



RANCHO MURIETA COMMUNITY SERVICES DISTRICT

15160 Jackson Road, Rancho Murieta, CA 95683

Office - 916-354-3700 * Fax - 916-354-2082

IMPROVEMENTS COMMITTEE

(Directors Les Clark and Randy Jenco)

Regular Meeting

July 2, 2019 at 8:00 a.m.

All persons present at District meetings will place their cellular devices in silent and/or vibrate mode (no ringing of any kind). During meetings, these devices will be used only for emergency purposes and, if used, the party called/calling will exit the meeting room for conversation. Other electronic and internet enabled devices are to be used in the "silent" mode. Under no circumstances will recording devices or problems associated with them be permitted to interrupt or delay District meetings.

AGENDA

1. **Call to Order**
2. **Comments from the Public**
3. **Review Monthly Updates**
 - + Development
 - + Prop 84 Projects
4. **Water Quality Update**
5. **Review Resolution R2019-06 for Acceptance of Murieta Gardens Easements**
 - a. Quitclaim Deed of Recycled Water Easement on Lot 14
 - b. Quitclaim Deed of Water Easement through lots 12, 14, and 15
 - c. Quitclaim Deed of Water Easement on Lot 12
 - d. Water Easement on Lots 7,8,12,13,14
 - e. Recycled Water Easement on Lot 17
 - f. Recycled Water Easement for Extension North of Highway 16
 - g. Water Line Easement for Lot 12
6. **Director and Staff Comments/Suggestions [no action]**
7. **Adjournment**

In accordance with California Government Code Section 54957.5, any writing or document that is a public record, relates to an open session agenda item and is distributed less than 72 hours prior to a regular meeting will be made available for public inspection in the District offices during normal business hours. If, however, the document is not distributed until the regular meeting to which it relates, then the document or writing will be made available to the public at the location of the meeting.

Note: This agenda is posted pursuant to the provisions of the Government Code commencing at Section 54950. The date of this posting is June 28, 2019. Posting locations are: 1) District Office; 2) Post Office; 3) Rancho Murieta Association; 4) Murieta Village Association.

MEMORANDUM

Date: June 27, 2019
To: Improvements Committee
From: Paul Siebensohn, Director of Field Operations
Subject: Monthly Update

RECYCLED WATER FOR FUTURE USE

I gave a presentation to the Operating Engineering Board on June 24, 2019 regarding the future use of recycled water in place of potable water around their grounds on Cantova Way. Part of the presentation included filling two clear bottles, one with our tertiary recycled water and the other bottled water. They appeared exactly the same and nobody could tell the difference. The diagram below includes the areas to be irrigated with recycled water at some point in the future. Also discussed was the possibility of having a recycled water fill station available for filling for construction water.

Commercial Loop

- **Approx. 9 acres total**
- **Minimum 2 connections**
 - OE3 7.8 ac. Along Cantova Way
 - 1 ac Plaza Shopping Center
- **26 AFY demand in 2013**

PROJECTS

Development

The Retreats East and North

We have met with two separate developers interested in these projects, discussing what would be needed if they should proceed. One of the developers was also interested in potentially proceeding with the Riverview project.

The Murieta Gardens

The Murieta Gardens - Murieta Marketplace

No new update

The Murieta Gardens – Highway 16 Off-Site Improvements

No update.

The Murieta Gardens II – Infrastructure at “Utility A” & The Murieta Gardens II – Subdivision

The project has requested a final punchlist and Coastland has provided one to them. It notes 100 items needing to be addressed. In the meantime, K Hovnanian homes (KHOV) is continuing the process of putting up more homes but needs approval before proceeding with water and sewer service installations.

Rancho Murieta North – Development Project

The Developer provided a deposit and signed development deposit agreement June 7, 2019.

FAA Business Park

This project is still on hold pending items to be resolved with Sacramento County.

District Projects

Proposition 84 – Recycled Water Projects

For all three projects, we have been working with a labor compliance firm from the Regional Water Authority to get the projects and contractors for the projects registered with the Department of Industrial Relations to ensure that prevailing wage rules are being followed.

Summary table of current recycled water projects:

	Projects
1a	Bore and casing installation & Caltrans encroachment permit
1b	12” pipe and appurtenance installations
2	District office area irrigation conversion
3	Cantova Commercial loop – 6” recycled water service

Invoices are being compiled to be submitted to the Regional Water Authority for the June 30, 2019 project completion deadline.

Project 1a & 1b – Bore Under Highway 16 and Recycled Pipeline Installation

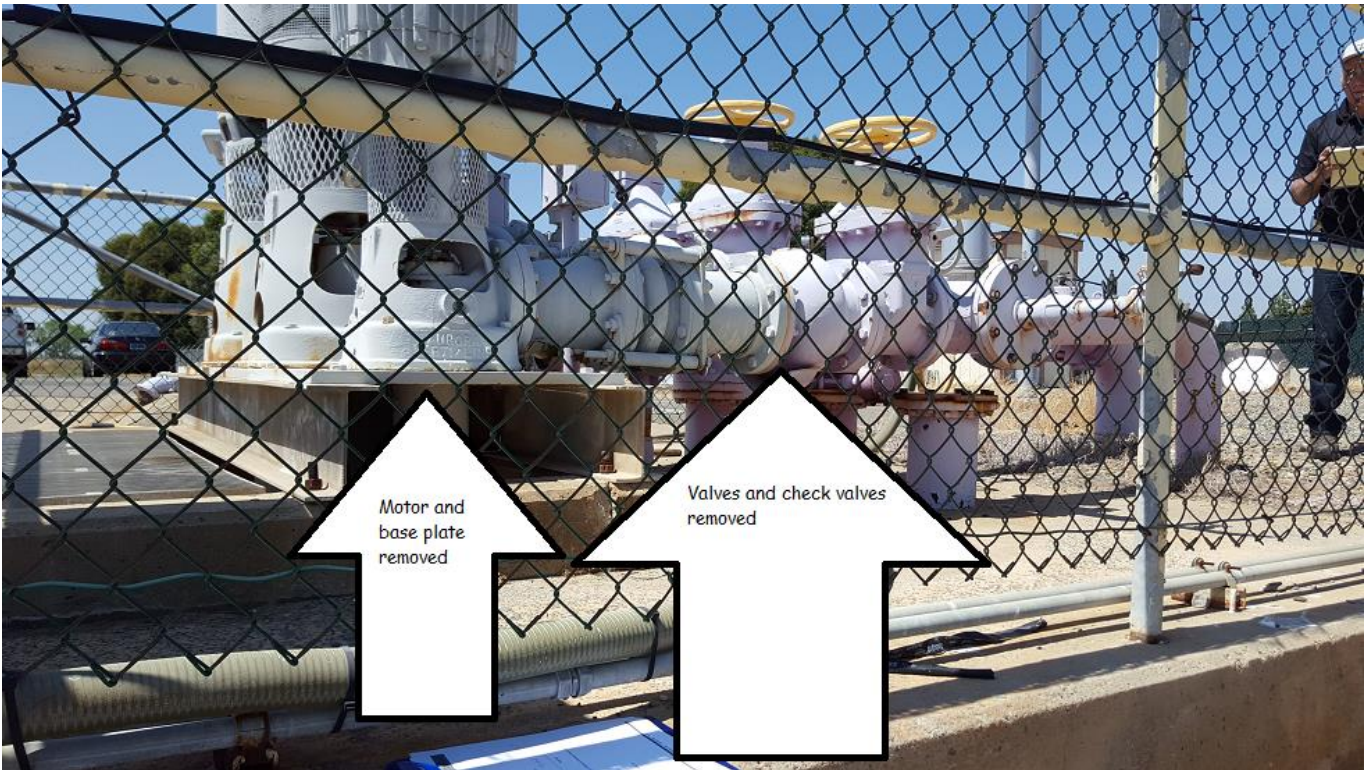
Projects 1a and 1b are now complete. A brief summary of the work for the project includes: engineering the route for piping; Caltrans encroachment permit; staking the route for the piping; boring under Highway 16 and installation of pipe casing, 12inch pipe, and conduits within the casing and running the conduits back to a valve vault at the point of tie-in; installation of the valve vault and valves; tie-in into the 12-inch recycled water

