

NOTICE OF EXEMPTION

TO: County of Sacramento, County Clerk
600 Eighth Street, Room 101
Sacramento, CA 95814

FROM: Twin Rivers Unified School District
5115 Dudley Boulevard
McClellan Park, CA 95652

PROJECT TITLE: Purchase of a portion of the land commonly known as Ridgepoint Park, referred to as Assessor's Parcel No. 219-0042-028

PROJECT LOCATIONS: Assessor's Parcel Number Parcel No. 219-0042-028

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:

The Project consists of the District purchasing real property from the North Highlands Recreation and Park District, an independent special district, organized and operating under the laws of the State of California, in accordance with the terms of a Purchase and Sale Agreement.

NAME OF PUBLIC AGENCY APPROVING PROJECT: Twin Rivers Unified School District

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Twin Rivers Unified School District

EXEMPT STATUS: The District has determined that the Project is exempt from CEQA pursuant to Title 14 of Cal. Code Regs. §§ 15312 and 15061(b)(3).

REASON PROJECT IS EXEMPT:

The Class 12 exemption (Cal. Code Regs., tit. 14, § 15312) applies to the sale of surplus government property, except for parcels of land located in an area of statewide, regional, or areawide concern. Here, the real property is owned by the North Highlands Recreation and Park District and is thus government property. Further, it is surplus to the North Highlands Recreation and Park District's needs. Finally, the real property is not located in an area of statewide, regional, or areawide concern. Therefore, the Class 12 exemption is applicable.

Additionally, the catch-all common sense exemption (Cal. Code Regs., tit. 14, § 15061(b)(3)) applies where it can be seen with certainty that a Project will not have a significant effect on the environment. Here, the proposed real property is being purchased by the District from the North Highlands Recreation and Park District. This purchase involves only the transfer of title. The transfer of title will not change the nature or intensity of the current use of the Property. Therefore, it can be said with certainty that the Project will not have a significant effect on the environment.



State of California - Department of Fish and Wildlife
2025 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

Print

Save

Save

RECEIPT NUMBER:
 34 — 06/27/2025 — 263
 STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY TWIN RIVERS UNIFIED SCHOOL DISTRICT	LEAD AGENCY EMAIL	DATE 06/27/2025
COUNTY/STATE AGENCY OF FILING Sacramento	DOCUMENT NUMBER 2025-0293	

PROJECT TITLE

PURCHASE OF A PORTION OF THE LAND COMMONLY KNOWN AS RIDGEPOINT PARK, REFERRED TO AS ASSESSEE'S PARCEL NO. 219-0042-028

PROJECT APPLICANT NAME TWIN RIVERS UNIFIED SCHOOL DISTRICT	PROJECT APPLICANT EMAIL	PHONE NUMBER (916) 566-1600
PROJECT APPLICANT ADDRESS 5115 DUDLEY BOULEVARD	CITY STATE MCCLELLAN PARK CA	ZIP CODE 95652

PROJECT APPLICANT (Check appropriate box)

- Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

- | | | | |
|---|------------|----|-------|
| <input type="checkbox"/> Environmental Impact Report (EIR) | \$4,123.50 | \$ | 0.00 |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$2,968.75 | \$ | 0.00 |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,401.75 | \$ | 0.00 |
|
 | | | |
| <input checked="" type="checkbox"/> Exempt from fee | | | |
| <input checked="" type="checkbox"/> Notice of Exemption (attach) | | | |
| <input type="checkbox"/> CDFW No Effect Determination (attach) | | | |
| <input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy) | | | |
| <hr/> | | | |
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00 | \$ | 0.00 |
| <input checked="" type="checkbox"/> County documentary handling fee | | \$ | 50.00 |
| <input type="checkbox"/> Other | | \$ | |

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other
 TOTAL RECEIVED \$ 50.00

SIGNATURE X [Signature]	AGENCY OF FILING PRINTED NAME AND TITLE Sacramento County Clerk/Recorder-MONICA GALVAN-SIDHU-Deputy Clerk
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Thus, under Title 14 of the California Code of Regulations, sections 15312 and 15061(b)(3), the Project is exempt.

