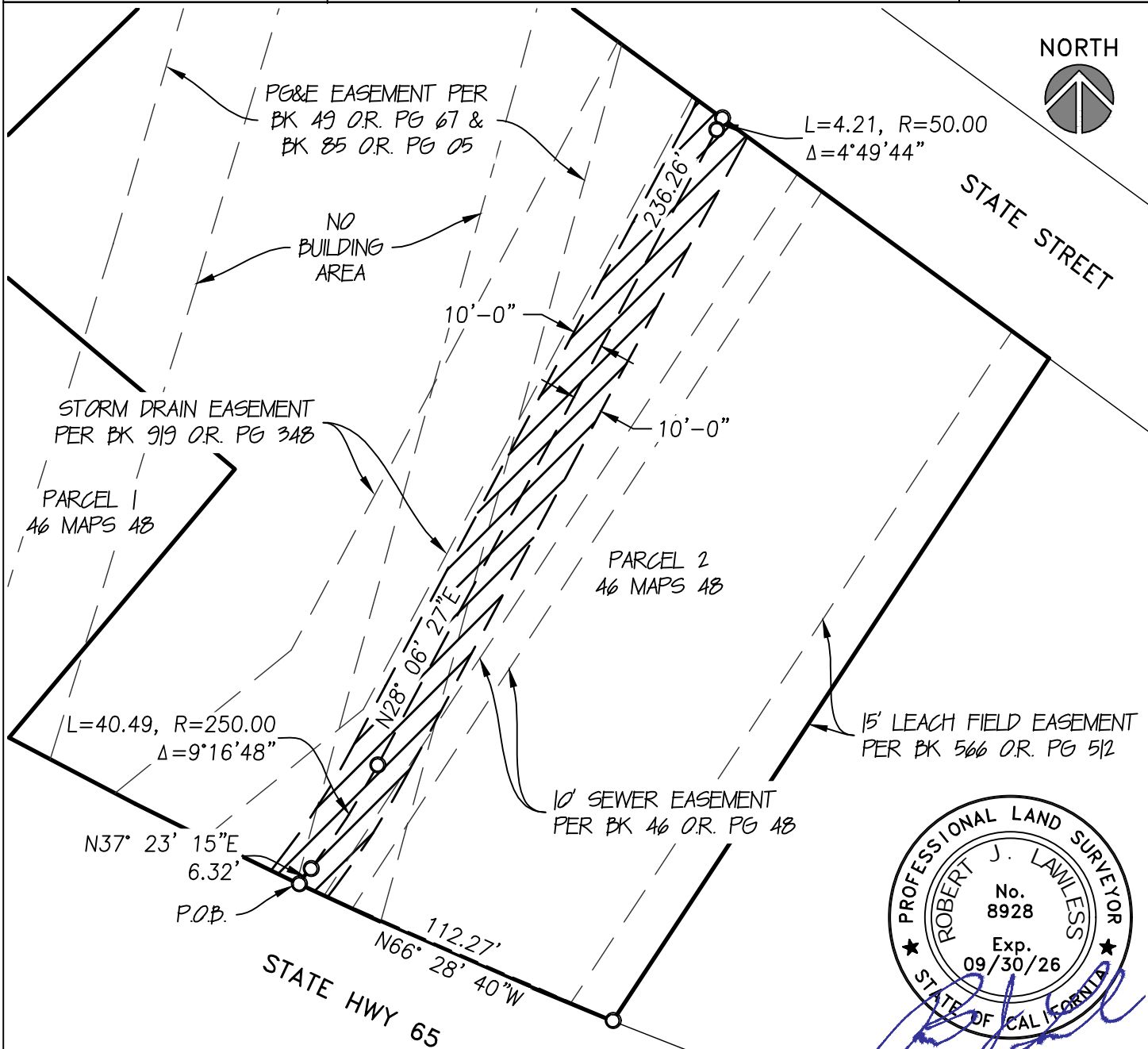
April 10, 2025

Dated:

DUNDAS GEOMATICS
GEOMATIC ENGINEERS
 Grass Valley Office
 159 South Auburn Street
 Grass Valley, Ca. 95945

EXHIBIT B
PIPELINE EASEMENT
 BEING A PORTION OF SEC. 12, JOHNSON RANCHO,
 THE CITY OF WHEATLAND, YUBA COUNTY, IN THE
 STATE OF CALIFORNIA

SCALE: 1"=50'
 DATE: 11/10/24
 SHEET: 1
 OF
 1



LEGEND

- DIMENSION POINT
- P.O.B. POINT OF BEGINNING
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- - - - EXISTING EASEMENT LINE
- - - - PROPOSED EASEMENT LINE
- ▨▨▨▨▨▨ PROPOSED EASEMENT AREA

BASIS OF BEARING:

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EXHIBIT A
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FOR
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OVER A PORTION OF THE LANDS OF BOWMAN,
COUNTY OF YUBA, CALIFORNIA

ALL THAT PORTION OF LANDS OF JAMES BOWMAN AS DESCRIBED IN DOCUMENT NUMBER 2017-004756, FILED FOR RECORD IN YUBA COUNTY RECORDS ALSO BEING A PORTION OF PARCEL 2, AS SHOWN IN BOOK 46 OF MAPS, AT PAGE 48, FILED FOR RECORD IN YUBA COUNTY RECORDS, BEING A PORTION OF SECTION 12, JOHNSON RANCHO, IN THE CITY OF WHEATLAND, COUNTY OF YUBA, STATE OF CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT ON THE NORTHERLY LINE OF SAID PARCEL 2 ALSO BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE STREET FROM WHICH THE EAST CORNER OF SAID PARCEL 2, BEARS SOUTH 53° 42' 23" EAST A DISTANCE OF 15.02 FEET; THENCE, FROM SAID **POINT OF BEGINNING**, LEAVING SAID NORTHERLY LINE AND SAID RIGHT-OF-WAY LINE SOUTH 33° 18' 30" WEST A DISTANCE OF 263.98 FEET MORE OR LESS TO THE SOUTHWEST PROPERTY BOUNDARY OF SAID PARCEL 2 ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1950.00 FEET AND A CHORD THAT BEARS NORTH 66° 21' 39" WEST A DISTANCE OF 87.07 FEET; THENCE CONTINUING ALONG THE SAID SOUTHWEST PROPERTY BOUNDARY AND SAID CURVE THROUGH A CENTRAL ANGLE OF 02° 33' 31" AND AN ARC LENGTH OF 87.07 FEET; THENCE LEAVING SAID SOUTHWEST PROPERTY BOUNDARY NORTH 37° 23' 15" EAST A DISTANCE OF 4.14 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 260.00 FEET, THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09° 16' 48" AND AN ARC LENGTH OF 42.11 FEET; THENCE NORTH 28° 06' 27" EAST A DISTANCE OF 236.26 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 59.81 FEET, THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02° 38' 22" AND AN ARC LENGTH OF 2.75 FEET TO THE NORTHEAST PROPERTY BOUNDARY AND SAID RIGHT-OF-WAY LINE; THENCE ALONG SAID NORTHEAST PROPERTY BOUNDARY SOUTH 53° 42' 23" EAST A DISTANCE OF 107.82 FEET TO THE **POINT OF BEGINNING**.

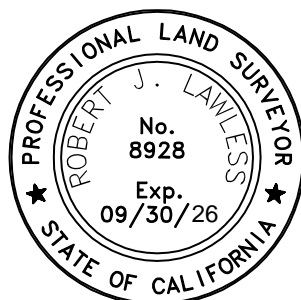
THE HEREIN DESCRIBED AREA IS SHOWN ON "EXHIBIT B" ATTACHED HERE TO AND MADE A PART THERE OF.

CONTAINING 0.60 +/- ACRES

BEING A PORTION OF ASSESSOR'S PARCEL NUMBER 015-490-017.

END OF DESCRIPTION

Robert J. Lawless, P.L.S. 8928



April 10, 2025

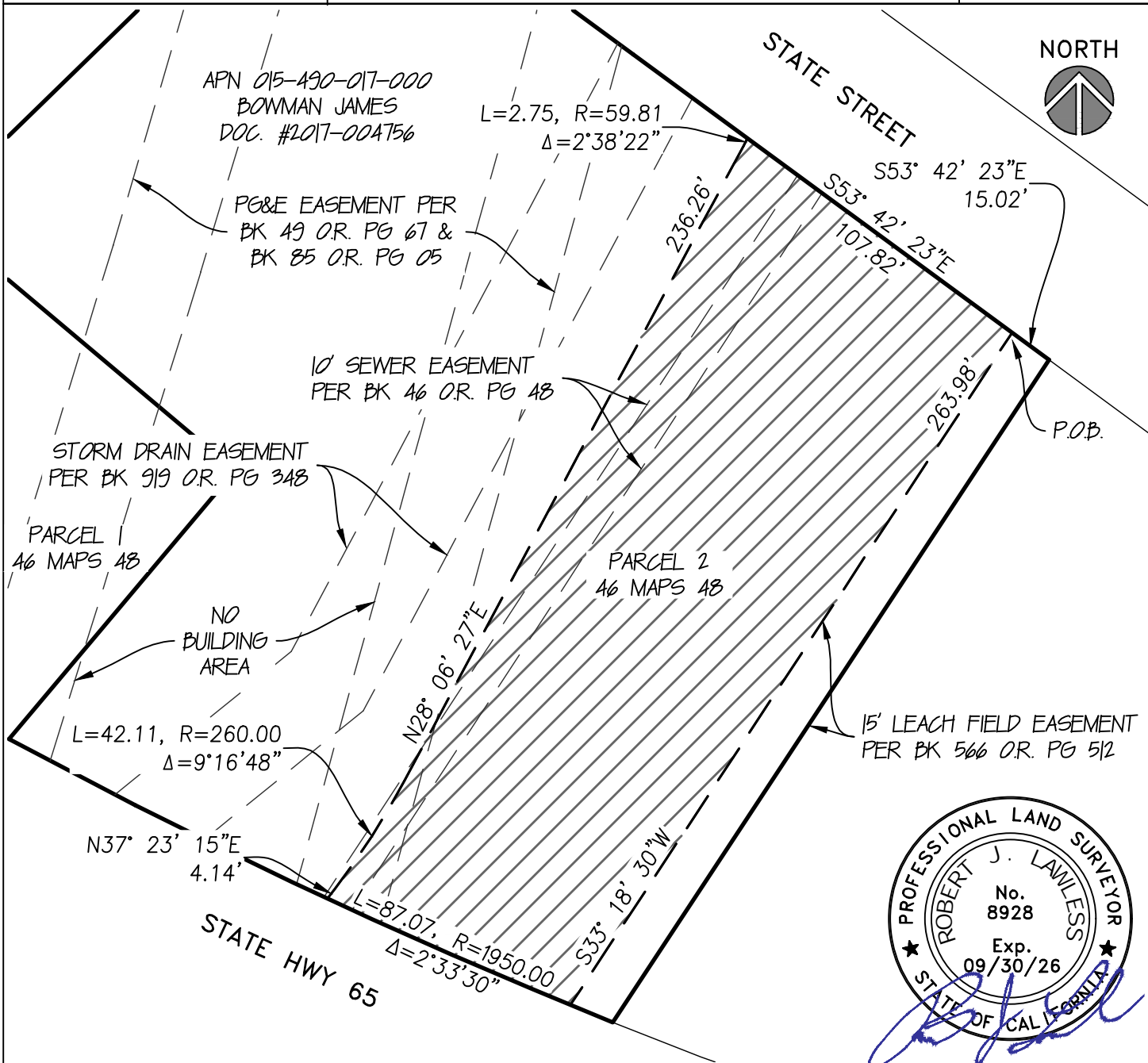
Dated:

Exhibit 2.B Bowman Temporary Construction Easement Plat

DUNDAS GEOMATICS
 GEOMATIC ENGINEERS
 Grass Valley Office
 159 South Auburn Street
 Grass Valley, Ca. 95945

EXHIBIT B
TEMPORARY CONSTRUCTION EASEMENT
 BEING A PORTION OF SEC. 12, JOHNSON RANCHO,
 THE CITY OF WHEATLAND, YUBA COUNTY, IN THE
 STATE OF CALIFORNIA

SCALE: 1"=50'
 DATE: 11/10/24
 SHEET: 1
 OF
 1



LEGEND

- DIMENSION POINT
- P.O.B. POINT OF BEGINNING
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- - - EXISTING EASEMENT LINE
- - - PROPOSED EASEMENT LINE
- ▨ PROPOSED EASEMENT AREA

BASIS OF BEARING:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM ZONE II, NAD 83, EPOCH 2010.00 AS DETERMINED BY STATIC GPS OBSERVATIONS AND DERIVED FROM GEODETIC VALUES PUBLISHED BY THE NATIONAL GEODETIC SURVEY (NGS).

Attachment 3 - AKT Ranch

Exhibit 1.A AKT Fee Area Legal Description

Exhibit 1.B AKT Fee Area Plat

Exhibit 2.A AKT Landscape Easement Legal Description

Exhibit 2.B AKT Landscape Easement Plat

Exhibit 3.A AKT Slope Easement Legal Description

Exhibit 3.B AKT Slope Easement Plat

Exhibit 4.A AKT Temporary Construction Easement Legal Description

Exhibit 4.B AKT Temporary Construction Easement Plat

EXHIBIT A
LEGAL DESCRIPTION
OVER A PORTION OF THE LANDS OF AKT WHEATLAND RANCH LLC
COUNTY OF YUBA, CALIFORNIA

ALL THAT PORTION OF LANDS OF AKT WHEATLAND RANCH LLC, DESCRIBED IN DOCUMENT NUMBER 2013-000529 FILED FOR RECORD IN YUBA COUNTY RECORDS, ALSO BEING A PORTION OF SECTION 20, JOHNSON RANCHO, IN THE COUNTY OF YUBA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SPENCEVILLE ROAD FROM WHICH THE WEST CORNER OF SAID SECTION 20 BEARS THE FOLLOWING THREE (3) CONSECUTIVE COURSES: ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: (1) SOUTH 38° 50' 22" WEST 353.75 FEET DISTANT; (2) SOUTH 54° 00' 22" WEST, 227.90 FEET MORE OR LESS TO THE SOUTHWEST EDGE OF SAID SECTION 20; (3) ALONG SAID SOUTHWEST LINE NORTH 25° 54' 12" WEST 1955.14 FEET MORE OR LESS; THENCE FROM SAID **POINT OF BEGINNING** NORTH 38° 50' 22" EAST A DISTANCE OF 260.00 FEET ALONG SAID RIGHT-OF-WAY LINE; THENCE LEAVING SAID RIGHT-OF-WAY LINE SOUTH 51° 09' 38" EAST A DISTANCE OF 605.00 FEET; THENCE SOUTH 38° 50' 22" WEST A DISTANCE OF 260.00 FEET; THENCE NORTH 51° 09' 38" WEST A DISTANCE OF 605.00 FEET TO THE **POINT OF BEGINNING**.

THE HEREIN DESCRIBED AREA IS SHOWN ON "EXHIBIT B" ATTACHED HERE TO AND MADE A PART THERE OF.

CONTAINING 3.61 +/- ACRES

BEING A PORTION OF ASSESSOR'S PARCEL NUMBERS 015-360-031 AND 015-360-032.

END OF DESCRIPTION



Robert J. Lawless, P.L.S. 8928



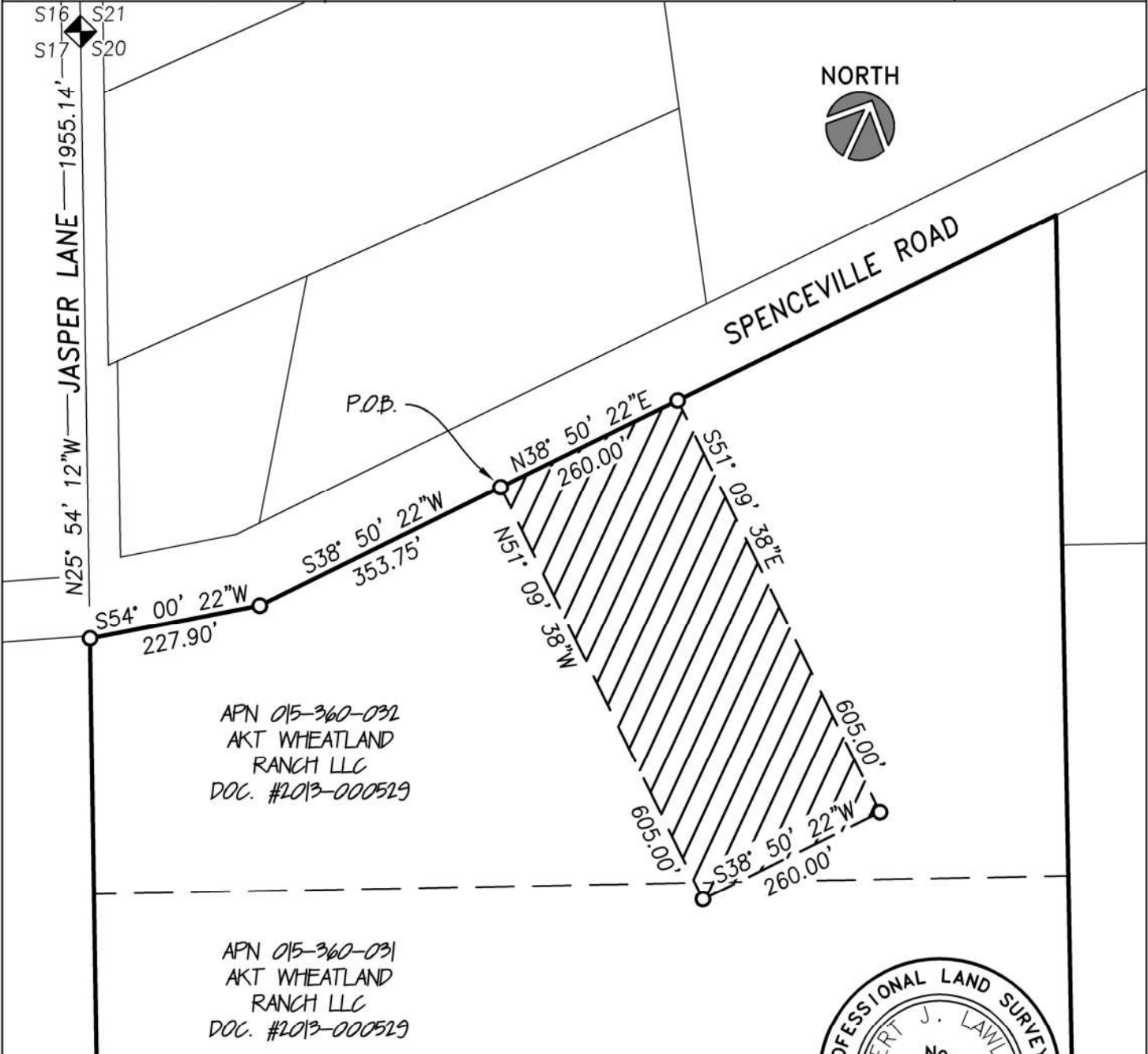
April 10, 2025

Dated:

DUNDAS GEOMATICS
GEOMATIC ENGINEERS
Grass Valley Office
 159 South Auburn Street
 Grass Valley, Ca. 95945

EXHIBIT B
GRANT FEE AREA
 BEING A PORTION OF SEC. 20, JOHNSON RANCHO,
 COUNTY OF YUBA, IN THE STATE OF CALIFORNIA

SCALE: 1' = 200'
 DATE: 11/05/24
 SHEET: 1
 OF 1



APN 015-360-032
 AKT WHEATLAND
 RANCH LLC
 DOC. #2013-000529

APN 015-360-031
 AKT WHEATLAND
 RANCH LLC
 DOC. #2013-000529



LEGEND

- DIMENSION POINT
- P.O.B. POINT OF BEGINNING
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- - - - PROPOSED EASEMENT LINE
- ▨ PROPOSED EASEMENT AREA

BASIS OF BEARING:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM ZONE II, NAD 83, EPOCH 2010.00 AS DETERMINED BY STATIC GPS OBSERVATIONS AND DERIVED FROM GEODETIC VALUES PUBLISHED BY THE NATIONAL GEODETIC SURVEY (NGS).

EXHIBIT A
LEGAL DESCRIPTION
FOR
LANDSCAPE EASEMENT
OVER A PORTION OF THE LANDS OF AKT WHEATLAND RANCH LLC
COUNTY OF YUBA, CALIFORNIA

ALL THAT PORTION OF LANDS OF AKT WHEATLAND RANCH LLC, DESCRIBED IN DOCUMENT NUMBER 2013-000529 FILED FOR RECORD IN YUBA COUNTY RECORDS, ALSO BEING A PORTION OF SECTION 20, JOHNSON RANCHO, IN THE COUNTY OF YUBA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SPENCEVILLE ROAD FROM WHICH THE WEST CORNER OF SAID SECTION 20 BEARS THE FOLLOWING THREE (3) CONSECUTIVE COURSES: ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: (1) SOUTH 38° 50' 22" WEST 333.75 FEET DISTANT; (2) SOUTH 54° 00' 22" WEST, 227.90 FEET MORE OR LESS TO THE SOUTHWEST EDGE OF SAID SECTION 20; (3) ALONG SAID SOUTHWEST LINE NORTH 25° 54' 12" WEST 1955.14 FEET MORE OR LESS; THENCE FROM SAID **POINT OF BEGINNING** NORTH 38° 50' 22" EAST A DISTANCE OF 20.00 FEET ALONG SAID RIGHT-OF-WAY LINE; THENCE LEAVING SAID RIGHT-OF-WAY LINE SOUTH 51° 09' 38" EAST A DISTANCE OF 613.00 FEET; THENCE SOUTH 38° 50' 22" WEST A DISTANCE OF 20.00 FEET; THENCE NORTH 51° 09' 38" WEST A DISTANCE OF 613.00 FEET TO THE **POINT OF BEGINNING**.

THE HEREIN DESCRIBED AREA IS SHOWN ON "EXHIBIT B" ATTACHED HERE TO AND MADE A PART THERE OF.

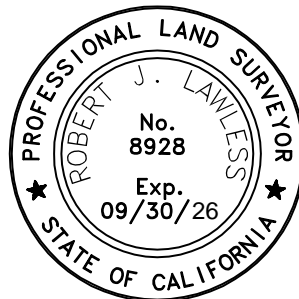
CONTAINING 0.28 +/- ACRES

BEING A PORTION OF ASSESSOR'S PARCEL NUMBERS 015-360-031 AND 015-360-032.

END OF DESCRIPTION



Robert J. Lawless, P.L.S. 8928



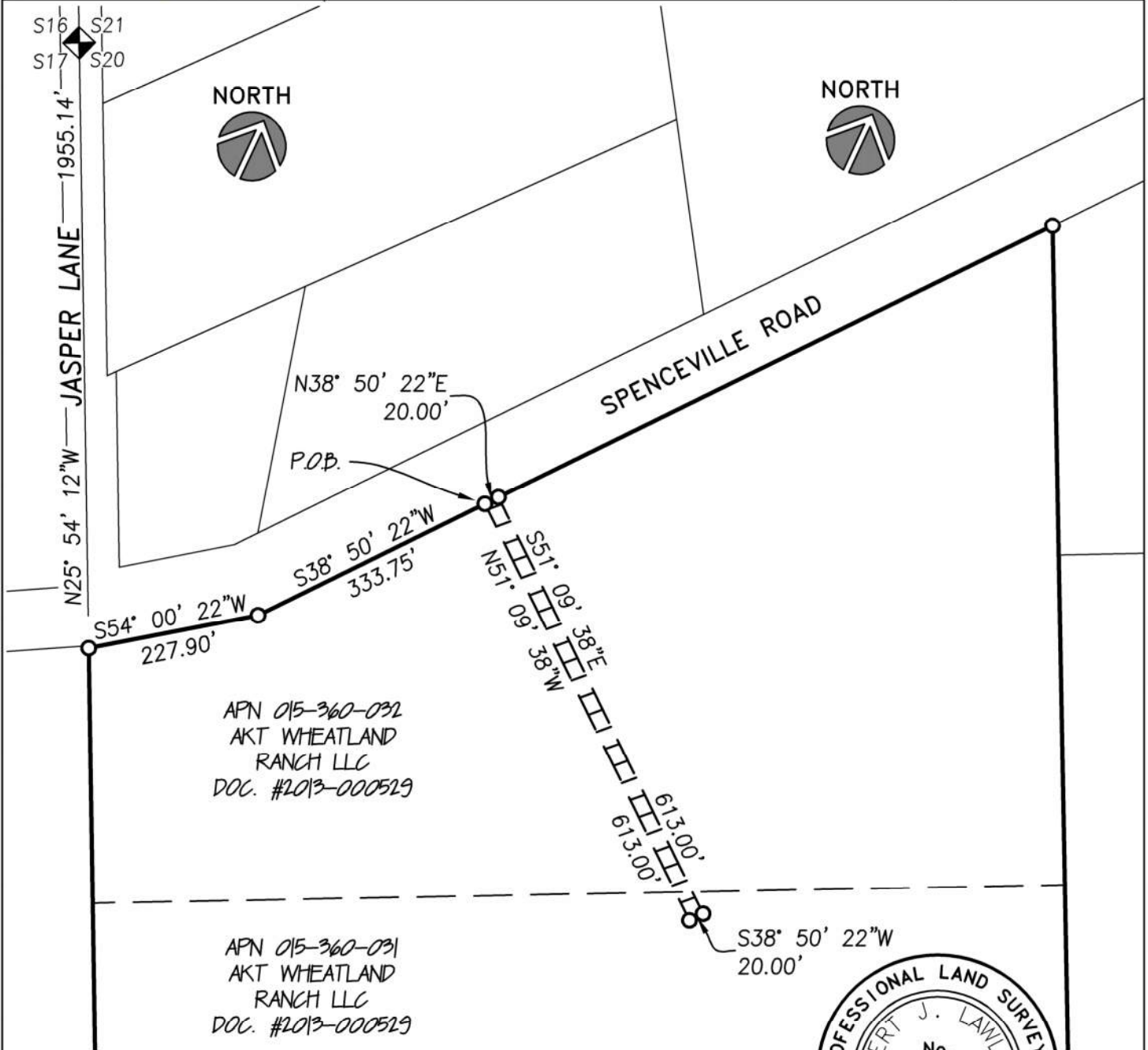
April 10, 2025

Dated:

DUNDAS GEOMATICS
GEOMATIC ENGINEERS
 Grass Valley Office
 159 South Auburn Street
 Grass Valley, Ca. 95945

EXHIBIT B
LANDSCAPE EASEMENT
 BEING A PORTION OF SEC. 20, JOHNSON RANCHO,
 COUNTY OF YUBA, IN THE STATE OF CALIFORNIA

SCALE: 1' = 200'
 DATE: 11/05/24
 SHEET: 1
 OF
 1



APN 015-360-031
 AKT WHEATLAND
 RANCH LLC
 DOC. #2013-000529

APN 015-360-031
 AKT WHEATLAND
 RANCH LLC
 DOC. #2013-000529



LEGEND

- DIMENSION POINT
- P.O.B. POINT OF BEGINNING
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- - - - PROPOSED EASEMENT LINE
- ▨ PROPOSED EASEMENT AREA

BASIS OF BEARING:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM ZONE II, NAD 83, EPOCH 2010.00 AS DETERMINED BY STATIC GPS OBSERVATIONS AND DERIVED FROM GEODETIC VALUES PUBLISHED BY THE NATIONAL GEODETIC SURVEY (NGS).

EXHIBIT A
LEGAL DESCRIPTION
FOR
SLOPE EASEMENT
OVER A PORTION OF THE LANDS OF AKT WHEATLAND RANCH LLC
COUNTY OF YUBA, CALIFORNIA

ALL THAT PORTION OF LANDS OF AKT WHEATLAND RANCH LLC, DESCRIBED IN DOCUMENT NUMBER 2013-000529 FILED FOR RECORD IN YUBA COUNTY RECORDS, ALSO BEING A PORTION OF SECTION 20, JOHNSON RANCHO, IN THE COUNTY OF YUBA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SPENCEVILLE ROAD FROM WHICH THE WEST CORNER OF SAID SECTION 20 BEARS THE FOLLOWING THREE (3) CONSECUTIVE COURSES: ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: (1) SOUTH 38° 50' 22" WEST 613.75 FEET DISTANT; (2) SOUTH 54° 00' 22" WEST, 227.90 FEET MORE OR LESS TO THE SOUTHWEST EDGE OF SAID SECTION 20; (3) ALONG SAID SOUTHWEST LINE NORTH 25° 54' 12" WEST 1955.14 FEET MORE OR LESS; THENCE FROM SAID **POINT OF BEGINNING** NORTH 38° 50' 22" EAST A DISTANCE OF 30.00 FEET ALONG SAID RIGHT-OF-WAY LINE; THENCE LEAVING SAID RIGHT-OF-WAY LINE SOUTH 51° 09' 38" EAST A DISTANCE OF 613.00 FEET; THENCE SOUTH 38° 50' 22" WEST A DISTANCE OF 290.00 FEET; THENCE NORTH 51° 09' 38" WEST A DISTANCE OF 8.00 FEET; THENCE NORTH 38° 50' 22" EAST A DISTANCE OF 260.00 FEET; THENCE NORTH 51° 09' 38" WEST A DISTANCE OF 605.00 FEET TO THE **POINT OF BEGINNING**.

THE HEREIN DESCRIBED AREA IS SHOWN ON "EXHIBIT B" ATTACHED HERE TO AND MADE A PART THERE OF.

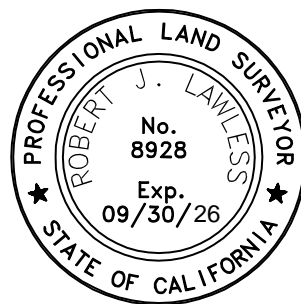
CONTAINING 0.47 +/- ACRES

BEING A PORTION OF ASSESSOR'S PARCEL NUMBERS 015-360-031 AND 015-360-032.