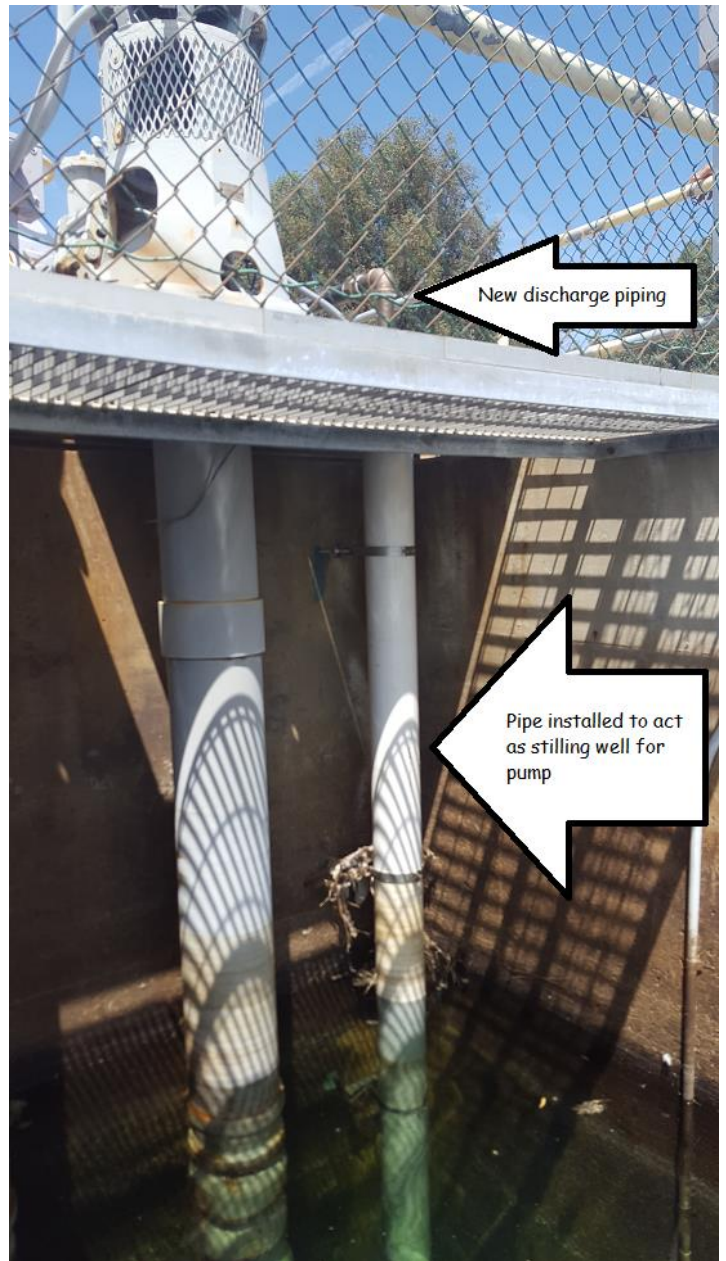
pipeline running to Bass Lake; routing the 12-inch pipe at the Murieta Gardens project to a future connection point.

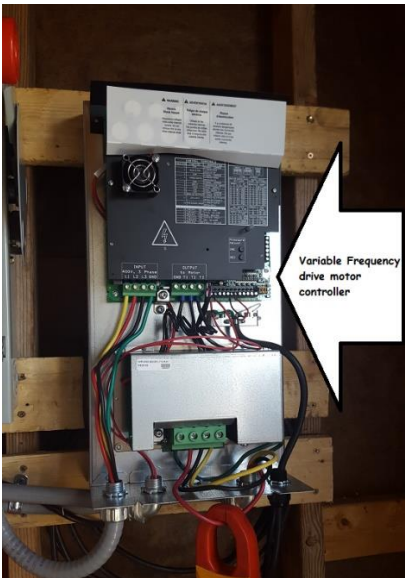
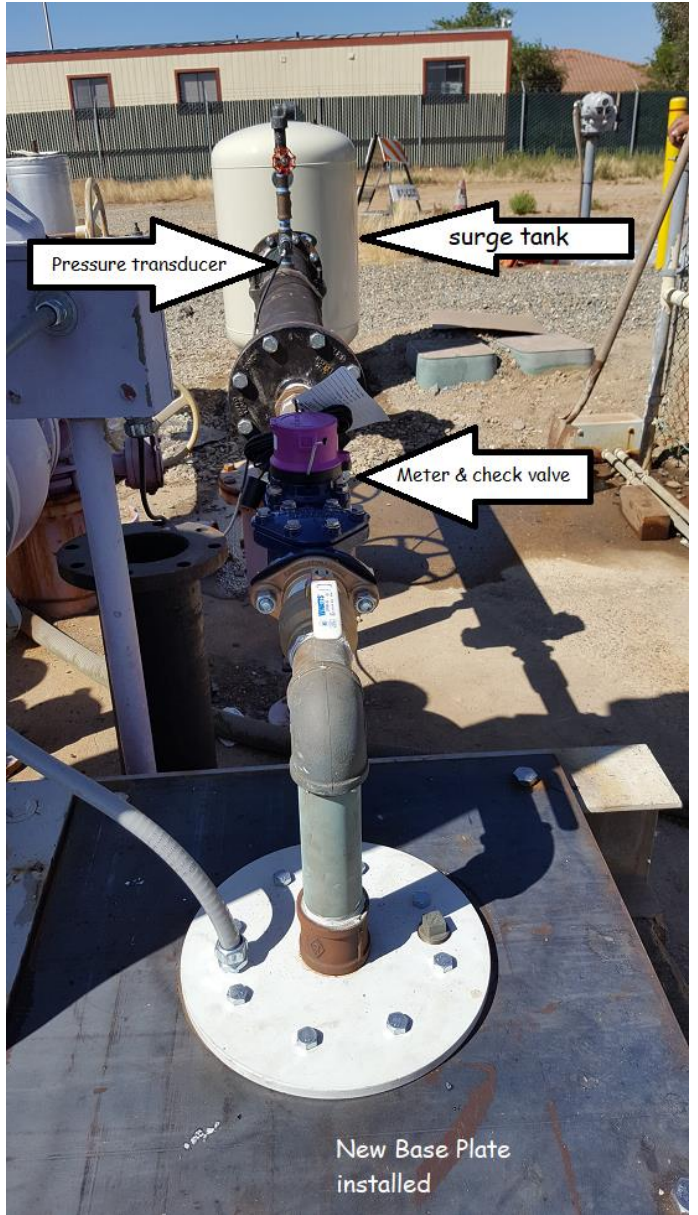
Project 2 – Office Area Irrigation Conversion

This project is complete. Work for this project included: removal of a motor and pump from the District’s tertiary pump station; procuring, mounting and installation of a submersible pump within a newly mounted pipe acting as a stilling well; installation of new piping connections, a pressure transducer, wiring, and variable frequency drive to operate the new pump; installation of a purple water meter; installation of a surge tank; replacing old irrigation system parts with purple irrigation parts that meet the District’s recycled water standards; procuring and installing recycled water signage; disconnection of potable water system to irrigation system and connection of new recycled water supply piping. Photos of completed work attached.











Project 3 – 6 Inch Recycled Water Line Extension

Project 3 – 6-inch Recycled water line extension to the commercial area at Cantova Way is also now complete. That project involved the extension of a recycled water main from Lot 66 at the Murieta Gardens II project southward and across Murieta d\Drive.

