

RECORDING REQUESTED BY

Board of Supervisors

WHEN RECORDED MAIL TO:

NAME:

MAILING BOARD OF SUPERVISORS
ADDRESS:

CITY, STATE,
ZIP CODE



El Dorado, County Recorder
William E. Schultz Co Recorder Office
DOC- 2000-0022262-00

Acct 30-EL DORADO CO BOARD OF SUPERVISORS

Friday, MAY 05, 2000 11:29:32

Ttl Pd \$0.00

Nbr-0000033508

LJP/CZ/1-23

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RECORDERS USE

TITLE(S)

RESOLUTION NO. 118-2000 ADOPTING AN AREA OF BENEFIT FOR THE
CONSTRUCTION OF MARBLE VALLEY ROAD



RESOLUTION No. 118-2000
OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO

**RESOLUTION ADOPTING AN AREA OF BENEFIT FOR
THE CONSTRUCTION OF MARBLE VALLEY ROAD**

WHEREAS, on February 10, 1998, the El Dorado County Board of Supervisors (hereinafter "Board of Supervisors") approved a 398-unit residential subdivision, generally referred to as Marble Valley and as part of such project approved a Development Agreement by and between the County of El Dorado and the S.H. Cowell Foundation relative to the development known as Marble Valley, setting forth the terms and condition of such development; and

WHEREAS, pursuant to the terms of said Development Agreement, the developer of Marble Valley agreed to construct Marble Valley Road subject to reimbursement for the costs of such construction beyond Marble Valley's pro-rata share. The Engineer's Report of Marble Valley Road "Area of Benefit", dated August 1999 and revised March 2000 (Engineer's Report) attached hereto and incorporated herein by reference, provides a Description of Work, Summary of Costs, Rules of Benefit and Benefit Roll & Spread; and

WHEREAS, the construction of Marble Valley Road shall be as depicted on Exhibit "A" of the Engineer's Report. The costs of said improvements are estimated to be \$4,020,184 as depicted on Exhibit "C" of the Engineer's Report; and

WHEREAS, also pursuant to the provisions of said Development Agreement the County agreed to establish an area of benefit pursuant to the provisions of Government Code section 66484 and El Dorado County Ordinance Sections 12.32.010 et seq. for the purpose of establishing a mechanism for such reimbursement; and

WHEREAS, the S. H. Cowell Foundation, a California Public Benefit Corporation and private foundation, has agreed to enter into a Reimbursement Agreement pursuant to Government Code section 66486 for improvement costs in excess of the construction costs required by the subdivision; and

WHEREAS, on May 2, 2000, the Board of Supervisors held a duly noticed public hearing to consider the creation of an area of benefit and during the course of said hearing considered the boundaries of the area of benefit, the estimated costs of the improvements, the method of allocation of costs among affected property owners and the fee apportionment among the same, and

WHEREAS, pursuant to County Ordinance Section 12.32.070, property owners may file protests to the establishment of the area of benefit and if a majority protest is filed consisting of over one-half of the property of the area of benefit, then the proceeding must be abandoned; and

WHEREAS, by the conclusion of the public hearing on the area of benefit, a majority protest has not been filed; and;

NOW, THEREFORE BE IT RESOLVED, THAT THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO does hereby establish the Marble Valley Road area of benefit; and

BE IT FURTHER RESOLVED, that the estimated construction cost and related reimbursement shall be based on the Engineer's Report of Marble Valley Road "Area of Benefit", dated August 1999 and revised March 2000, attached hereto and incorporated herein by reference.

BE IT FURTHER RESOLVED, that the boundaries of the area of benefit shall be as described in Appendix, Proposed Boundaries Description and Map, of the Engineer's Report; and

BE IT FURTHER RESOLVED, that the estimated costs of the improvements covered herein are as reflected in Exhibit "C" of the Engineer's Report; and

BE IT FURTHER RESOLVED, that the method of allocation of costs to the area of benefit shall be based upon the percentage of peak hour trips allocated to each property within the area of benefit as detailed in Appendix, Traffic Analysis for Marble Valley Road, of the Engineer's Report; and

BE IT FURTHER RESOLVED, that the actual apportionment of costs shall be as set forth in Exhibit E of the Engineer's Report; and

BE IT FURTHER RESOLVED, that each affected property's pro-rata share of costs shall be paid to the County of El Dorado as a fee at the time of building permit application; and

BE IT FURTHER RESOLVED, that the amount of the fee to be collected pursuant to this Resolution shall be adjusted annually as reflected in the Engineering News Record Index and interest shall be calculated as a rate equal to the County's pooled rate of funds from the date that Marble Valley Road is accepted by the County to the date of payment; and

*→ annually
from this
date of
formation*

BE IT FURTHER RESOLVED, that the BOARD OF SUPERVISORS does hereby authorize the creation of the Marble Valley Road Trust Account for the collection and disbursement of funds; and

BE IT FURTHER RESOLVED, that the costs and apportionment of costs as set forth in this Resolution shall be amended to reflect the actual costs of construction following due notice and public hearing. Any fees that have been paid that are in excess of the fees as amended shall be reimbursed to the party that paid the excess.