CONTACT PERSON:

Dr. Steve Martinez, Superintendent
Twin Rivers Unified School District
5115 Dudley Boulevard, McClellan Park, CA 95652
(916) 566-1600, ext. 31203

Signature:  _____ **Date:** 6/27/25

The Notice of Exemption has been filed by the public agency approving the Project.

DATE RECEIVED FOR FILING: _____



McClellan Park, California

RESOLUTION NO. 1514

**AUTHORIZING STAFF TO PROCEED WITH PROPERTY PURCHASE AND
LOT LINE ADJUSTMENT AND MAKING RELATED FINDINGS**

WHEREAS, pursuant to California Education Code section 17385, the governing board of a school district may acquire property through purchase, lease, or exchange;

WHEREAS, the North Highlands Recreation and Park District, an independent special district ("Park District"), is the owner of real property located in the County of Sacramento, State of California, commonly known as Ridgepoint Park and located at Assessor Parcel No. ("APN") 219-0042-028 (the "Park Property");

WHEREAS, the Twin Rivers Unified School District ("District") is the owner of real property adjacent to the Park Property, commonly known as Ridgepoint Elementary School located at APN 219-0042-030 (the "School Property");

WHEREAS, the Park District and the District discovered that the existing fence line previously believed to identify the boundary line separating the Park Property and the School Property is not the accurate boundary line, identifying a 1.279 acre area that is owned by the Park District where a portion of the District's Ridgepoint Elementary School is currently situated (the "Parcel Transfer Area");

WHEREAS, the Park District finds it beneficial to transfer the Parcel Transfer Area to the District and record a lot line adjustment to correct the existing encroachment on the Park District's Park Property (the "Lot Line Adjustment") subject to the terms of the Purchase and Sale Agreement and Joint Escrow Instructions for Lot Line Adjustment (the "Agreement") attached hereto as **Exhibit A**, presented at this meeting and considered by the Board of Trustees of the Twin Rivers Unified School District ("Board")

WHEREAS, the District now desires to buy the Parcel Transfer Area from the Park District at the total purchase price of Three Hundred and Seventy Thousand and 00/100 Dollars (\$370,000.00) payable through Escrow, and shall be responsible for the costs required to file the Lot Line Adjustment application, pursuant to the terms of the Agreement;

WHEREAS, the Board analyzed the purchase of the Parcel Transfer Area in accordance with the requirements of the California Environmental Quality Act as set forth in the California Public Resources Code section 21000, et seq., and the State CEQA Guidelines, and the Board has found that the purchase of the Parcel Transfer Area is categorically exempt from CEQA and will

therefore cause to be filed a Notice of Exemption with the Sacramento County Clerk-Recorder and the Office of Planning and Research; and

WHEREAS, it is in the best interests of the District to buy the Parcel Transfer Area.

NOW, THEREFORE, the Board of Trustees of the Twin Rivers Unified School District does hereby resolve, determine, and order as follows:

1. The foregoing recitals are hereby adopted as true and correct.
2. The Agreement between the District and the Park District is approved and ratified.
3. The District Superintendent, Chief Business Official, staff, and consultants are directed and authorized to take all steps necessary to buy the Parcel Transfer Area in accordance with the Agreement.
4. The District Superintendent, Chief Business Official, staff, and consultants are directed and authorized to take all steps necessary to effectuate the Lot Line Adjustment;
5. The District Superintendent, or designee thereof, is authorized and directed to execute the Agreement, any amendments, and accompanying documents, and to take all further action necessary to effectuate the intent of this Resolution.
6. The District's real estate legal counsel, Fagen Friedman & Fulfroost, LLP, is authorized and directed to prepare, review, and approve all appropriate documents, opinions, and instructions as necessary to carry out the terms and provisions of the Agreement approved by this authorizing Resolution.
7. The purchase of the Parcel Transfer Area falls within the exemptions set forth in Code of Regulations, Title 14, section 15312, because it is the sale of government owned property and is not barred by any of the exceptions set forth in Code of Regulations, Title 14, section 15300.2.
8. The purchase of the Parcel Transfer Area falls within the exemption set forth in Code of Regulations, Title 14, section 15061(b)(3) because the purchase involves merely the transfer of title, which will not change the nature or intensity of the current use of the Parcel Transfer Area and therefore it can be said with certainty that the purchase will not have a significant effect on the environment.
9. The purchase of the Parcel Transfer Area will not result in damage to scenic resources pursuant to Public Resources Code section 21084.
10. The District's Superintendent or designee thereof is directed to cause the filing of the Notice of Exemption from CEQA, attached hereto as **Exhibit B**, with the County Clerk.

PASSED and ADOPTED by the Board of Trustees of the Twin Rivers Unified School District on the 17th day of June 2025 by the following vote.

AYES: 7
NOES: 0
ABSTAIN: 0
ABSENT: 0

ATTEST:



Basim Elkarra, President
Twin Rivers Board of Trustees



Christine Jefferson, Clerk
Twin Rivers Board of Trustees

EXHIBIT A

CURRENT LEGAL DESCRIPTION OF LOT 1 – EXISTING PARK PROPERTY

LOT LINE ADJUSTMENT
PLNP 2025- _____
CURRENT DESCRIPTION LOT 1

ALL THAT CERTAIN REAL PROPERTY LOCATED IN THE UNINCORPORATED AREA OF THE COUNTY OF SACRAMENTO, STATE OF CALIFORNIA; BEING A PORTION OF PARCEL 'C' OF THAT CERTAIN PARCEL MAP, FILED FOR RECORD IN BOOK 54 OF PARCEL MAPS, PAGE 17, SACRAMENTO COUNTY RECORDS; DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH BEARS THE FOLLOWING SEVEN COURSES FROM THE INTERSECTION OF THE CENTERLINES OF SPRIG DRIVE AND ELKHORN BOULEVARD AS SAID INTERSECTION IS SHOWN ON THE PLAT OF PEPPERWOOD UNIT NO. 1, FILED IN BOOK 155 OF MAPS, PAGE 12, COUNTY OF SACRAMENTO RECORDS: (1) N 88°15'04" E 228.40 FT.; (2) ON THE ARC OF A TANGENT 2,000.00 FT. RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 09°05'30", FOR AN ARC LENGTH OF 317.36 FT.; (3) N 07°20'34" E 250.00 FT.; (4) ON THE ARC OF A 1,000.00 FT. RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 24°03'35", FOR AN ARC LENGTH OF 419.92 FT.; (5) N 16°43'01" W 351.85 FT.; (6) ON THE ARC OF A 1,000.00 FT. RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 10°46'52", FOR AN ARC LENGTH OF 188.17 FT.; AND (7) N 27°29'53" W 659.85 FT. TO THE POINT OF BEGINNING; THENCE LEAVING SAID POINT OF BEGINNING ON THE FOLLOWING THIRTEEN COURSES: (1) S 62°30'07" W 158.08 FT.; (2) ON THE ARC OF A TANGENT 800.00 FT. RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 13°04'21", FOR AN ARC LENGTH OF 182.53 FT.; (3) N 14°25'32" W 213.01 FT.; (4) N 47°15'45" W 26.82 FT.; (5) N 41°13'24" W 28.77 FT.; (6) N 05°23'17" W 549.14 FT.; (7) N 88°55'31" E 347.52 FT.; (8) S 01°04'29" E 215.92 FT.; (9) S 33°59'28" E 233.45 FT.; (10) S 66°32'18" E 212.91 FT.; (11) S 37°32'10" E 30.00 FT.; (12) ON THE ARC OF A NON-TANGENT 1,000.00 FT. RADIUS CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS N 37°32'10" W, THROUGH A CENTRAL ANGLE OF 10°02'17", FOR AN ARC LENGTH OF 175.20 FT.; AND (13) S 62°30'07" W 106.50 FT. TO THE POINT OF BEGINNING.