MEMORANDUM

Date: June 27, 2019
To: Improvements Committee
From: Paul Siebensohn, Director of Field Operations
Subject: Water Quality Update

RECOMMENDED ACTION

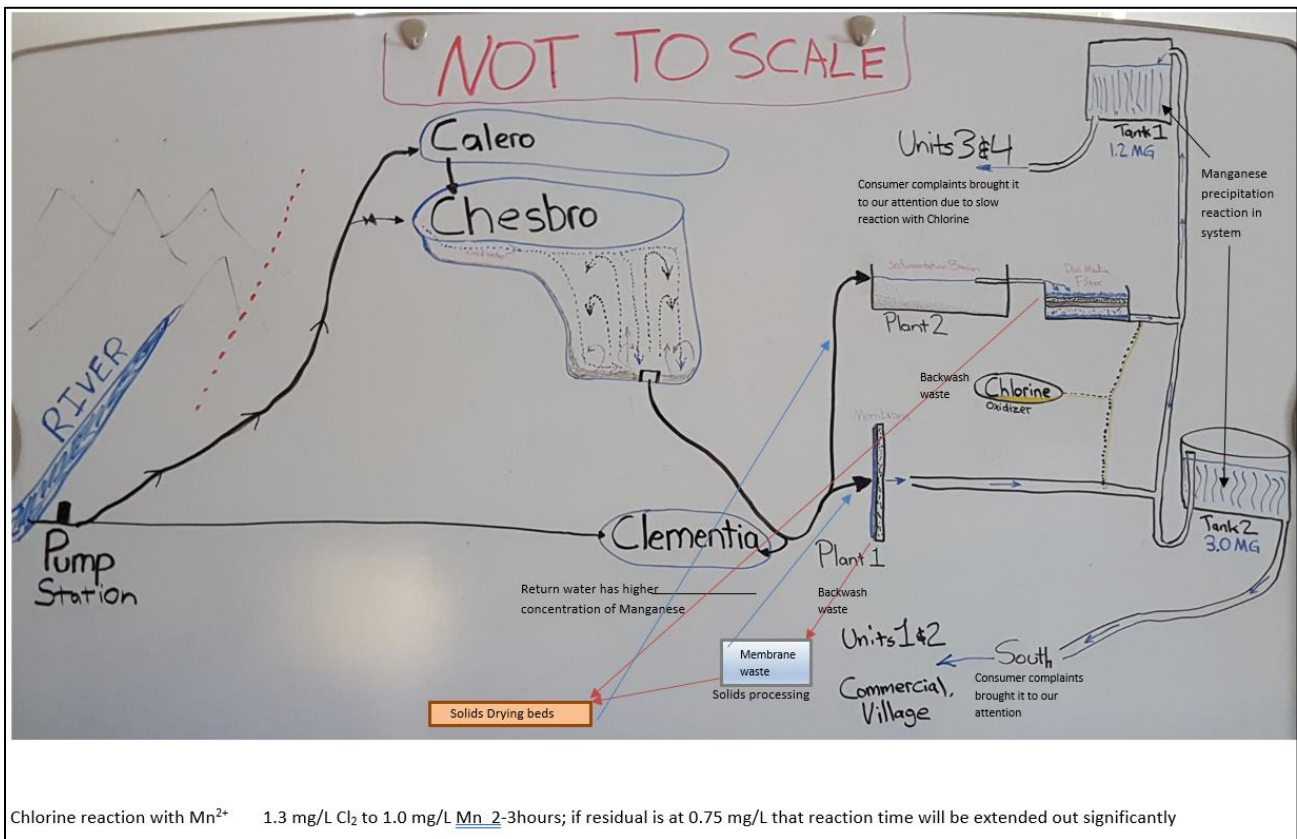
No action – information/discussion.

BACKGROUND

We had resolved the issue with the yellow water by shutting off Plant 1 and solely operating Plant 2 for a time. However, there were periodic issues with the pre-oxidant feed of potassium permanganate and the backwash return water from the drying beds having elevated levels of manganese which exacerbated the issue for a short period. Also, despite the weather forecast showing cooler weather ahead, increased water demands required that we start operating Plant 1 again after distribution tank levels surprisingly dropped to around 12 feet, whereas they are normally around 27 feet. When filling resumed, it stirred up some manganese that had precipitated out in the tanks. The plants are now operating well with little to no detectable manganese measured in it. Through all of this, being a small staff, we fielded many calls and emails, so much that it hindered our being able to perform work to resolve the issues we were facing. Along the way, I also provided several updates of what was occurring for our website. I contacted and spoke with people at the Division of Drinking Water and other agencies that had faced the same or similar issues. An interesting note that was repeated was that it is more difficult to deal with aesthetic concerns in water than health concerns. Where we can have yellow water that is safe to drink but another agency may have clear, good tasting water that is unsafe to drink. This really hits home to the importance of good communication and outreach.

We are looking into various solutions and preventative measures including: piping modifications in the Calero Reservoir to pull water from surface where it is warmer vs the bottom where the water is colder to keep the Chesbro Reservoir from turning over; modification to the water plant intake to be able to draw water from different levels of the reservoir; online manganese monitoring equipment that would help alert staff to potential issues with the water supply reservoir before they become a problem, and are currently obtaining budgetary quotes from two different suppliers; bringing in consultants to provide expert analysis to this situation; oxidation with ozone; greensand filtration media for our conventional water plant; and looking into other proprietary filtration processes. We are also putting better procedures in place to direct staff on how to identify and deal with the issue of manganese in the water supply for the water treatment plants.

In addition, an operations specialist from GE, the manufacturer of the membrane plant, will be onsite to provide direction on what can be done to operate the ultrafiltration membrane plant with dissolved manganese present in our source water.



MEMORANDUM

Date: June 27, 2019
To: Improvements Committee
From: Paul Siebensohn, Director of Field Operations
Subject: Consider Adoption of District Resolution R2019-06 Granting Easement Rights from Cosumnes River Land, LLC, to Rancho Murieta Community Services District for Water Pipeline and Recycled Water Pipeline

RECOMMENDED ACTION

Review Resolution R2019-06 accepting Murieta Gardens Easements

BACKGROUND

The attached resolution accepts water line and recycled water line easement rights for the purposes of using, maintaining, repairing, inspecting, etc. Quitclaim Deed of Recycled Water Easement on Lot 14 (Attachment A); Quitclaim Deed of Water Easement through lots 12, 14, and 15 (Attachment B); Quitclaim Deed of Water Easement on Lot 12 (Attachment C); Water Easement on Lots 7,8,12,13,14 (Attachment D); Recycled Water Easement on Lot 17 (Attachment E); Recycled Water Easement for Extension North of Highway 16 (Attachment F); and Water Line Easement for Lot 12 (Attachment G) from Cosumnes River Land, LLC, to Rancho Murieta Community Services District (District), copies of which are attached.

The easements have been approved for form by District General Counsel.



COASTLAND

CIVIL ENGINEERING - CONSTRUCTION MANAGEMENT - BUILDING DEPARTMENT SERVICES

Date: June 28, 2019

To: Mark Martin, General Manager, Rancho Murieta CSD

From: Laurie Loaiza, Coastland Civil Engineering

cc: Paul Siebensohn, Director of Field Operations, Rancho Murieta CSD
Dane Schilling, Coastland Civil Engineering

Subject: Water and Recycled Water Easements – Murieta Gardens and Prop 84 Improvements

The easements (and quitclaim of easements) summarized below are required either as part of the ongoing Recycled Water main extensions or to match the current approved Water Line alignments approved as part of the Murieta Gardens infrastructure plans. The District will have Easement rights for the purposes of digging, constructing, reconstructing, repairing and forever maintaining the water and recycled water lines.

As District Engineer, Coastland has completed review of the easements and recommends adoption.

Items submitted for recordation:

1. Quitclaim of water easement through lot 12, 14, & 15. A sketch of the portion being quitclaimed is included for reference.
Reason: This is an existing water line that will be removed and relocated as part of Murieta Gardens Infrastructure plans.
2. Quitclaim deed of a Recycle Water Easement on Lot 14 with a copy of the recorded easement.
Reason: Recycled Water Line location no longer matches this easement and is replaced with Item 4 below
3. Quitclaim deed of a Water Easement on Lot 12 with a copy of the recorded easement
Reason: Water Line location no longer matches easement and is replaced with Item 7 below
4. 15 ft wide Recycle Water Easement Lot 7, 8, 12, 13, 14 (Lonepine Dr –Legacy Ln, Utility A)
Reason: Easement now matches current alignment, and it replaces Quitclaim item 2.
5. 15 ft wide Recycle Water Easement Lot 17 (Self Storage Parcel along Murieta Drive) (for plans 6-in Recycle Water Line 7383 Murieta Dr)
Reason: Easement needed for 6” Recycled Water alignment along Murieta Drive (Prop 84 Project 3).
6. 15 ft wide Recycle Water Easement – (For Plans 12-inch Rec Water Line Extension North of Hwy 16)
Reason: Easement needed for 12” Recycled Water extension (Prop 84 Project 1b).
7. 15 ft wide Water Line Easement Lot 12, which a Water line from Hwy 16 to Utility A.
Reason: Easement now matches current alignment, and it replaces Quitclaim item 3.