END OF DESCRIPTION



Robert J. Lawless, P.L.S. 8928



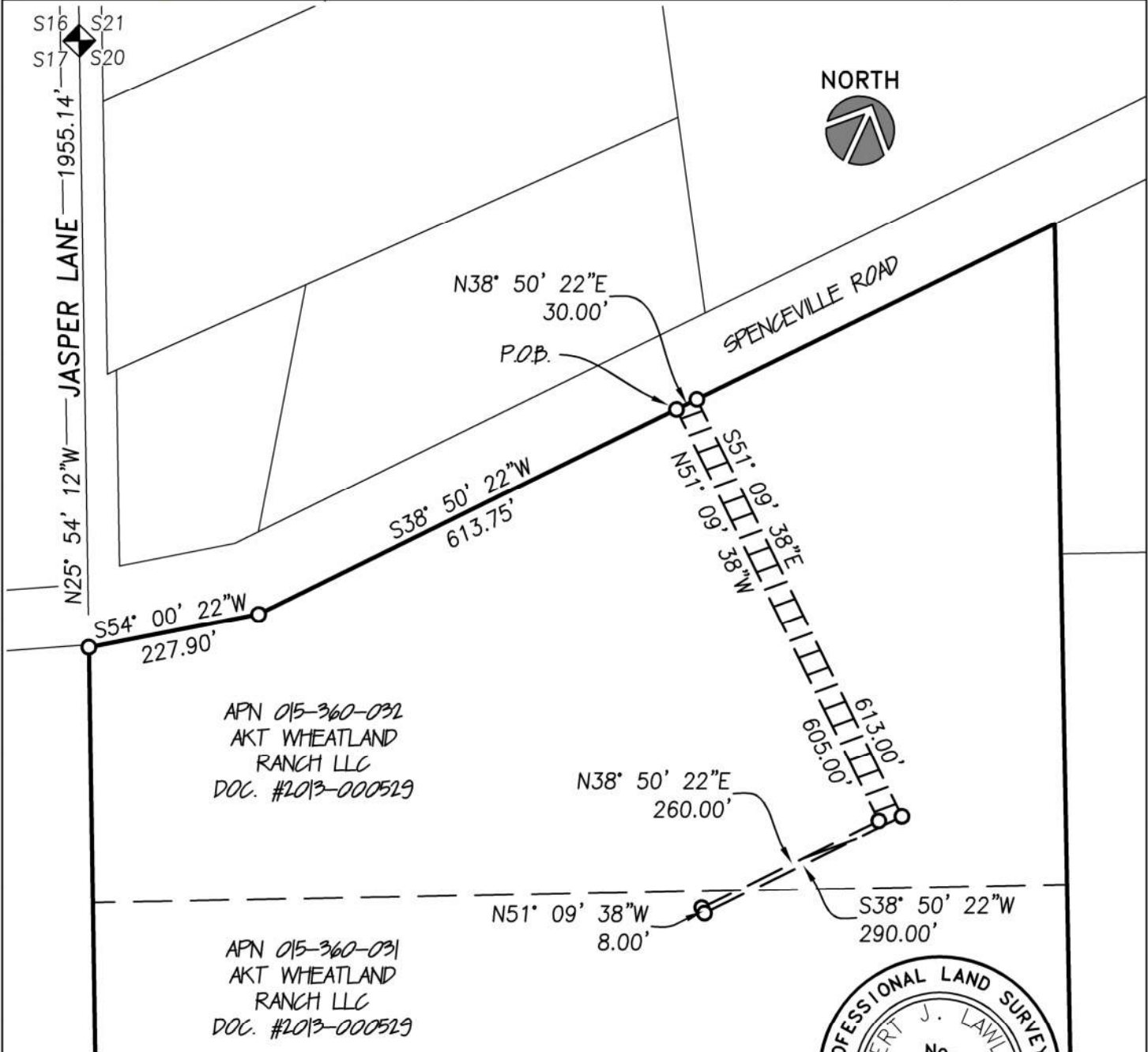
April 10, 2025

Dated:

DUNDAS GEOMATICS
GEOMATIC ENGINEERS
 Grass Valley Office
 159 South Auburn Street
 Grass Valley, Ca. 95945

EXHIBIT B
SLOPE EASEMENT
 BEING A PORTION OF SEC. 20, JOHNSON RANCHO,
 COUNTY OF YUBA, IN THE STATE OF CALIFORNIA

SCALE: 1' = 200'
 DATE: 11/05/24
 SHEET: 1
 OF 1



APN 015-360-031
 AKT WHEATLAND
 RANCH LLC
 DOC. #2013-000529

APN 015-360-031
 AKT WHEATLAND
 RANCH LLC
 DOC. #2013-000529



EXHIBIT A
LEGAL DESCRIPTION
FOR
TEMPORARY CONSTRUCTION EASEMENT
OVER A PORTION OF THE LANDS OF AKT WHEATLAND RANCH LLC
COUNTY OF YUBA, CALIFORNIA

ALL THAT PORTION OF LANDS OF AKT WHEATLAND RANCH LLC, DESCRIBED IN DOCUMENT NUMBER 2013-000529 FILED FOR RECORD IN YUBA COUNTY RECORDS, ALSO BEING A PORTION OF SECTION 20, JOHNSON RANCHO, IN THE COUNTY OF YUBA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SPENCEVILLE ROAD FROM WHICH THE WEST CORNER OF SAID SECTION 20 BEARS THE FOLLOWING THREE (3) CONSECUTIVE COURSES: ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: (1) SOUTH 38° 50' 22" WEST 313.75 FEET DISTANT; (2) SOUTH 54° 00' 22" WEST, 227.90 FEET MORE OR LESS TO THE SOUTHWEST EDGE OF SAID SECTION 20; (3) ALONG SAID SOUTHWEST LINE NORTH 25° 54' 12" WEST 1955.14 FEET MORE OR LESS; THENCE FROM SAID **POINT OF BEGINNING** SOUTH 51° 09' 38" EAST A DISTANCE OF 625.00 FEET; THENCE NORTH 38° 50' 22" EAST A DISTANCE OF 350.00 FEET; THENCE NORTH 51° 09' 38" WEST A DISTANCE OF 625.00 FEET TO SAID SOUTHERLY RIGHT-OF-WAY LINE; THENCE ALONG SAID RIGHT-OF-WAY LINE SOUTH 38° 50' 22" WEST A DISTANCE OF 20.00 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE SOUTH 51° 09' 38" EAST A DISTANCE OF 613.00 FEET; THENCE SOUTH 38° 50' 22" WEST A DISTANCE OF 310.00 FEET; THENCE NORTH 51° 09' 38" WEST A DISTANCE OF 613.00 FEET TO THE SAID RIGHT-OF-WAY LINE; THENCE ALONG SAID RIGHT-OF-WAY LINE SOUTH 38° 50' 22" WEST A DISTANCE OF 20.00 FEET TO THE **POINT OF BEGINNING**.

THE HEREIN DESCRIBED AREA IS SHOWN ON "EXHIBIT B" ATTACHED HERE TO AND MADE A PART THERE OF.

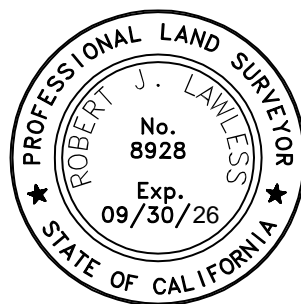
CONTAINING 0.66 +/- ACRES

BEING A PORTION OF ASSESSOR'S PARCEL NUMBERS 015-360-031 AND 015-360-032.

END OF DESCRIPTION



Robert J. Lawless, P.L.S. 8928



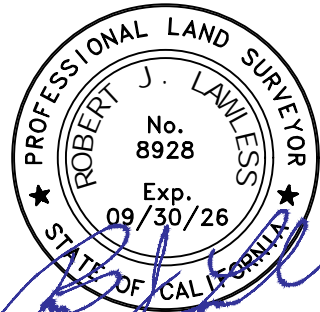
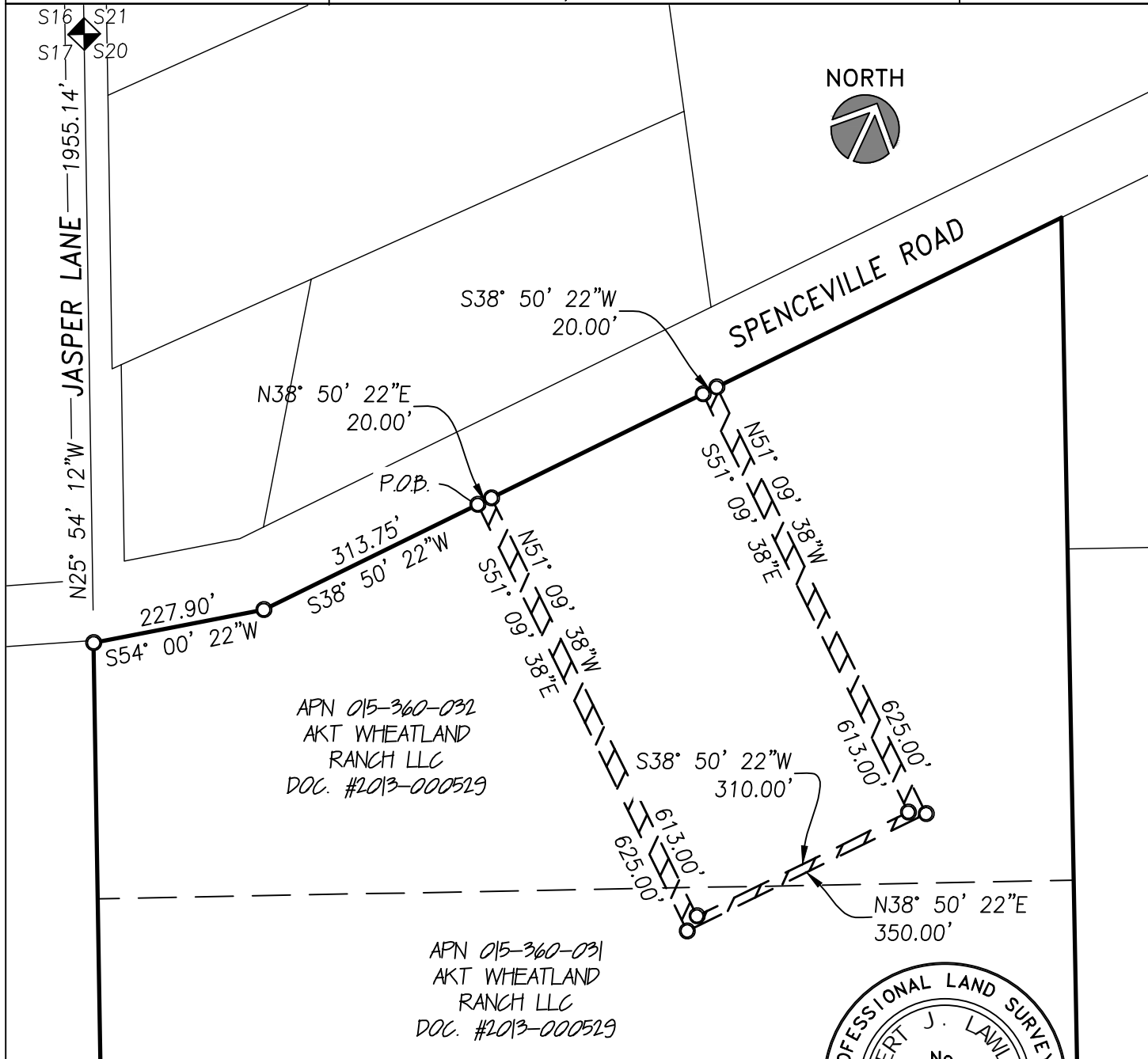
April 10, 2025

Dated:

DUNDAS GEOMATICS
GEOMATIC ENGINEERS
 Grass Valley Office
 159 South Auburn Street
 Grass Valley, Ca. 95945

EXHIBIT B
TEMPORARY CONSTRUCTION EASEMENT
 BEING A PORTION OF SEC. 20, T. 16 N., R. 5 E.,
 M.D.B. & M. IN THE UNINCORPORATED TERRITORY
 OF YUBA COUNTY, IN THE STATE OF CALIFORNIA

SCALE: 1' = 200'
 DATE: 11/05/24
 SHEET: 1
 OF 1



LEGEND

- DIMENSION POINT
- P.O.B. POINT OF BEGINNING
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- - - - PROPOSED EASEMENT LINE
- ▨ PROPOSED EASEMENT AREA

BASIS OF BEARING:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM ZONE II, NAD 83, EPOCH 2010.00 AS DETERMINED BY STATIC GPS OBSERVATIONS AND DERIVED FROM GEODETIC VALUES PUBLISHED BY THE NATIONAL GEODETIC SURVEY (NGS).

Attachment 4- Stephenson

Exhibit 1.A Stephenson Temporary Construction Easement Legal Description

Exhibit 1.B Stephenson Temporary Construction Easement Plat

EXHIBIT A
LEGAL DESCRIPTION
FOR
TEMPORARY CONSTRUCTION EASEMENT
OVER A PORTION OF THE LANDS OF STEPHENSON,
COUNTY OF YUBA, CALIFORNIA

ALL THAT PORTION OF LANDS OF CHRISTOPHER CHARLES STEPHENSON AS DESCRIBED IN DOCUMENT NUMBER 2019-015498, FILED FOR RECORD IN YUBA COUNTY RECORDS, BEING A PORTION OF LOTS 35 – 39 , AS SHOWN ON THE MAP ENTITLED “MAP OF BANK TRACT”, IN BOOK 1 OF MAPS, AT PAGE 33, FILED FOR RECORD IN YUBA COUNTY RECORDS, ALSO BEING A PORTION OF SECTIONS 20 AND 21, JOHNSON RANCHO, IN THE UNINCORPORATED TERRITORY OF YUBA COUNTY, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SOUTH AREA:

BEGINNING AT A POINT ON THE NORTHEAST RIGHT-OF-WAY LINE OF JASPER LANE, AND THE WESTERNMOST CORNER OF PARCEL 1, OF PARCEL MAP NO. 6.23, IN BOOK 20 OF MAPS, AT PAGE 49, FILED FOR RECORD IN YUBA COUNTY RECORDS, THENCE FROM THE **POINT OF BEGINNING**, CONTINUING ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: (1) SOUTH 40° 44’ 22” WEST A DISTANCE OF 5.45 FEET; (2) NORTH 25° 54’ 20” WEST A DISTANCE OF 1116.11 FEET, MORE OR LESS, TO THE SOUTHERNMOST CORNER OF THE LANDS OF EDWIN L MYHRA, AS DESCRIBED IN DOCUMENT NUMBER 2019-015048, FILED FOR RECORD IN YUBA COUNTY RECORDS; THENCE LEAVING SAID RIGHT-OF-WAY LINE AND CONTINUING ALONG THE SOUTHEAST LINE OF SAID LANDS OF EDWIN L MYHRA, NORTH 64° 05’ 35” EAST A DISTANCE OF 100.00 FEET; THENCE LEAVING SAID SOUTHEAST LINE, SOUTH 25° 54’ 25” EAST A DISTANCE OF 200.00 FEET; THENCE SOUTH 64° 05’ 35” WEST A DISTANCE OF 90.00 FEET; THENCE SOUTH 25° 54’ 29” EAST A DISTANCE OF 911.77 FEET, MORE OR LESS, TO THE NORTHWEST LINE OF SAID PARCEL 1; THENCE CONTINUING ALONG SAID NORTHWEST LINE, SOUTH 40° 44’ 22” WEST A DISTANCE OF 5.50 FEET, MORE OR LESS, TO THE **POINT OF BEGINNING**.

THE HEREIN DESCRIBED AREA IS SHOWN ON “EXHIBIT B” ATTACHED HERE TO AND MADE A PART THERE OF.

CONTAINING 0.67 +/- ACRES

NORTH AREA:

BEGINNING AT A POINT ON THE NORTHEAST RIGHT-OF-WAY LINE OF JASPER LANE, AND THE SOUTHERNMOST CORNER OF PARCEL 1, OF PARCEL MAP NO. 88-50, IN BOOK 50 OF MAPS, AT PAGE 34, FILED FOR RECORD IN YUBA COUNTY RECORDS, THENCE FROM THE **POINT OF BEGINNING**, LEAVING SAID RIGHT-OF-WAY AND CONTINUING ALONG THE SOUTHEAST LINE OF SAID PARCEL 1, NORTH 64° 05’ 35” EAST A DISTANCE OF 55.00 FEET; THENCE LEAVING SAID SOUTHEAST LINE, SOUTH 25° 54’ 25” EAST A DISTANCE OF 473.41 FEET, MORE OR LESS, TO THE NORTHWEST LINE OF THE LANDS OF MICHAEL & KRISTEN MAUK, AS DESCRIBED IN DOCUMENT NUMBER 2020-013438, FILED FOR RECORD IN YUBA COUNTY RECORDS; THENCE CONTINUING ALONG SAID NORTHWEST LINE, SOUTH 64° 05’ 35” WEST A DISTANCE OF 60.00 FEET, MORE OR LESS, TO SAID RIGHT-OF-WAY LINE, THENCE LEAVING SAID NORTHWEST LINE AND CONTINUING ALONG SAID RIGHT-OF-

WAY LINE THE FOLLOWING TWO (2) COURSES: (1) NORTH 25° 54' 25" WEST A DISTANCE OF 473.41 FEET; (2) NORTH 64° 05' 35" EAST A DISTANCE OF 5.00 FEET, MORE OR LESS, TO THE **POINT OF BEGINNING**.

THE HEREIN DESCRIBED AREA IS SHOWN ON "EXHIBIT B" ATTACHED HERE TO AND MADE A PART THERE OF.

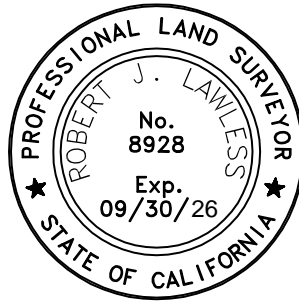
CONTAINING 0.65 +/- ACRES

BEING A PORTION OF ASSESSOR'S PARCEL NUMBER 015-550-001.

END OF DESCRIPTION



Robert J. Lawless, P.L.S. 8928



April 10, 2025

Dated:

DUNDAS GEOMATICS
GEOMATIC ENGINEERS
 Grass Valley Office
 159 South Auburn Street
 Grass Valley, Ca. 95945

EXHIBIT B
TEMPORARY CONSTRUCTION EASEMENT
 BEING A PORTION OF SECTIONS 20 & 21, JOHNSON
 RANCHO, IN THE UNINCORPORATED TERRITORY OF
 YUBA COUNTY, IN THE STATE OF CALIFORNIA

SCALE: 1"=200'
 DATE: 03/27/25
 SHEET: 1
 OF
 2



N64° 05' 35"E
 100.00'

APN 015-550-003
 MYHRA EDWIN L
 DOC. #2019-0150AB

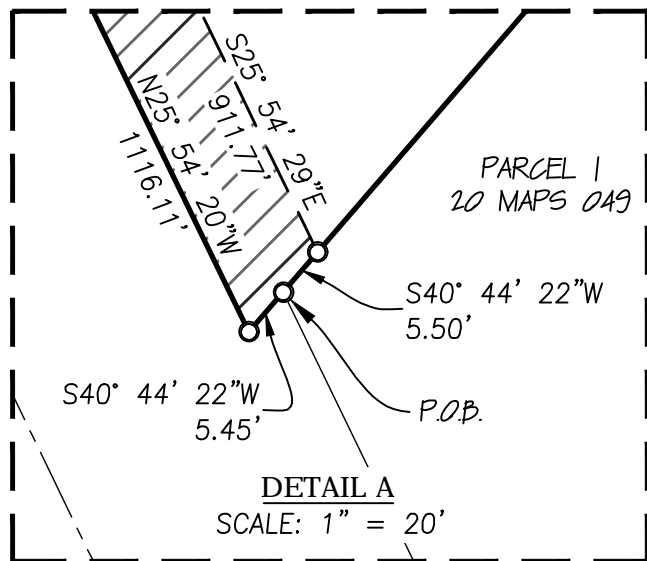
S25° 54' 25"E
 200.00'

S64° 05' 35"W
 90.00'

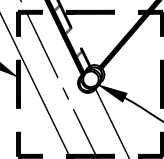
APN 015-550-001
 STEPHENSON
 CHRISTOPHER CHARLES
 DOC. #2019-01549B

JASPER LANE

PARCEL 1
 20 MAPS 049



SEE DETAIL A



LEGEND

- DIMENSION POINT
- P.O.B. POINT OF BEGINNING
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- ——— EXISTING EASEMENT LINE
- ——— PROPOSED EASEMENT LINE
- ▨▨▨▨▨ PROPOSED EASEMENT AREA

BASIS OF BEARING:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM ZONE II, NAD 83, EPOCH 2010.00 AS DETERMINED BY STATIC GPS OBSERVATIONS AND DERIVED FROM GEODETIC VALUES PUBLISHED BY THE NATIONAL GEODETIC SURVEY (NGS).

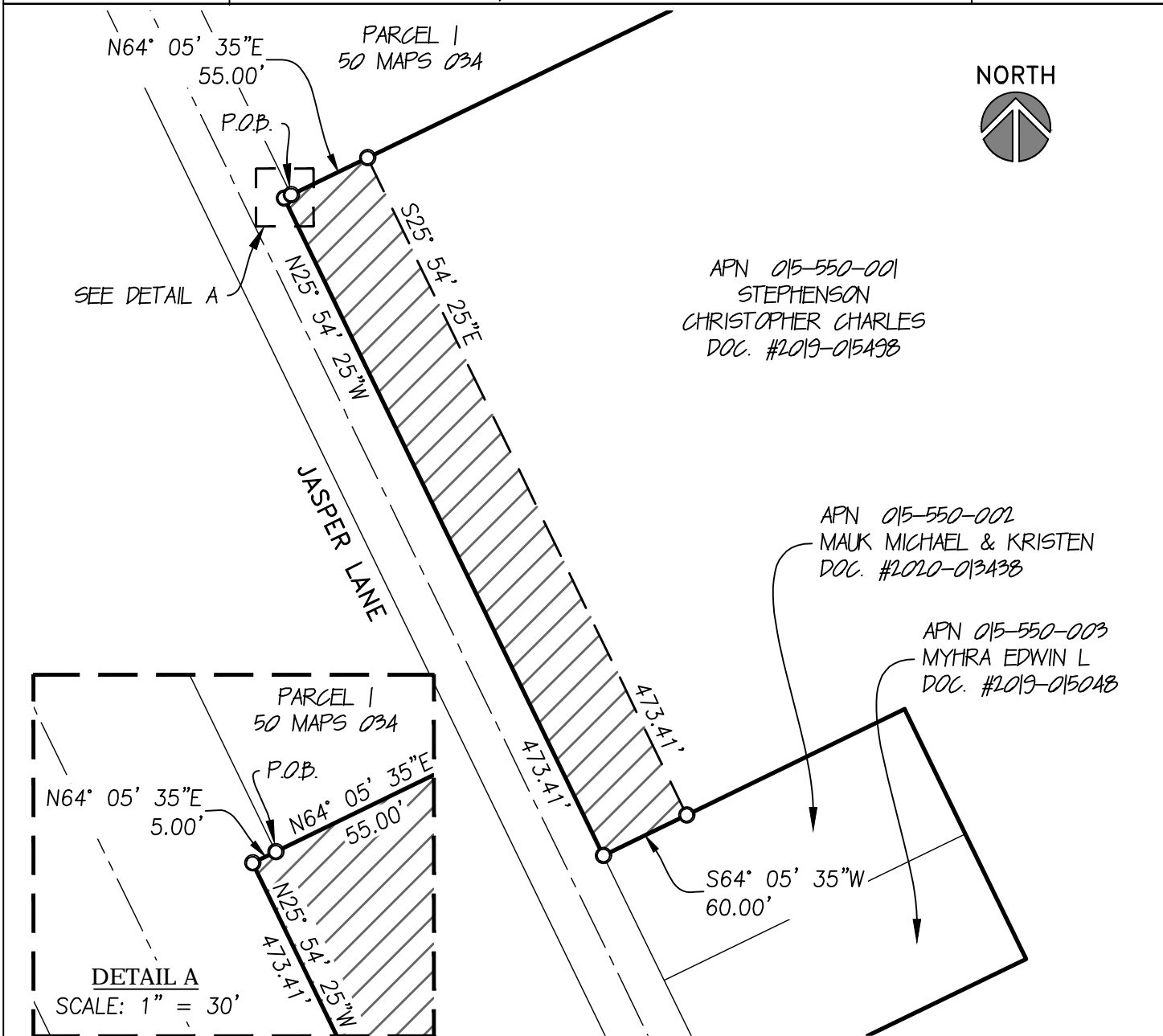


DUNDAS GEOMATICS
GEOMATIC ENGINEERS
 Grass Valley Office
 159 South Auburn Street
 Grass Valley, Ca. 95945

EXHIBIT B

TEMPORARY CONSTRUCTION EASEMENT
 BEING A PORTION OF SECTIONS 20 & 21, JOHNSON
 RANCHO, IN THE UNINCORPORATED TERRITORY OF
 YUBA COUNTY, IN THE STATE OF CALIFORNIA

SCALE: 1"=100'
 DATE: 03/27/25
 SHEET: 2
 OF
 2

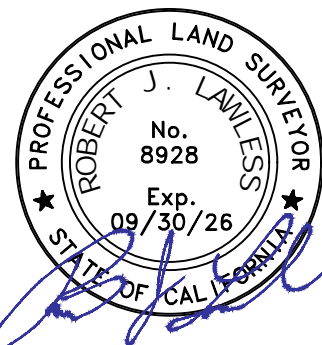


LEGEND

- DIMENSION POINT
- P.O.B. POINT OF BEGINNING
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- ▨ PROPOSED EASEMENT AREA

BASIS OF BEARING:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM ZONE II, NAD 83, EPOCH 2010.00 AS DETERMINED BY STATIC GPS OBSERVATIONS AND DERIVED FROM GEODETIC VALUES PUBLISHED BY THE NATIONAL GEODETIC SURVEY (NGS).



Attachment 5 - Myhra

Exhibit 1.A Myhra Temporary Construction Easement Legal Description

Exhibit 1.B Myhra Temporary Construction Easement Plat

EXHIBIT A
LEGAL DESCRIPTION
FOR
TEMPORARY CONSTRUCTION EASEMENT
OVER A PORTION OF THE LANDS OF MYHRA,
COUNTY OF YUBA, CALIFORNIA

ALL THAT PORTION OF LANDS OF EDWIN L MYHRA AS DESCRIBED IN DOCUMENT NUMBER 2019-015048, FILED FOR RECORD IN YUBA COUNTY RECORDS, BEING A PORTION OF LOT 36, AS SHOWN ON THE MAP ENTITLED "MAP OF BANK TRACT", IN BOOK 1 OF MAPS, AT PAGE 33, FILED FOR RECORD IN YUBA COUNTY RECORDS, ALSO BEING A PORTION OF SECTION 21, JOHNSON RANCHO, IN THE UNINCORPORATED TERRITORY OF YUBA COUNTY, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTHWESTERLY 5.00 FEET OF SAID LANDS OF EDWIN L MYHRA.

THE HEREIN DESCRIBED AREA IS SHOWN ON "EXHIBIT B" ATTACHED HERE TO AND MADE A PART THERE OF.

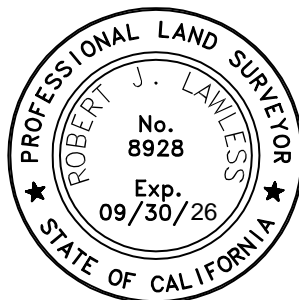
CONTAINING 0.01 +/- ACRES

BEING A PORTION OF ASSESSOR'S PARCEL NUMBER 015-550-003.

END OF DESCRIPTION



Robert J. Lawless, P.L.S. 8928



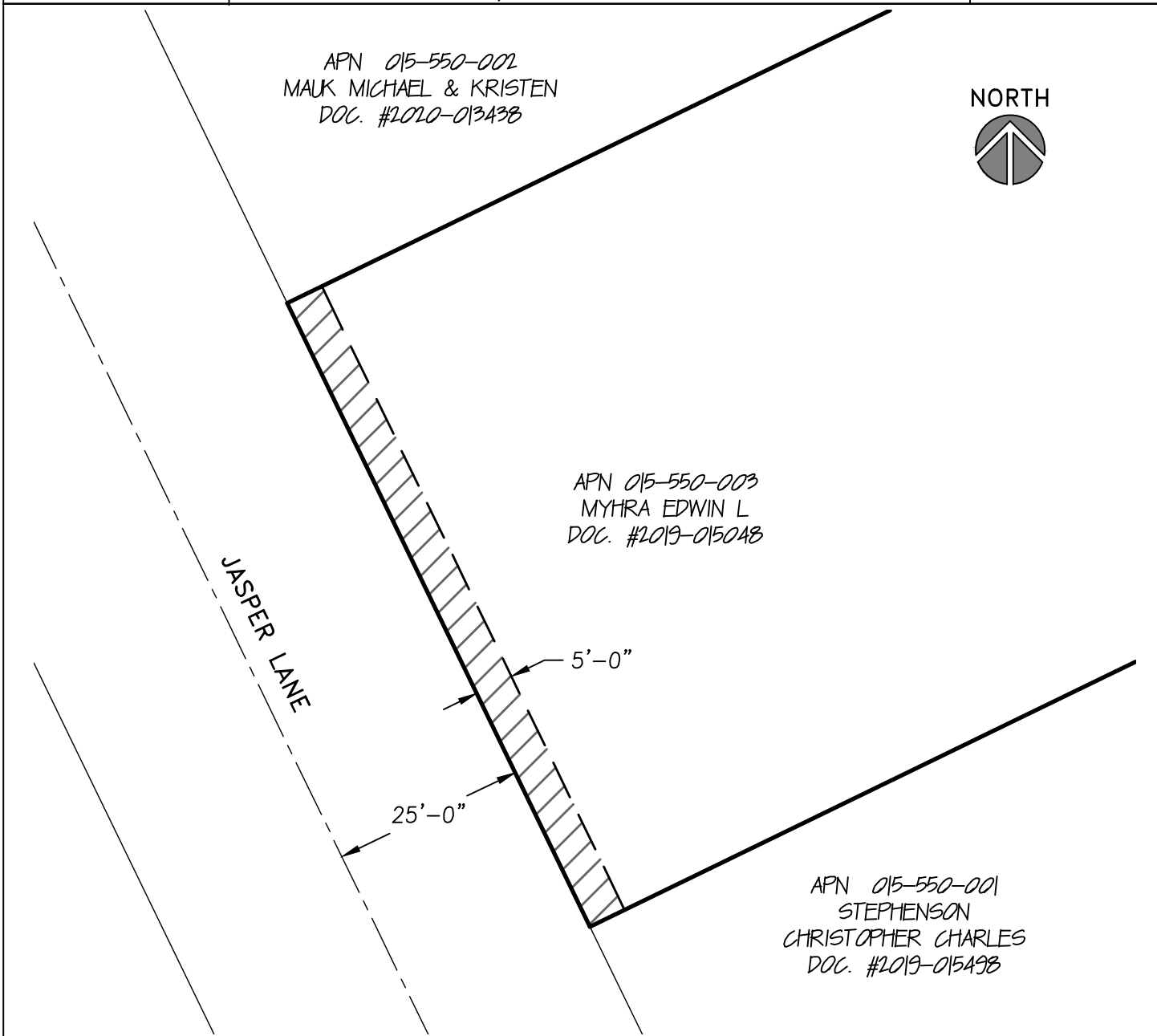
April 10, 2025

Dated:

DUNDAS GEOMATICS
GEOMATIC ENGINEERS
 Grass Valley Office
 159 South Auburn Street
 Grass Valley, Ca. 95945

EXHIBIT B
TEMPORARY CONSTRUCTION EASEMENT
 BEING A PORTION OF SECTION 21, JOHNSON RANCHO,
 IN THE UNINCORPORATED TERRITORY OF
 YUBA COUNTY, IN THE STATE OF CALIFORNIA

SCALE: 1"=20'
 DATE: 03/27/25
 SHEET: 1
 OF
 1

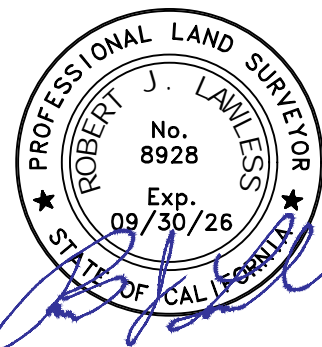


LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- PROPOSED EASEMENT LINE
- PROPOSED EASEMENT AREA

BASIS OF BEARING:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM ZONE II, NAD 83, EPOCH 2010.00 AS DETERMINED BY STATIC GPS OBSERVATIONS AND DERIVED FROM GEODETIC VALUES PUBLISHED BY THE NATIONAL GEODETIC SURVEY (NGS).