SUBJECT TO A ROAD RIGHT-OF-WAY AS GRANTED TO THE COUNTY OF SACRAMENTO BY THAT CERTAIN DEED FILED FOR RECORD IN BOOK 840507, OFFICIAL RECORDS, PAGE 720, COUNTY OF SACRAMENTO RECORDS.

CONTAINING 6.00 +/- ACRES (NET), MORE OR LESS.

EXHIBIT B

CURRENT LEGAL DESCRIPTION OF LOT B – EXISTING SCHOOL PROPERTY

LOT LINE ADJUSTMENT
PLNP 2025-_____
CURRENT DESCRIPTION LOT 2

ALL THAT CERTAIN REAL PROPERTY LOCATED IN THE UNINCORPORATED AREA OF THE COUNTY OF SACRAMENTO, STATE OF CALIFORNIA; BEING A PORTION OF PARCEL 'C', AS SHOWN ON THE PARCEL MAP ENTITLED: "BEING A PORTION OF SECTION "J" AND "49" OF RANCHO DEL PASO, AS SHOWN ON RECORD OF SURVEY 18 R/S 17", FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY, CALIFORNIA, ON DECEMBER 20, 1979, IN BOOK 54 OF PARCEL MAPS, MAP NO. 17, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH BEARS THE FOLLOWING TWO COURSES FROM THE WEST TERMINUS OF THE CENTER LINE OF MONUMENT DRIVE AS SAID TERMINUS IS SHOWN ON THE PLAT OF "RIDGEPOINT UNIT 1", FILED FOR RECORD IN BOOK 143 OF MAPS, MAP NO. 5, COUNTY OF SACRAMENTO RECORDS: (1) ON THE ARC OF A 1,550.00 FEET RADIUS CURVE TO THE LEFT, THE CENTER OF WHICH BEARS SOUTH 06°31'50" WEST THROUGH A CENTRAL ANGLE OF 00°41'04", FOR AN ARC LENGTH OF 0.48 FEET TO A POINT OF REVERSE CURVATURE; (2) ON THE ARC OF A 365.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 49°29'38", FOR AN ARC LENGTH OF 315.30 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID POINT OF BEGINNING ON THE FOLLOWING ELEVEN COURSES: (1) SOUTH 56°00'32" WEST 102.21 FEET; (2) ON THE ARC OF A 1,000.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 07°01'52", FOR AN ARC LENGTH OF 122.72 FEET TO A POINT OF REVERSE CURVATURE; (3) ON THE ARC OF A 1,000.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 03°29'10", FOR AN ARC LENGTH OF 60.84 FEET; (4) NORTH 37°32'10" WEST 30.00 FEET; (5) NORTH 66°32'18" WEST 212.91 FEET; (6) NORTH 33°59'28" WEST 233.45 FEET; (7) NORTH 01°04'29" WEST 215.92 FEET; (8) NORTH 88°55'31" EAST 39.84 FEET; (9) ON THE ARC OF A 375.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 32°54'59", FOR AN ARC LENGTH OF 215.44 FEET; (10) NORTH 56°00'32" EAST 47.03 FEET; AND (11) SOUTH 33°59'28" EAST 529.14 FEET TO THE POINT OF BEGINNING.