Santa Rosa
1400 Neotomas Avenue
Santa Rosa, CA 95403

Auburn
11641 Blocker Drive, Ste 170
Auburn, CA 95603
www.coastlandcivil.com

RESOLUTION NO. R2019-06

**A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE RANCHO MURIETA COMMUNITY SERVICES DISTRICT
QUITCLAIM AND GRANTING EASEMENTS**

BE IT RESOLVED by the Board of Directors of the Rancho Murieta Community Services District that the District approve the following Quitclaim of easements, and Grant of Easements from Cosumnes River Land LLC, to Rancho Murieta Community Services District, copies of which are attached

- Quitclaim of water easement through lot 12, 14, & 15.
- Quitclaim deed of a Recycle Water Easement on Lot 14
- Quitclaim deed of a Water Easement on Lot 12
- Recycle Water Easement Lot 7, 8, 12, 13, 14
- Recycle Water Easement Lot 17 (Self Storage Parcel along Murieta Drive)
- Water Line Easement Lot 12, which a Water line from Hwy 16 to Utility A

It is hereby accepted by the Board of Directors on behalf of the District, that the Board of Directors does hereby authorize and consent to the recordation of the Easements, and that the District Secretary is authorized and directed to record the Easements with the Sacramento County Recorder's Office.

PASSED AND ADOPTED this 17th day of July, 2019 by the following vote:

Ayes:

Noes:

Abstain:

Absent:

Attest:

Les Clark, President of the Board
Rancho Murieta Community Services District

Suzanne Lindenfeld
District Secretary

RESOLUTION NO. R2019-XX

A RESOLUTION OF THE BOARD OF DIRECTORS

OF THE RANCHO MURIETA COMMUNITY SERVICES DISTRICT

GRANTING EASEMENTS

BE IT RESOLVED by the Board of Directors of the Rancho Murieta Community Services District that the District approve the following Quitclaim of easements, and Grant of Easements from Murieta Club Properties LLC, to Rancho Murieta Community Services District, copies of which are attached

- Recycle Water Easement – (For Plans 12-inch Rec Water Line Extension North of Hwy 16)

It is hereby accepted by the Board of Directors on behalf of the District, that the Board of Directors does hereby authorize and consent to the recordation of the Easements, and that the District Secretary is authorized and directed to record the Easements with the Sacramento County Recorder's Office.

PASSED AND ADOPTED this 17th day of July, 2019 by the following vote:

Ayes:

Noes:

Abstain:

Absent:

Clark, President of the Board
Rancho Murieta Community Services District

Attest:

Suzanne Lindenfeld
District Secretary

RECORDING REQUESTED BY:
Rancho Murieta Community
Services District
15160 Jackson Road
Rancho Murieta, California 95683

AND WHEN RECORDED MAIL TO:
Rancho Murieta Community
Services District
15160 Jackson Road
Rancho Murieta, California 95683

Portion APN 073-0890-012, 014, 015

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

QUITCLAIM DEED

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

RANCHO MURIETA COMMUNITY SERVICES DISTRICT, a local government agency

Hereby quitclaim(s) to **Cosumnes River Land, LLC, a Delaware limited liability company**, the following described easement in the County of Sacramento, State of California:

All rights, title, and interest in that portion of that certain "Waterline Easement, Corporation Grant Deed" as recorded on December 18, 1987, in Book 871218, Page 0394, Official Records of Sacramento County, California, as shown over Lot 12, Lot 14, and Lot 15 of that certain map entitled "Amended Subdivision No. 06-0514, Murieta Gardens Shopping Center", filed December 18, 2015 in Book 388 of Maps, at Page 01, said County Records.

Dated this _____ day of _____, 2019

By:
Title:

By:
Title:

ACKNOWLEDGMENT BY NOTARY PUBLIC
[Cal. Civ. Code § 1189]

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 _____, 20__, before me, _____, a notary public, 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.

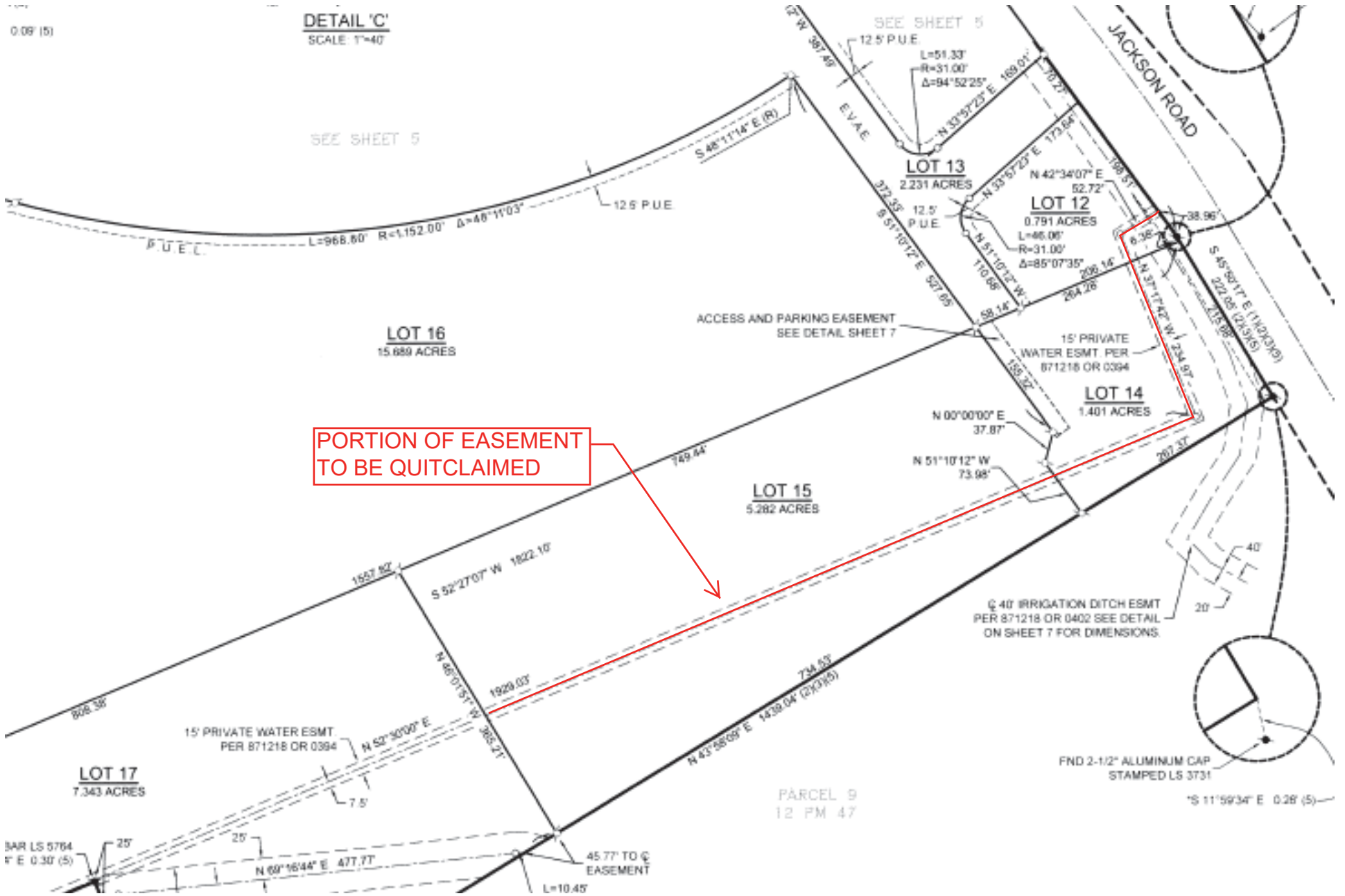
WITNESS my hand and official seal.