PASSED AND ADOPTED by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held on the 2nd day of May, 2000, by the following vote of said Board:

Ayes:BRADLEY, NUTTING, HUMPHREYS, SOLARO

ATTEST
DIXIE L. FOOTE
Clerk of the Board of Supervisors

Noes: NONE
Absent: NONE
ABSTAIN: SUPERVISOR: NIELSEN

By Margaret E. Moody
Deputy Clerk

Penny Humphreys
Chairman, Board of Supervisors
FIRST VICE CHAIRMAN

I CERTIFY THAT:
THE FOREGOING INSTRUMENT IS A CORRECT COPY OF THE ORIGINAL ON FILE IN THIS OFFICE

Date _____
ATTEST: DIXIE L. FOOTE, Clerk of the Board of Supervisors
of the County of El Dorado, State of California.

By _____
Deputy Clerk

COUNTY OF EL DORADO

MARBLE VALLEY ROAD
"AREA OF BENEFIT"

ENGINEER'S REPORT

AUGUST 1999
REVISED MARCH 2000



MACKEY & SOMPS

CIVIL ENGINEERING PLANNING SURVEYING
1376 Lead Hill, Ste 150 Roseville, CA 95661-2944

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ENGINEER'S REPORT

MARBLE VALLEY ROAD
"AREA OF BENEFIT"

MACKAY & SOMPS, Engineer of Work for Marble Valley Road Area of Benefit, El Dorado, California, make this report, pursuant to

The Improvements which are the subject of this report are described in the attached Exhibit A entitled "Description of Work," and are delineated on the plans attached as Exhibit B for said improvement area. Said improvements are in conformance with the approved Environmental Impact Report dated February 10, 1998.

This report includes the following attached exhibits:

EXHIBIT A - Description of Work

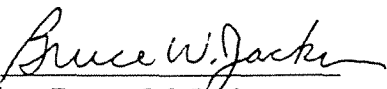
EXHIBIT B - Plans for improvements to be constructed and/or acquired. Conceptive plans are a part of this report.

EXHIBIT C - A summary of estimated costs.

EXHIBIT D - A statement of the method by which the undersigned determined the amount proposed to be assessed against each development project.

EXHIBIT E - A benefit roll showing the amount proposed to be specifically assessed against each development project within this area of benefit. Each parcel is described by County Assessor's parcel number or other designation, and each parcel is also assigned a separate "benefit number" for the purposes of this report.

Respectfully submitted,

By: 
Bruce W. Jacks

MACKAY & SOMPS
CIVIL ENGINEERS, INC.
Engineer of Work

EXHIBIT "A"
COUNTY OF EL DORADO
MARBLE VALLEY ROAD
"AREA OF BENEFIT"

DESCRIPTION OF WORK

- A. The construction and/or acquisition of the improvements for:
1. Marble Valley Road widening from existing South on-off ramps at Highway 50 east approximately 1260 ± feet to its present terminus, in a 60 foot wide right - of - way and contiguous slope easements.
 2. Marble Valley Road from its present terminus easterly approximately 9300 ± feet to the existing south on-off ramps for Cambridge Road at Highway 50, in a 60 foot wide right - of - way and contiguous slope easements.
 3. Realign Flying "C" Road intersection approximately 210 ± feet south easterly in a 70 foot wide right - of - way and contiguous slope easements.

Including clearing, grubbing, grading, base, pavement, A.C. dikes, bike trail, existing driveway modifications, street signs, striping and storm drainage systems, together with all appurtenances to any of the above.

- B. The acquisitions of all lands, easements and right - of - way and all work auxiliary to any of the above necessary to complete the same.

EXHIBIT "B"
COUNTY OF EL DORADO
MARBLE VALLEY ROAD
"AREA OF BENEFIT"

PLANS FOR IMPROVEMENTS TO BE ACQUIRED/CONSTRUCTED

Conceptual plans for the improvements to be acquired and constructed are on file in the office of MacKay & Somps Roseville, California and in the office of the Department of Transportation of the County of El Dorado, Placerville, California and by reference are made a part of this report. A reduced copy is included in the Appendix of this report.