Attachment 6 - Mauk

Exhibit 1.A Mauk Temporary Construction Easement Legal Description

Exhibit 1.B Mauk Temporary Construction Easement Plat

EXHIBIT A
LEGAL DESCRIPTION
FOR
TEMPORARY CONSTRUCTION EASEMENT
OVER A PORTION OF THE LANDS OF MAUK,
COUNTY OF YUBA, CALIFORNIA

ALL THAT PORTION OF LANDS OF MICHAEL & KRISTEN MAUK AS DESCRIBED IN DOCUMENT NUMBER 2020-013438, FILED FOR RECORD IN YUBA COUNTY RECORDS, BEING A PORTION OF LOT 36, AS SHOWN ON THE MAP ENTITLED "MAP OF BANK TRACT", IN BOOK 1 OF MAPS, AT PAGE 33, FILED FOR RECORD IN YUBA COUNTY RECORDS, ALSO BEING A PORTION OF SECTION 21, JOHNSON RANCHO, IN THE UNINCORPORATED TERRITORY OF YUBA COUNTY, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTHWESTERLY 5.00 FEET OF SAID LANDS OF MICHAEL & KRISTEN MAUK.

THE HEREIN DESCRIBED AREA IS SHOWN ON "EXHIBIT B" ATTACHED HERE TO AND MADE A PART THERE OF.

CONTAINING 0.01 +/- ACRES

BEING A PORTION OF ASSESSOR'S PARCEL NUMBER 015-550-002.

END OF DESCRIPTION



Robert J. Lawless, P.L.S. 8928



April 10, 2025

Dated:

Exhibit 1.B Mauk Temporary Construction Easement Plat

DUNDAS GEOMATICS
GEOMATIC ENGINEERS
 Grass Valley Office
 159 South Auburn Street
 Grass Valley, Ca. 95945

EXHIBIT B
TEMPORARY CONSTRUCTION EASEMENT
 BEING A PORTION OF SECTION 21, JOHNSON RANCHO,
 IN THE UNINCORPORATED TERRITORY OF
 YUBA COUNTY, IN THE STATE OF CALIFORNIA

SCALE: 1"=20'
 DATE: 03/27/25
 SHEET: 1
 OF
 1

APN 015-550-001
 STEPHENSON
 CHRISTOPHER CHARLES
 DOC. #2019-015498







APN 015-550-002
 MAUK MICHAEL & KRISTEN
 DOC. #2020-013438

JASPER LANE

5'-0"
 25'-0"

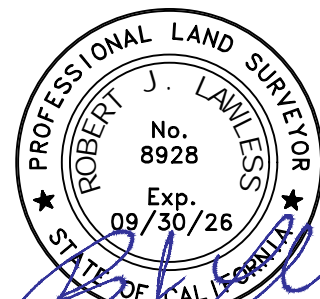
APN 015-550-003
 MYHRA EDWIN L
 DOC. #2019-015048

LEGEND

-  PROPERTY LINE
-  ADJACENT PROPERTY LINE
-  PROPOSED EASEMENT LINE
-  PROPOSED EASEMENT AREA

BASIS OF BEARING:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM ZONE II, NAD 83, EPOCH 2010.00 AS DETERMINED BY STATIC GPS OBSERVATIONS AND DERIVED FROM GEODETIC VALUES PUBLISHED BY THE NATIONAL GEODETIC SURVEY (NGS).



Attachment 7 - Waltz

Exhibit 1.A Waltz Temporary Construction Easement Legal Description

Exhibit 1.B Waltz Temporary Construction Easement Plat

Exhibit 2.A Waltz Temporary Construction Easement Legal Description

Exhibit 2.B Waltz Temporary Construction Easement Plat

April 11, 2025

EXHIBIT "A"
LEGAL DESCRIPTION
FOR
A TEMPORARY CONSTRUCTION EASEMENT (T.C.E.)
OVER A PORTION OF THE LANDS OF WALTZ
COUNTY OF YUBA, CALIFORNIA

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE UNINCORPORATED AREA OF THE COUNTY OF YUBA, STATE OF CALIFORNIA, SAID REAL PROPERTY BEING A PORTION OF LOT 33, AS SHOWN UPON THAT CERTAIN MAP ENTITLED, "MAP OF BANK TRACT," FILED IN THE OFFICE OF THE COUNTY RECORDER OF THE SAID COUNTY OF YUBA IN BOOK 1 OF MAPS AT PAGE 33, SAID REAL PROPERTY ALSO BEING A PORTION OF LAND, OVER AND UNDER A PORTION OF THE LANDS OF WALTZ, DESCRIBED AND DEPICTED AS LOT "B," IN THAT CERTAIN GRANT DEED, BEING LOT LINE ADJUSTMENT 2019-0005, RECORDED SEPTEMBER 12, 2019 AS DOCUMENT NO. 2019-011990 IN THE OFFICIAL RECORDS OF YUBA COUNTY, SAID REAL PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHWESTERLY CORNER OF ABOVE-MENTIONED, LOT "B" (DOC. NO. 2019-011990 O.R.), SAID CORNER BEING COMMON WITH THE SOUTHWESTERLY CORNER OF THE LANDS OF WALTZ, DESCRIBED AND DEPICTED AS LOT "A," IN THAT SAID CERTAIN GRANT DEED, (DOC. NO. 2019-011990 O.R.), SAID CORNER ALSO BEING A POINT ON THE NORTHEASTERLY LINE OF JASPER LANE AS SHOWN ON THE ABOVE-MENTIONED, "MAP OF BANK TRACT," (BK. 1 OF MAPS, PG. 33);

THENCE FROM SAID **POINT OF BEGINNING**, ALONG THE NORTHWESTERLY LINE OF SAID LOT "B;" SAID LINE BEING COMMON WITH THE SOUTHEASTERLY LINE OF ABOVE-MENTIONED LOT "A," **NORTH 64°05'35" EAST, A DISTANCE OF 60.00 FEET** (NORTH 64°00'00" WEST PER DOC. No. 2019-011990 O.R.);

THENCE LEAVING SAID COMMON LINE AND TRAVERSING THROUGH SAID LOT "B," THE FOLLOWING TWO COURSES:

SOUTH 25°54'25" EAST, A DISTANCE OF 77.00 FEET AND,

SOUTH 64°05'35" WEST, A DISTANCE OF 60.00 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID LOT "B;" SAID LINE BEING COMMON WITH THE SAID NORTHEASTERLY LINE OF JASPER LANE;

THENCE ALONG LAST SAID COMMON LINE, **NORTH 25°54'25" WEST, A DISTANCE OF 77.00 FEET** (NORTH 26°00'00" WEST PER DOC. No. 2019-011990 O.R.) **TO THE POINT OF BEGINNING.**

CONTAINING 4620 SQUARE FEET, GRID, MORE OR LESS.

END OF DESCRIPTION

BEING A PORTION OF ASSESSOR'S PARCEL NUMBER 015-540-017.

A PLAT, EXHIBIT "B" TO ACCOMPANY LEGAL DESCRIPTION, ATTACHED HERETO AND MADE A PART THEREOF.

THE DIMENSIONS STATED IN THIS DESCRIPTION AND ACCOMPANYING PLAT (EXHIBIT "B") ARE MEASURED IN GRID DISTANCES. MULTIPLY DISTANCES DEPICTED WITHIN THIS LEGAL DESCRIPTION BY 1.00011343 TO OBTAIN GROUND DIMENSIONS.

THIS DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION IN SEPTEMBER OF 2021 PURSUANT TO SECTIONS 8725, 8726(3), AND 8726(7) OF THE PROFESSIONAL LAND SURVEYORS ACT OF THE STATE OF CALIFORNIA (BUSINESS AND PROFESSIONS CODE SECTIONS 8700-8805).



JOHN T. MAY
LICENSED LAND SURVEYOR No. 8570
(EXP. 03/31/2027)
STATE OF CALIFORNIA

DATE:

April 11, 2025



EXHIBIT "B"

CLINTON WALTZ AND KAYLA WALTZ
 DOC. NO. 2019-01190
 LOT A
 APN: 015-540-016

MAP OF BANK TRACT BK. 1 MAPS PG. 33

WALTZ REVOCABLE FAMILY TRUST
 DOC. NO. 2011R-012744
 APN 015-150-091

CLINTON WALTZ AND KAYLA WALTZ
 DOC. NO. 2019-01190
 LOT B
 APN: 015-540-017



P.O.B.
 N64°05'35"E
 60.00'

25'
 25'

(N26°00'00"W)(DOC.NO. 2019-01190)
 N25°54'25"W
 77.00'

S35°54'25"E
 77.00'

S64°05'35"W
 60.00'

TEMPORARY CONSTRUCTION EASEMENT
 4620 S.F.±
 (GRID)

JASPER LANE
 (DOC.NO. 2019-01190)

DRY CREEK
 SACRAMENTO SAN JOAQUIN DRAINAGE DISTRICT
 APN: 015-540-004

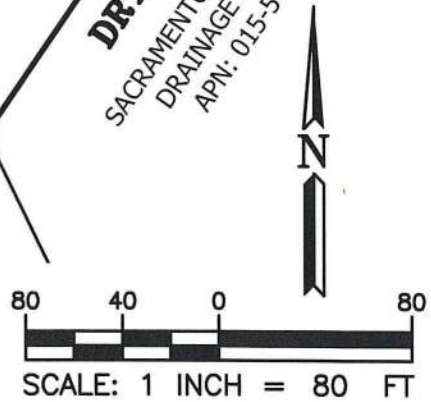
LEGEND

- EXISTING RIGHT OF WAY LINE
- GRANTOR'S PROPERTY LINE
- PROPERTY LINE
- TEMPORARY CONSTRUCTION EASEMENT

A.P.N. ASSESSOR'S PARCEL NUMBER
 P.O.B. POINT OF BEGINNING

BASIS OF BEARINGS:

BEARINGS SHOWN HEREON ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM, ZONE 2 (NAD 83, HPGN), AND SPECIFICALLY N73°03'36.8"W BETWEEN CALIFORNIA HIGH PRECISION GEODETIC NETWORK MONUMENTS "CA 03-FH" AND "WHEATLAND USE 1939", AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 80 OF MAPS, AT PAGE 18 - 26, YUBA COUNTY RECORDS. DISTANCES SHOWN HEREON ARE GRID DISTANCES. MULTIPLY DISTANCES BY 1.00011343 TO OBTAIN GROUND DISTANCES.



SHEET 1 OF 1

PLAT TO ACCOMPANY LEGAL DESCRIPTION FOR TEMPORARY CONSTRUCTION EASEMENT

COUNTY OF YUBA, STATE OF CALIFORNIA



TOWILL | Surveying, Mapping and GIS Services
 2300 Clayton Road, Suite 1200
 Concord, CA 94520-2176
 (925) 682-6976 - www.towill.com

April 11, 2025

EXHIBIT "A"
LEGAL DESCRIPTION
FOR
A TEMPORARY CONSTRUCTION EASEMENT (T.C.E.)
OVER A PORTION OF THE LANDS OF WALTZ
COUNTY OF YUBA, CALIFORNIA

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE UNINCORPORATED AREA OF THE COUNTY OF YUBA, STATE OF CALIFORNIA, SAID REAL PROPERTY BEING A PORTION OF LOT 33, AS SHOWN UPON THAT CERTAIN MAP ENTITLED, "MAP OF BANK TRACT," FILED IN THE OFFICE OF THE COUNTY RECORDER OF THE SAID COUNTY OF YUBA IN BOOK 1 OF MAPS AT PAGE 33, SAID REAL PROPERTY ALSO BEING A PORTION OF LAND, OVER AND UNDER A PORTION OF THE LANDS OF WALTZ, DESCRIBED AND DEPICTED AS LOT "A," IN THAT CERTAIN GRANT DEED, BEING LOT LINE ADJUSTMENT 2019-0005, RECORDED SEPTEMBER 12, 2019 AS DOCUMENT NO. 2019-011990 IN THE OFFICIAL RECORDS OF YUBA COUNTY, SAID REAL PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHWESTERLY CORNER OF ABOVE-MENTIONED, LOT "A" (DOC. NO. 2019-011990 O.R.), SAID CORNER BEING COMMON WITH THE NORTHWESTERLY CORNER OF THE LANDS OF WALTZ, DESCRIBED AND DEPICTED AS LOT "B," IN THAT SAID CERTAIN GRANT DEED, (DOC. NO. 2019-011990 O.R.), SAID CORNER ALSO BEING A POINT ON THE NORTHEASTERLY LINE OF JASPER LANE AS SHOWN ON THE ABOVE-MENTIONED, "MAP OF BANK TRACT,," (BK. 1 OF MAPS, PG. 33);

THENCE FROM SAID **POINT OF BEGINNING**, ALONG THE SOUTHWESTERLY LINE OF SAID LOT "A," SAID SOUTHWESTERLY LINE BEING COMMON WITH THE SAID NORTHEASTERLY LINE OF JASPER LANE, **NORTH 25°54'25" WEST, A DISTANCE OF 98.00 FEET** (NORTH 26°00'00" WEST PER DOC. No. 2019-011990 O.R.)

THENCE LEAVING SAID COMMON LINE AND TRAVERSING THROUGH SAID LOT "A," THE FOLLOWING TWO COURSES:

NORTH 64°05'35" EAST, A DISTANCE OF 60.00 FEET AND,

SOUTH 25°54'25" EAST, A DISTANCE OF 98.00 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT "A," SAID LINE BEING COMMON WITH THE NORTHWESTERLY LINE OF ABOVE-MENTIONED LOT "B;"

THENCE ALONG LAST SAID COMMON LINE, **SOUTH 64°05'35" WEST, A DISTANCE OF 60.00 FEET** (SOUTH 64°00'00" WEST PER DOC. No. 2019-011990 O.R.), **TO THE POINT OF BEGINNING.**

CONTAINING 5880 SQUARE FEET, GRID, MORE OR LESS.


END OF DESCRIPTION

BEING A PORTION OF ASSESSOR'S PARCEL NUMBER 015-540-016.

A PLAT, EXHIBIT "B" TO ACCOMPANY LEGAL DESCRIPTION, ATTACHED HERETO AND MADE A PART THEREOF.

THE DIMENSIONS STATED IN THIS DESCRIPTION AND ACCOMPANYING PLAT (EXHIBIT "B") ARE MEASURED IN GRID DISTANCES. MULTIPLY DISTANCES DEPICTED WITHIN THIS LEGAL DESCRIPTION BY 1.00011343 TO OBTAIN GROUND DIMENSIONS.

THIS DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION IN SEPTEMBER OF 2021 PURSUANT TO SECTIONS 8725, 8726(3), AND 8726(7) OF THE PROFESSIONAL LAND SURVEYORS ACT OF THE STATE OF CALIFORNIA (BUSINESS AND PROFESSIONS CODE SECTIONS 8700-8805).



JOHN T. MAY
LICENSED LAND SURVEYOR No. 8570
(EXP. 03/31/2027)
STATE OF CALIFORNIA

April 11, 2025
DATE:



EXHIBIT "B"

**CLINTON WALTZ AND KAYLA WALTZ
DOC. NO. 2019-011990**

**LOT A
APN: 015-540-016**

**TEMPORARY CONSTRUCTION
EASEMENT
5880 S.F.±
(GRID)**

MAP OF BANK TRACT
BK. MAPS PG. 33
LOT 33

N64°05'35"E
60.00'

(N26°00'00"W)(DOC.NO. 2019-011990)
N25°54'25"W
98.00'

S25°54'25"E
98.00'

(S64°00'00"W)
(DOC.NO. 2019-011990)

S64°05'35"W
60.00'

P.O.B.

WALTZ REVOCABLE FAMILY TRUST
DOC. NO. 2011R-012744
APN 015-150-091

CLINTON WALTZ AND KAYLA WALTZ
DOC. NO. 2019-011990
LOT B
APN: 015-540-017

JASPER LANE

DRY CREEK
SACRAMENTO SAN JOAQUIN
DRAINAGE DISTRICT
APN: 015-540-004



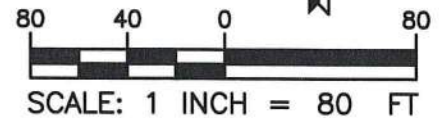
LEGEND

- EXISTING RIGHT OF WAY LINE
- GRANTOR'S PROPERTY LINE
- PROPERTY LINE
- TEMPORARY CONSTRUCTION EASEMENT

- A.P.N. ASSESSOR'S PARCEL NUMBER
- P.O.B. POINT OF BEGINNING

BASIS OF BEARINGS:

BEARINGS SHOWN HEREON ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM, ZONE 2 (NAD 83, HPGN), AND SPECIFICALLY N73°03'36.8"W BETWEEN CALIFORNIA HIGH PRECISION GEODETIC NETWORK MONUMENTS "CA 03-FH" AND "WHEATLAND USE 1939", AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 80 OF MAPS, AT PAGE 18 - 26, YUBA COUNTY RECORDS. DISTANCES SHOWN HEREON ARE GRID DISTANCES. MULTIPLY DISTANCES BY 1.0001343 TO OBTAIN GROUND DISTANCES.



**PLAT TO ACCOMPANY LEGAL DESCRIPTION
FOR
TEMPORARY CONSTRUCTION EASEMENT**

COUNTY OF YUBA, STATE OF CALIFORNIA



TOWILL | Surveying, Mapping
and GIS Services
2300 Clayton Road, Suite 1200
Concord, CA 94520-2176
(925) 682-6976 - www.towill.com

Attachment 8 - PMF Wheatland, LLC

Exhibit 1.A PMF Wheatland, LLC Pipeline Easement Legal Description

Exhibit 1.B PMF Wheatland, LLC Pipeline Easement Plat

Exhibit 2.A PMF Wheatland, LLC Temporary Construction Easement Legal Description

Exhibit 2.B PMF Wheatland, LLC Temporary Construction Easement Plat

EXHIBIT A
LEGAL DESCRIPTION
FOR
PIPELINE EASEMENT
OVER A PORTION OF THE LANDS OF PMF WHEATLAND LLC
COUNTY OF YUBA, CALIFORNIA

ALL THAT PORTION OF LANDS OF PMF WHEATLAND LLC, DESCRIBED IN DOCUMENT NUMBER 2023-013779 FILED FOR RECORD IN YUBA COUNTY RECORDS, BEING A PORTION OF SECTION 21, TOWNSHIP 14 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN, IN THE UNINCORPORATED TERRITORY OF YUBA COUNTY, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTHEASTERLY 50 FEET OF SAID LANDS OF PMF WHEATLAND LLC.

THE HEREIN DESCRIBED AREA IS SHOWN ON "EXHIBIT B" ATTACHED HERE TO AND MADE A PART THERE OF.

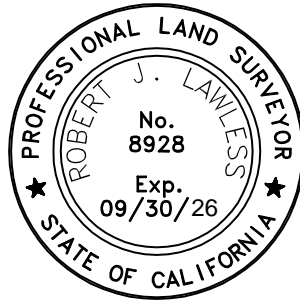
CONTAINING 3.71 +/- ACRES

BEING A PORTION OF ASSESSOR'S PARCEL NUMBER 015-070-069.

END OF DESCRIPTION



Robert J. Lawless, P.L.S. 8928

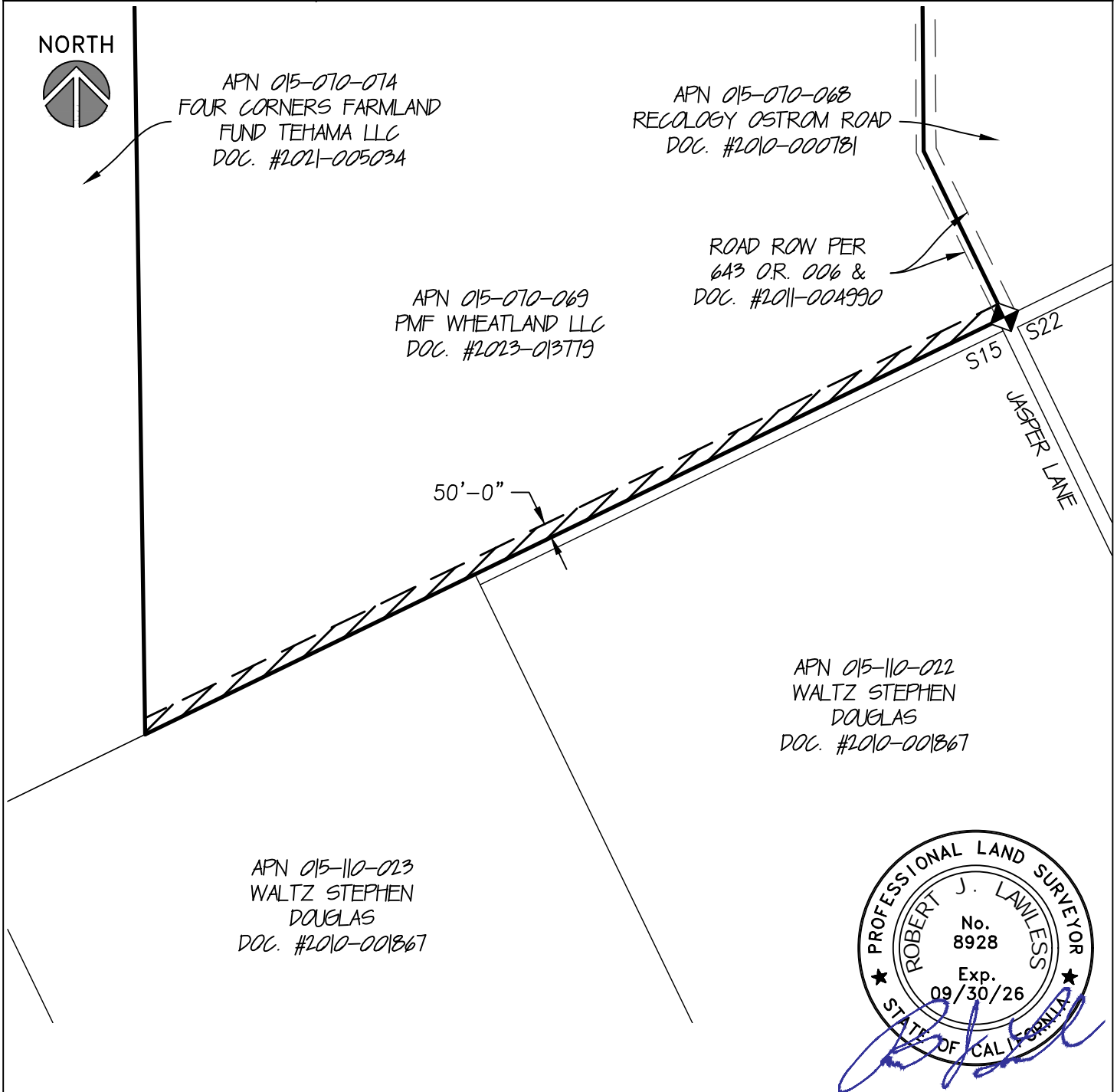


April 10, 2025






Dated:

Exhibit 1.B PMF Wheatland, LLC Pipeline Easement Plat

<p>DUNDAS GEOMATICS GEOMATIC ENGINEERS <i>Grass Valley Office</i> 159 South Auburn Street Grass Valley, Ca. 95945</p>	<p align="center">EXHIBIT B</p> <p align="center">PIPELINE EASEMENT</p> <p align="center">BEING A PORTION OF SEC. 21, T. 14 N., R. 5 E., M.D.B.&M. IN THE UNINCORPORATED TERRITORY OF YUBA COUNTY, STATE OF CALIFORNIA</p>	<p>SCALE: 1"=500'</p> <p>DATE: 12/24/24</p> <p>SHEET: 1 OF 1</p>
---	--	--



LEGEND

-  PROPERTY LINE
-  ADJACENT PROPERTY LINE
-  EXISTING EASEMENT LINE
-  PROPOSED EASEMENT LINE
-  PROPOSED EASEMENT AREA

BASIS OF BEARING:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM ZONE II, NAD 83, EPOCH 2010.00 AS DETERMINED BY STATIC GPS OBSERVATIONS AND DERIVED FROM GEODETIC VALUES PUBLISHED BY THE NATIONAL GEODETIC SURVEY (NGS).

EXHIBIT A
LEGAL DESCRIPTION
FOR
TEMPORARY CONSTRUCTION EASEMENT
OVER A PORTION OF THE LANDS OF PMF WHEATLAND LLC
COUNTY OF YUBA, CALIFORNIA

ALL THAT PORTION OF LANDS OF PMF WHEATLAND LLC, DESCRIBED IN DOCUMENT NUMBER 2023-013779 FILED FOR RECORD IN YUBA COUNTY RECORDS, BEING A PORTION OF SECTION 21, TOWNSHIP 14 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN, IN THE UNINCORPORATED TERRITORY OF YUBA COUNTY, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE SAID LANDS OF PMF WHEATLAND LLC, ALSO BEING THE WEST LINE OF SAID SECTION 21 FROM WHICH THE INTERSECTION OF THE WEST LINE OF SAID SECTION 21 AND THE JOHNSON RANCHO AS SHOWN ON THAT RECORD OF SURVEY RECORDED IN BOOK 102 OF MAPS AT PAGE 35, YUBA COUNTY RECORDS, BEARS, SOUTH 00° 50' 06" EAST 55.19 FEET; THENCE FROM SAID **POINT OF BEGINNING**, NORTH 00° 50' 06" WEST A DISTANCE OF 55.19 FEET ALONG THE WEST LINE OF SAID LANDS OF PMF WHEATLAND, LLC AND SECTION 21; THENCE LEAVING SAID WEST LINE NORTH 64° 06' 36" EAST A DISTANCE OF 255.00 FEET; THENCE SOUTH 25° 53' 24" EAST A DISTANCE OF 50.00 FEET; THENCE SOUTH 64° 06' 36" WEST A DISTANCE OF 278.37 FEET MORE OR LESS TO THE **POINT OF BEGINNING**.

THE HEREIN DESCRIBED AREA IS SHOWN ON "EXHIBIT B" ATTACHED HERE TO AND MADE A PART THERE OF.

CONTAINING 0.31 +/- ACRES

BEING A PORTION OF ASSESSOR'S PARCEL NUMBER 015-070-069.