Signature _____ (Seal)

0.09 (5)

DETAIL 'C'
SCALE 1"=40'

SEE SHEET 5



PORTION OF EASEMENT
TO BE QUITCLAIMED

QUITCLAIM EXHIBIT - WL
EASEMENT 871218 OR 0394

RECORDING REQUESTED BY:
Rancho Murieta Community
Services District
15160 Jackson Road
Rancho Murieta, California 95683

AND WHEN RECORDED MAIL TO:
Rancho Murieta Community
Services District
15160 Jackson Road
Rancho Murieta, California 95683

Portion APN 073-0890-012

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

QUITCLAIM DEED

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

RANCHO MURIETA COMMUNITY SERVICES DISTRICT, a local government agency

Hereby quitclaim(s) to **Cosumnes River Land, LLC, a Delaware limited liability company**, the following described easement in the County of Sacramento, State of California:

All rights, title, and interest in that certain "Grant of Easement – Water Pipeline" as recorded on November 18, 2016, in Book 20161118, Page 0002, Official Records of Sacramento County, California, as shown over Lot 12 of that certain map entitled "Amended Subdivision No. 06-0514, Murieta Gardens Shopping Center", filed December 18, 2015 in Book 388 of Maps, at Page 01, said County Records.

Dated this _____ day of _____, 2019

By:
Title:

By:
Title:

ACKNOWLEDGMENT BY NOTARY PUBLIC
[Cal. Civ. Code § 1189]

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State of California)
County of ____)

On _____, 20__, before me, _____, a notary public, 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 _____ (Seal)

RECORDING REQUESTED BY:
Rancho Murieta Community
Services District
15160 Jackson Road
Rancho Murieta, California 95683

AND WHEN RECORDED MAIL TO:
Rancho Murieta Community
Services District
15160 Jackson Road
Rancho Murieta, California 95683

Portion APN 073-0890-014

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

QUITCLAIM DEED

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

RANCHO MURIETA COMMUNITY SERVICES DISTRICT, a local government agency

Hereby quitclaim(s) to **Cosumnes River Land, LLC, a Delaware limited liability company**, the following described easement in the County of Sacramento, State of California:

All rights, title, and interest in that certain "Grant of Easement – Reclaimed Water Line Easement" as recorded on November 18, 2016, in Book 20161118, Page 0003, Official Records of Sacramento County, California, as shown over Lot 14 of that certain map entitled "Amended Subdivision No. 06-0514, Murieta Gardens Shopping Center", filed December 18, 2015 in Book 388 of Maps, at Page 01, said County Records.

Dated this _____ day of _____, 2019

By:
Title:

By:
Title:

ACKNOWLEDGMENT BY NOTARY PUBLIC
[Cal. Civ. Code § 1189]

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 _____, 20__, before me, _____, a notary public, 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 _____ (Seal)

RECORDING REQUESTED BY:
Rancho Murieta Community
Services District
15160 Jackson Road
Rancho Murieta, California 95683

AND WHEN RECORDED MAIL TO:
Rancho Murieta Community
Services District
15160 Jackson Road
Rancho Murieta, California 95683

Portion APN 073-0890-014

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

QUITCLAIM DEED

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RANCHO MURIETA COMMUNITY SERVICES DISTRICT, a local government agency

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All rights, title, and interest in that certain "Grant of Easement – Reclaimed Water Line Easement" as recorded on November 18, 2016, in Book 20161118, Page 0003, Official Records of Sacramento County, California, as shown over Lot 14 of that certain map entitled "Amended Subdivision No. 06-0514, Murieta Gardens Shopping Center", filed December 18, 2015 in Book 388 of Maps, at Page 01, said County Records.

Dated this _____ day of _____, 2019

By:
Title:

By:
Title:

ACKNOWLEDGMENT BY NOTARY PUBLIC
[Cal. Civ. Code § 1189]

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State of California)
County of ____)

On _____, 20__, before me, _____, a notary public, 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 _____ (Seal)



Sacramento County Recorder
 Donna Allred, Clerk/Recorder
 BOOK **20161118** PAGE **0003**

Friday, NOV 18, 2016 8:03:32 AM
 Ttl Pd \$0.00 Rcpt # 0009330588

RJD/19/1-6

Recording requested by, and
 when recorded return to:

Rancho Murieta Community Services District
 P.O. Box 1050
 15160 Jackson Road
 Rancho Murieta, CA 95683

Portion APN 073-0890-014

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT OF EASEMENT
Recycled Water Line Easement

Conveyance to government agency -- exempt from recording fees (Government Code sections 6103 & 27383) and documentary transfer tax (Revenue and Taxation Code section 11922).

COSUMNES RIVER LAND, LLC, a Delaware Limited Liability Company ("Grantor"), the owner of that certain real property ("Property") located in the unincorporated area of the County of Sacramento, State of California, which is known as County Assessor's Parcel No.073-0890-014, as shown in Exhibit B, grants to Rancho Murieta Community Services District, a local government agency ("District"), a permanent and non-exclusive easement in gross (the "Easement") over, across and under a strip of the Property as described on the attached Exhibit A and as shown on the attached Exhibit B for the survey, design, installation, construction, excavation, use, operation, maintenance, repair, inspection, expansion, improvement, modification, removal, relocation and replacement of a recycled water line and related valves, fittings, equipment, facilities and appurtenances; together with the following rights: (a) to reasonable ingress to, and egress from, the Easement over and across Grantor's lands for such purposes; (b) to temporarily use Grantor's lands contiguous to the Easement as may be necessary during construction-related activities; (c) to trim, cut down, clear away or remove any trees, brush, roots, other vegetation or other obstructions on the Easement that now or in the future may obstruct or interfere with the use of the Easement or access to the Easement area or pose a hazard to District equipment, facilities, employees or contractors; (d) to use gates on the Property in fences that may cross the Easement or that restrict access to the Easement; and (e) to mark the location of underground utilities by suitable markers set and maintained on the land surface above the utility line.

This Easement shall be subject to the following terms and conditions:

1. District shall have the right to use the Easement at any time without prior notice to Grantor as may be necessary or convenient for the purposes and rights described above. The Easement rights may be exercised by District and any of its employees, officers and authorized agents and contractors.

2. Grantor shall not disturb or tamper with any pipeline, valve, fitting, equipment, facility or appurtenance that District may construct or install within the Easement area. Grantor shall not construct any building, structure, or fence, conduct any excavation, grading, drilling, tree planting or other ground-surface alteration, or install any

other pipelines or underground utilities on or within the Easement area without the prior written consent of District, which consent shall not be withheld unreasonably.

3. Grantor shall not grant to any third party any easement over, under, upon, across or through the Easement area that would interfere with District's use of its Easement.

4. Grantor shall furnish District with keys to all gates that would otherwise restrict District's access to or within the Easement area.

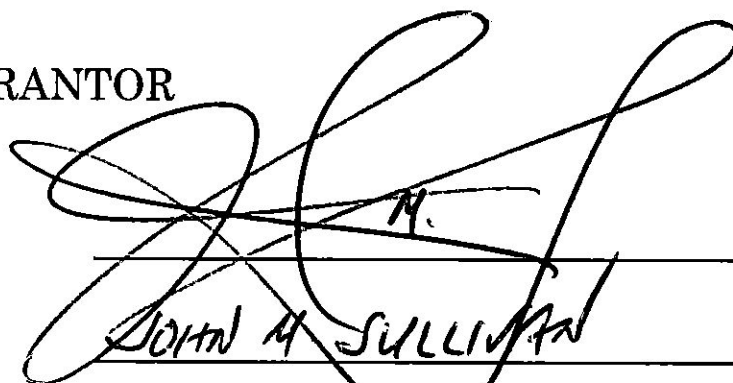
5. The Easement shall run with the Property and bind, and inure to the benefit of, the successors in interest of Grantor and successors in interest and assigns of District.

6. District shall indemnify, defend, protect and hold harmless Grantor, and its officers, employees and agents, from and against any and all liability, claims, damages, expenses, and costs to the extent caused by a negligent act, error or omission, willful misconduct or violation of law of or by District or its officer, employee or authorized agent or contractor in the exercise of rights granted to District by the Easement, except any loss or damage caused by Grantor's sole negligence, gross negligence, active negligence or willful misconduct.