The conceptual plans were prepared to determine the design scope of the project and preliminary construction costs and shall not be used for construction purposes. Construction will be based on the final Engineered Improvement Plans

EXHIBIT "C"
COUNTY OF EL DORADO
MARBLE VALLEY ROAD
"AREA OF BENEFIT"

I. Construction Improvement Costs

A. Streetwork	\$1,702,691
B. Storm Drainage	969,833
	<hr/>
	\$2,672,524
C. Contingency (15%)	400,879
	<hr/>
Total Improvement Cost	\$3,073,403

II. Miscellaneous Items

D. Design Services - Civil & Geotechnical (10%)	\$307,340
E. Construction Staking (5%)	153,670
F. Plan Check Fee (1%)	30,734
G. Construction Administration & Inspection (5%)	153,670
H. Emergency Erosion Control and SWPPP - Preparation and Compliance (0.5%)	15,367
I. Land Acquisition - Right of way & Slope easements	286,000
	<hr/>
Total Miscellaneous Cost	\$946,781
 TOTAL COSTS	 \$4,020,184

EXHIBIT "D"

COUNTY OF EL DORADO
MARBLE VALLEY ROAD
"AREA OF BENEFIT"**RULES OF BENEFIT**

The improvement of Marble Valley Road including clearing, grubbing, grading, base, pavement, A.C. dikes, bike trail, existing driveway modifications, street signs, striping and storm drainage systems, together with all appurtenances to any of the above will benefit the property of the district by improving access and thereby enable the property to develop to its full potential.

Exhibit D-1 of this report reflects the proposed development projects within the area of benefit. The spreading of the cost of benefits to the proposed developments will be based on the percent of traffic contributions to Marble Valley Road for each specific development project, in accordance with the revised "Traffic Analysis for Marble Valley Road" prepared by FEHR & PEERS ASSOCIATES, INC. dated March 28,2000. A copy is included in the Appendix of this report.

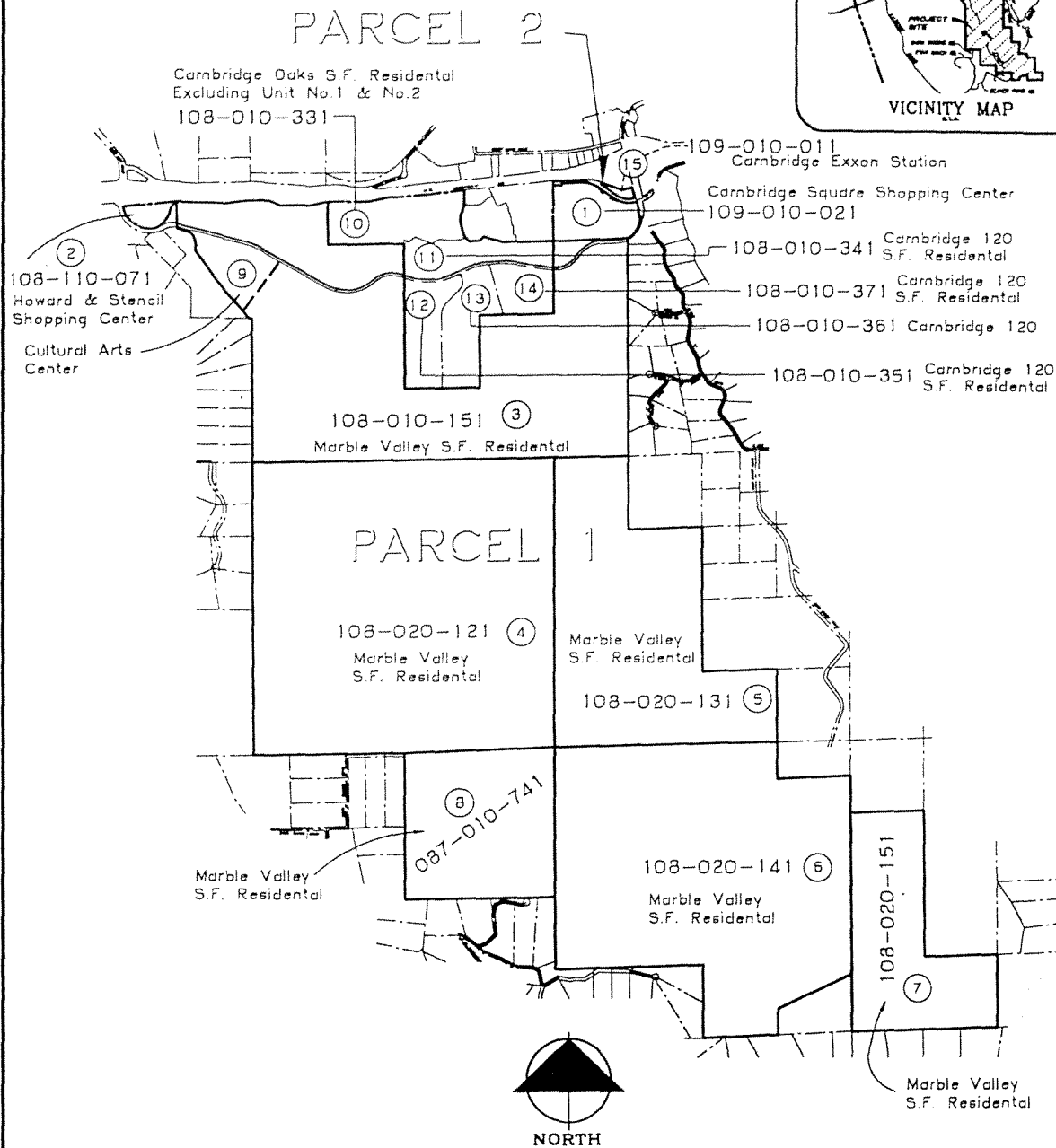
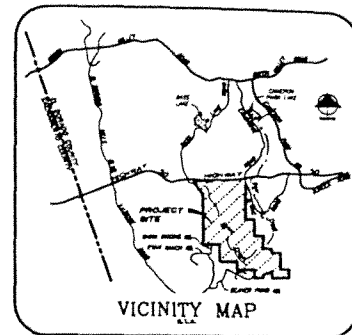