END OF DESCRIPTION



Robert J. Lawless, P.L.S. 8928



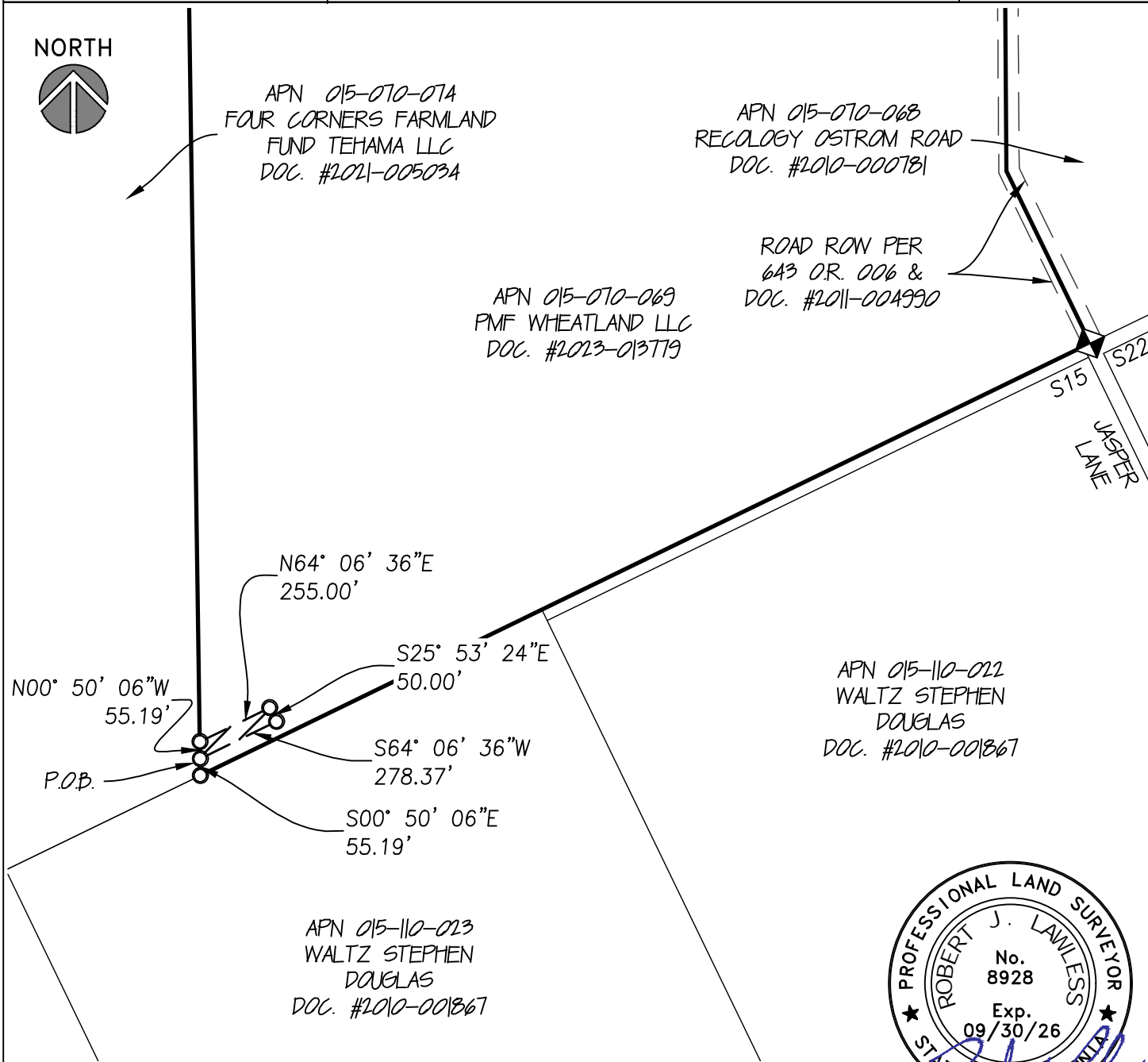
April 10, 2025

Dated:

DUNDAS GEOMATICS
 GEOMATIC ENGINEERS
 Grass Valley Office
 159 South Auburn Street
 Grass Valley, Ca. 95945

EXHIBIT B
TEMPORARY CONSTRUCTION EASEMENT
 BEING A PORTION OF SEC. 21, T. 14 N., R. 5 E.,
 M.D.B.&M. IN THE UNINCORPORATED TERRITORY OF
 YUBA COUNTY, STATE OF CALIFORNIA

SCALE: 1"=500'
 DATE: 12/24/24
 SHEET: 1
 OF
 1



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- PROPOSED EASEMENT AREA

BASIS OF BEARING:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM ZONE II, NAD 83, EPOCH 2010.00 AS DETERMINED BY STATIC GPS OBSERVATIONS AND DERIVED FROM GEODETIC VALUES PUBLISHED BY THE NATIONAL GEODETIC SURVEY (NGS).

Attachment 9 - Four Corners Farmland Fund Tehama, LLC

Exhibit 1.A Four Corners Farmland Fund Tehama Pipeline Easement Legal Description

Exhibit 1.B Four Corners Farmland Fund Tehama Pipeline Easement Plat

Exhibit 2.A Four Corners Farmland Fund Tehama Temporary Construction Easement Legal Description

Exhibit 2.B Four Corners Farmland Fund Tehama Temporary Construction Easement Plat

EXHIBIT A
LEGAL DESCRIPTION
FOR
PIPELINE EASEMENT
OVER A PORTION OF THE LANDS OF
FOUR CORNERS FARMLAND FUND TEHAMA LLC
COUNTY OF YUBA, CALIFORNIA

ALL THAT PORTION OF LANDS OF FOUR CORNERS FARMLAND FUND TEHAMA LLC, DESCRIBED IN DOCUMENT NUMBER 2021-005034 FILED FOR RECORD IN YUBA COUNTY RECORDS, BEING A PORTION OF SECTION 20, TOWNSHIP 14 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN, IN THE UNINCORPORATED TERRITORY OF YUBA COUNTY, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF SAID SECTION 20 WITH THE NORTHERLY LINE OF THE JOHNSON RANCHO AS SAID POINT IS SHOWN ON THAT RECORD OF SURVEY RECORDED IN BOOK 103 OF MAPS AT PAGE 35, YUBA COUNTY RECORDS; THENCE FROM THE **POINT OF BEGINNING**, ALONG THE SAID NORTHERLY LINE, SOUTH 64° 06' 36" WEST A DISTANCE OF 789.42 FEET; THENCE LEAVING SAID NORTHERLY LINE, NORTH 25° 53' 24" WEST A DISTANCE OF 40.00 FEET; THENCE NORTH 64° 06' 36" EAST A DISTANCE OF 808.12 FEET MORE OR LESS TO THE EAST LINE OF SAID LANDS OF FOUR CORNERS FARMLAND FUND TEHAMA LLC, AND THE EAST LINE OF SAID SECTION 20; THENCE ALONG SAID EAST LINE SOUTH 00° 50' 06" EAST A DISTANCE OF 44.15 FEET MORE OR LESS TO THE SAID **POINT OF BEGINNING**.

THE HEREIN DESCRIBED AREA IS SHOWN ON "EXHIBIT B" ATTACHED HERE TO AND MADE A PART THERE OF.

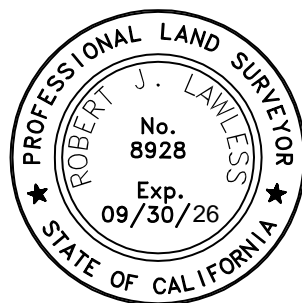
CONTAINING 0.73 +/- ACRES

BEING A PORTION OF ASSESSOR'S PARCEL NUMBER 015-070-074.

END OF DESCRIPTION



Robert J. Lawless, P.L.S. 8928



April 10, 2025

Dated:

DUNDAS GEOMATICS
GEOMATIC ENGINEERS
 Grass Valley Office
 159 South Auburn Street
 Grass Valley, Ca. 95945

EXHIBIT B
PIPELINE EASEMENT
 BEING A PORTION OF SEC. 20, T. 14 N., R. 5 E.,
 M.D.B.&M. IN THE UNINCORPORATED TERRITORY OF
 YUBA COUNTY, STATE OF CALIFORNIA

SCALE: 1"=300'
 DATE: 12/24/24
 SHEET: 1
 OF 1



103 MAPS

APN 015-070-069
 PMF WHEATLAND LLC
 DOC. #2023-013719

APN 015-070-074
 FOUR CORNERS FARMLAND
 FUND TEHAMA LLC
 DOC. #2021-005034

S00° 50' 06"E
 44.15'

SECTION 20
 SECTION 21

808.12'
 789.42'

P.O.B.

N25° 53' 24"W
 40.00'
 1259.25'

N64° 06' 36"E
 S64° 06' 36"W

APN 015-110-023
 WALTZ STEPHEN
 DOUGLAS
 DOC. #2010-001867

S14 - S15
 JOHNSON
 RANCHO

S64° 06' 36"W

APN 015-150-045
 ROYAL LANDS LLC
 DOC. #2017-016988

LEGEND

- DIMENSION POINT
- P.O.B. POINT OF BEGINNING
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- - - PROPOSED EASEMENT LINE
- ▨ PROPOSED EASEMENT AREA

BASIS OF BEARING:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM ZONE II, NAD 83, EPOCH 2010.00 AS DETERMINED BY STATIC GPS OBSERVATIONS AND DERIVED FROM GEODETIC VALUES PUBLISHED BY THE NATIONAL GEODETIC SURVEY (NGS).



EXHIBIT A
LEGAL DESCRIPTION
FOR
TEMPORARY CONSTRUCTION EASEMENT
OVER A PORTION OF THE LANDS OF
FOUR CORNERS FARMLAND FUND TEHAMA LLC
COUNTY OF YUBA, CALIFORNIA

ALL THAT PORTION OF LANDS OF FOUR CORNERS FARMLAND FUND TEHAMA LLC, DESCRIBED IN DOCUMENT NUMBER 2021-005034 FILED FOR RECORD IN YUBA COUNTY RECORDS, BEING A PORTION OF SECTION 20, TOWNSHIP 14 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN, IN THE UNINCORPORATED TERRITORY OF YUBA COUNTY, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID LAND OF FOUR CORNERS FARMLAND FUND TEHAMA LLC AND SAID SECTION 20 FROM WHICH THE INTERSECTION OF THE EAST LINE OF SAID SECTION 20 WITH THE NORTHERLY LINE OF THE JOHNSON RANCHO AS SAID POINT IS SHOWN ON THAT RECORD OF SURVEY RECORDED IN BOOK 103 OF MAPS AT PAGE 35, YUBA COUNTY RECORDS, BEARS SOUTH 00° 50' 06" EAST 44.15 FEET; THENCE FROM THE **POINT OF BEGINNING**, SOUTH 64° 06' 36" WEST A DISTANCE OF 256.95 FEET; THENCE NORTH 25° 53' 24" WEST A DISTANCE OF 60.00 FEET; THENCE NORTH 64° 06' 36" EAST A DISTANCE OF 285.00 FEET TO SAID EAST LINES; THENCE CONTINUING ALONG SAID EAST LINES SOUTH 00° 50' 06" EAST A DISTANCE OF 66.23 FEET MORE OR LESS TO THE **POINT OF BEGINNING**.

THE HEREIN DESCRIBED AREA IS SHOWN ON "EXHIBIT B" ATTACHED HERE TO AND MADE A PART THERE OF.

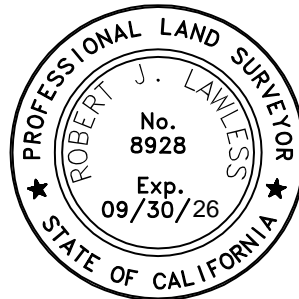
CONTAINING 0.37 +/- ACRES

BEING A PORTION OF ASSESSOR'S PARCEL NUMBER 015-070-074.

END OF DESCRIPTION



Robert J. Lawless, P.L.S. 8928



April 10, 2025

Dated:

Exhibit 2.B Four Corners Farmland Fund Tehama Temporary Construction Easement Plat

DUNDAS GEOMATICS
GEOMATIC ENGINEERS
 Grass Valley Office
 159 South Auburn Street
 Grass Valley, Ca. 95945

EXHIBIT B
TEMPORARY CONSTRUCTION EASEMENT
 BEING A PORTION OF SEC. 20, T. 14 N., R. 5 E.,
 M.D.B.&M. IN THE UNINCORPORATED TERRITORY OF
 YUBA COUNTY, STATE OF CALIFORNIA

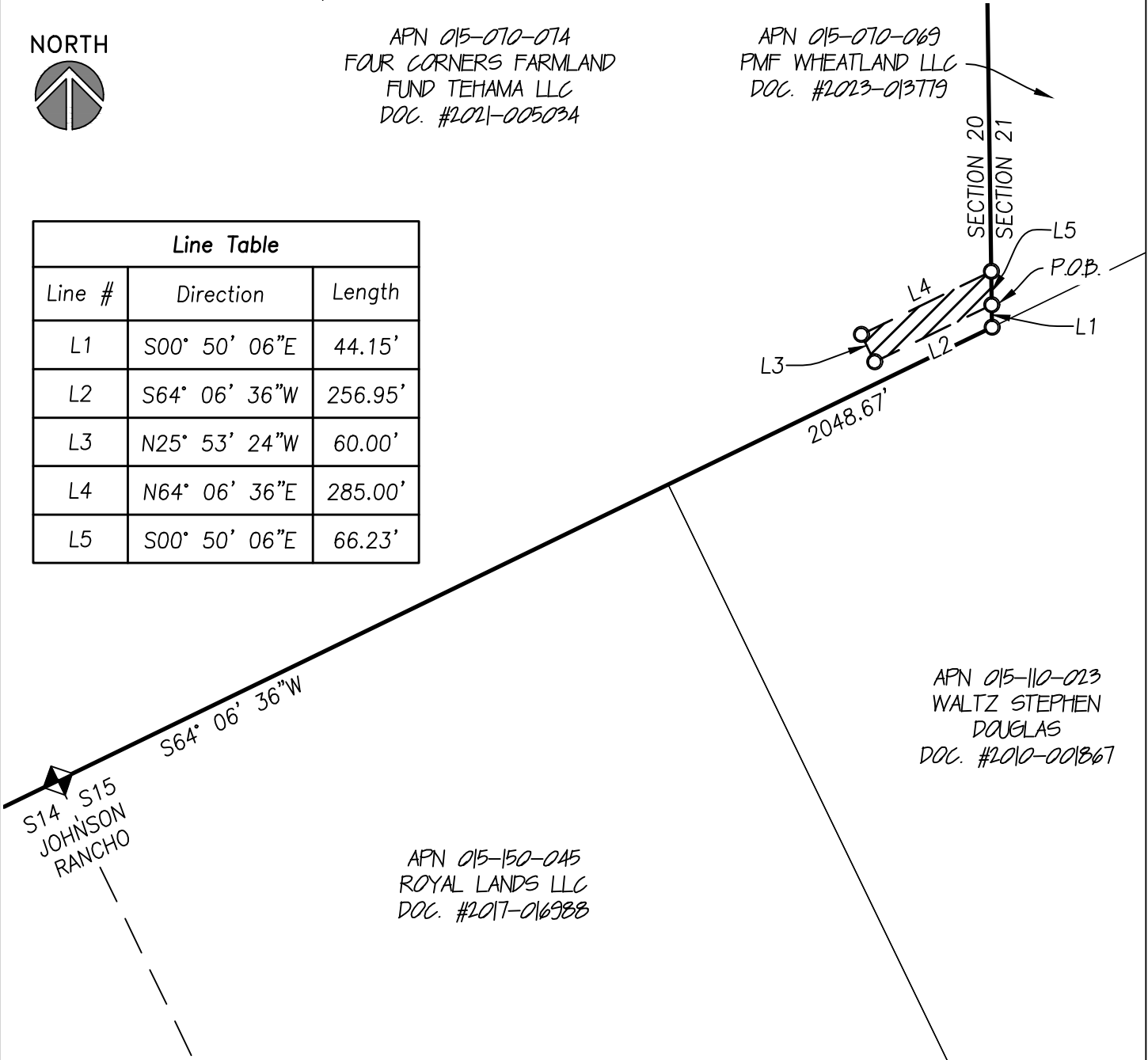
SCALE: 1"=300'
 DATE: 12/24/24
 SHEET: 1
 OF
 1



APN 015-070-074
 FOUR CORNERS FARMLAND
 FUND TEHAMA LLC
 DOC. #2021-005034

APN 015-070-069
 PMF WHEATLAND LLC
 DOC. #2023-013719

Line Table		
Line #	Direction	Length
L1	S00° 50' 06"E	44.15'
L2	S64° 06' 36"W	256.95'
L3	N25° 53' 24"W	60.00'
L4	N64° 06' 36"E	285.00'
L5	S00° 50' 06"E	66.23'



APN 015-110-023
 WALTZ STEPHEN
 DOUGLAS
 DOC. #2010-001867

APN 015-150-045
 ROYAL LANDS LLC
 DOC. #2017-016988

LEGEND

- DIMENSION POINT
- P.O.B. POINT OF BEGINNING
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- PROPOSED EASEMENT LINE
- ▨ PROPOSED EASEMENT AREA

BASIS OF BEARING:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM ZONE II, NAD 83, EPOCH 2010.00 AS DETERMINED BY STATIC GPS OBSERVATIONS AND DERIVED FROM GEODETIC VALUES PUBLISHED BY THE NATIONAL GEODETIC SURVEY (NGS).



Attachment 10 - Royal Lands, LLC

Exhibit 1.A Royal Lands, LLC Pipeline Easement Legal Description

Exhibit 1.B Royal Lands, LLC Pipeline Easement Plat

Exhibit 2.A Royal Lands, LLC Temporary Construction Easement Legal Description

Exhibit 2.B Royal Lands, LLC Temporary Construction Easement Plat

EXHIBIT A
LEGAL DESCRIPTION
FOR
PIPELINE EASEMENT
OVER A PORTION OF THE LANDS OF ROYAL LANDS LLC
COUNTY OF YUBA, CALIFORNIA

ALL THAT PORTION OF LANDS OF ROYAL LANDS LLC, DESCRIBED IN DOCUMENT NUMBER 2017-016988 FILED FOR RECORD IN YUBA COUNTY RECORDS, ALSO BEING A PORTION OF SECTION 7, 14 & 15 OF THE JOHNSON RANCHO, IN THE COUNTY OF YUBA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST CORNER OF SAID SECTION 15, THENCE FROM SAID **POINT OF BEGINNING** NORTH 64° 06' 36" EAST A DISTANCE OF 1338.38 FEET ALONG THE NORTHERLY LINE OF SAID SECTION 15 TO THE EASTERLY LINE OF SAID LANDS OF ROYAL LANDS LLC; THENCE LEAVING SAID NORTHERLY LINE OF SECTION 15 SOUTH 25° 51' 03" EAST A DISTANCE OF 90.00 FEET ALONG SAID EASTERLY LINE, THENCE LEAVING SAID EASTERLY LINE SOUTH 64° 06' 36" WEST A DISTANCE OF 75.00 FEET; THENCE NORTH 25° 51' 03" WEST A DISTANCE OF 50.00 FEET; THENCE CONTINUING IN A SOUTHWESTERLY DIRECTION PARALLEL TO THE NORTH LINE OF THE JOHNSON RANCHO SOUTH 64° 06' 36" WEST A DISTANCE OF 4930.81 FEET; THENCE SOUTH 30° 27' 42" WEST A DISTANCE OF 50.80 FEET; THENCE SOUTH 03° 11' 21" EAST A DISTANCE OF 299.64 FEET; THENCE SOUTH 27° 43' 29" WEST A DISTANCE OF 108.48 FEET; THENCE SOUTH 63° 52' 17" WEST A DISTANCE OF 1477.12 FEET; THENCE NORTH 25° 52' 11" WEST A DISTANCE OF 332.88 FEET; THENCE NORTH 70° 52' 11" WEST A DISTANCE OF 60.48 FEET; THENCE SOUTH 64° 21' 19" WEST A DISTANCE OF 991.18 FEET; THENCE SOUTH 35° 27' 04" WEST A DISTANCE OF 138.61 FEET; THENCE SOUTH 64° 21' 10" WEST A DISTANCE OF 128.06 FEET; THENCE SOUTH 72° 44' 50" WEST A DISTANCE OF 248.71 FEET; THENCE SOUTH 17° 15' 10" EAST A DISTANCE OF 60.00 FEET; THENCE SOUTH 72° 44' 50" WEST A DISTANCE OF 70.00 FEET; THENCE NORTH 17° 15' 10" WEST A DISTANCE OF 60.00 FEET; THENCE SOUTH 72° 44' 50" WEST A DISTANCE OF 408.38 FEET; THENCE SOUTH 68° 33' 04" WEST A DISTANCE OF 12.15 FEET TO THE NORTHERLY LINE OF SAID SECTION 7; THENCE CONTINUING ALONG SAID NORTHERLY LINE NORTH 64° 21' 19" EAST A DISTANCE OF 280.17 FEET; THENCE LEAVING SAID NORTHERLY LINE NORTH 72° 44' 50" EAST A DISTANCE OF 459.09 FEET; THENCE NORTH 64° 21' 19" EAST A DISTANCE OF 114.81 FEET; THENCE NORTH 35° 27' 04" EAST A DISTANCE OF 138.62 FEET TO THE SAID NORTHERLY LINE OF SECTION 7; THENCE CONTINUING ALONG SAID NORTHERLY LINE NORTH 64° 21' 19" EAST A DISTANCE OF 1139.09 FEET TO THE NORTH CORNER OF SAID SECTION 7; THENCE LEAVING SAID NORTHERLY LINE AND CONTINUING ALONG THE EASTERLY LINE OF SAID SECTION 7 SOUTH 25° 49' 39" EAST A DISTANCE OF 325.00 FEET; THENCE LEAVING SAID EASTERLY LINE SOUTH 71° 08' 35" EAST A DISTANCE OF 70.27 FEET; THENCE NORTH 63° 52' 17" EAST A DISTANCE OF 1319.20 FEET; THENCE NORTH 27° 43' 29" EAST A DISTANCE OF 84.34 FEET; THENCE NORTH 03° 11' 12" WEST A DISTANCE OF 345.74 FEET TO THE NORTHEASTERLY LINE OF SAID SECTION 14; THENCE CONTINUING ALONG SAID NORTHERLY LINE NORTH 64° 06' 36" EAST A DISTANCE OF 3724.59 FEET MORE OR LESS TO THE NORTH CORNER OF SAID SECTION 14, THE WEST CORNER OF SAID SECTION 15, AND THE **POINT OF BEGINNING**.

THE HEREIN DESCRIBED AREA IS SHOWN ON "EXHIBIT B" ATTACHED HERE TO AND MADE A PART THERE OF.

CONTAINING 9.19 +/- ACRES

BEING A PORTION OF ASSESSOR'S PARCEL NUMBERS 015-100-052, 015-110-001 AND 015-150-045.

END OF DESCRIPTION



Robert J. Lawless, P.L.S. 8928



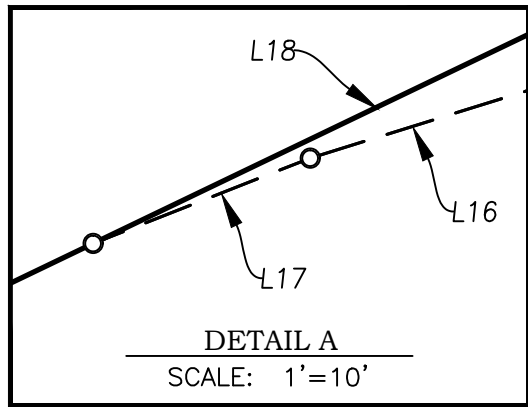
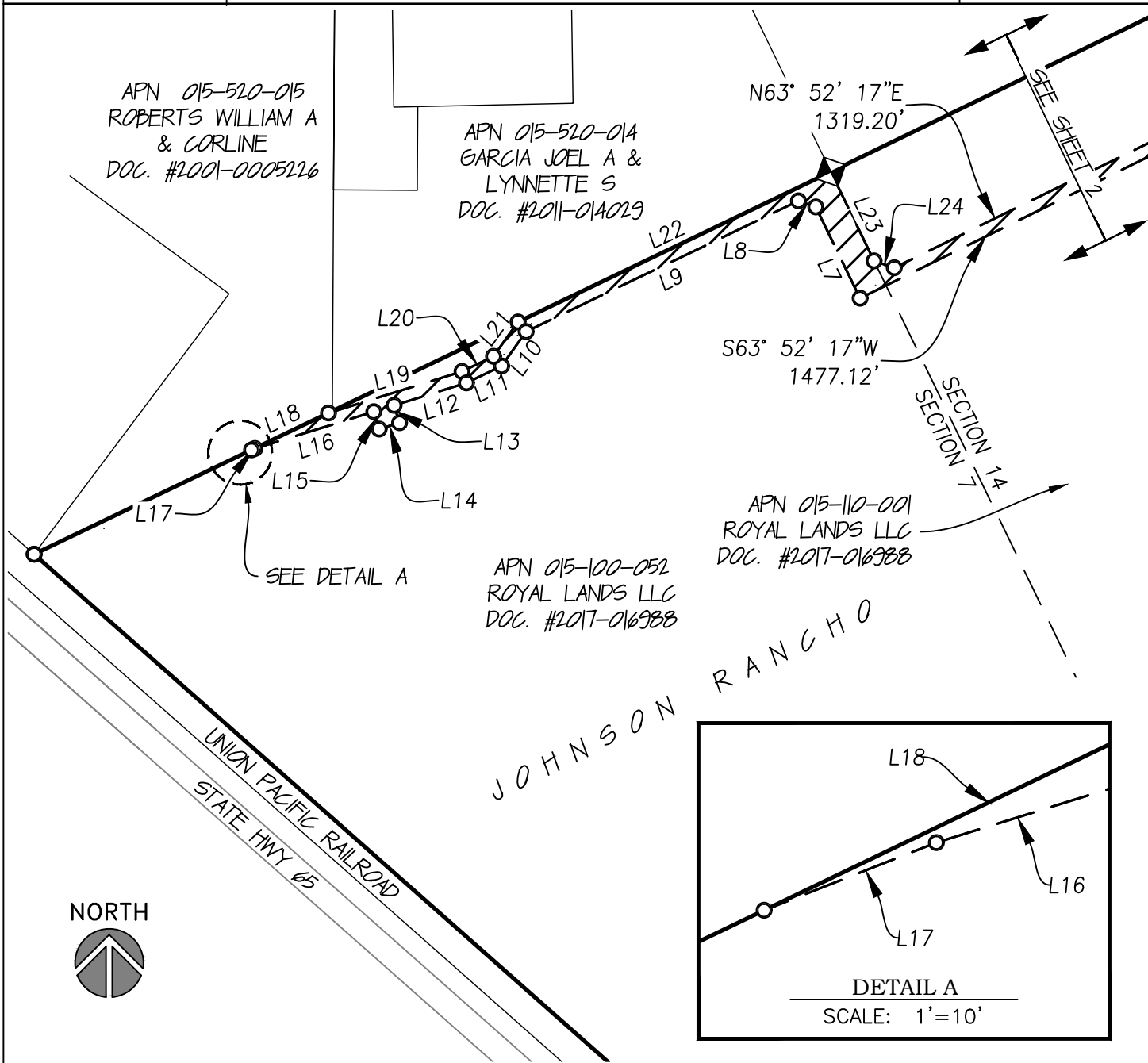
April 10, 2025

Dated:

DUNDAS GEOMATICS
GEOMATIC ENGINEERS
 Grass Valley Office
 159 South Auburn Street
 Grass Valley, Ca. 95945

EXHIBIT B
PIPELINE EASEMENT
 BEING A PORTION OF SECTION 7, 14 & 15 OF THE
 JOHNSON RANCHO IN YUBA COUNTY, OF THE STATE OF
 CALIFORNIA

SCALE: 1"=500'
 DATE: 12/26/24
 SHEET: 1
 OF
 4



LEGEND

- DIMENSION POINT
- P.O.B. POINT OF BEGINNING
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- - - PROPOSED EASEMENT LINE
- ▨ PROPOSED EASEMENT AREA

BASIS OF BEARING:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM ZONE II, NAD 83, EPOCH 2010.00 AS DETERMINED BY STATIC GPS OBSERVATIONS AND DERIVED FROM GEODETIC VALUES PUBLISHED BY THE NATIONAL GEODETIC SURVEY (NGS).



DUNDAS GEOMATICS
GEOMATIC ENGINEERS
Grass Valley Office
 159 South Auburn Street
 Grass Valley, Ca. 95945

EXHIBIT B
PIPELINE EASEMENT
 BEING A PORTION OF SECTION 7, 14 & 15 OF THE
 JOHNSON RANCHO IN YUBA COUNTY, OF THE STATE OF
 CALIFORNIA

SCALE: 1"=500'
 DATE: 12/26/24
 SHEET: 2
 OF
 4



APN 015-070-074
 FOUR CORNERS FARMLAND
 FUND TEHAMA LLC
 DOC. #2021-005034

APN 015-070-025
 ROYAL LANDS LLC
 DOC. #2017-016988

N63° 52' 17"E
 1319.20'

N64° 06' 36"E
 S64° 06' 36"W

S63° 52' 17"W
 1477.12'

NORTHERLY LINE OF JOHNSON RANCHO

JOHNSON RANCHO

APN 015-110-001
 ROYAL LANDS LLC
 DOC. #2017-016988

3724.59'
 4930.81'

SEE SHEET 3

SEE SHEET 1

L26
 L5
 L4
 L6

SECTION 14

LEGEND

- DIMENSION POINT
- P.O.B. POINT OF BEGINNING
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- - - PROPOSED EASEMENT LINE
- ▨ PROPOSED EASEMENT AREA

BASIS OF BEARING:

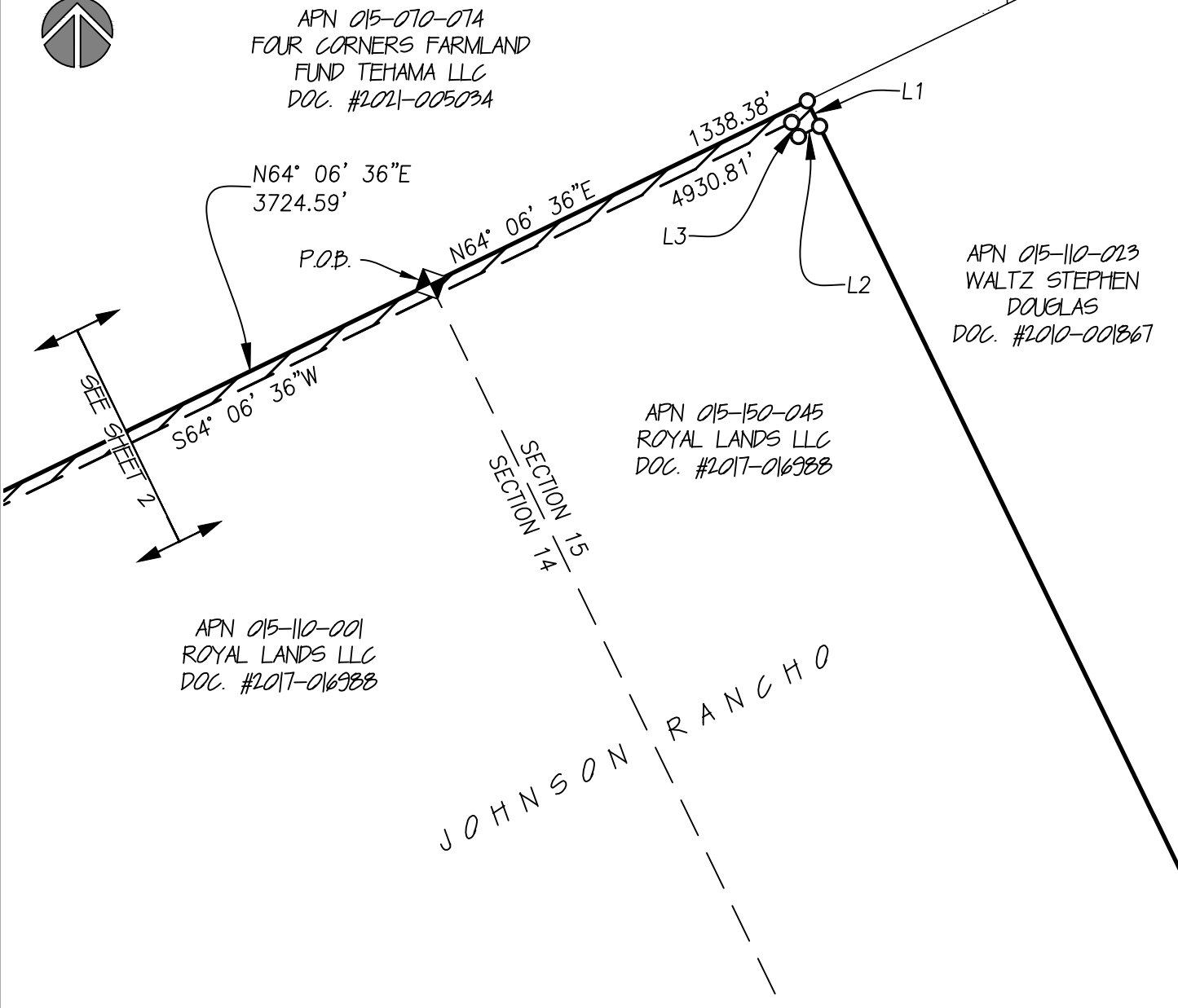
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM ZONE II, NAD 83, EPOCH 2010.00 AS DETERMINED BY STATIC GPS OBSERVATIONS AND DERIVED FROM GEODETIC VALUES PUBLISHED BY THE NATIONAL GEODETIC SURVEY (NGS).