EXHIBIT C

PARCEL TRANSFER AREA

LOT LINE ADJUSTMENT
PLNP 2025-_____
PARCEL TRANSFER AREA

ALL THAT CERTAIN REAL PROPERTY LOCATED IN THE UNINCORPORATED AREA OF THE COUNTY OF SACRAMENTO, STATE OF CALIFORNIA; BEING A PORTION OF PARCEL 'C', AS SHOWN ON THE PARCEL MAP ENTITLED: "BEING A PORTION OF SECTION "J" AND "49" OF RANCHO DEL PASO, AS SHOWN ON RECORD OF SURVEY 18 R/S 17", FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY, CALIFORNIA, ON DECEMBER 20, 1979, IN BOOK 54 OF PARCEL MAPS, MAP NO. 17, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT WHICH BEARS THE FOLLOWING FIVE COURSES FROM THE WEST TERMINUS OF THE CENTER LINE OF MONUMENT DRIVE AS SAID TERMINUS IS SHOWN ON THE PLAT OF "RIDGEPOINT UNIT 1", FILED FOR RECORD IN BOOK 143 OF MAPS, MAP NO. 5, COUNTY OF SACRAMENTO RECORDS: (1) ON THE ARC OF A 1,550.00 FEET RADIUS CURVE TO THE LEFT, THE CENTER OF WHICH BEARS SOUTH 06°31'50" WEST THROUGH A CENTRAL ANGLE OF 00°41'04", FOR AN ARC LENGTH OF 0.48 FEET TO A POINT OF REVERSE CURVATURE; (2) ON THE ARC OF A 365.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 49°29'38", FOR AN ARC LENGTH OF 315.30 FEET; (3) SOUTH 56°00'32" WEST 102.21 FEET; (4) ON THE ARC OF A 1,000.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 07°01'52", FOR AN ARC LENGTH OF 122.72 FEET TO A POINT OF REVERSE CURVATURE; AND (5) ON THE ARC OF A 1,000.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 03°29'10", FOR AN ARC LENGTH OF 60.84 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID POINT OF BEGINNING THE FOLLOWING NINE COURSES: (1) ALONG THE ARC OF A 1,000.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 10°02'17", FOR AN ARC LENGTH OF 175.20 FEET; (2) SOUTH 62°30'07" WEST 32.02 FEET; (3) NORTH 33°38'34" WEST 342.45 FEET; (4) NORTH 01°07'28" WEST 341.36 FEET; (5) NORTH 88°55'31" EAST 24.23 FEET; (6) SOUTH 01°04'29" EAST 215.92 FEET; (7) SOUTH 33°59'28" EAST 233.45 FEET; (8) SOUTH 66°32'18" EAST 212.91 FEET; AND (9) SOUTH 37°32'10" EAST 30.00 FEET TO THE POINT OF BEGINNING, CONTAINING 1.279 ACRES MORE OR LESS.

END OF DESCRIPTION

THIS DESCRIPTION HAS BEEN PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.