EXHIBIT D-1

MARBLE VALLEY ROAD
AREA OF BENEFIT

MARBLE VALLEY

El Dorado Hills, California
AREA OF BENEFIT MAP - DECEMBER 1998
Revised March 2000

EXHIBIT "E"

COUNTY OF EL DORADO
MARBLE VALLEY ROAD
"AREA OF BENEFIT"

BENEFIT ROLL & SPREAD

Benefit Number	Development Project and Land Use	Assessors Parcel Number	Percent Trips	Assessed Amount
1	Cambridge Square Shopping Center	109-010-021	31.0%	\$1,246,257
2	Howard & Stencil Single Family Residential	108-110-071	0.1%	\$4,020
3 thru 8	Marble Valley Single Family Residential	108- ⁰¹⁰ 101-151 108-020-121 108-020-131 108-020-141 108-020-151 087- ²⁰⁰ 010-741	49.8%	\$2,002,052
9	Cultural Arts Center	Por. 108-010-151	11.6%	\$466,341
10	Cambridge Oaks Single Family Residential (excluding Unit No.1 & No.2)	108-010-331	1.4%	\$56,283
11 thru 14	Cambridge 120 Single Family Residential	108-010-341 108-010-351 108-010-361 108-010-371	0.0%	\$0
15	Cambridge Exxon Station	109-010-011	6.1%	\$245,231
				<u>\$4,020,184</u>

APPENDIX

MACKEY & SOMPS

CIVIL ENGINEERING PLANNING SURVEYING
1376 Lead Hill, Ste 150 Roseville, CA 95661-2944

PRELIMINARY OPINION OF COST

S.H. COWELL FOUNDATION
MARBLE VALLEY SUBDIVISIONS
El Dorado County, California

MARBLE VALLEY ROAD
"AREA OF BENEFIT"

AUGUST, 1999

BASED UPON CONCEPTUAL IMPROVEMENT PLANS

MACKAY & SOMPS

CIVIL ENGINEERING PLANNING SURVEYING
1376 Lead Hill, Ste 150 Roseville, CA 95661-2944

COUNTY OF EL DORADO
 PRLIMINARY OPINION OF COST
 MARBLE VALLEY ROAD
 "AREA OF BENEFIT"

ITEM	QUANTITY	UNIT	DESCRIPTION	UNIT PRICE	AMOUNT
A. STREETWORK					
1.	Lump Sum	l.s.	Mobilization	\$200,000.00	\$200,000
2.	24	ac.	Clearing & Grubbing	\$1,500.00	\$36,000
3.	108,500	c.y.	Rough Grading	\$5.00	\$542,500
4.	Lump Sum	l.s.	Removal and disposal of existing A.C. pavement, including saw cutting.	\$11,500.00	\$11,500
5.	411,500	s.f.	3" A.C. Paving	\$0.75	\$308,625
6.	414,000	s.f.	8" CL. II Aggregate Base	\$0.95	\$393,300
7.	89,000	s.f.	2" A.C. Paving/12" compacted subgrade	\$0.65	\$57,850
8.	37,500	s.f.	Slurry Seal	\$0.10	\$3,750
9.	3	ea.	Standard Street Name Sign	\$350.00	\$1,050
10.	3	ea.	Stop sign, stop bar and legend	\$700.00	\$2,100
11.	11,000	l.f.	Centerline stripping (Caltran Figure 6-1, Detail 1)	\$0.35	\$3,850
12.	22,000	l.f.	Right Edge Line (CalTrans Detail 27B)	\$0.25	\$5,500
13.	380	l.f.	Type "A" A.C. Dike	\$12.00	\$4,560
14.	540,500	s.f.	Erosion Control Hydroseeding	\$0.05	\$27,025
15.	Lump Sum	l.s.	Emergency Erosion Control/Impliment Storm Water Pollution Prevention Plan	\$24,000.00	\$24,000
16.	Lump Sum	l.s.	Minor Construction Items not identified at this time (5%)	\$81,081.00	\$81,081
TOTAL STREETWORK					\$1,702,691
15% Contingency					\$255,404
\$1,958,095					