DUNDAS GEOMATICS
GEOMATIC ENGINEERS
Grass Valley Office
 159 South Auburn Street
 Grass Valley, Ca. 95945

EXHIBIT B
PIPELINE EASEMENT
 BEING A PORTION OF SECTION 7, 14 & 15 OF THE
 JOHNSON RANCHO IN YUBA COUNTY, OF THE STATE OF
 CALIFORNIA

SCALE: 1"=500'
 DATE: 12/26/24
 SHEET: 3
 OF
 4



LEGEND

- DIMENSION POINT
- P.O.B. POINT OF BEGINNING
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- - - PROPOSED EASEMENT LINE
- ▨ PROPOSED EASEMENT AREA

BASIS OF BEARING:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM ZONE II, NAD 83, EPOCH 2010.00 AS DETERMINED BY STATIC GPS OBSERVATIONS AND DERIVED FROM GEODETIC VALUES PUBLISHED BY THE NATIONAL GEODETIC SURVEY (NGS).



EXHIBIT A
LEGAL DESCRIPTION
FOR
TEMPORARY CONSTRUCTION EASEMENT
OVER A PORTION OF THE LANDS OF ROYAL LANDS LLC
COUNTY OF YUBA, CALIFORNIA

ALL THAT PORTION OF LANDS OF ROYAL LANDS LLC, DESCRIBED IN DOCUMENT NUMBER 2017-016988 FILED FOR RECORD IN YUBA COUNTY RECORDS, ALSO BEING A PORTION OF SECTION 7, OF THE JOHNSON RANCHO, IN THE COUNTY OF YUBA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FROM WHICH THE NORTH CORNER OF SECTION 7, OF THE SAID JOHNSON RANCHO BEARS THE FOLLOWING TWO (2) COURSES: (1) NORTH 25° 38' 41" WEST A DISTANCE OF 70.70 FEET TO THE NORTHWESTERLY LINE OF SAID SECTION 7; (2) ALONG SAID NORTHWESTERLY LINE NORTH 64° 21' 19" EAST A DISTANCE OF 1624.22 FEET TO THE NORTH CORNER OF SAID SECTION 7; THENCE FROM SAID **POINT OF BEGINNING** NORTH 72° 44' 50" EAST A DISTANCE OF 240.00 FEET; THENCE SOUTH 17° 15' 10" EAST A DISTANCE OF 60.00 FEET; THENCE SOUTH 72° 44' 50" WEST A DISTANCE OF 240.00 FEET; THENCE NORTH 17° 15' 10" WEST A DISTANCE OF 60.00 FEET TO THE **POINT OF BEGINNING**.

THE HEREIN DESCRIBED AREA IS SHOWN ON "EXHIBIT B" ATTACHED HERE TO AND MADE A PART THERE OF.

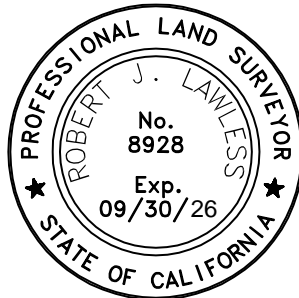
CONTAINING 0.33 +/- ACRES

BEING A PORTION OF ASSESSOR'S PARCEL NUMBER 015-100-052.

END OF DESCRIPTION



Robert J. Lawless, P.L.S. 8928



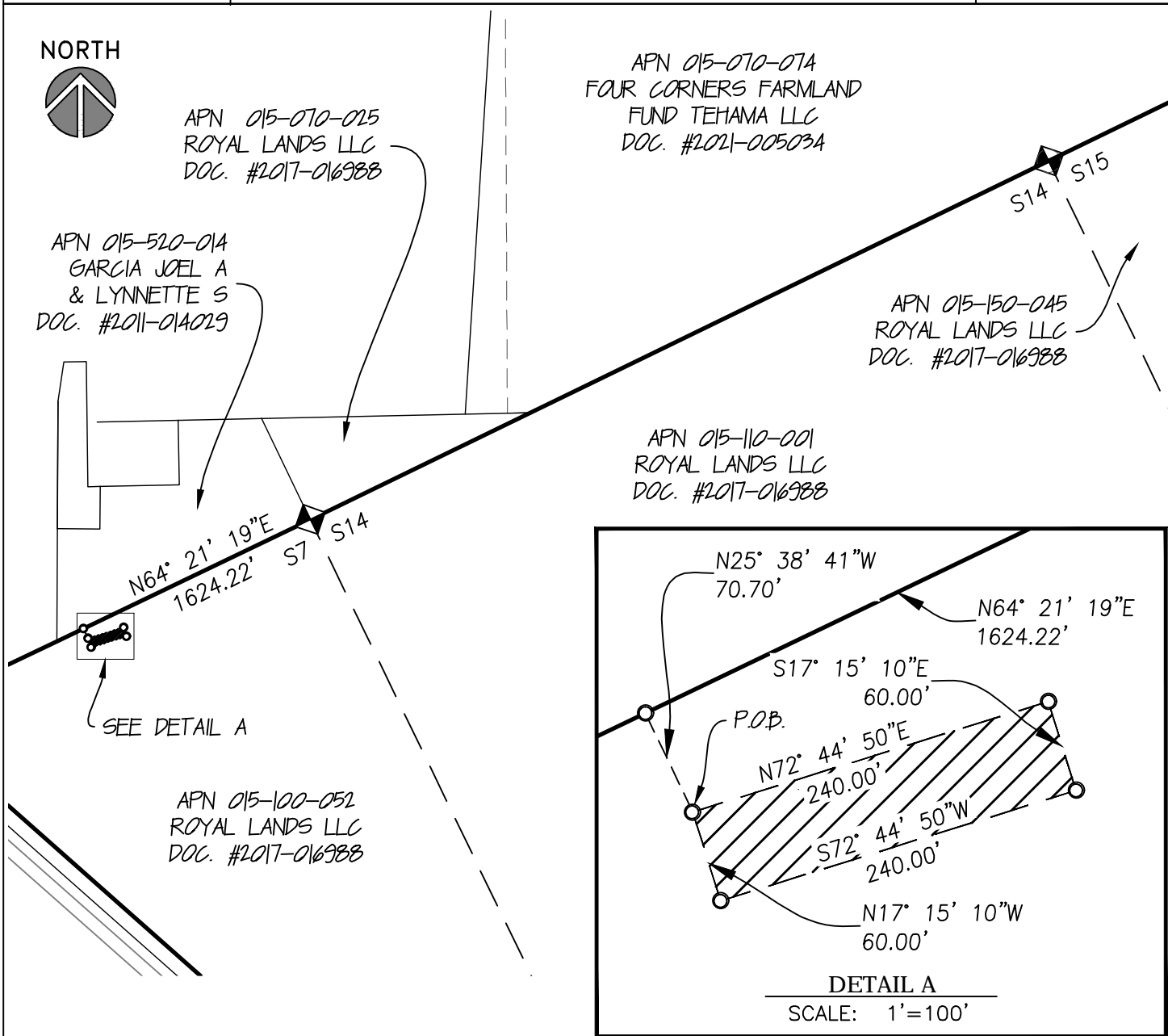
April 10, 2025

Dated:

DUNDAS GEOMATICS
GEOMATIC ENGINEERS
 Grass Valley Office
 159 South Auburn Street
 Grass Valley, Ca. 95945

EXHIBIT B
TEMPORARY CONSTRUCTION EASEMENT
 BEING A PORTION OF SECTION 7 OF THE OAKLEY TRACT &
 JOHNSON RANCHO, IN YUBA COUNTY, OF THE STATE OF
 CALIFORNIA

SCALE: 1' = 1000'
 DATE: 12/31/24
 SHEET: 1
 OF
 1



LEGEND

- DIMENSION POINT
- P.O.B. POINT OF BEGINNING
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- - - PROPOSED EASEMENT LINE
- ▨ PROPOSED EASEMENT AREA

BASIS OF BEARING:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM ZONE II, NAD 83, EPOCH 2010.00 AS DETERMINED BY STATIC GPS OBSERVATIONS AND DERIVED FROM GEODETIC VALUES PUBLISHED BY THE NATIONAL GEODETIC SURVEY (NGS).



DUNDAS GEOMATICS
GEOMATIC ENGINEERS
Grass Valley Office
 159 South Auburn Street
 Grass Valley, Ca. 95945

EXHIBIT B
PIPELINE EASEMENT
 BEING A PORTION OF SECTION 7, 14 & 15 OF THE
 JOHNSON RANCHO IN YUBA COUNTY, OF THE STATE OF
 CALIFORNIA

SCALE: N.T.S.
 DATE: 12/26/24
 SHEET: 4
 OF
 4

Line Table		
Line #	Direction	Length
L1	S25° 51' 03"E	90.00'
L2	S64° 06' 36"W	75.00'
L3	N25° 51' 03"W	50.00'
L4	S30° 27' 42"W	50.80'
L5	S03° 11' 21"E	299.64'
L6	S27° 43' 29"W	108.48'
L7	N25° 52' 11"W	332.88'
L8	N70° 52' 11"W	60.48'
L9	S64° 21' 19"W	991.18'
L10	S35° 27' 04"W	138.61'
L11	S64° 21' 10"W	128.06'
L12	S72° 44' 50"W	248.71'
L13	S17° 15' 10"E	60.00'

Line Table		
Line #	Direction	Length
L14	S72° 44' 50"W	70.00'
L15	N17° 15' 10"W	60.00'
L16	S72° 44' 50"W	408.38'
L17	S68° 33' 04"W	12.15'
L18	N64° 21' 19"E	280.17'
L19	N72° 44' 50"E	459.09'
L20	N64° 21' 19"E	114.81'
L21	N35° 27' 04"E	138.62'
L22	N64° 21' 19"E	1139.09'
L23	S25° 49' 39"E	325.00'
L24	S71° 08' 35"E	70.27'
L25	N27° 43' 29"E	84.34'
L26	N03° 11' 12"W	345.74'



Attachment 11 - Roberts

Exhibit 1.A Roberts Pipeline Easement Legal Description

Exhibit 1.B Roberts Pipeline Easement Plat

Exhibit 2.A Roberts Temporary Construction Easement Legal Description

Exhibit 2.B Roberts Temporary Construction Easement Plat

Exhibit 3.A Roberts Access Easement Legal Description

Exhibit 3.B Roberts Access Easement Plat

EXHIBIT A
LEGAL DESCRIPTION
FOR
PIPELINE EASEMENT
OVER A PORTION OF THE LANDS OF ROBERTS
COUNTY OF YUBA, CALIFORNIA

ALL THAT PORTION OF LANDS OF WILLIAM A ROBERTS AND CORLINE ROBERTS DESCRIBED AS PARCEL A & B IN DOCUMENT NUMBER 2000-005226, FILED FOR RECORD IN YUBA COUNTY RECORDS, BEING A PORTION OF SECTION 19 & 30, T. 14 N., R. 5 E., M.D.B.&M., IN THE UNINCORPORATED TERRITORY OF YUBA COUNTY, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID PARCEL A, ALSO BEING THE SOUTHEAST CORNER OF PARCEL 1 AS SHOWN IN BOOK 22 OF MAPS, AT PAGE 8, FILED FOR RECORD IN YUBA COUNTY RECORDS, THENCE FROM THE **POINT OF BEGINNING** SOUTH 64° 21' 19" WEST A DISTANCE OF 905.07 FEET ALONG THE SOUTHERLY LINE OF SAID PARCEL A; THENCE LEAVING SAID SOUTHERLY LINE NORTH 51° 12' 48" WEST A DISTANCE OF 250.04 FEET; THENCE SOUTH 38° 47' 12" WEST A DISTANCE OF 32.00 FEET; THENCE NORTH 51° 12' 48" WEST A DISTANCE OF 40.00 FEET; THENCE NORTH 38° 47' 12" EAST A DISTANCE OF 32.00 FEET; THENCE NORTH 51° 12' 48" WEST A DISTANCE OF 210.80 FEET, MORE OR LESS, TO THE WESTERLY LINE OF SAID PARCEL B, ALSO BEING THE EASTERLY RIGHT-OF-WAY LINE OF THE SOUTHERN PACIFIC RAILROAD, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 624.22 FEET AND A CHORD BEARING NORTH 08° 54' 17 WEST A DISTANCE OF 59.42 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05° 27' 23" AND AN ARC LENGTH OF 59.45 FEET ALONG SAID WESTERLY LINE AND SAID EASTERLY RIGHT-OF-WAY LINE; THENCE LEAVING SAID WESTERLY LINE AND SAID EASTERLY RIGHT-OF-WAY LINE, SOUTH 51° 12' 48" EAST A DISTANCE OF 254.74 FEET; THENCE NORTH 38° 47' 12" EAST A DISTANCE OF 28.00 FEET; THENCE SOUTH 51° 12' 48" EAST A DISTANCE OF 40.00 FEET; THENCE SOUTH 38° 47' 12" WEST A DISTANCE OF 28.00 FEET; THENCE SOUTH 51° 12' 48" EAST A DISTANCE OF 165.11 FEET TO THE EASTERLY LINE OF SAID PARCEL B; THENCE SOUTH 79° 41' 43" EAST A DISTANCE OF 91.78 FEET, THENCE NORTH 64° 21' 19" EAST A DISTANCE OF 850.82 FEET, MORE OR LESS, TO THE EASTERLY LINE OF SAID PACEL A, THENCE ALONG SAID EASTERLY LINE SOUTH 00° 18' 57" WEST A DISTANCE OF 44.49 FEET, MORE OR LESS, TO THE **POINT OF BEGINNING**.

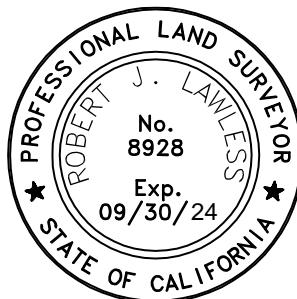
THE HEREIN DESCRIBED AREA IS SHOWN ON "EXHIBIT B" ATTACHED HERE TO AND MADE A PART THERE OF.

CONTAINING 1.38 +/- ACRES

BEING A PORTION OF ASSESSOR'S PARCEL NUMBERS 015-520-015 & 016.

END OF DESCRIPTION

Robert J. Lawless, P.L.S. 8928

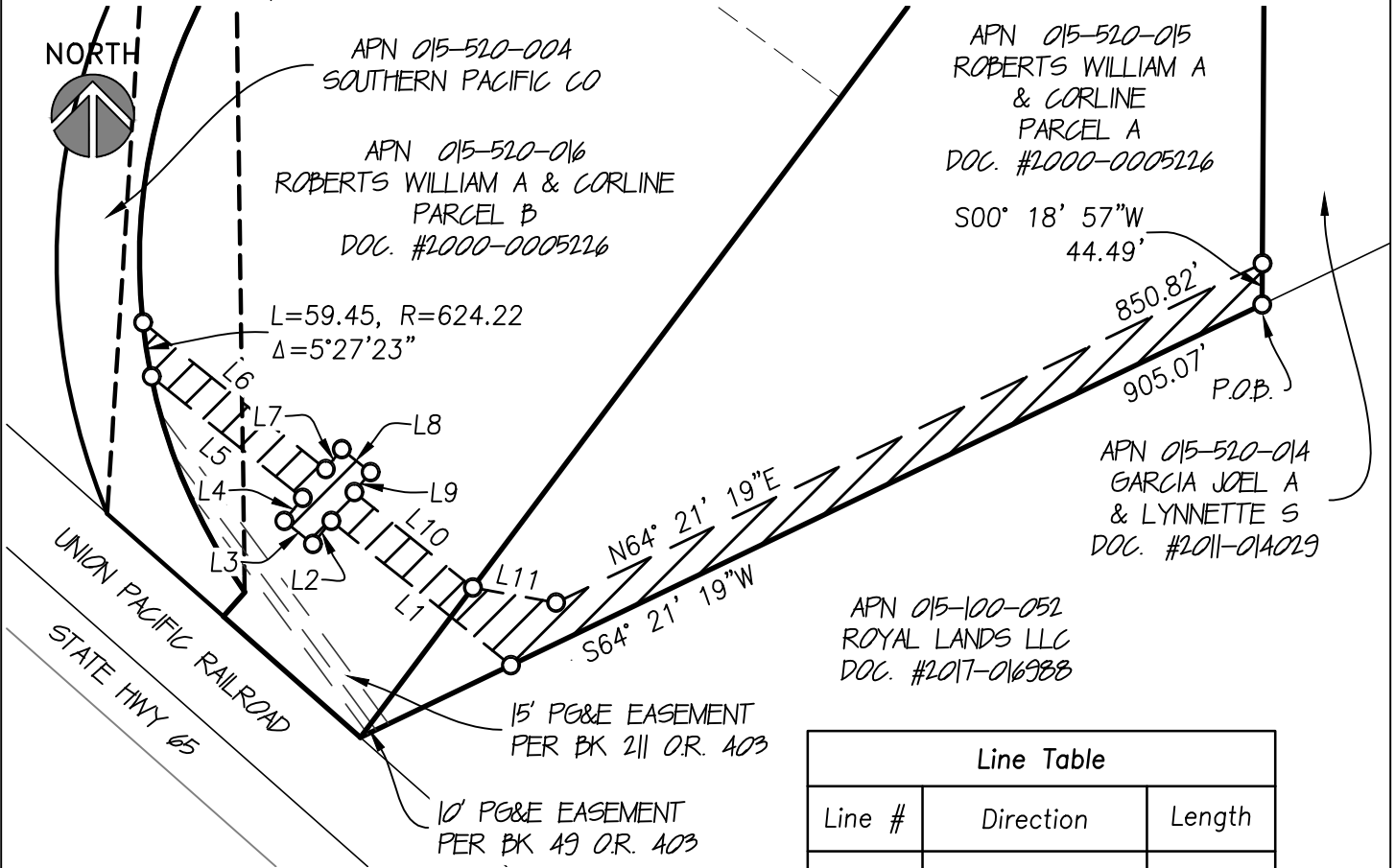


April 10, 2025
Dated:

DUNDAS GEOMATICS
GEOMATIC ENGINEERS
 Grass Valley Office
 159 South Auburn Street
 Grass Valley, Ca. 95945

EXHIBIT B
PIPELINE EASEMENT
 BEING A PORTION OF SECTION 19 & 30, T.14 N., R.5
 E., IN THE UNINCORPORATED TERRITORY OF YUBA
 COUNTY, STATE OF CALIFORNIA

SCALE: 1"=200'
 DATE: 03/05/25
 SHEET: 1
 OF
 1



Line Table		
Line #	Direction	Length
L1	N51° 12' 48"W	250.04'
L2	S38° 47' 12"W	32.00'
L3	N51° 12' 48"W	40.00'
L4	N38° 47' 12"E	32.00'

Line Table		
Line #	Direction	Length
L5	N51° 12' 48"W	210.80'
L6	S51° 12' 48"E	254.74'
L7	N38° 47' 12"E	28.00'
L8	S51° 12' 48"E	40.00'
L9	S38° 47' 12"W	28.00'
L10	S51° 12' 48"E	165.11'
L11	S79° 41' 43"E	91.78'

LEGEND

- DIMENSION POINT
- P.O.B. POINT OF BEGINNING
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- - - PROPOSED EASEMENT LINE
- ▨ PROPOSED EASEMENT AREA

BASIS OF BEARING:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM ZONE II, NAD 83, EPOCH 2010.00 AS DETERMINED BY STATIC GPS OBSERVATIONS AND DERIVED FROM GEODETIC VALUES PUBLISHED BY THE NATIONAL GEODETIC SURVEY (NGS).



EXHIBIT A
LEGAL DESCRIPTION
FOR
TEMPORARY CONSTRUCTION EASEMENT
OVER A PORTION OF THE LANDS OF ROBERTS
COUNTY OF YUBA, CALIFORNIA

ALL THAT PORTION OF LANDS OF WILLIAM A ROBERTS AND CORLINE ROBERTS AS DESCRIBED AS PARCEL B IN DOCUMENT NUMBER 2000-005226, FILED FOR RECORD IN YUBA COUNTY RECORDS, BEING A PORTION OF SECTION 19 & 30, T. 14 N., R. 5 E., M.D.B.&M., IN THE UNINCORPORATED TERRITORY OF YUBA COUNTY, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SOUTH AREA:

BEGINNING AT A POINT FROM WHICH THE SOUTHERNMOST CORNER OF SAID PARCEL B BEARS SOUTH 19° 25' 30" EAST A DISTANCE OF 249.30 FEET; THENCE FROM THE **POINT OF BEGINNING** NORTH 51° 12' 48" WEST A DISTANCE OF 150.00 FEET; THENCE NORTH 38° 47' 12" EAST A DISTANCE OF 32.00 FEET; THENCE SOUTH 51° 12' 48" EAST A DISTANCE OF 150.00 FEET; THENCE SOUTH 38° 47' 12" WEST A DISTANCE OF 32.00 FEET, MORE OR LESS, TO THE **POINT OF BEGINNING**.

CONTAINING 0.11 +/- ACRES

NORTH AREA:

BEGINNING AT A POINT FROM WHICH THE SOUTHERNMOST CORNER OF PARCEL B BEARS SOUTH 07° 23' 48" EAST A DISTANCE OF 293.67 FEET; THENCE FROM THE **POINT OF BEGINNING** NORTH 51° 12' 48" WEST A DISTANCE OF 150.00 FEET; THENCE NORTH 38° 47' 12" EAST A DISTANCE OF 28.00 FEET; THENCE SOUTH 51° 12' 48" EAST A DISTANCE OF 150.00 FEET; THENCE SOUTH 38° 47' 12" WEST A DISTANCE OF 28.00 FEET, MORE OR LESS, TO THE **POINT OF BEGINNING**.

CONTAINING 0.10 +/- ACRES

THE HEREIN DESCRIBED AREAS ARE SHOWN ON "EXHIBIT B" ATTACHED HERE TO AND MADE A PART THERE OF.

BEING A PORTION OF ASSESSOR'S PARCEL NUMBER 015-520-016.

END OF DESCRIPTION



Robert J. Lawless, P.L.S. 8928



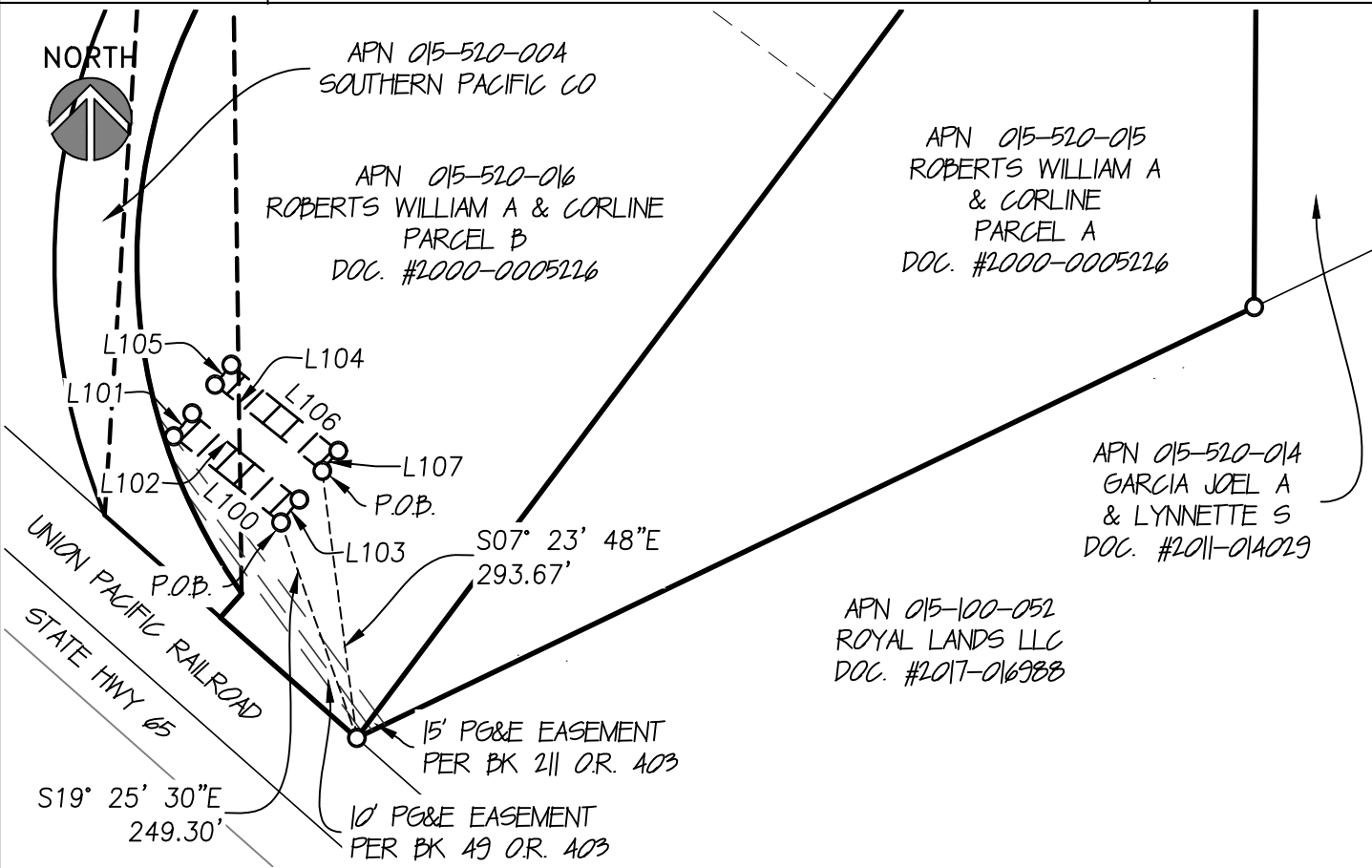
April 10, 2025

Dated:

DUNDAS GEOMATICS
GEOMATIC ENGINEERS
 Grass Valley Office
 159 South Auburn Street
 Grass Valley, Ca. 95945

EXHIBIT B
TEMPORARY CONSTRUCTION EASEMENT
 BEING A PORTION OF SECTION 19 & 30, T.14 N., R.5
 E., IN THE UNINCORPORATED TERRITORY OF YUBA
 COUNTY, STATE OF CALIFORNIA

SCALE: 1"=200'
 DATE: 03/05/25
 SHEET: 1
 OF
 1



Line Table		
Line #	Direction	Length
L100	N51° 12' 48"W	150.00'
L101	N38° 47' 12"E	32.00'
L102	S51° 12' 48"E	150.00'
L103	S38° 47' 12"W	32.00'

Line Table		
Line #	Direction	Length
L104	N51° 12' 48"W	150.00'
L105	N38° 47' 12"E	28.00'
L106	S51° 12' 48"E	150.00'
L107	S38° 47' 12"W	28.00'

LEGEND

- DIMENSION POINT
- P.O.B. POINT OF BEGINNING
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- - - PROPOSED EASEMENT LINE
- ▨ PROPOSED EASEMENT AREA

BASIS OF BEARING:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM ZONE II, NAD 83, EPOCH 2010.00 AS DETERMINED BY STATIC GPS OBSERVATIONS AND DERIVED FROM GEODETIC VALUES PUBLISHED BY THE NATIONAL GEODETIC SURVEY (NGS).

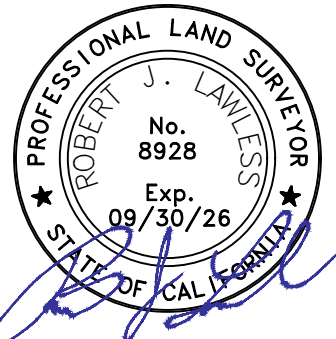


EXHIBIT A
LEGAL DESCRIPTION
FOR
ACCESS EASEMENT
OVER A PORTION OF THE LANDS OF ROBERTS
COUNTY OF YUBA, CALIFORNIA

ALL THAT PORTION OF LANDS OF WILLIAM A ROBERTS AND CORLINE ROBERTS AS DESCRIBED AS PARCEL A IN DOCUMENT NUMBER 2000-005226, FILED FOR RECORD IN YUBA COUNTY RECORDS, BEING A PORTION OF SECTION 19 & 30, T. 14 N., R. 5 E., M.D.B.&M., IN THE UNINCORPORATED TERRITORY OF YUBA COUNTY, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FROM WHICH THE SOUTHEASTERLY CORNER OF SAID PARCEL A ALSO BEING THE SOUTHEAST CORNER OF PARCEL 1 AS SHOWN IN BOOK 22 OF MAPS, AT PAGE 8, FILED FOR RECORD IN YUBA COUNTY RECORDS, BEARS SOUTH 00° 18' 57" WEST A DISTANCE OF 44.49 FEET; THENCE FROM THE **POINT OF BEGINNING** SOUTH 64° 21' 19" WEST A DISTANCE OF 84.73 FEET; THENCE NORTH 27° 02' 49" EAST A DISTANCE OF 102.67 FEET; THENCE NORTH 00° 18' 57" EAST A DISTANCE OF 549.16 FEET; THENCE NORTH 29° 46' 33" WEST A DISTANCE OF 67.13 FEET; THENCE NORTH 61° 20' 01" WEST A DISTANCE OF 326.04 FEET; THENCE NORTH 24° 50' 28" EAST A DISTANCE OF 271.27 FEET; THENCE NORTH 23° 59' 27" EAST A DISTANCE OF 416.34 FEET; TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 785.00 FEET; THENCE ALONG SAID CURVE TROUGH A CENTRAL ANGLE OF 14° 44' 58" AND AN ARC LENGTH OF 202.08 FEET; THENCE NORTH 09° 14' 29" EAST A DISTANCE OF 162.40 FEET; THENCE NORTH 08° 03' 02" EAST A DISTANCE OF 106.50 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 140.00 FEET; THENCE ALONG SAID CURVE TROUGH A CENTRAL ANGLE OF 59° 20' 39" AND AN ARC LENGTH OF 145.00 FEET; THENCE NORTH 67° 23' 40" EAST A DISTANCE OF 47.97 FEET; THENCE NORTH 33° 31' 13" EAST A DISTANCE OF 66.99 FEET, MORE OR LESS, TO THE EASTERLY LINE OF SAID PARCEL A; THENCE CONTINUING ALONG SAID EASTERLY LINE SOUTH 00° 24' 33" EAST A DISTANCE OF 72.73 FEET; THENCE LEAVING SAID EASTERLY LINE SOUTH 67° 23' 40" WEST A DISTANCE OF 76.12 FEET; TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 110.00 FEET; THENCE ALONG SAID CURVE TROUGH A CENTRAL ANGLE OF 59° 20' 39" AND AN ARC LENGTH OF 113.93 FEET; THENCE SOUTH 08° 03' 02" WEST A DISTANCE OF 106.81 FEET; THENCE SOUTH 09° 14' 29" WEST A DISTANCE OF 162.72 FEET; TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 815.00 FEET; THENCE ALONG SAID CURVE TROUGH A CENTRAL ANGLE OF 14° 44' 58" AND AN ARC LENGTH OF 209.80 FEET; THENCE SOUTH 23° 59' 27" WEST A DISTANCE OF 416.57 FEET; THENCE SOUTH 24° 50' 28" WEST A DISTANCE OF 201.69 FEET; THENCE SOUTH 18° 14' 46" EAST A DISTANCE OF 60.96 FEET; THENCE SOUTH 61° 20' 01" EAST A DISTANCE OF 312.39 FEET MORE OR LESS TO THE EASTERLY LINE OF SAID PARCEL A; THENCE CONTINUING ALONG SAID EASTERLY LINE, SOUTH 00° 18' 57" WEST A DISTANCE OF 661.59 FEET, MORE OR LESS, TO THE **POINT OF BEGINNING**.