7. Except for the Easement rights granted to District, Grantor shall continue to have the full use, occupancy and enjoyment of the Property.

Dated: OCT 26, 2016

GRANTOR



JOHN A. SULLIVAN [name]

MANAGER [title, if applicable]

COSUMNES RIVER (AND), LLC

ALL SIGNATURES MUST BE NOTARIZED

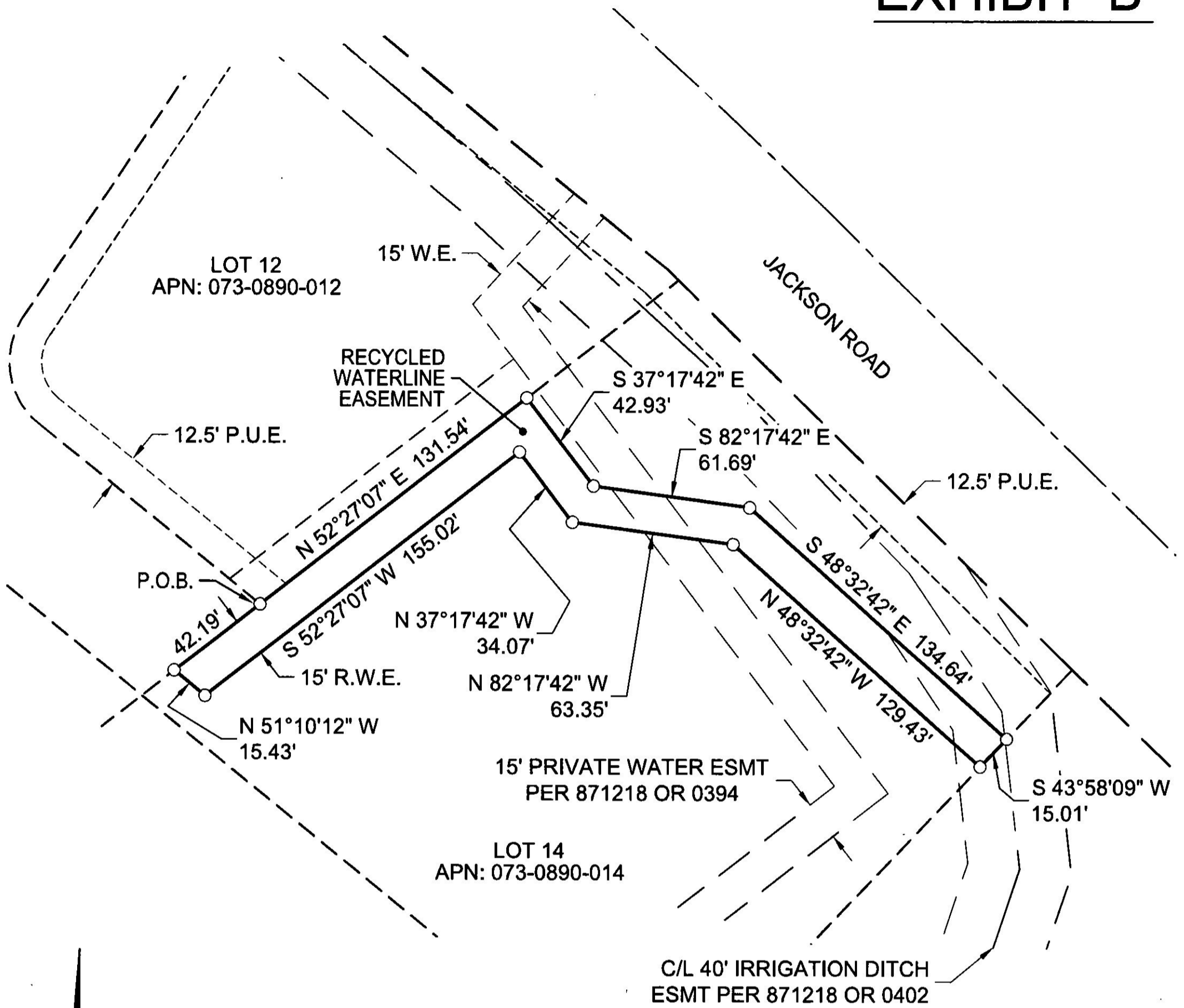
EXHIBIT 'A'
RECYCLED WATERLINE EASEMENT
MURIETA GARDENS SHOPPING CENTER

A 15.00 foot wide Recycled Waterline easement over and across a portion of Lot 14 of that certain map entitled "Amended Subdivision No. 06-0514, Murieta Gardens Shopping Center", filed December 18, 2015 in Book 388 of Maps, at Page 01, Sacramento County Official Records. Situated in the County of Sacramento, State of California and being more particularly described as follows:

Beginning at the most southerly corner of Lot 12 of said Map, thence along the northwest boundary of said Lot 14, North 52°27'07" East, 131.54 feet; thence leaving said boundary South 37°17'42" East, 42.93 feet; thence South 82°17'42" East, 61.69 feet; thence South 48°32'42" East, 134.64 feet to a point on the southeast boundary of said Lot 14; thence along said boundary, South 43°58'09" West, 15.01 feet; thence leaving said boundary, North 48°32'42" West, 129.43 feet; thence North 82°17'42" West, 63.35 feet; thence North 37°17'42" West, 34.07 feet to a point lying 15.00 foot southeasterly at right angles from the northwesterly boundary of said Lot 14; thence along a line parallel with said boundary, South 52°27'07" West, 155.02 feet; thence leaving said parallel line, North 51°10'12" West, 15.43 feet to the northwest boundary of said Lot 14; thence along said boundary, North 52°27'07" East, 42.19 feet to the **Point of Beginning**.

End of Description.

EXHIBIT 'B'



LEGEND

- P.O.B. POINT OF BEGINNING
- W.E. WATERLINE EASEMENT
- R.W.E. RECYCLED WATERLINE EASEMENT
- OR OFFICIAL RECORD



IBW BAKER-WILLIAMS ENGINEERING GROUP
 Engineering / Surveying / Land Planning / Entitlement Processing / GPS Services
 6020 Rutland Drive, Suite 19 - Carmichael CA 95608
 (916) 331-4338 - fax (916) 331-4430 - office@bwengineers.com

SCALE: 1"=60'
 JOB #: 11-01-001
 DATE: MAR., 2016

RECYCLED WATERLINE EASEMENT
RANCHO MURIETA
 073-0890-014
 SACRAMENTO COUNTY, CALIFORNIA

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

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)
) SS
County of Sacramento)

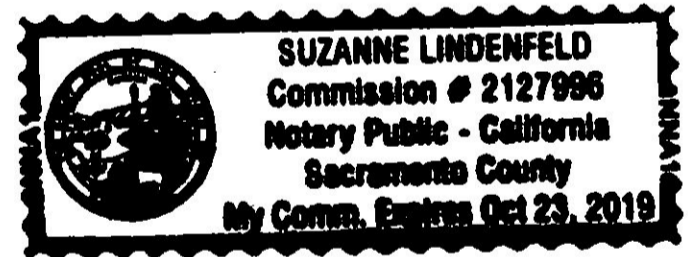
On October 26, 2016, before me, Suzanne Lindenfled, Notary Public, personally appeared John M. Sullivan, who proved to me on the basis of satisfactory evidence to be the person(s) whose name is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their 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.

(Seal)

Suzanne Lindenfled
(Signature)



RESOLUTION NO. R2016-12

**A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE RANCHO MURIETA COMMUNITY SERVICES DISTRICT
GRANTING EASEMENT**

BE IT RESOLVED by the Board of Directors of the Rancho Murieta Community Services District that the District approve the Grant of Easement, Water Pipeline (Attachment A) and a Grant of Easement, Recycled Water Line Easement (Attachment B), from Cosumnes River Land, LLC, to Rancho Murieta Community Services District (District), copies of which are attached.