ITEM	QUANTITY	UNIT	DESCRIPTION	UNIT PRICE	AMOUNT
B. STORM DRAINAGE					
1.	21,000	l.f.	Asphalt Lined Road Side Ditch	\$18.00	\$378,000
2.	8,300	l.f.	Rock Lined Interceptor Ditch	\$37.00	\$307,100
3.	20	ea.	Inlet Caltrans Type "OMPI"	\$1,500.00	\$30,000
4.	Lump Sum	l.s.	Remove & Dispose existing 36" CSP	\$2,500.00	\$2,500
5.	810	l.f.	18" Storm Drain, CASP, (type 2) w/asphalt lined invert	\$40.00	\$32,400
6.	274	l.f.	30" Storm Drain, CASP, (type 2) w/asphalt lined invert	\$50.00	\$13,700
7.	150	l.f.	36" Storm Drain, CASP, (type 2) w/asphalt lined invert	\$75.00	\$11,250
8.	170	l.f.	42" Storm Drain, CASP, (type 2) w/asphalt lined invert	\$100.00	\$17,000
9.	2	ea.	18" Flared End Section with inlet protection	\$1,500.00	\$3,000
10.	8	ea.	18" Flared End Section with outlet protection	\$1,500.00	\$12,000
11.	1	ea.	30" Flared End Section with inlet protection	\$1,800.00	\$1,800
12.	2	ea.	30" Flared End Section with outlet protection	\$1,800.00	\$3,600
13.	1	ea.	36" Flared End Section with inlet protection	\$2,000.00	\$2,000
14.	2	ea.	36" Flared End Section with outlet protection	\$2,000.00	\$4,000
15.	1	ea.	42" Flared End Section with inlet protection	\$2,400.00	\$2,400
16.	1	ea.	42" Flared End Section with outlet protection	\$2,400.00	\$2,400
17.	270	l.f.	6'x4' Reinforced Conc. Box Culvert	\$350.00	\$94,500
18.	2	ea.	6'x4' Caltrans Type "A" Wingwalls and Headwall	\$3,000.00	\$6,000
19.	Lump Sum	l.s.	Minor Construction Item not identified at this time (5%)	\$46,183.00	\$46,183
TOTAL STORM DRAIN					\$969,833
15% Contingency					<u>\$145,475</u>
					\$1,115,308
TOTAL IMPROVEMENT COST					\$3,073,403

NOTES

1. This estimate is prepared as a guide only and is subject to possible change. It has been prepared to a standard of accuracy that to the best of our knowledge and judgment is sufficient to satisfy our understanding of the purpose of this estimate. MacKay & Soms makes no warranty, either expressed or implied, as to the accuracy of this estimate.
2. This estimate is not based on specific design and is subject to changes encountered at the job site. This estimate does not include costs for the following items:
 - a. Fencing and bulkheads.
 - b. Assessment from assessment, lighting and landscaping.
 - c. Electrical, gas, telephone and cable.
 - d. Mailboxes.
 - e. Sanitary Sewer or Water Main systems.
 - f. Pole relocation or undergrounding of existing overhead facilities.
 - g. Fees due at building permit.
 - h. Phased construction or out of regular sequence construction.
 - i. Overexcavation, undercutting, and/or landslide repair.
 - j. Costs associated with high groundwater or inclement weather conditions.
 - k. Costs associated with limitation on construction access.
 - l. Tree preservation systems.
 - m. Landscaping and associated design costs.
 - n. Costs association with homeowner's associations.
 - o. Financing and overhead charges.
 - p. Costs associated with Endangered Species and Wildlife Conservation.
 - q. Cost associated with Corps of Engineers, Fish and Game, Fish and Wildlife and Wetlands permitting.
 - r. Off-site improvements.
 - s. Blasting required for construction.
 - t. Annexation costs.
3. The "cash flow" situation may be different than the costs shown herein and whoever uses this estimate should take this into consideration.
4. Costs presented herein represent an opinion based on historical information. No provision has been made for inflation.
5. This estimate is based on the preliminary conceptual improvement plans, dated December 1998 and is subject to change pending upon performing a boundary survey, obtaining supplemental topo and final design.
6. The intent of this estimate is to determine the magnitude of cost that might be expected based on assumptions made. Actual conditions will dictate actual cost.
7. Excavation quantities represent a total volume and so not classify the material as to soil-vs-rock. Special arrangements need to be made between Contractor and Owner on how to measure materials moved for payment.