THE HEREIN DESCRIBED AREA IS SHOWN ON "EXHIBIT B" ATTACHED HERE TO AND MADE A PART THERE OF.

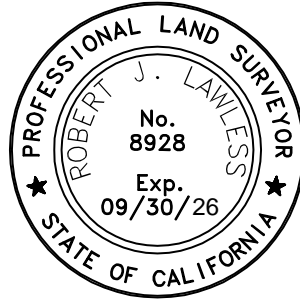
CONTAINING 1.73 +/- ACRES

BEING A PORTION OF ASSESSOR'S PARCEL NUMBER 015-520-015.

END OF DESCRIPTION



Robert J. Lawless, P.L.S. 8928



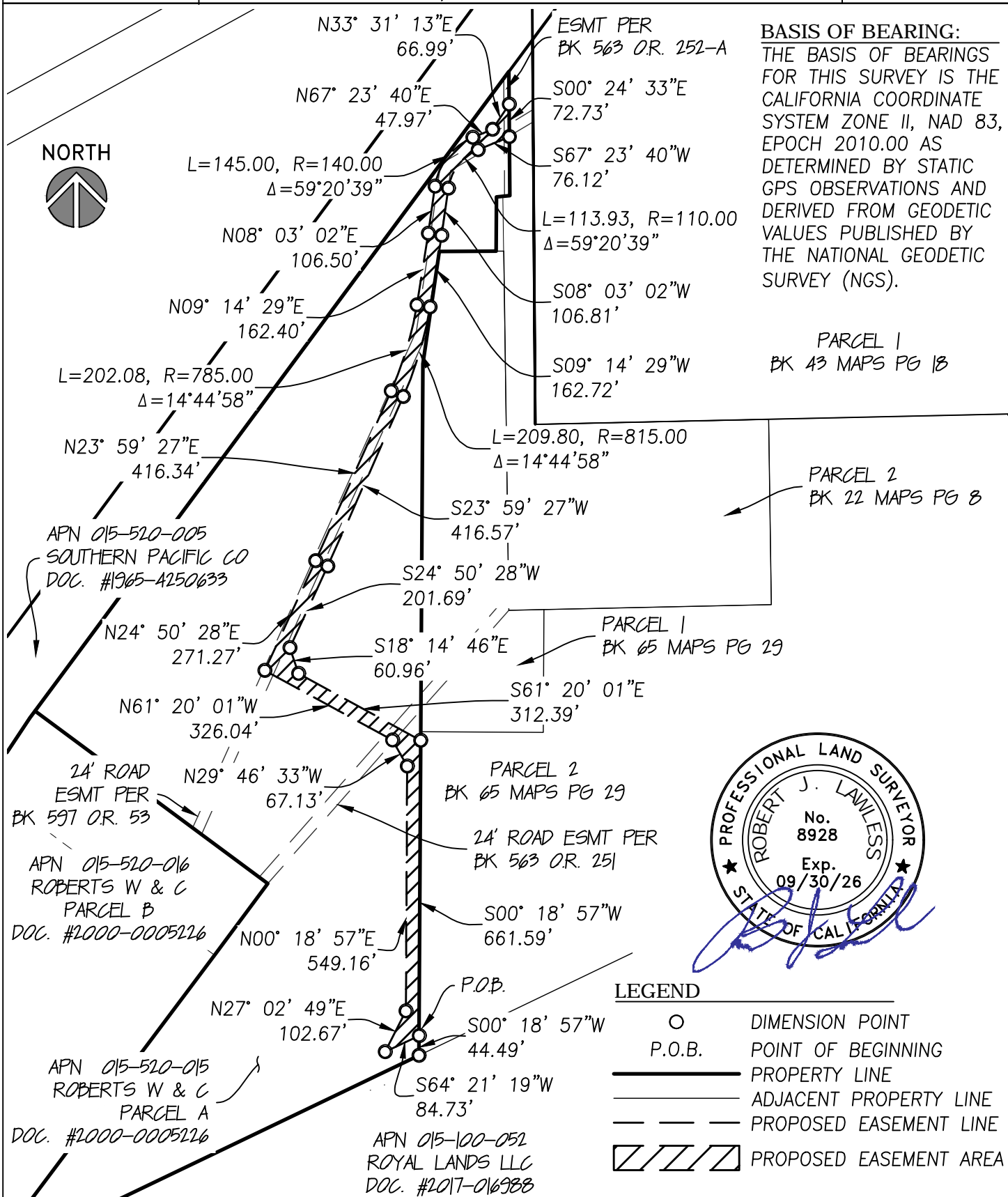
April 10, 2025

Dated:

DUNDAS GEOMATICS
GEOMATIC ENGINEERS
 Grass Valley Office
 159 South Auburn Street
 Grass Valley, Ca. 95945

EXHIBIT B
ACCESS EASEMENT
 BEING A PORTION OF SECTION 19 & 30, T.14 N., R.5
 E., IN THE UNINCORPORATED TERRITORY OF YUBA
 COUNTY, STATE OF CALIFORNIA

SCALE: 1"=200'
 DATE: 03/04/25
 SHEET: 1
 OF
 1



Attachment 12 - Garcia

Exhibit 1.A Garcia Pipeline Easement Legal Description

Exhibit 1.B Garcia Pipeline Easement Plat

April 11, 2025

EXHIBIT "A"
LEGAL DESCRIPTION
FOR PIPELINE EASEMENT
OVER A PORTION OF THE LANDS OF JERRY J. AND MARLENE A. GARCIA
COUNTY OF YUBA, CALIFORNIA

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE UNINCORPORATED AREA OF THE COUNTY OF YUBA, STATE OF CALIFORNIA, BEING A PORTION OF LAND, OVER AND UNDER THE LANDS GRANTED FROM THE ANDREW J. GARCIA FAMILY TRUST TO JERRY J. AND MARLENE A. GARCIA (HEREINAFTER REFERRED TO AS LANDS OF GARCIA), IN THAT CERTAIN TRUST TRANSFER DEED, RECORDED NOVEMBER 28, 1994, AS DOCUMENT NO. 94-14155 IN THE OFFICIAL RECORDS OF YUBA COUNTY, SAID REAL PROPERTY ALSO BEING WITHIN SECTION 30, TOWNSHIP 14 NORTH, RANGE 5 EAST, M.D.B. & M., SAID REAL PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF BRADSHAW ROAD, SAID ROAD BEING 60.00' FEET WIDE AS SHOWN ON THAT CERTAIN MAP ENTITLED, "YUBA IRRIGATED FARMS COMPANY SUBDIVISION No. 1, FILED IN THE OFFICE OF THE COUNTY RECORDER OF YUBA COUNTY, CALIFORNIA, ON APRIL 8, 1913, IN BOOK 1 OF MAPS, PAGE 38, SAID POINT ALSO BEING ON THE NORTHERLY CURVE OF A STRIP OF LAND, CONCAVE NORTHERLY, SAID CURVE DEPICTED AS HAVING A RADIUS OF 866.64 FEET (GROUND DISTANCE), SAID STRIP OF LAND BEING 70.00 FEET IN WIDTH (GROUND DISTANCE), AS SHOWN ON SHEET 4 OF 10 OF THAT CERTAIN RECORD OF SURVEY MAP FILED MAY 31, 2012 IN BOOK 94 OF MAPS AT PAGES 1 THROUGH 10 IN THE OFFICE OF THE COUNTY RECORDER OF YUBA COUNTY, CALIFORNIA;

THENCE FROM SAID **POINT OF BEGINNING**, ALONG SAID EASTERLY RIGHT OF WAY LINE OF BRADSHAW ROAD, **NORTH 00°01'31" WEST, A DISTANCE OF 97.48 FEET;**

THENCE LEAVING SAID LINE, TRAVERSING THROUGH THE SAID LANDS OF GARCIA, **SOUTH 39°02'01" EAST, A DISTANCE OF 136.41 FEET**, TO A POINT ON THE SOUTHERLY LINE OF THE SAID LANDS OF GARCIA, SAID LINE BEING COMMON WITH THE ABOVE-DESCRIBED NORTHERLY CURVED STRIP OF LAND;

THENCE ALONG LAST SAID COMMON LINE, SAID LINE BEING A NON-TANGENT CURVE, **CONCAVE NORTHERLY, HAVING A RADIUS OF 866.53 FEET, FROM SAID POINT THE CENTER OF WHICH BEARS SOUTH 02°46'59" WEST;**

THENCE ALONG SAID NON-TANGENT CURVE THROUGH A **CENTRAL ANGLE OF 5°42'26"**, WITH AN ARC LENGTH OF 86.32 FEET TO THE POINT OF BEGINNING.

CONTAINING 4247 SQUARE FEET, GRID, MORE OR LESS.

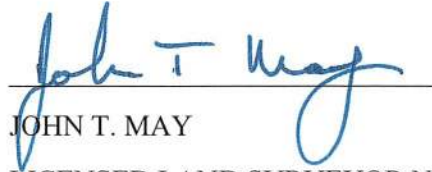
END OF DESCRIPTION

BEING A PORTION OF ASSESSOR'S PARCEL NUMBER 015-520-002.

A PLAT, EXHIBIT "B" TO ACCOMPANY LEGAL DESCRIPTION, ATTACHED HERETO AND MADE A PART THEREOF.

THE DIMENSIONS STATED IN THIS DESCRIPTION AND ACCOMPANYING PLAT (EXHIBIT "B") ARE MEASURED IN GRID DISTANCES. MULTIPLY DISTANCES DEPICTED WITHIN THIS LEGAL DESCRIPTION BY 1.00011343 TO OBTAIN GROUND DIMENSIONS.

THIS DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION IN SEPTEMBER OF 2021 PURSUANT TO SECTIONS 8725, 8726(3), AND 8726(7) OF THE PROFESSIONAL LAND SURVEYORS ACT OF THE STATE OF CALIFORNIA (BUSINESS AND PROFESSIONS CODE SECTIONS 8700-8805).



JOHN T. MAY

LICENSED LAND SURVEYOR No. 8570

(EXP. 03/31/2027)

STATE OF CALIFORNIA

April 11, 2025

DATE:

J:\CONJobs1\16697 - Wheatland\Deliverables\Outgoing\PHASE- Priority One\16697- Wheatland GARCIA – PIPE ESMT – LEGAL.pdf



EXHIBIT "B"

APN: 015-520-011

SECTION 25
T.14N. R.4E.
SECTION 30
T.14N. R.5E.

BRADSHAW ROAD

JERRY J. GARCIA ET UX.
DOC. NO. 94-14155
APN: 015-520-002



PIPELINE EASEMENT
4247 S.F.±



S08°29'26"W (R)

P.O.B.









$\Delta=5^{\circ}42'26''$
 $R=866.53'$
 $L=86.32'$

BK. 82 O.R. PG. 424
RECORD OF SURVEY 2011-04
BK. 94 MAPS PG. 01

UNION PACIFIC RAILROAD

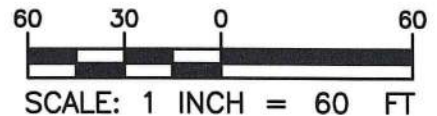
SOUTHERN PACIFIC RAILROAD
BK. 420 O.R. PG. 616
APN: 015-520-004

LEGEND

-  GRANTOR'S PROPERTY LINE
-  PROPERTY LINE
-  RIGHT OF WAY LINE
-  PIPELINE EASEMENT
-  ASSessor's PARCEL NUMBER
-  POINT OF BEGINNING
-  RADIAL BEARING
-  SQUARE FEET

BASIS OF BEARINGS:

BEARINGS SHOWN HEREON ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM, ZONE 2 (NAD 83, HPGN), AND SPECIFICALLY N73°03'36.8"W BETWEEN CALIFORNIA HIGH PRECISION GEODETIC NETWORK MONUMENTS "CA 03-FH" AND "WHEATLAND USE 1939", AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 80 OF MAPS, AT PAGE 18 - 26, YUBA COUNTY RECORDS. DISTANCES SHOWN HEREON ARE GRID DISTANCES. MULTIPLY DISTANCES BY 1.00011343 TO OBTAIN GROUND DISTANCES.



SHEET 1 OF 1

PLAT TO ACCOMPANY LEGAL DESCRIPTION FOR PIPELINE EASEMENT

COUNTY OF YUBA,

STATE OF CALIFORNIA



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Concord, CA 94520-2176
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Attachment 13 - Staas Family Trust

Exhibit 1.A Staas Family Trust Pipeline Easement Legal Description

Exhibit 1.B Staas Family Trust Pipeline Easement Plat

Exhibit 2.A Staas Family Trust Temporary Construction Easement Legal Description

Exhibit 2.B Staas Family Trust Temporary Construction Easement Plat

Exhibit 3.A Staas Family Trust Access Easement Legal Description

Exhibit 3.B Staas Family Trust Access Easement Plat

April 18, 2025

EXHIBIT "A"
LEGAL DESCRIPTION
FOR
A PIPELINE EASEMENT
OVER A PORTION OF THE LANDS OF THE STAAS FAMILY TRUST
(DATED FEBRUARY 21, 2014)
COUNTY OF YUBA, CALIFORNIA

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE UNINCORPORATED AREA OF THE COUNTY OF YUBA, STATE OF CALIFORNIA, BEING A PORTION OF LAND, OVER AND UNDER THE LANDS OF THE STAAS FAMILY TRUST (DATED FEBRUARY 21, 2014), IN THAT CERTAIN TRUST TRANSFER DEED, RECORDED JULY 26, 2018 AS DOCUMENT NO. 2018-009027 IN THE OFFICIAL RECORDS OF YUBA COUNTY, SAID LANDS BEING FURTHER DESCRIBED AS PORTIONS OF LOT B AND LOTS 17, 30, 31, 32, 33, 34, 35, 36, 37, 38, AND 39, AS SHOWN UPON THE MAP OF YUBA IRRIGATED FARMS COMPANY SUBDIVISION NUMBER ONE, ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF YUBA COUNTY, CALIFORNIA, ON APRIL 8, 1913, IN BOOK 1 OF MAPS, PAGE 38, ALL OF SAID LOTS BEING SITUATE IN SECTIONS 24 AND 25, IN TOWNSHIP 14 NORTH, RANGE 4 EAST, M.D.B.&M., SAID REAL PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWESTERLY-MOST CORNER OF SAID LANDS OF THE STAAS FAMILY TRUST, SAID CORNER BEING A POINT ON THE SOUTHWESTERLY LINE OF THE ABOVE-MENTIONED LOT B, (AS SHOWN ON MAP OF YUBA IRRIGATED FARMS COMPANY, SUB. No ONE, BK. 1 MAPS, PG. 38), A PORTION OF SAID LOT B BEING A PORTION OF THE LANDS OF THE STAAS FAMILY TRUST, SAID CORNER ALSO BEING A POINT ON THE NORTHEASTERLY LINE OF THE LANDS OF THE UNION PACIFIC RAILROAD, (FORMERLY, SOUTHERN PACIFIC RAILROAD, AS SHOWN ON SAID MAP), SAID CORNER ALSO BEING A POINT ON THE NORTHWESTERLY LINE OF SOUTH BEALE ROAD;

THENCE FROM SAID **POINT OF COMMENCEMENT**, ALONG SAID SOUTHEASTERLY LINE OF THE LANDS OF THE STAAS FAMILY TRUST, SAID LINE BEING COMMON WITH THE SAID NORTHWESTERLY LINE OF SOUTH BEALE ROAD, **NORTH 41°29'47" EAST, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING**

THENCE FROM SAID **POINT OF BEGINNING**, LEAVING SAID COMMON LINE, ENTERING AND TRAVERSING THROUGH THE SAID LANDS OF STAAS ALONG A LINE 30.00 FEET NORTHEASTERLY OF AND PARALLEL WITH THE SOUTH-WESTERLY LINE OF SAID LANDS OF STAAS, SAID LINE COMMON WITH THE NORTHEASTERLY LINE OF THE LANDS OF THE UNION PACIFIC RAILROAD, THE FOLLOWING TWO (2) COURSES:

NORTH 48°30'30 WEST, A DISTANCE OF 1454.39 FEET, AND;

SOUTH 41°29'30" WEST, A DISTANCE OF 30.00 FEET TO A POINT LAST SAID COMMON LINE (S.W.'ERLY LINE OF LANDS OF STAAS, COMMON WITH N.E.'ERLY LINE LANDS UNION PACIFIC RAILROAD);

THENCE ALONG SAID COMMON LINE, **NORTH 48°30'30 WEST, A DISTANCE OF 40.00 FEET;**

THENCE LEAVING SAID COMMON LINE, ENTERING AND TRAVERSING THROUGH THE SAID LANDS OF STAAS THE FOLLOWING TWO (2) COURSES:

NORTH 41°29'30" EAST, A DISTANCE OF 70.00 FEET,

SOUTH 48°30'30" EAST, A DISTANCE OF 1494.39 FEET, TO A POINT ON THE SOUTHEASTERLY LINE THE SAID LANDS OF STAAS, SAID LINE BEING COMMON WITH THE ABOVE-MENTIONED NORTHWESTERLY LINE OF SOUTH BEALE ROAD;

THENCE ALONG SAID COMMON LINE, **SOUTH 41°29'47" WEST, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.**

CONTAINING 60,976 SQUARE FEET, GRID, MORE OR LESS.

END OF DESCRIPTION

BEING A PORTION OF ASSESSOR'S PARCEL NUMBER 015-530-013.

A PLAT, EXHIBIT "B" TO ACCOMPANY LEGAL DESCRIPTION, ATTACHED HERETO AND MADE A PART THEREOF.

THE DIMENSIONS STATED IN THIS DESCRIPTION AND ACCOMPANYING PLAT (EXHIBIT "B") ARE MEASURED IN GRID DISTANCES. MULTIPLY DISTANCES DEPICTED WITHIN THIS LEGAL DESCRIPTION BY 1.00011343 TO OBTAIN GROUND DIMENSIONS.

THIS DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION IN SEPTEMBER OF 2021 PURSUANT TO SECTIONS 8725, 8726(3), AND 8726(7) OF THE PROFESSIONAL LAND SURVEYORS ACT OF THE STATE OF CALIFORNIA (BUSINESS AND PROFESSIONS CODE SECTIONS 8700-8805).



JOHN T. MAY

LICENSED LAND SURVEYOR No. 8570
(EXP. 03/31/2027)

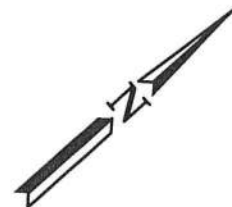
STATE OF CALIFORNIA



April 18, 2025
DATE:

SHEET 2

EXHIBIT "B"



**WAYNE EDWARD STAAS AND
SHERRIE LEA STAAS, TRUSTEES OF
THE STAAS FAMILY TRUST**
DOC. NO. 2018-009027
APN: 015-530-013

STATE ROUTE 65















UNION PACIFIC RAILROAD

PIPELINE EASEMENT
60976 S.F.±

N48°30'30"W 1454.39'

S48°30'30"E 1494.39'

LEGEND

-  GRANTOR'S PROPERTY LINE
-  PROPERTY LINE
-  PIPELINE EASEMENT
-  A.P.N.
-  P.O.B.
-  P.O.C.
-  S.F.
-  GRANTOR'S PROPERTY LINE
-  PROPERTY LINE
-  PIPELINE EASEMENT
-  ASSESSOR'S PARCEL NUMBER
-  POINT OF BEGINNING
-  POINT OF COMMENCEMENT
-  SQUARE FEET

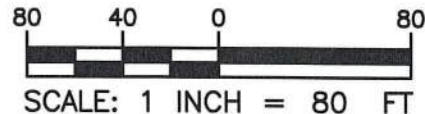
N41°29'47"E 30.00' **P.O.C.**
S41°29'47"W 40.00' **P.O.B.**

SOUTH BEALE ROAD

APN: 015-520-003

BASIS OF BEARINGS:

BEARINGS SHOWN HEREON ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM, ZONE 2 (NAD 83, HPGN), AND SPECIFICALLY N73°03'36.8"W BETWEEN CALIFORNIA HIGH PRECISION GEODETIC NETWORK MONUMENTS "CA 03-FH" AND "WHEATLAND USE 1939", AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 80 OF MAPS, AT PAGE 18 - 26, YUBA COUNTY RECORDS. DISTANCES SHOWN HEREON ARE GRID DISTANCES. MULTIPLY DISTANCES BY 1.00011343 TO OBTAIN GROUND DISTANCES.



SHEET 1 OF 2

**PLAT TO ACCOMPANY LEGAL DESCRIPTION
FOR
PIPELINE EASEMENT**

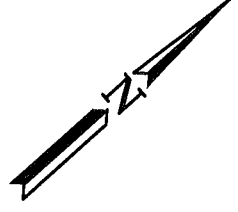
COUNTY OF YUBA, STATE OF CALIFORNIA



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Concord, CA 94520-2176
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J:\CONJobs1\16697 - Wheatland\Office\CAD\PLATS\16697-Wheatland-APN 015-530-013_STAAS-PIPE.dwg; Mar 23, 2023 - 10:17am

EXHIBIT "B"



APN: 015-060-051

**RANCHO ROAD
(FORMERLY STATE ROUTE 65)**

STATE ROUTE 65

UNION PACIFIC RAILROAD

N48°30'30"W 40.00'
S41°29'30"W 30.00'

N41°29'30"E
70.00'















N48°30'30"W 1454.39'

S48°30'30"E 1494.39'

**PIPELINE EASEMENT
60976 S.F.±**

**WAYNE EDWARD STAAS AND
SHERRIE LEA STAAS, TRUSTEES OF
THE STAAS FAMILY TRUST
DOC. NO. 2018-009027
APN: 015-530-013**

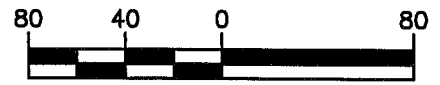
LEGEND

-  GRANTOR'S PROPERTY LINE
-  PROPERTY LINE
-  PIPELINE EASEMENT
-  A.P.N.
-  P.O.B.
-  P.O.C.
-  S.F.
-  GRANTOR'S PROPERTY LINE
-  PROPERTY LINE
-  PIPELINE EASEMENT
-  ASSESSOR'S PARCEL NUMBER
-  POINT OF BEGINNING
-  POINT OF COMMENCEMENT
-  SQUARE FEET

SHEET 1

BASIS OF BEARINGS:

BEARINGS SHOWN HEREON ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM, ZONE 2 (NAD 83, HPGN), AND SPECIFICALLY N73°03'36.8"W BETWEEN CALIFORNIA HIGH PRECISION GEODETIC NETWORK MONUMENTS "CA 03-FH" AND "WHEATLAND USE 1939", AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 80 OF MAPS, AT PAGE 18 - 26, YUBA COUNTY RECORDS. DISTANCES SHOWN HEREON ARE GRID DISTANCES. MULTIPLY DISTANCES BY 1.00011343 TO OBTAIN GROUND DISTANCES.



SCALE: 1 INCH = 80 FT

SHEET 2 OF 2

**PLAT TO ACCOMPANY LEGAL DESCRIPTION
FOR
PIPELINE EASEMENT**

COUNTY OF YUBA, STATE OF CALIFORNIA



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April 18, 2025

EXHIBIT "A"
LEGAL DESCRIPTION
FOR
TEMPORARY CONSTRUCTION EASEMENTS (TCE)
OVER A PORTION OF THE LANDS OF THE STAAS FAMILY TRUST
(DATED FEBRUARY 21, 2014)
COUNTY OF YUBA, CALIFORNIA

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE UNINCORPORATED AREA OF THE COUNTY OF YUBA, STATE OF CALIFORNIA, BEING A PORTION OF LAND, OVER AND UNDER THE LANDS OF THE STAAS FAMILY TRUST (DATED FEBRUARY 21, 2014), IN THAT CERTAIN TRUST TRANSFER DEED, RECORDED JULY 26, 2018 AS DOCUMENT NO. 2018-009027 IN THE OFFICIAL RECORDS OF YUBA COUNTY, SAID LANDS BEING FURTHER DESCRIBED AS PORTIONS OF LOT B AND LOTS 17, 30, 31, 32, 33, 34, 35, 36, 37, 38, AND 39, AS SHOWN UPON THE MAP OF YUBA IRRIGATED FARMS COMPANY SUBDIVISION NUMBER ONE, ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF YUBA COUNTY, CALIFORNIA, ON APRIL 8, 1913, IN BOOK 1 OF MAPS, PAGE 38, ALL OF SAID LOTS BEING SITUATE IN SECTIONS 24 AND 25, IN TOWNSHIP 14 NORTH, RANGE 4 EAST, M.D.B.&M., SAID REAL PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWESTERLY-MOST CORNER OF SAID LANDS OF THE STAAS FAMILY TRUST, SAID CORNER BEING A POINT ON THE SOUTHWESTERLY LINE OF THE ABOVE-MENTIONED LOT B, (AS SHOWN ON MAP OF YUBA IRRIGATED FARMS COMPANY, SUB. No ONE, BK. 1 MAPS, PG. 38), A PORTION OF SAID LOT B BEING A PORTION OF THE LANDS OF THE STAAS FAMILY TRUST, SAID CORNER ALSO BEING A POINT ON THE NORTHEASTERLY LINE OF THE LANDS OF THE UNION PACIFIC RAILROAD, (FORMERLY, SOUTHERN PACIFIC RAILROAD, AS SHOWN ON SAID MAP), SAID CORNER ALSO BEING A POINT ON THE NORTHWESTERLY LINE OF SOUTH BEALE ROAD;

THENCE FROM SAID **POINT OF COMMENCEMENT**, ALONG THE SOUTHWESTERLY LINE OF SAID LANDS OF THE STAAS FAMILY TRUST, SAID LINE BEING COMMON WITH THE ABOVE-MENTIONED NORTHEASTERLY LINE OF THE LANDS OF THE UNION PACIFIC RAILROAD, **NORTH 48°30'30 WEST, A DISTANCE OF 1373.76 FEET** TO A POINT HEREINAFTER REFERRED TO AS **POINT "A;"**

THENCE LEAVING SAID COMMON LINE, ENTERING AND TRAVERSING THROUGH THE SAID LANDS OF STAAS FAMILY TRUST, **NORTH 41°29'30" EAST, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING (P.O.B.-1)** FOR THIS DESCRIPTION;

THENCE FROM SAID **POINT OF BEGINNING**, CONTINUING THROUGH SAID LANDS OF STAAS FAMILY TRUST, FOLLOWING THREE (3) COURSES:

NORTH 41°29'30" EAST, A DISTANCE OF 15.00 FEET,

SOUTH 48°30'30 EAST, A DISTANCE OF 1347.72 FEET, AND,

NORTH 78°42'28" WEST, A DISTANCE OF 24.42 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT,

THENCE NORTHWESTERLY ALONG SAID CURVE, **THROUGH A CENTRAL ANGLE OF 30°11'58", HAVING A RADIUS OF 20.00 FEET, FOR AN ARC LENGTH OF 10.54 FEET** TO A POINT 15.00 FEET NORTHEASTERLY OF THE SOUTHWESTERLY LINE OF SAID LANDS OF STAAS FAMILY TRUST, SAID LINE BEING COMMON WITH THE NORTHEASTERLY LINE OF LANDS OF THE UNION PACIFIC RAILROAD;

THENCE ALONG A LINE 15.00 FEET NORTHEASTERLY OF AND PARALLEL WITH THE LAST SAID COMMON LINE, **NORTH 48°30'30 WEST, A DISTANCE OF 1316.55 FEET TO THE POINT OF BEGINNING.**

CONTAINING 20,017 SQUARE FEET, GRID, MORE OR LESS.

TOGETHER WITH ALL THAT CERTAIN REAL PROPERTY, BEING A PORTION OF THE ABOVE-DESCRIBED STAAS FAMILY TRUST, SAID REAL PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE ABOVE-MENTIONED POINT "A," THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LANDS OF THE STAAS FAMILY TRUST, SAID LINE BEING COMMON WITH THE ABOVE-MENTIONED NORTHEASTERLY LINE OF THE LANDS OF THE UNION PACIFIC RAILROAD, **NORTH 48°30'30 WEST, A DISTANCE OF 120.63 FEET;**

THENCE LEAVING SAID COMMON LINE, ENTERING AND TRAVERSING THROUGH THE SAID LANDS OF STAAS FAMILY TRUST, **NORTH 41°29'30" EAST, A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING (P.O.B.-2)** FOR THIS DESCRIPTION;

THENCE FROM SAID **POINT OF BEGINNING**, CONTINUING THROUGH SAID LANDS OF STAAS FAMILY TRUST, FOLLOWING FOUR (4) COURSES:

NORTH 41°29'30" EAST, A DISTANCE OF 20.00 FEET,

SOUTH 48°30'30 EAST, A DISTANCE OF 70.84 FEET,

SOUTH 41°29'30" WEST, A DISTANCE OF 20.00 FEET, AND,

NORTH 48°30'30 WEST, A DISTANCE OF 70.84 FEET TO THE POINT OF BEGINNING.