KEVIN A. HEENEY, P.L.S. 5914



DATE

EXHIBIT D

LOT LINE ADJUSTMENT

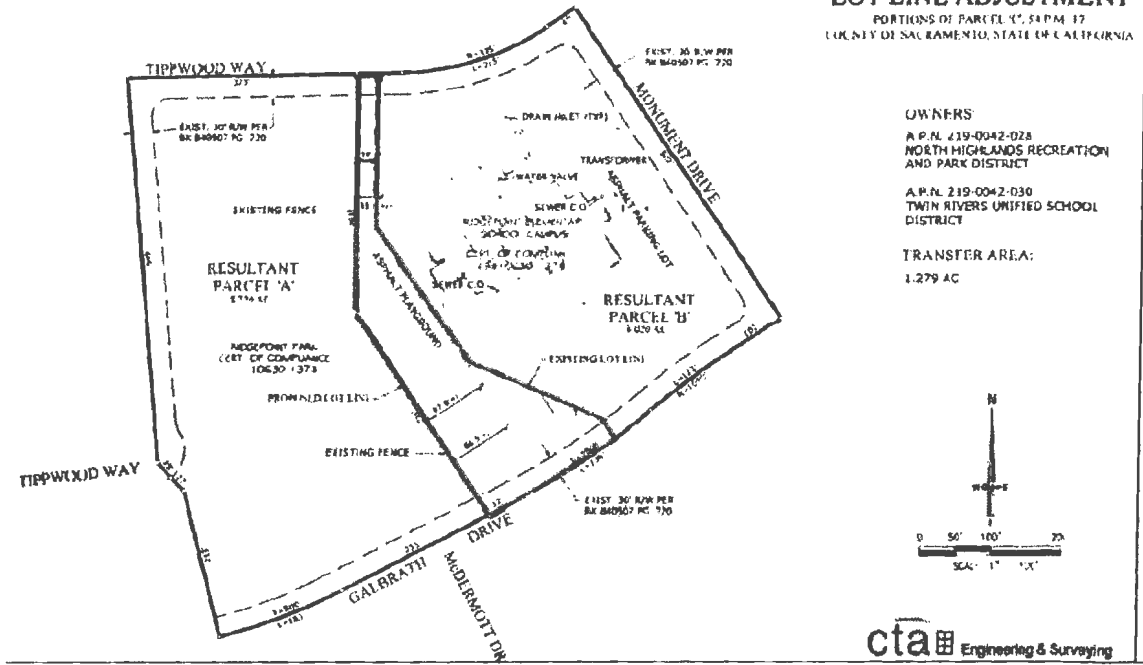


EXHIBIT E

RESULTING DESCRIPTION LOT 1 – RESULTANT PARK PROPERTY

LOT LINE ADJUSTMENT
PLNP 2025-_____
RESULTING DESCRIPTION LOT 1

ALL THAT CERTAIN REAL PROPERTY LOCATED IN THE UNINCORPORATED AREA OF THE COUNTY OF SACRAMENTO, STATE OF CALIFORNIA; BEING A PORTION OF PARCEL 'C' OF THAT CERTAIN PARCEL MAP, FILED FOR RECORD IN BOOK 54 OF PARCEL MAPS, PAGE 17, SACRAMENTO COUNTY RECORDS; DESCRIBED AS FOLLOWS:

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SUBJECT TO A ROAD RIGHT-OF-WAY AS GRANTED TO THE COUNTY OF SACRAMENTO BY THAT CERTAIN DEED FILED FOR RECORD IN BOOK 840507, OFFICIAL RECORDS, PAGE 720, COUNTY OF SACRAMENTO RECORDS.

CONTAINING 5.759 ACRES GROSS (4.881 ACRES NET), MORE OR LESS.

END OF DESCRIPTION

THIS DESCRIPTION HAS BEEN PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.

KEVIN A. HEENEY, P.L.S. 5914



DATE

EXHIBIT F

RESULTING DESCRIPTION LOT 2 – RESULTANT SCHOOL PROPERTY

**LOT LINE ADJUSTMENT
PLNP 2025-_____
RESULTING DESCRIPTION LOT 2**

ALL THAT CERTAIN REAL PROPERTY LOCATED IN THE UNINCORPORATED AREA OF THE COUNTY OF SACRAMENTO, STATE OF CALIFORNIA; BEING A PORTION OF PARCEL 'C', AS SHOWN ON THE PARCEL MAP ENTITLED: "BEING A PORTION OF SECTION "J" AND "49" OF RANCHO DEL PASO, AS SHOWN ON RECORD OF SURVEY 18 R/S 17", FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY, CALIFORNIA, ON DECEMBER 20, 1979, IN BOOK 54 OF PARCEL MAPS, MAP NO. 17, DESCRIBED AS FOLLOWS:

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SUBJECT TO A ROAD RIGHT-OF-WAY AS GRANTED TO THE COUNTY OF SACRAMENTO BY THAT CERTAIN DEED FILED FOR RECORD IN BOOK 840507, OFFICIAL RECORDS, PAGE 720, COUNTY OF SACRAMENTO RECORDS.

CONTAINING 6.020 ACRES GROSS (5.120 ACRES NET), MORE OR LESS.

END OF DESCRIPTION

THIS DESCRIPTION HAS BEEN PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.

KEVIN A. HEENEY, P.L.S. 5914



DATE