FEHR & PEERS ASSOCIATES, INC.
Transportation Consultants

2990 Lava Ridge Court, Suite 200
Roseville, CA 95661

916 773-1900 • Fax 916 773-2015
fehrandpeers.com

March 28, 2000

Mr. Randy Pesses
El Dorado County Department of Transportation
2850 Fairlane Court
Placerville, CA 95667

Subject: *Revised Traffic Analysis for Marble Valley Road Benefit District Fee*

Dear Mr. Pesses:

Fehr & Peers Associates has revised the traffic analysis to establish a benefit district for Marble Valley Road. The analysis involved estimating trips for new development in the area of benefit, distributing and assigning these trips to Marble Valley Road, and calculating the percent traffic contribution for specific development projects.

ANALYSIS RESULTS

Table 1 on the following page shows the traffic contribution to Marble Valley Road from the six development projects located within the area of benefit. The trip generation estimates contained in the Table were made using p.m. peak hour trip rates for the adjacent street on a weekday contained in *Trip Generation, 6th Edition*, Institute of Transportation Engineers, 1997. The project trips were assigned to Marble Valley Road according to the trip distribution percentages contained in the *Marble Valley Rezone and Subdivision Draft Environmental Impact Report*, El Dorado County, July 1996 (see Attachment A). To account for pass-by trips, the trip assignment step included trip reductions of 20 percent for the Cambridge Square Partners commercial project. For the Cambridge Exxon, 70 percent of the p.m. peak hour trips were estimated to be pass-by or diverted trips from U.S. Highway 50. A pass-by trip is a trip that is already on the adjacent roadway network for another (i.e., primary) purpose and enters the project site on the way to its final destination. A diverted trip is a trip that has to make at least one diversion from the roadway of its primary path to a roadway that provides direct access to the project site.



FEHR & PEERS ASSOCIATES, INC.
Transportation Consultants

Mr. Randy Pesses
March 28, 2000
Page 2

Development Project	Land Use	Amount	P.M. Peak Hour Trip Rate ¹	Total P.M. Peak Hour Trips	Trips Assigned to Marble Valley Rd.	Percent
Cambridge Exxon	Gas Station & Convenience Store	5.06 KSF	96.37	488	49	6.1 %
Cambridge Square Partners ³	Shopping Center	215.62 KSF	4.82 ²	1,043	250	31.0%
Howard & Stencil ³	Single Family Residential	1 D.U.	1.01	1	1	0.1%
Marble Valley	Single Family Residential	398 D.U.	1.01	402	402	49.8%
Cambridge Oaks (excluding Unit #1 and #2)	Single Family Residential	63 D.U.	1.01	64	11	1.4%
Cambridge 120 ³	Single Family Residential	4 D.U.	1.01	4	0 ⁵	0.0%
Cultural Arts Center ^{3,4}	--	--	--	94	94	11.6%
Totals				2,096	807	100.0%

Notes:

¹ Trip Generation, 6th Edition (Institute of Transportation Engineers, 1997). Trip rates are per 1000 Sq. Ft. or per Dwelling Unit.

² Regression Equation from Trip Generation was used to calculate the number of trips.

³ The traffic contribution from these projects is subject to revision based on final use permit or final map.

⁴ The number of p.m. peak hour trips was estimated based on information provided by the El Dorado County Department of Transportation and the assumption that two early evening (p.m. peak) events per week will occur at the Cultural Arts Center.

⁵ In accordance with the right-of-way dedication agreement between the Cambridge 120 ownership and the County, the Cambridge 120 parcel is exempt from any further participation in Marble Valley Road funding unless, and until, further subdivision of the Cambridge 120 property results in parcels or lots of less than 10 acres.

D.U. = Dwelling Unit.
KSF = 1000 Square Feet.

Source: Fehr & Peers Associates, Inc., 1999 and The MacDiarmid Company, 1998.

We hope this information is useful. If you have any question, please call.

Sincerely,

FEHR & PEERS ASSOCIATES, INC.