CONTAINING 1417 SQUARE FEET, GRID, MORE OR LESS.

END OF DESCRIPTION

BEING A PORTION OF ASSESSOR'S PARCEL NUMBER 015-530-013.

A PLAT, EXHIBIT "B" TO ACCOMPANY LEGAL DESCRIPTION, ATTACHED HERETO AND MADE A PART THEREOF.

THE DIMENSIONS STATED IN THIS DESCRIPTION AND ACCOMPANYING PLAT (EXHIBIT "B") ARE MEASURED IN GRID DISTANCES. MULTIPLY DISTANCES DEPICTED WITHIN THIS LEGAL DESCRIPTION BY 1.00011343 TO OBTAIN GROUND DIMENSIONS.

THIS DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION IN SEPTEMBER OF 2021 PURSUANT TO SECTIONS 8725, 8726(3), AND 8726(7) OF THE PROFESSIONAL LAND SURVEYORS ACT OF THE STATE OF CALIFORNIA (BUSINESS AND PROFESSIONS CODE SECTIONS 8700-8805).



JOHN T. MAY

LICENSED LAND SURVEYOR No. 8570
(EXP. 03/31/2027)
STATE OF CALIFORNIA



4/17/2025

DATE:

EXHIBIT "B"

SHEET 2



STATE ROUTE 65

UNION PACIFIC RAILROAD

1494.39' (TOTAL)
 N48°30'30"W 1373.76'
 N48°30'30"W 1316.55'
 S48°30'30"E 1347.72'

T.C.E. - 1
 20017 S.F.±

**WAYNE EDWARD STAAS AND
 SHERRIE LEA STAAS, TRUSTEES OF
 THE STAAS FAMILY TRUST**
 DOC. NO. 2018-009027
 APN: 015-530-013

LEGEND

- GRANTOR'S PROPERTY LINE
- PROPERTY LINE
- TIE LINE
- TEMPORARY CONSTRUCTION LINE (T.C.E.)
- A.P.N. ASSESSOR'S PARCEL NUMBER
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- S.F. SQUARE FEET

$\Delta = 30^{\circ}11'58''$
 $R = 20.00'$
 $L = 10.54'$

N78°42'28"W 24.42'

P.O.C.

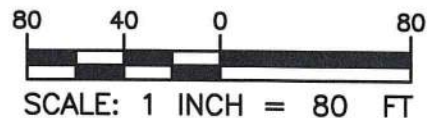
SOUTH BEALE ROAD



APN: 015-520-003

BASIS OF BEARINGS:

BEARINGS SHOWN HEREON ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM, ZONE 2 (NAD 83, HPGN), AND SPECIFICALLY N73°03'36.8"W BETWEEN CALIFORNIA HIGH PRECISION GEODETIC NETWORK MONUMENTS "CA 03-FH" AND "WHEATLAND USE 1939", AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 80 OF MAPS, AT PAGE 18 - 26, YUBA COUNTY RECORDS. DISTANCES SHOWN HEREON ARE GRID DISTANCES. MULTIPLY DISTANCES BY 1.00011343 TO OBTAIN GROUND DISTANCES.



SHEET 1 OF 2

**PLAT TO ACCOMPANY LEGAL DESCRIPTION
 FOR
 TEMPORARY CONSTRUCTION EASEMENT**

COUNTY OF YUBA,

STATE OF CALIFORNIA

TOWILL | Surveying, Mapping
 and GIS Services
 2300 Clayton Road, Suite 1200
 Concord, CA 94520-2176
 (925) 682-6976 - www.towill.com

EXHIBIT "B"

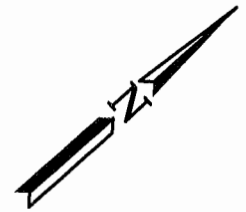
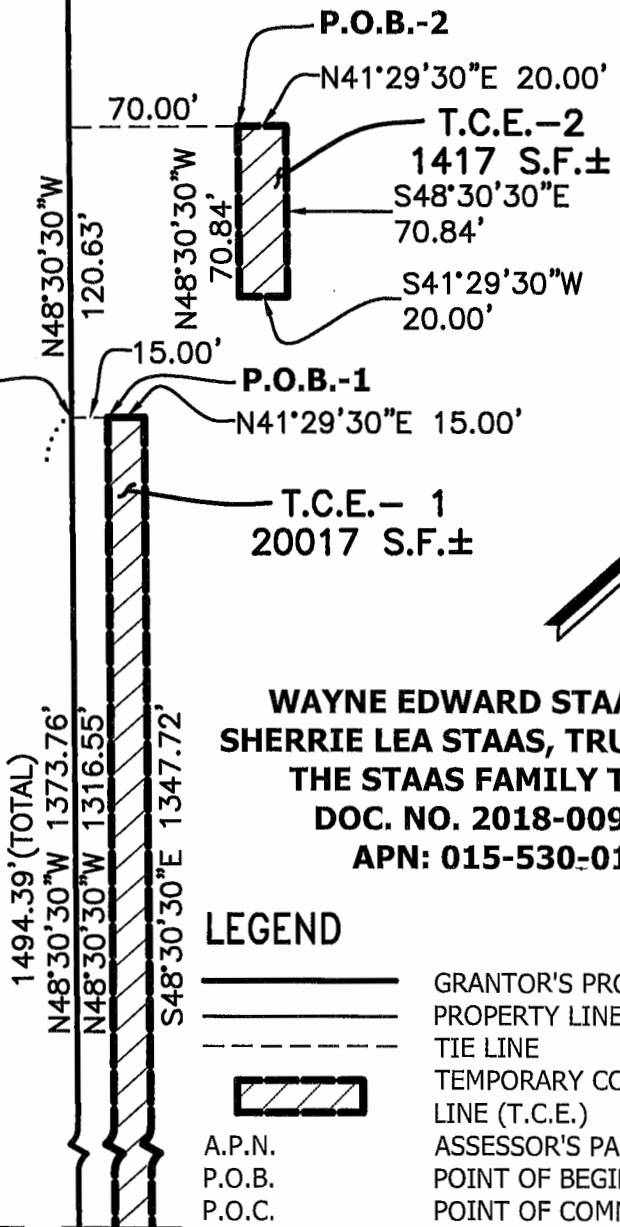
APN: 015-060-051

**RANCHO ROAD
(FORMERLY STATE ROUTE 65)**

STATE ROUTE 65

UNION PACIFIC RAILROAD

POINT "A"



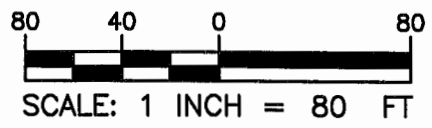
**WAYNE EDWARD STAAS AND
SHERRIE LEA STAAS, TRUSTEES OF
THE STAAS FAMILY TRUST
DOC. NO. 2018-009027
APN: 015-530-013**

LEGEND

- GRANTOR'S PROPERTY LINE
- PROPERTY LINE
- TIE LINE
- TEMPORARY CONSTRUCTION LINE (T.C.E.)
- A.P.N. ASSESSOR'S PARCEL NUMBER
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- S.F. SQUARE FEET

BASIS OF BEARINGS:

BEARINGS SHOWN HEREON ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM, ZONE 2 (NAD 83, HPGN), AND SPECIFICALLY N73°03'36.8"W BETWEEN CALIFORNIA HIGH PRECISION GEODETIC NETWORK MONUMENTS "CA 03-FH" AND "WHEATLAND USE 1939", AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 80 OF MAPS, AT PAGE 18 - 26, YUBA COUNTY RECORDS. DISTANCES SHOWN HEREON ARE GRID DISTANCES. MULTIPLY DISTANCES BY 1.00011343 TO OBTAIN GROUND DISTANCES.



SHEET 1

SHEET 2 OF 2

**PLAT TO ACCOMPANY LEGAL DESCRIPTION
FOR
TEMPORARY CONSTRUCTION EASEMENT**

COUNTY OF YUBA, STATE OF CALIFORNIA



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Concord, CA 94520-2176
(925) 682-6976 - www.towill.com

j:\CON\Jobs\16697 - Wheatland\Office\CAD\PLATS\16697-Wheatland-APN 015-530-013_STAAS-TCE 1&2.dwg; Apr 17, 2025 - 2:42pm

April 18, 2025

EXHIBIT "A"
LEGAL DESCRIPTION
FOR
AN ACCESS EASEMENT
OVER A PORTION OF THE LANDS OF THE STAAS FAMILY TRUST
(DATED FEBRUARY 21, 2014)
COUNTY OF YUBA, CALIFORNIA

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE UNINCORPORATED AREA OF THE COUNTY OF YUBA, STATE OF CALIFORNIA, BEING A PORTION OF LAND, OVER AND UNDER THE LANDS OF THE STAAS FAMILY TRUST (DATED FEBRUARY 21, 2014), IN THAT CERTAIN TRUST TRANSFER DEED, RECORDED JULY 26, 2018 AS DOCUMENT NO. 2018-009027 IN THE OFFICIAL RECORDS OF YUBA COUNTY, SAID LANDS BEING FURTHER DESCRIBED AS PORTIONS OF LOT B AND LOTS 17, 30, 31, 32, 33, 34, 35, 36, 37, 38, AND 39, AS SHOWN UPON THE MAP OF YUBA IRRIGATED FARMS COMPANY SUBDIVISION NUMBER ONE, ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF YUBA COUNTY, CALIFORNIA, ON APRIL 8, 1913, IN BOOK 1 OF MAPS, PAGE 38, ALL OF SAID LOTS BEING SITUATE IN SECTIONS 24 AND 25, IN TOWNSHIP 14 NORTH, RANGE 4 EAST, M.D.B.&M., SAID REAL PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHWESTERLY-MOST CORNER OF SAID LANDS OF THE STAAS FAMILY TRUST, SAID CORNER BEING A POINT ON THE SOUTHWESTERLY LINE OF THE ABOVE-MENTIONED LOT B, (AS SHOWN ON MAP OF YUBA IRRIGATED FARMS COMPANY, SUB. No ONE, BK. 1 MAPS, PG. 38), A PORTION OF SAID LOT B BEING A PORTION OF THE LANDS OF THE STAAS FAMILY TRUST, SAID CORNER ALSO BEING A POINT ON THE NORTHEASTERLY LINE OF THE LANDS OF THE UNION PACIFIC RAILROAD, (FORMERLY, SOUTHERN PACIFIC RAILROAD, AS SHOWN ON SAID MAP), SAID CORNER ALSO BEING A POINT ON THE NORTHWESTERLY LINE OF SOUTH BEALE ROAD;

THENCE FROM SAID **POINT OF BEGINNING**, ALONG THE SAID SOUTHWESTERLY LINE OF SAID LANDS OF THE STAAS FAMILY TRUST, SAID LINE BEING COMMON WITH THE SAID NORTHEASTERLY LINE OF THE LANDS OF THE UNION PACIFIC RAILROAD, **NORTH 48°30'30 WEST, A DISTANCE OF 1454.39 FEET;**

THENCE LEAVING SAID COMMON LINE, ENTERING AND TRAVERSING THROUGH THE SAID LANDS OF STAAS THE FOLLOWING THREE (3) COURSES:

NORTH 41°29'30" EAST, A DISTANCE OF 30.00 FEET,

SOUTH 48°30'30" EAST, A DISTANCE OF 80.63 FEET, AND,

SOUTH 41°29'30" WEST, A DISTANCE OF 15.00 FEET TO A POINT 15.00 FEET NORTHEASTERLY OF ABOVE-MENTIONED COMMON LINE;

THENCE ALONG A LINE 15.00 FEET NORTHEASTERLY OF AND PARALLEL WITH LAST SAID COMMON LINE, **SOUTH 48°30'30" EAST, A DISTANCE OF 1316.55 FEET, TO THE**

POINT OF A TANGENT CURVE CONCAVE NORTHERLY, SAID CURVE HAVING A RADIUS OF 20.00 FEET;

THENCE SOUTHEASTERLY THROUGH SAID TANGENT CURVE HAVING A CENTRAL ANGLE OF 30° 11' 58," AND AN ARC LENGTH OF 10.54;

THENCE CONTINUING THROUGH THE SAID LANDS OF STAAS THE FOLLOWING TWO (2) COURSES:

SOUTH 78°42'28" EAST, A DISTANCE OF 24.42 FEET, AND,

SOUTH 48°30'30" EAST, A DISTANCE OF 26.05 FEET TO A POINT ON THE SOUTHEASTERLY LINE THE SAID LANDS OF STAAS, SAID LINE BEING COMMON WITH THE ABOVE-MENTIONED NORTHWESTERLY LINE OF SOUTH BEALE ROAD;

THENCE ALONG SAID COMMON LINE, SOUTH 41°29'47" WEST, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 23,612 SQUARE FEET, GRID, MORE OR LESS.


END OF DESCRIPTION

BEING A PORTION OF ASSESSOR'S PARCEL NUMBER 015-530-013.

A PLAT, EXHIBIT "B" TO ACCOMPANY LEGAL DESCRIPTION, ATTACHED HERETO AND MADE A PART THEREOF.

THE DIMENSIONS STATED IN THIS DESCRIPTION AND ACCOMPANYING PLAT (EXHIBIT "B") ARE MEASURED IN GRID DISTANCES. MULTIPLY DISTANCES DEPICTED WITHIN THIS LEGAL DESCRIPTION BY 1.00011343 TO OBTAIN GROUND DIMENSIONS.

THIS DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION IN SEPTEMBER OF 2021 PURSUANT TO SECTIONS 8725, 8726(3), AND 8726(7) OF THE PROFESSIONAL LAND SURVEYORS ACT OF THE STATE OF CALIFORNIA (BUSINESS AND PROFESSIONS CODE SECTIONS 8700-8805).



JOHN T. MAY

LICENSED LAND SURVEYOR No. 8570

(EXP. 03/31/2027)

STATE OF CALIFORNIA

April 18, 2025




DATE:



EXHIBIT "B"

SHEET 2

LEGEND

-  GRANTOR'S PROPERTY LINE
-  PROPERTY LINE
-  ACCESS EASEMENT
- A.P.N. ASSESSOR'S PARCEL NUMBER
- P.O.B. POINT OF BEGINNING
- S.F. SQUARE FEET



**WAYNE EDWARD STAAS AND
SHERRIE LEA STAAS, TRUSTEES OF
THE STAAS FAMILY TRUST
DOC. NO. 2018-009027
APN: 015-530-013**

STATE ROUTE 65

UNION PACIFIC RAILROAD

N48°30'30"W 1454.39'
S48°30'30"E 1316.55'

ACCESS EASEMENT
23612 S.F.±

Δ=30°11'58" R=20.00' L=10.54'

S78°42'28"E 24.42'

S48°30'30"E 26.05'

P.O.B. S41°29'47"W 30.00'

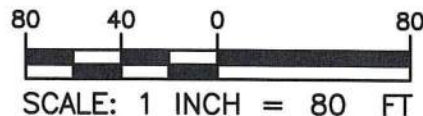
SOUTH BEALE ROAD



APN: 015-520-003

BASIS OF BEARINGS:

BEARINGS SHOWN HEREON ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM, ZONE 2 (NAD 83, HPGN), AND SPECIFICALLY N73°03'36.8"W BETWEEN CALIFORNIA HIGH PRECISION GEODETIC NETWORK MONUMENTS "CA 03-FH" AND "WHEATLAND USE 1939", AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 80 OF MAPS, AT PAGE 18 - 26, YUBA COUNTY RECORDS. DISTANCES SHOWN HEREON ARE GRID DISTANCES. MULTIPLY DISTANCES BY 1.0001343 TO OBTAIN GROUND DISTANCES.



SHEET 1 OF 2

**PLAT TO ACCOMPANY LEGAL DESCRIPTION
FOR
ACCESS EASEMENT**



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COUNTY OF YUBA,

STATE OF CALIFORNIA

Attachment 14- Sohrakoff

Exhibit 1.A Sohrakoff Grant Fee Area Legal Description

Exhibit 1.B Sohrakoff Grant Fee Area Plat

Exhibit 2.A Sohrakoff Temporary Construction Easement Legal Description

Exhibit 2.B Sohrakoff Temporary Construction Easement Plat

EXHIBIT A
LEGAL DESCRIPTION
FOR
GRANT FEE AREA
OVER A PORTION OF THE LANDS OF SOHRAKOFF,
COUNTY OF YUBA, CALIFORNIA

ALL THAT PORTION OF LANDS OF PHILLIP SOHRAKOFF, AS DESCRIBED IN DOCUMENT NUMBER 2018-002164, FILED FOR RECORD IN YUBA COUNTY RECORDS, BEING A PORTION OF LOTS 70 - 75, AS SHOWN ON THE MAP ENTITLED "YUBA IRRIGATED FARMS COMPANY SUBDIVISION NUMBER ONE", IN BOOK 1 OF MAPS, AT PAGE 38, FILED FOR RECORD IN YUBA COUNTY RECORDS, ALSO BEING A PORTION OF SECTION 24, TOWNSHIP 14 NORTH, RANGE 4 EAST, MOUNT DIABLO MERIDIAN, IN THE UNINCORPORATED TERRITORY OF YUBA COUNTY, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWEST RIGHT-OF-WAY LINE OF RANCHO ROAD, FROM WHICH POINT THE NORTHERNMOST CORNER OF LOT 70, OF SAID "YUBA IRRIGATED FARMS COMPANY SUBDIVISION NUMBER ONE" BEARS THE FOLLOWING TWO (2) COURSES: (1) NORTH 46° 00' 19" WEST A DISTANCE OF 171.85 FEET; (2) NORTH 48° 30' 30" WEST A DISTANCE OF 2129.23 FEET, THENCE FROM SAID **POINT OF BEGINNING**, CONTINUING ALONG THE SOUTHWEST RIGHT-OF-WAY LINE OF RANCHO ROAD THE FOLLOWING TWO (2) COURSES: (1) SOUTH 46° 00' 19" EAST A DISTANCE OF 103.32 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 374.96 FEET; (2) ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 44° 13' 04" AND AN ARC LENGTH OF 289.37 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, NORTH 84° 00' 30" WEST A DISTANCE OF 174.65 FEET; THENCE NORTH 00° 07' 57" WEST A DISTANCE OF 317.43 FEET, MORE OR LESS, TO THE **POINT OF BEGINNING**.

THE HEREIN DESCRIBED AREA IS SHOWN ON "EXHIBIT B" ATTACHED HERE TO AND MADE A PART THERE OF.

CONTAINING 0.90 +/- ACRES

BEING A PORTION OF ASSESSOR'S PARCEL NUMBER 015-060-051.

END OF DESCRIPTION



Robert J. Lawless, P.L.S. 8928



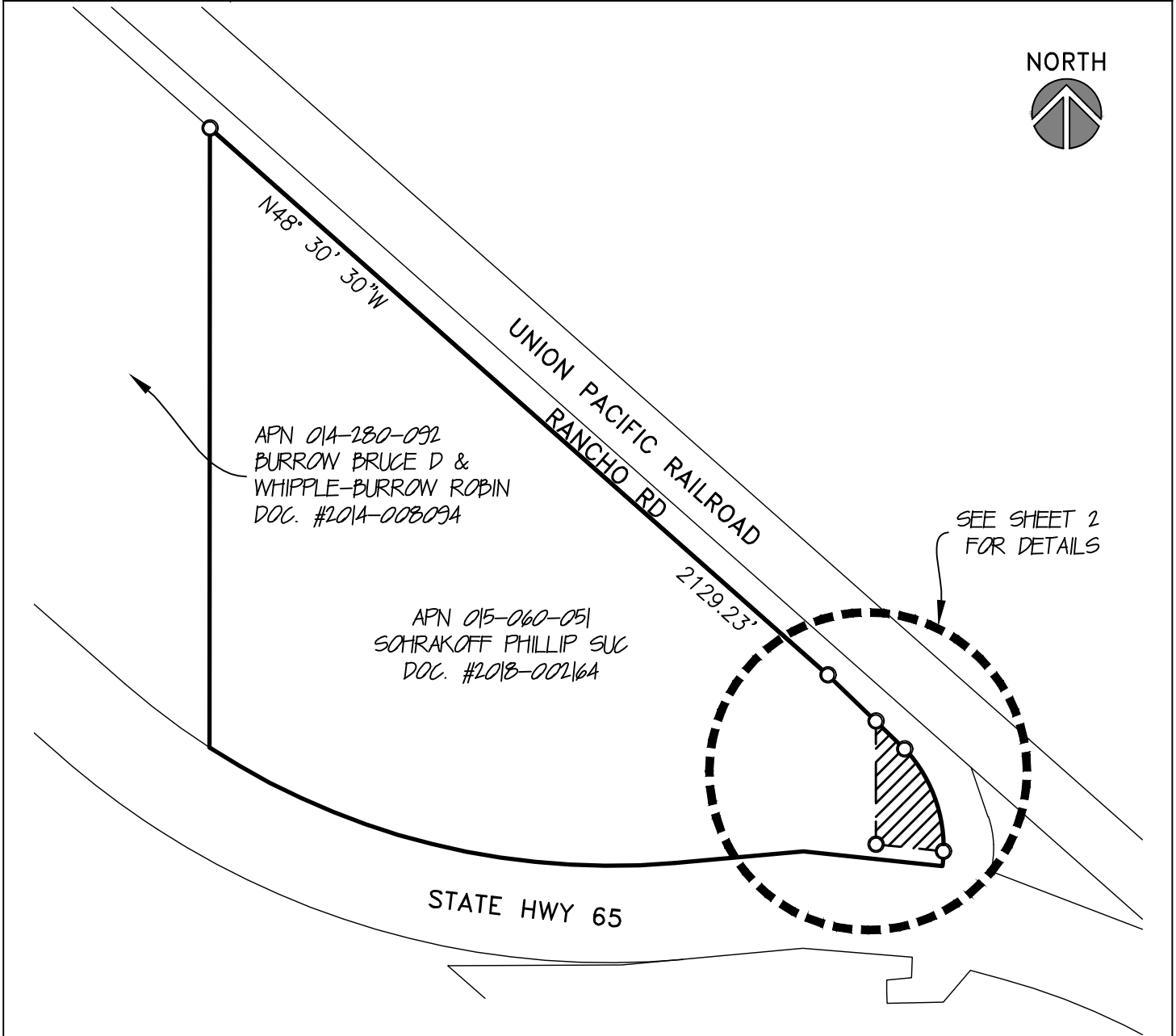
April 10, 2025

Dated:

DUNDAS GEOMATICS
GEOMATIC ENGINEERS
 Grass Valley Office
 159 South Auburn Street
 Grass Valley, Ca. 95945

EXHIBIT B
GRANT FEE AREA
 BEING A PORTION OF SECTION 24 T.14 N., R.4 E.,
 IN THE UNINCORPORATED TERRITORY OF YUBA COUNTY,
 STATE OF CALIFORNIA

SCALE: 1"=400'
 DATE: 03/03/25
 SHEET: 1
 OF
 2



LEGEND

- DIMENSION POINT
- P.O.B. POINT OF BEGINNING
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- ——— EXISTING EASEMENT LINE
- ——— PROPOSED EASEMENT LINE
- ▨▨▨▨▨ PROPOSED EASEMENT AREA

BASIS OF BEARING:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM ZONE II, NAD 83, EPOCH 2010.00 AS DETERMINED BY STATIC GPS OBSERVATIONS AND DERIVED FROM GEODETIC VALUES PUBLISHED BY THE NATIONAL GEODETIC SURVEY (NGS).

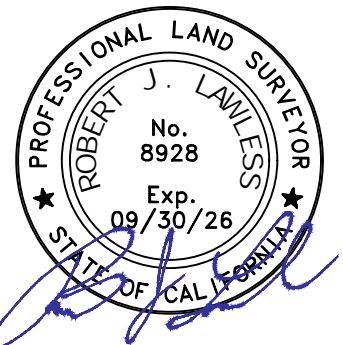


EXHIBIT A
LEGAL DESCRIPTION
FOR
TEMPORARY CONSTRUCTION EASEMENT
OVER A PORTION OF THE LANDS OF SOHRAKOFF,
COUNTY OF YUBA, CALIFORNIA

ALL THAT PORTION OF LANDS OF PHILLIP SOHRAKOFF, AS DESCRIBED IN DOCUMENT NUMBER 2018-002164, FILED FOR RECORD IN YUBA COUNTY RECORDS, BEING A PORTION OF LOTS 70 - 75, AS SHOWN ON THE MAP ENTITLED "YUBA IRRIGATED FARMS COMPANY SUBDIVISION NUMBER ONE", IN BOOK 1 OF MAPS, AT PAGE 38, FILED FOR RECORD IN YUBA COUNTY RECORDS, ALSO BEING A PORTION OF SECTION 24, TOWNSHIP 14 NORTH, RANGE 4 EAST, MOUNT DIABLO MERIDIAN, IN THE UNINCORPORATED TERRITORY OF YUBA COUNTY, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWEST RIGHT-OF-WAY LINE OF RANCHO ROAD, FROM WHICH POINT THE NORTHERNMOST CORNER OF LOT 70, OF SAID "YUBA IRRIGATED FARMS COMPANY SUBDIVISION NUMBER ONE" BEARS NORTH 48° 30' 30" WEST A DISTANCE OF 2082.54 FEET, THENCE FROM SAID **POINT OF BEGINNING**, CONTINUING ALONG THE SOUTHWEST RIGHT-OF-WAY LINE OF RANCHO ROAD THE FOLLOWING TWO (2) COURSES: (1) SOUTH 48° 30' 30" EAST A DISTANCE OF 46.69 FEET; (2) SOUTH 46° 00' 19" EAST A DISTANCE OF 171.85 FEET; THENCE, LEAVING SAID RIGHT-OF-WAY LINE, SOUTH 00° 07' 57" EAST A DISTANCE OF 317.43 FEET; THENCE NORTH 84° 00' 30" WEST A DISTANCE OF 160.21 FEET; THENCE NORTH 00° 00' 00" EAST A DISTANCE OF 451.00 FEET, MORE OR LESS, TO THE **POINT OF BEGINNING**.

THE HEREIN DESCRIBED AREA IS SHOWN ON "EXHIBIT B" ATTACHED HERE TO AND MADE A PART THERE OF.

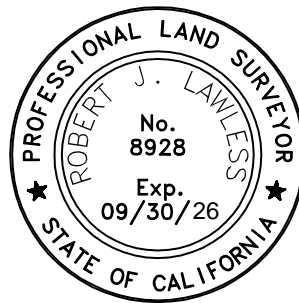
CONTAINING 1.41 +/- ACRES

BEING A PORTION OF ASSESSOR'S PARCEL NUMBER 015-060-051.

END OF DESCRIPTION



Robert J. Lawless, P.L.S. 8928



April 10, 2025

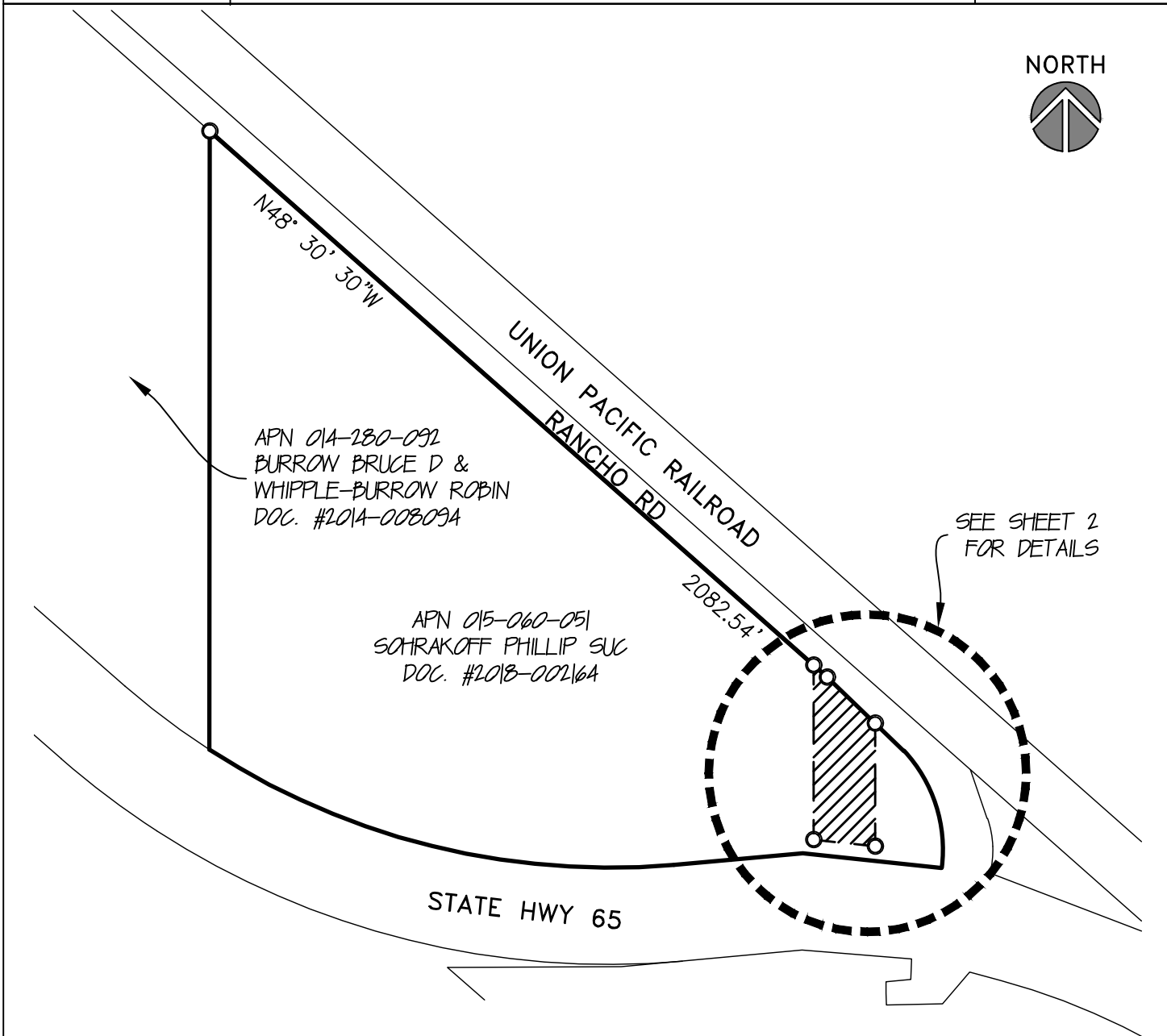
Dated:

Exhibit 2.B Sohrakoff Temporary Construction Easement Plat

DUNDAS GEOMATICS
GEOMATIC ENGINEERS
 Grass Valley Office
 159 South Auburn Street
 Grass Valley, Ca. 95945

EXHIBIT B
TEMPORARY CONSTRUCTION EASEMENT
 BEING A PORTION OF SECTION 24 T.14 N., R.4 E.,
 IN THE UNINCORPORATED TERRITORY OF YUBA COUNTY,
 STATE OF CALIFORNIA

SCALE: 1"=400'
 DATE: 03/03/25
 SHEET: 1
 OF
 2



LEGEND

- DIMENSION POINT
- P.O.B. POINT OF BEGINNING
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- ——— EXISTING EASEMENT LINE
- ——— PROPOSED EASEMENT LINE
- ▨▨▨▨▨ PROPOSED EASEMENT AREA

BASIS OF BEARING:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM ZONE II, NAD 83, EPOCH 2010.00 AS DETERMINED BY STATIC GPS OBSERVATIONS AND DERIVED FROM GEODETIC VALUES PUBLISHED BY THE NATIONAL GEODETIC SURVEY (NGS).