PASSED AND ADOPTED this 19th day of October, 2016 by the following vote:

Ayes: Pasek, Ferraro, Graf, Martel, Pecotich
Noes: None
Absent: None
Abstain: None



Gerald Pasek, President of the Board
Rancho Murieta Community Services District

Attest:



Suzanne Lindenfeld
District Secretary

RECORDING REQUESTED BY:
Rancho Murieta Community
Services District
15160 Jackson Road
Rancho Murieta, California 95683

AND WHEN RECORDED MAIL TO:
Rancho Murieta Community
Services District
15160 Jackson Road
Rancho Murieta, California 95683

Portion APN 073-0890-012

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

QUITCLAIM DEED

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

RANCHO MURIETA COMMUNITY SERVICES DISTRICT, a local government agency

Hereby quitclaim(s) to **Cosumnes River Land, LLC, a Delaware limited liability company**, the following described easement in the County of Sacramento, State of California:

All rights, title, and interest in that certain "Grant of Easement – Water Pipeline" as recorded on November 18, 2016, in Book 20161118, Page 0002, Official Records of Sacramento County, California, as shown over Lot 12 of that certain map entitled "Amended Subdivision No. 06-0514, Murieta Gardens Shopping Center", filed December 18, 2015 in Book 388 of Maps, at Page 01, said County Records.

Dated this _____ day of _____, 2019

By:
Title:

By:
Title:

ACKNOWLEDGMENT BY NOTARY PUBLIC
[Cal. Civ. Code § 1189]

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 _____, 20__, before me, _____, a notary public, 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 _____ (Seal)



Sacramento County Recorder
 Donna Allred, Clerk/Recorder
 BOOK **20161118** PAGE **0002**

Friday, NOV 18, 2016 8:03:32 AM
 Ttl Pd \$0.00 Rcpt # 0009330587

RJD/19/1-6

Recording requested by, and
 when recorded return to:

Rancho Murieta Community Services District
 P.O. Box 1050
 15160 Jackson Road
 Rancho Murieta, CA 95683

Portion Sac. Co. APN 073-0890-012

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**GRANT OF EASEMENT
 [Water Pipeline]**

Conveyance to government agency -- exempt from recording fees (Government Code sections 6103 & 27383) and documentary transfer tax (Revenue and Taxation Code section 11922).

COSUMNES RIVER LAND, LLC, a Delaware limited liability company ("Grantor"), the owner of that certain real property ("Property") located in the unincorporated area of the County of Sacramento, State of California, which is known as Sacramento County Assessor's Parcel No. 073-0890-012, as shown on the attached Exhibit B, grants to Rancho Murieta Community Services District, a local government agency ("District"), a permanent and non-exclusive easement in gross (the "Easement") over, across and under a strip of the Property as described on the attached Exhibit A and as shown on the attached Exhibit B for the survey, design, installation, construction, excavation, use, operation, maintenance, repair, inspection, expansion, improvement, modification, removal, relocation and replacement of water pipelines and related valves, fittings, equipment, facilities and appurtenances; together with the following rights: (a) to reasonable ingress to, and egress from, the Easement over and across Grantor's lands for such purposes; (b) to temporarily use Grantor's lands contiguous to the Easement as may be necessary during construction-related activities; (c) to trim, cut down, clear away or remove any trees, brush, roots, other vegetation or other obstructions on the Easement that now or in the future may obstruct or interfere with the use of the Easement or access to the Easement area or pose a hazard to District equipment, facilities, employees or contractors; (d) to use gates on the Property in fences that may cross the Easement or that restrict access to the Easement; and (e) to mark the location of underground utilities by suitable markers set and maintained on the land surface above the utility line.

This Easement shall be subject to the following terms and conditions:

1. District shall have the right to use the Easement at any time without prior notice to Grantor as may be necessary or convenient for the purposes and rights described above. The Easement rights may be exercised by District and any of its employees, officers and authorized agents and contractors.

2. Grantor shall not disturb or tamper with any pipeline, valve, fitting, equipment, facility or appurtenance that District may construct or install within the Easement area. Grantor shall not construct any building, structure, or fence, conduct any excavation, grading, drilling, tree planting or other ground-surface alteration, or install any

other pipelines or underground utilities on or within the Easement area without the prior written consent of District, which consent shall not be withheld unreasonably.

3. Grantor shall not grant to any third party any easement over, under, upon, across or through the Easement area that would interfere with District's use of its Easement.

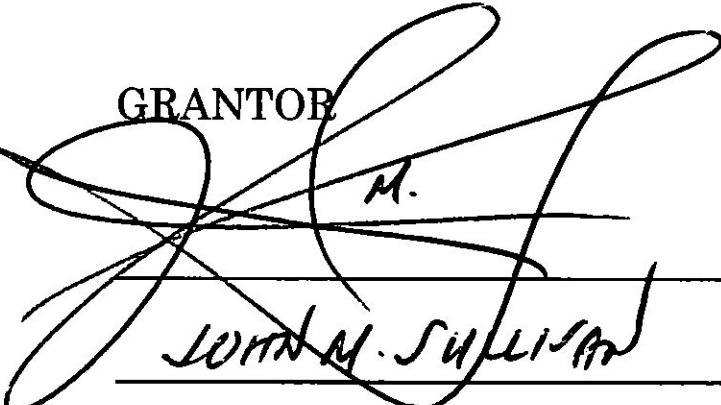
4. Grantor shall furnish District with keys to all gates that would otherwise restrict District's access to or within the Easement area.

5. The Easement shall run with the Property and bind, and inure to the benefit of, the successors in interest of Grantor and successors in interest and assigns of District.

6. District shall indemnify, defend, protect and hold harmless Grantor, and its officers, employees and agents, from and against any and all liability, claims, damages, expenses, and costs to the extent caused by a negligent act, error or omission, willful misconduct or violation of law of or by District or its officer, employee or authorized agent or contractor in the exercise of rights granted to District by the Easement, except any loss or damage caused by Grantor's sole negligence, gross negligence, active negligence or willful misconduct.

7. Except for the Easement rights granted to District, Grantor shall continue to have the full use, occupancy and enjoyment of the Property.

Dated: OCT 26, 2016

GRANTOR


JOHN M. SULLIVAN [name]