Ronald T. Milam, AICP
Associate

Attachment

cc: Craig McKibbin, El Dorado County DOT
Kent MacDiarmid, MacDiarmid Company
Nathaniel Taylor, S.H. Cowell Foundation

DESCRIPTION FOR AREA OF BENEFIT

All that certain real property situate in Sections 7, 8, 9, 16, 17, 20 & 22 Township 9 North, Range 9 East, Mount Diablo Meridian, County of El Dorado, State of California being more particularly described as follows:

PARCEL 1

Beginning at the Northwest corner of that certain 33.35 acre tract of land delineated on that Record of Survey filed for record in the Office of the El Dorado County Recorder in Book 6 of Record of Surveys at Page 12 and as described in that certain document filed in Book 1424 O.R.E.C at Page 233: thence from the **TRUE POINT OF BEGINNING** Easterly and Southerly along the Northerly and Easterly lines of said 33.35 acre tract of land to it's intersection with the centerline of a 50 foot wide Temporary Emergency Access Easement as filed for record in the Office of the El Dorado County Recorder in Document No. 98-27348; thence Southwesterly along said centerline to it's intersection with the W 1/16 line common to said Sections 9 and 16; thence Southerly along the W 1/16 line of said Sections 9 and 16 to the center of the NW ¼ of said section 16; thence Easterly along the North line of the SE ¼ of the NW ¼ to the SE corner of the NE ¼ of the NW ¼ of said Section 16; thence Southerly along the Centerline of Section 16 to the SW corner of the NW ¼ of the SE ¼ of said Section 16; thence Easterly along the north line of the SW ¼ of the SE ¼ to the Center of the SE ¼ of said Section 16; thence Southerly along the East line of the SW ¼ of the SE ¼ of said Section 16 and the west line of the NE ¼ of the NE ¼ of said Section 21 to the SW corner of the N ½ of the NE ¼ of the NE ¼ of said Section 21; thence Easterly along the South line of the N ½ of the NE ¼ of the NE ¼ to the SE corner of the N ½ of the NE ¼ of the NE ¼ of said Section 21; thence Southerly along the East line of said Section 21 to the SE corner of the NE ¼ of the NE ¼ of said Section 21; thence Easterly along the north line of the SW ¼ of the NW ¼ to the NE corner of the SW ¼ of the NW ¼ of said Section 21; thence Southerly along the W 1/16 line to the SE corner of the NW ¼ of the SW ¼ of said Section 22; thence Easterly along the North line of the SE ¼ of the SW ¼ to the NE corner of the SE ¼ of the SW ¼ of said Section 22; thence Southerly along the East line of the SE ¼ to the SW ¼ of said Section 22 ; thence Westerly along the South line of Section 22 to the section Corner common to Sections 21, 22, 27, 28 T. 9 N., R. 9 E. M.D.M.; thence Northerly along the East line of Section 21 1031 feet (plus or minus) to a point in the East line of the SE ¼ of the SE ¼ of said Section 21; thence Southwesterly to a point in the East line of the SW ¼ of the SE ¼ of said Section 21; thence Southerly 478 feet plus or minus along the East line of the SW ¼ of the SE ¼ to the SE corner of the SW ¼ of the SE ¼ of said Section 21; thence Westerly along the Southerly line of said Section 21 to the SW corner of the SW ¼ of the SE ¼ of said Section 21; thence Northerly along the East line of said SW ¼ to the NW corner of the SW ¼ of the SE ¼ of said Section 21; thence Westerly

along the South line of the N ½ of the SW ¼ to the SW corner of the NW ¼ of the SW ¼ of said Section 21; thence Northerly along the West line of said Section 21 to the W ¼ of said Section 21; thence Westerly along the South line of the NE ¼ of Section 20 to the Center ¼ of said Section 20; thence Northerly along the West line of the NE ¼ to the N ¼ of said Section 20; thence Westerly along the north line of Section 20 to the Section Corner common to Sections 17, 18, 19, 20, T. 9 N. R. 9 E. M.D.M.; thence Northerly along the West line of Section 17 to the Section Corner common to Sections 7, 8, 17, 18, T. 9 N. R. 9 E. M.D.M; thence Northerly along the West line of said Section 8 to the W ¼ of said Section 8; thence along the Morrison Fence Line as depicted on that certain Record of Survey recorded in Book 17 of Record of Surveys at Page 45 O.R E.C. and described in the Corporate Grant Deed recorded in Book 4377 O.R.E.C at Page 660 to a point in the centerline of the Old Abandoned State Hwy (formerly US Route 50) as said route existed on October 10, 1963; thence Westerly along said Abandoned State Hwy to it's intersection with the Southerly Right of Way of US Highway 50; thence Easterly along the Southerly boundary of said Right of Way to a point in the East line of said Section 8; thence Southerly along the East line of said Section 8 to the Point of Beginning.

Excepting therefrom all that portion of land shown and designated on those certain Final Maps known as "Cambridge Oaks Unit No. 1" as filed for record in "H" Maps at Page 144 and "Cambridge Oaks Unit No. 2" as filed for record in "I" Maps at Page 6 Records El Dorado County.

PARCEL 2

All that certain real property described in that certain Grant Deed filed for record in the Office of the El Dorado County Recorder in Book 2516 at Page 184

END OF DESCRIPTION.