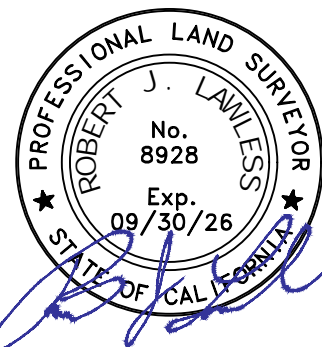
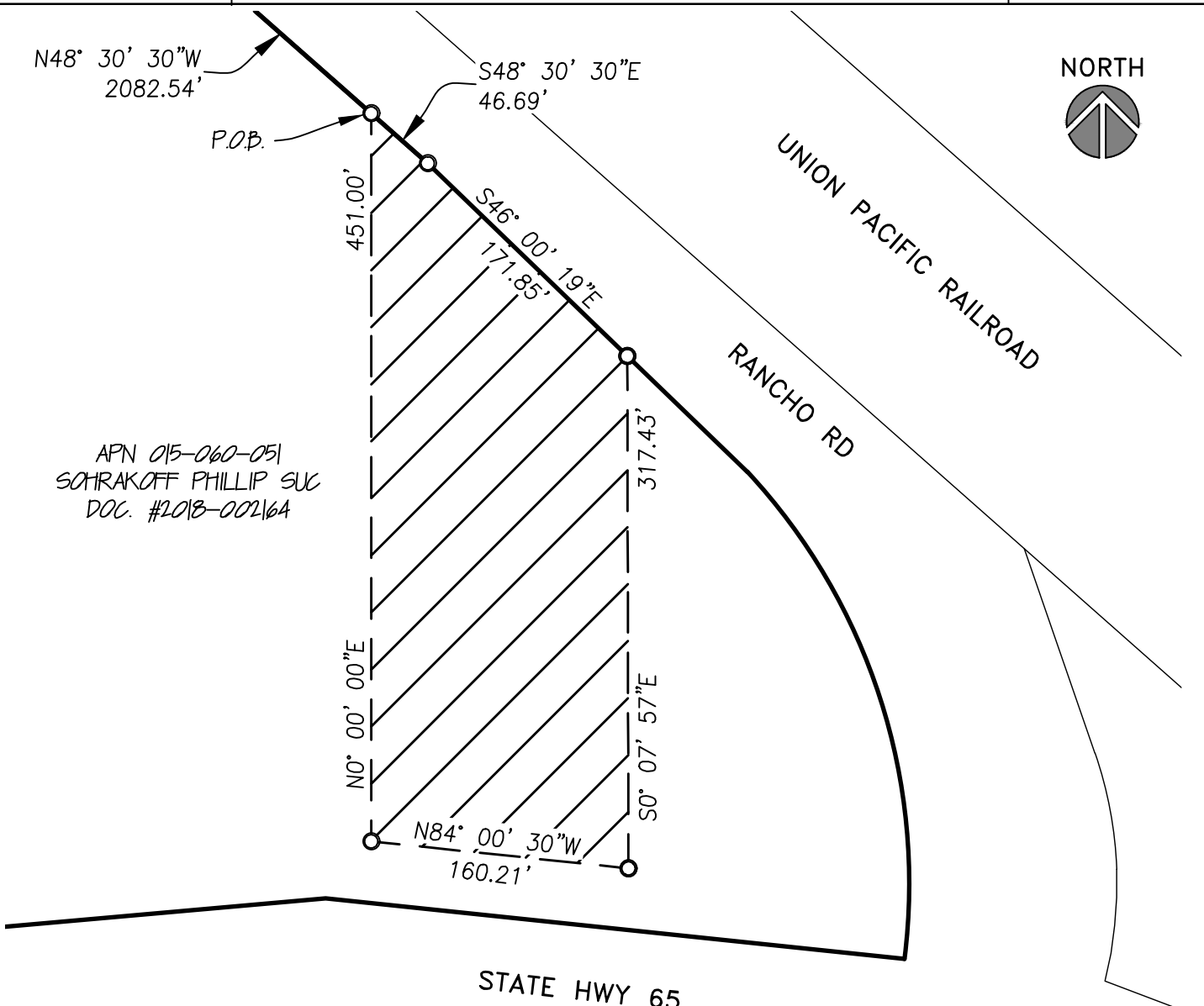


EXHIBIT B
TEMPORARY CONSTRUCTION EASEMENT
 BEING A PORTION OF SECTION 24 T.14 N., R.4 E.,
 IN THE UNINCORPORATED TERRITORY OF YUBA COUNTY,
 STATE OF CALIFORNIA

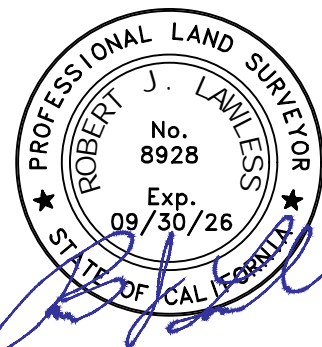


LEGEND

- DIMENSION POINT
- P.O.B. POINT OF BEGINNING
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- ▨▨▨▨▨ PROPOSED EASEMENT AREA

BASIS OF BEARING:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM ZONE II, NAD 83, EPOCH 2010.00 AS DETERMINED BY STATIC GPS OBSERVATIONS AND DERIVED FROM GEODETIC VALUES PUBLISHED BY THE NATIONAL GEODETIC SURVEY (NGS).



Attachment 15 - WGKS Eureka Land LLC

Exhibit 1.A WGKS Eureka Land LLC Access Easement Legal Description

Exhibit 1.B WGKS Eureka Land LLC Access Easement Plat

EXHIBIT A
LEGAL DESCRIPTION
FOR
ACCESS EASEMENT
OVER A PORTION OF THE LANDS OF WGKS EUREKA LAND LLC
COUNTY OF YUBA, CALIFORNIA

ALL THAT PORTION OF PARCEL 2, AS SHOWN IN PARCEL MAP 80-24, IN BOOK 34 OF MAPS, AT PAGE 13, FILED FOR RECORD IN YUBA COUNTY RECORDS, BEING A PORTION OF SECTION 19, TOWNSHIP 14 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN, IN THE UNINCORPORATED TERRITORY OF YUBA COUNTY, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID PARCEL 2 FROM WHICH THE SOUTH CORNER OF SAID PARCEL 2, BEARS SOUTH 00° 24' 33" EAST A DISTANCE OF 251.96 FEET; THENCE FROM THE **POINT OF BEGINNING**, NORTH 00° 24' 33" WEST A DISTANCE OF 35.45 FEET ALONG THE WESTERLY LINE OF SAID PARCEL 2; THENCE LEAVING SAID WESTERLY LINE OF PARCEL 2, NORTH 57° 47' 30" EAST A DISTANCE OF 34.49 FEET; THENCE SOUTH 07° 38' 15" EAST A DISTANCE OF 94.10 FEET; THENCE SOUTH 05° 52' 12" EAST A DISTANCE OF 140.38 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF SAID PARCEL 2 AND THE NORTHERLY LINE OF THE LANDS OF SOUTHERN PACIFIC COMPANY; THENCE ALONG SAID SOUTHERLY LINE OF PARCEL 2 AND THE NORTHERLY LINE OF THE LANDS OF SOUTHERN PACIFIC COMPANY, SOUTH 36° 32' 14" WEST A DISTANCE OF 52.64 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 85.00 FEET AND A CHORD BEARING NORTH 04° 29' 33" EAST A DISTANCE OF 30.58 FEET; THENCE LEAVING SAID SOUTHERLY LINE OF PARCEL 2 AND THE NORTHERLY LINE OF THE LANDS OF SOUTHERN PACIFIC COMPANY AND CONTINUING ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20° 43' 28" AND AN ARC LENGTH OF 30.75 FEET; THENCE NORTH 05° 52' 12" WEST A DISTANCE OF 149.17 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 135.00 FEET; THENCE CONTINUING ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18° 46' 59" AND AN ARC LENGTH OF 44.26 FEET, MORE OR LESS, TO THE **POINT OF BEGINNING**.

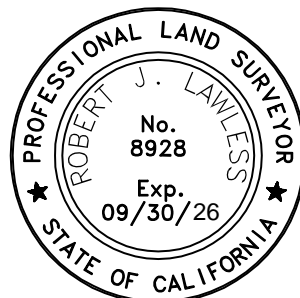
THE HEREIN DESCRIBED AREA IS SHOWN ON "EXHIBIT B" ATTACHED HERE TO AND MADE A PART THERE OF.

CONTAINING 0.17 +/- ACRES

BEING A PORTION OF ASSESSOR'S PARCEL NUMBER 015-070-079.

END OF DESCRIPTION

Robert J. Lawless, P.L.S. 8928

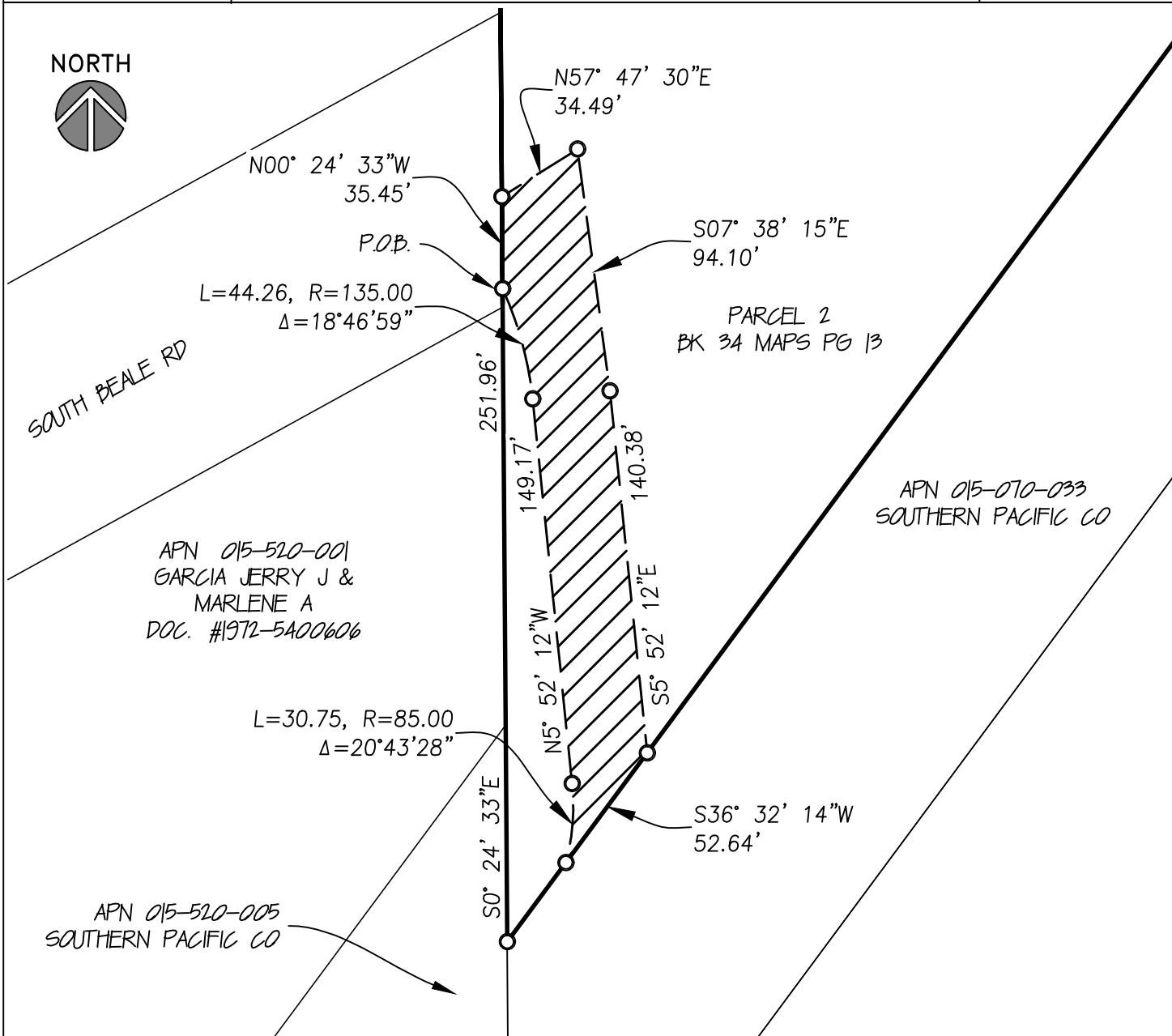


Dated:

DUNDAS GEOMATICS
GEOMATIC ENGINEERS
 Grass Valley Office
 159 South Auburn Street
 Grass Valley, Ca. 95945

EXHIBIT B
ACCESS EASEMENT
 BEING A PORTION OF SEC. 19, T.14N., R.5E.,
 M.D.B.&M., IN THE UNINCORPORATED TERRITORY OF
 YUBA COUNTY, STATE OF CALIFORNIA

SCALE: 1' = 60'
 DATE: 03/06/25
 SHEET: 1
 OF
 1



LEGEND

- DIMENSION POINT
- P.O.B. POINT OF BEGINNING
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- - - PROPOSED EASEMENT LINE
- ▨ PROPOSED EASEMENT AREA

BASIS OF BEARING:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM ZONE II, NAD 83, EPOCH 2010.00 AS DETERMINED BY STATIC GPS OBSERVATIONS AND DERIVED FROM GEODETIC VALUES PUBLISHED BY THE NATIONAL GEODETIC SURVEY (NGS).



Attachment 16 - Bishop

Exhibit 1.A Bishop Access Easement Legal Description

Exhibit 1.B Bishop Access Easement Plat

EXHIBIT A
LEGAL DESCRIPTION
FOR
ACCESS EASEMENT
OVER A PORTION OF THE LANDS OF BISHOP
COUNTY OF YUBA, CALIFORNIA

ALL THAT PORTION OF PARCEL 2, AS SHOWN IN BOOK 22 OF MAPS, AT PAGE 8, FILED FOR RECORD IN YUBA COUNTY RECORDS, BEING A PORTION OF SECTION 19, T. 14 N., R. 5 E., M.D.B.&M., IN THE UNINCORPORATED TERRITORY OF YUBA COUNTY, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE SOUTHERN PACIFIC RAILROAD AND THE NORTHWEST LINE OF SAID PARCEL 2 FROM WHICH THE NORTH CORNER OF SAID PARCEL 2, BEARS NORTH 36° 32' 33" EAST A DISTANCE OF 18.77 FEET; THENCE FROM THE **POINT OF BEGINNING**, LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE SOUTH 03° 53' 58" EAST A DISTANCE OF 56.03 FEET; THENCE SOUTH 00° 21' 15" EAST A DISTANCE OF 128.25 FEET; THENCE SOUTH 67° 23' 40" WEST A DISTANCE OF 49.06 FEET MORE OR LESS TO THE WEST LINE OF SAID PARCEL 2; THENCE ALONG SAID WEST LINE, NORTH 00° 24' 33" WEST A DISTANCE OF 72.73 FEET; THENCE LEAVING SAID WEST LINE, NORTH 33° 31' 13" EAST A DISTANCE OF 27.76 FEET; THENCE NORTH 00° 21' 15" WEST A DISTANCE OF 50.11 FEET; THENCE NORTH 03° 53' 58" WEST A DISTANCE OF 19.90 FEET, MORE OR LESS, TO THE NORTHWEST LINE OF SAID PARCEL 2, AND SAID SOUTHEASTERLY RIGHT-OF-WAY LINE; THENCE ALONG SAID NORTHWEST LINE AND SAID RIGHT-OF-WAY LINE NORTH 36° 32' 33" EAST A DISTANCE OF 46.25 FEET, MORE OR LESS, TO THE **POINT OF BEGINNING**.

THE HEREIN DESCRIBED AREA IS SHOWN ON "EXHIBIT B" ATTACHED HERE TO AND MADE A PART THERE OF.

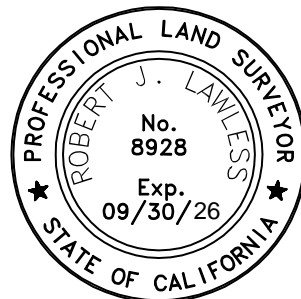
CONTAINING 0.15 +/- ACRES

BEING A PORTION OF ASSESSOR'S PARCEL NUMBER 015-520-008.

END OF DESCRIPTION



Robert J. Lawless, P.L.S. 8928



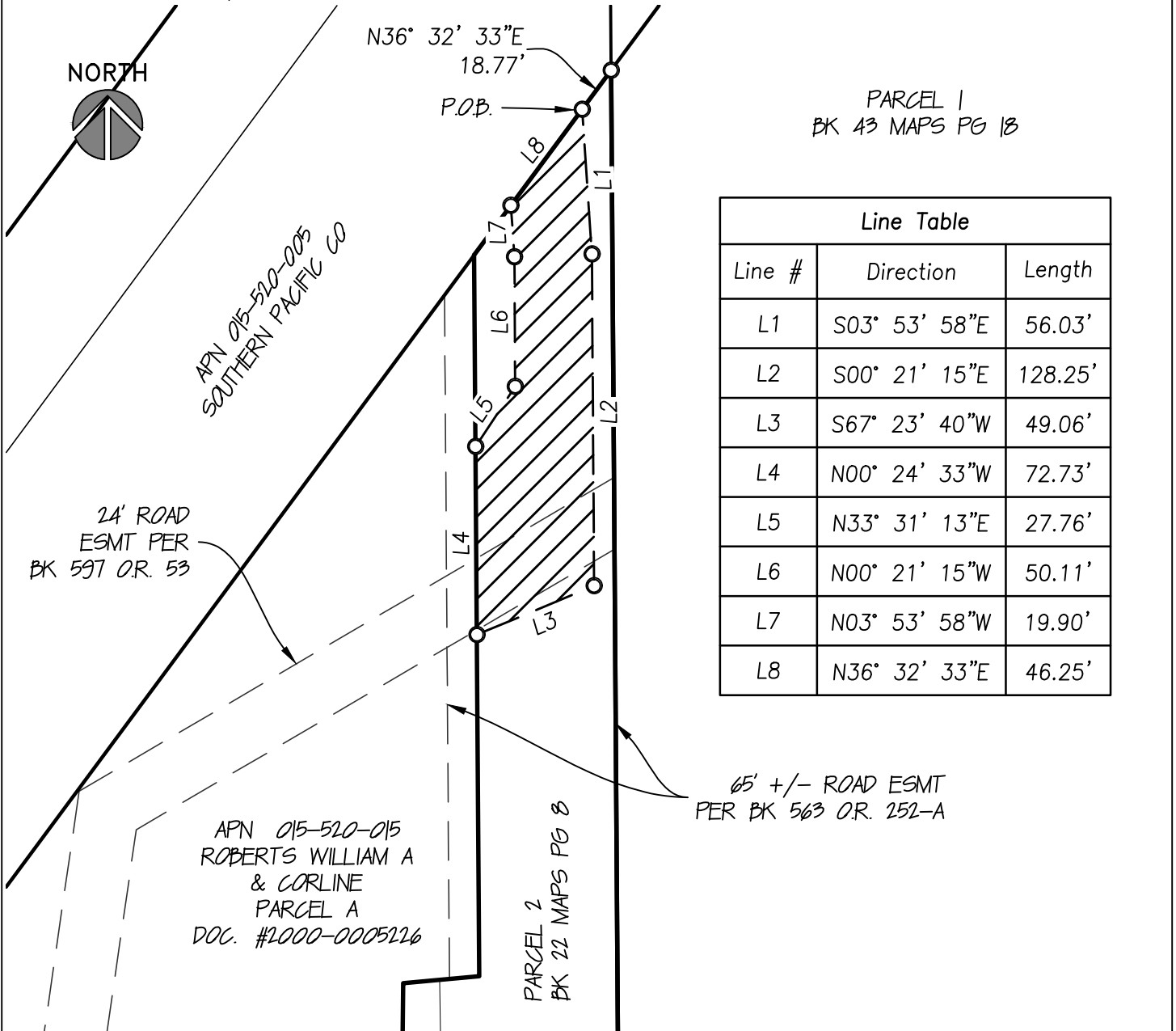
April 10, 2025

Dated:

DUNDAS GEOMATICS
GEOMATIC ENGINEERS
 Grass Valley Office
 159 South Auburn Street
 Grass Valley, Ca. 95945

EXHIBIT B
ACCESS EASEMENT
 BEING A PORTION OF SECTION 19 T. 14 N., R. 5 E.,
 M.D.B.&M. IN THE UNINCORPORATED TERRITORY OF
 YUBA COUNTY, STATE OF CALIFORNIA

SCALE: 1"=60'
 DATE: 03/05/25
 SHEET: 1
 OF
 1



Line Table		
Line #	Direction	Length
L1	S03° 53' 58"E	56.03'
L2	S00° 21' 15"E	128.25'
L3	S67° 23' 40"W	49.06'
L4	N00° 24' 33"W	72.73'
L5	N33° 31' 13"E	27.76'
L6	N00° 21' 15"W	50.11'
L7	N03° 53' 58"W	19.90'
L8	N36° 32' 33"E	46.25'

LEGEND

- DIMENSION POINT
- P.O.B. POINT OF BEGINNING
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- - - EXISTING EASEMENT LINE
- - - PROPOSED EASEMENT LINE
- ▨ PROPOSED EASEMENT AREA

BASIS OF BEARING:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM ZONE II, NAD 83, EPOCH 2010.00 AS DETERMINED BY STATIC GPS OBSERVATIONS AND DERIVED FROM GEODETIC VALUES PUBLISHED BY THE NATIONAL GEODETIC SURVEY (NGS).



Attachment 17 - Sutton

Exhibit 1. Sutton Anchor Easement Legal Description

Exhibit 1.A Sutton Anchor Easement Plat

Exhibit 1. Sutton Anchor Easement Legal Description

ANCHOR/STUB POLE EASEMENT W/LANDS (REV. 01/2025)

RECORDING REQUESTED BY AND RETURN TO:

PACIFIC GAS AND ELECTRIC COMPANY
300 Lakeside Drive, Suite 210
Oakland, CA 94612
Attn: Land Rights Library

Location: City/Uninc _____

Recording Fee \$ _____

Document Transfer Tax \$ _____

- This is a conveyance where the consideration and Value is less than \$100.00 (R&T 11911).
- Computed on Full Value of Property Conveyed, or
- Computed on Full Value Less Liens & Encumbrances Remaining at Time of Sale
- Exempt from the fee per GC 27388.1 (a) (2); This document is subject to Documentary Transfer Tax

Signature of declarant or agent determining tax

(SPACE ABOVE FOR RECORDER'S USE ONLY)

LD# 2113-05-10027

EASEMENT DEED

2025038 (74049384) 02 25 1
Smartville-Nicolaus #1 #2 60 kV Pole Relocation

SARAH SUTTON

(“Grantor”), in consideration of value paid by PACIFIC GAS AND ELECTRIC COMPANY, a California corporation (“Grantee”), the receipt of which is acknowledged, grants to Grantee right to excavate for, construct, reconstruct, replace (of initial or any other size), remove, maintain, inspect, and use anchors, guy wires and cables, and other fixtures and appurtenances, as Grantee deems necessary for supporting Grantee’s pole line facilities, together with a right-of-way, within the easement area described below, lying within Grantor's lands situated in the City of Wheatland, State of California, and described as follows:

(APN 015-490-011)

The parcel of land described in the deed from G. Karen Sutton and James D. Sutton, Jr. to Sarah Sutton dated April 22, 2011 and recorded as Document No. 2011R-004802, Yuba County Records.

The easement area is described as follows:

A strip of land of the uniform width of 5 feet extending southerly from the southwesterly boundary line of the strip of land described in the document entitled “Resolution Authorizing Abandonment of County Road, Old Sacramento Road No. 329” dated April 17, 1967 and recorded in Book 450 of Official Records at page 22, Yuba County Records, and lying 2.5 feet on each side of the line described as follows:

Commencing at the found 1/2 inch rebar and cap stamped "LS 3649" marking the southwesterly terminus of a course shown as N 24°37'33" E, 308.05 feet as shown upon the map filed for record December 12, 2007 in Book 88 of Maps at page 27, Yuba County Records; thence running

(a) south 14°21'26" east 216.61 feet
to a point in said southwesterly boundary line, said point being the TRUE POINT OF BEGINNING of said line; thence leaving said southwesterly boundary line

(1) south 15°46'41" west 10.27 feet
to a point within the boundary lines of said lands.

As shown upon EXHIBIT "A" attached hereto and made part hereof.

Containing 52 square feet of land, more or less.

The forgoing description is based on a survey made by Pacific Gas and Electric Company in December 2024. The basis of bearings used is based on a course in the northwesterly boundary line as shown upon the map filed for record December 12, 2007 in Book 88 of Maps at page 27, Yuba County Records, which course according to said map, has a bearing of north 24°37'33" east and a distance of 308.05 feet.

APPROVED AS TO DESCRIPTION

Dang Tran
Dang Tran, PLS 9528



Grantor further grants to Grantee:

(a) the right of ingress to and egress from the easement area over and across the lands by means of roads and lanes thereon, if such there be, otherwise by such route or routes as shall occasion the least practicable damage and inconvenience to Grantor, provided, that such right of ingress and egress shall not extend to any portion of the lands which is isolated from the easement area by any public road or highway, now crossing or hereafter crossing the lands;

(b) the right, from time to time, to trim or to cut down, without Grantee paying compensation, any and all trees and brush now or hereafter within the easement area, and shall have the further right, from time to time, to trim and cut down trees and brush along each side of the easement area which now or hereafter in the opinion of Grantee may interfere with or be a hazard to the facilities installed hereunder, or as Grantee deems necessary to comply with applicable state or federal regulations; and

(c) the right to use such portion of the lands contiguous to the easement area as may be reasonably necessary in connection with the excavation, construction, reconstruction, replacement, removal, maintenance and inspection of the facilities.

Grantor hereby covenants and agrees not to place or construct, nor allow a third party to place or construct, any building or other structure, or store flammable substances, or drill or operate any well, or other obstructions within the easement area, or diminish or substantially add to the ground level within the easement area, or construct any fences that will interfere with the maintenance and operation of said facilities.

This document may be executed in multiple counterparts, each of which shall be deemed an original, but all of which, together, shall constitute one and the same instrument.

The provisions hereof shall inure to the benefit of and bind the successors and assigns of the respective parties hereto, and all covenants shall apply to and run with the land.

Dated _____, 20_____.

Sarah Sutton

Attach to LD: 2113-05-10027
Area, Region or Location: 6, North Valley
Land Service Office: Sacramento
Line of Business: Electric Transmission (42)
Business Doc Type: Easements
MTRSQ: (21.13.05.04.13) Johnson Rancho
FERC License Number: N/A
PG&E Drawing Number: SL-1907
Plat No.: Electric: R2722; Gas: 2217J4
LD of Affected Documents: N/A
LD of Cross Referenced Documents: 2113-05-0428
Type of interest: Electric Pole Line Easements (3)
SBE Parcel: N/A
% Being Quitclaimed: N/A
Order or PM: 74049384
JCN: N/A
County: Yuba
Utility Notice Number: N/A
851 Approval Application No: N/A ;Decision: N/A
Prepared By: AAHE
Checked By: CXOQ
Approved By:
Revised by:

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of _____)

On _____, before me, _____ Notary Public,
Insert name
personally appeared _____

who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Notary Public

(Seal)

CAPACITY CLAIMED BY SIGNER

- Individual(s) signing for oneself/themselves
- Corporate Officer(s) of the above named corporation(s)
- Trustee(s) of the above named Trust(s)
- Partner(s) of the above named Partnership(s)
- Attorney(s)-in-Fact of the above named Principal(s)
- Other _____

1 -

2 -

EXISTING PG&E EASEMENT
CENTERLINE 5' WIDE ANCHOR EASEMENT

LINE
L1 S15°46'41"W 10.27'

T.P.O.B TRUE POINT OF BEGINNING
POINT OF COMMENCEMENT

2

THE LINES AND COURSES SHOWN HEREON ARE
BASED ON THE MAP FILED IN BOOK 88 OF MAPS
AT PAGE 27, YUBA COUNTY RECORDS

(N24°37'33"E 308.05' R1)

LEWIS INVESTMENT
COMPANY, LLC
APN: 015-490-024

North

1 **P.O.C**

~

DETAIL A (N.T.S.)

216.61'

T.P.O.B

L1

T.P.O.B
SEE
DETAIL A

SARAH SUTTON
APN: 015-490-011

~

LD 2113-05-10027

BY MTST
DR AAHE
CH CXOQ
O.K.

EXHIBIT "A"
LANDS OF SARAH SUTTON
ANCHOR EASEMENT
WHEATLAND, YUBA COUNTY, CALIFORNIA
PACIFIC GAS AND ELECTRIC COMPANY
Oakland California

**LAND
ENGINEERING**

AREA
COUNTY
SCALE
SHEET NO. 1
DRAWING NUMBER
SL-1907

74049384

CHANGE
0