DESCRIPTION PREPARED BY:

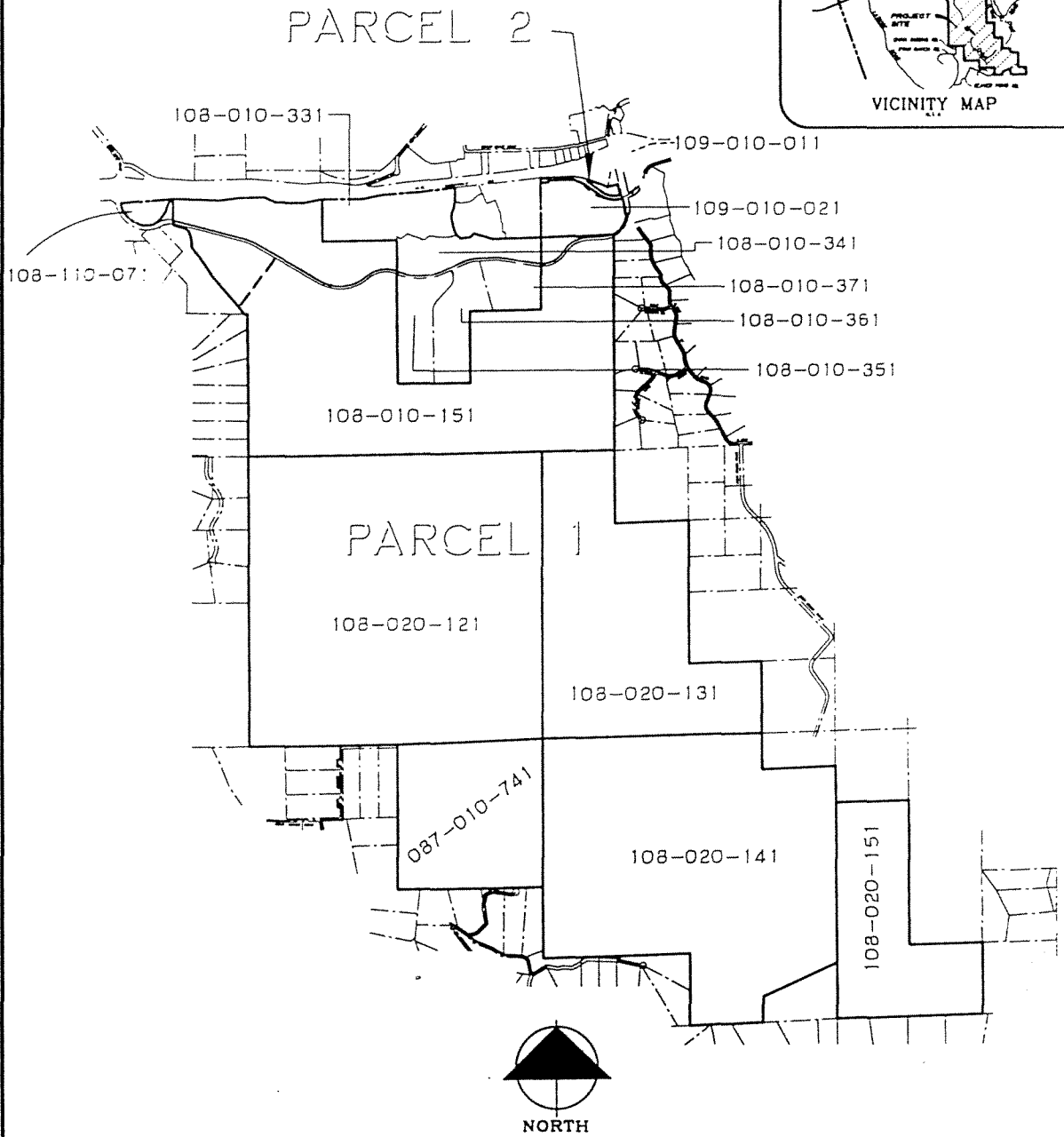
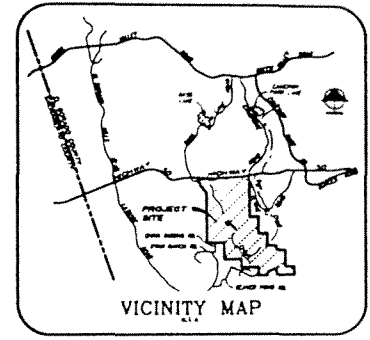
MACKAY & SOMPS CIVIL ENGINEERS, INC.

1376 Lead Hill, Suite 150

Redding, California 95661-2944

DR
 Douglas R. Owyang, L.S. 6046
 License Exp. Date: 6-30-01





MARBLE VALLEY ROAD
 AREA OF BENEFIT

MARBLE VALLEY

El Dorado Hills, California
 AREA OF BENEFIT MAP - DECEMBER 1998
 Revised March 2000