MANAGER [title]
COSUMES RIVER LAND, LLC

ALL SIGNATURES MUST BE NOTARIZED

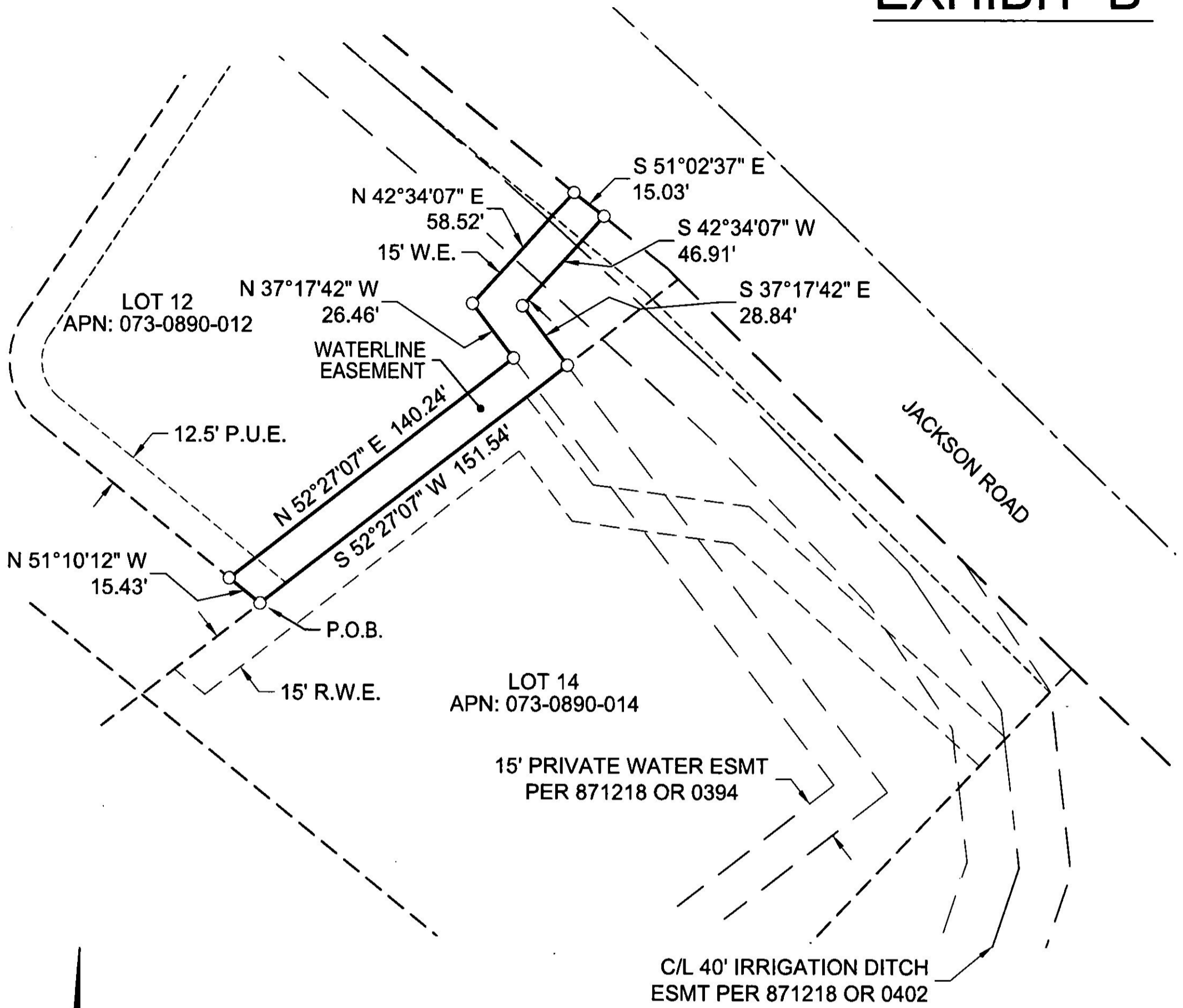
EXHIBIT 'A'
WATERLINE EASEMENT
MURIETA GARDENS SHOPPING CENTER

A 15.00 foot wide Waterline easement over and across a portion of Lot 12 of that certain map entitled "Amended Subdivision No. 06-0514, Murieta Gardens Shopping Center", filed December 18, 2015 in Book 388 of Maps, at Page 01, Sacramento County Official Records. Situated in the County of Sacramento, State of California and being more particularly described as follows:

Beginning at the most southerly corner of said Lot 12, thence along the southwest boundary of said Lot, North 51°10'12" West, 15.43 feet; thence leaving said boundary along a line that is parallel and 15.00 foot northwest, at right angles, of the Southeast boundary of said Lot 12, North 52°27'07" East, 140.24 feet; thence leaving said parallel line, North 37°17'42" West, 26.46 feet; thence North 42°34'07" East, 58.52 feet to the Northeast boundary of said Lot; thence along last said boundary, South 51°02'37" East, 15.03 feet; thence leaving said boundary, South 42°34'07" West, 46.91 feet; thence South 37°17'42" East, 28.84 feet to the southeast boundary of said Lot; thence along said boundary, South 52°27'07" West, 151.54 feet to the **Point of Beginning**.

End of Description.

EXHIBIT 'B'



LEGEND

- P.O.B. POINT OF BEGINNING
- W.E. WATERLINE EASEMENT
- R.W.E. RECYCLED WATERLINE EASEMENT
- OR OFFICIAL RECORD



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SCALE: 1"=60'
 JOB #: 11-01-001
 DATE: MAR., 2016

WATERLINE EASEMENT
RANCHO MURIETA
 APN: 073-0890-012
 SACRAMENTO COUNTY, CALIFORNIA

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

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)
) SS
County of Sacramento)

On October 26, 2016, before me, Suzanne Lindenefeld, Notary Public, personally appeared John M. Sullivan, who proved to me on the basis of satisfactory evidence to be the person(s) whose name 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.

(Seal)

Suzanne Lindenefeld
(Signature)



RESOLUTION NO. R2016-12

**A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE RANCHO MURIETA COMMUNITY SERVICES DISTRICT
GRANTING EASEMENT**

BE IT RESOLVED by the Board of Directors of the Rancho Murieta Community Services District that the District approve the Grant of Easement, Water Pipeline (Attachment A) and a Grant of Easement, Recycled Water Line Easement (Attachment B), from Cosumnes River Land, LLC, to Rancho Murieta Community Services District (District), copies of which are attached.

PASSED AND ADOPTED this 19th day of October, 2016 by the following vote:

Ayes: Pasek, Ferraro, Graf, Martel, Pecotich
Noes: None
Absent: None
Abstain: None



Gerald Pasek, President of the Board
Rancho Murieta Community Services District

Attest:



Suzanne Lindenfeld
District Secretary

Recording requested by, and
when recorded return to:

Rancho Murieta Community Services District
P.O. Box 1050
15160 Jackson Road
Rancho Murieta, CA 95683

Portion APN 073-0890-007,012,013,014,025,027 SPACE ABOVE THIS LINE FOR RECORDER'S USE
Portion APN 073-0460-004

GRANT OF EASEMENT
Recycled Water Line Easement

Conveyance to government agency -- exempt from recording fees (Government Code sections 6103 & 27383) and documentary transfer tax (Revenue and Taxation Code section 11922).

COSUMNES RIVER LAND, LLC, a Delaware Limited Liability Company ("Grantor"), the owner of that certain real property ("Property") located in the unincorporated area of the County of Sacramento, State of California, which is known as County Assessor's Parcel No., 073-0890-007,012,013,014,025,027 and 073-0460-004 as shown in Exhibit B, grants to Rancho Murieta Community Services District, a local government agency ("District"), a permanent and non-exclusive easement in gross (the "Easement") over, across and under a strip of the Property as described on the attached Exhibit A and as shown on the attached Exhibit B for the survey, design, installation, construction, excavation, use, operation, maintenance, repair, inspection, expansion, improvement, modification, removal, relocation and replacement of a recycled water line and related valves, fittings, equipment, facilities and appurtenances; together with the following rights: (a) to reasonable ingress to, and egress from, the Easement over and across Grantor's lands for such purposes; (b) to temporarily use Grantor's lands contiguous to the Easement as may be necessary during construction-related activities; (c) to trim, cut down, clear away or remove any trees, brush, roots, other vegetation or other obstructions on the Easement that now or in the future may obstruct or interfere with the use of the Easement or access to the Easement area or pose a hazard to District equipment, facilities, employees or contractors; (d) to use gates on the Property in fences that may cross the Easement or that restrict access to the Easement; and (e) to mark the location of underground utilities by suitable markers set and maintained on the land surface above the utility line.

This Easement shall be subject to the following terms and conditions:

1. District shall have the right to use the Easement at any time without prior notice to Grantor as may be necessary or convenient for the purposes and rights described above. The Easement rights may be exercised by District and any of its employees, officers and authorized agents and contractors.

2. Grantor shall not disturb or tamper with any pipeline, valve, fitting, equipment, facility or appurtenance that District may construct or install within the Easement area. Grantor shall not construct any building, structure, or fence, conduct any excavation, grading, drilling, tree planting or other ground-surface alteration, or install any

other pipelines or underground utilities on or within the Easement area without the prior written consent of District, which consent shall not be withheld unreasonably.

3. Grantor shall not grant to any third party any easement over, under, upon, across or through the Easement area that would interfere with District's use of its Easement.

4. Grantor shall furnish District with keys to all gates that would otherwise restrict District's access to or within the Easement area.

5. The Easement shall run with the Property and bind, and inure to the benefit of, the successors in interest of Grantor and successors in interest and assigns of District.

6. District shall indemnify, defend, protect and hold harmless Grantor, and its officers, employees and agents, from and against any and all liability, claims, damages, expenses, and costs to the extent caused by a negligent act, error or omission, willful misconduct or violation of law of or by District or its officer, employee or authorized agent or contractor in the exercise of rights granted to District by the Easement, except any loss or damage caused by Grantor's sole negligence, gross negligence, active negligence or willful misconduct.

7. Except for the Easement rights granted to District, Grantor shall continue to have the full use, occupancy and enjoyment of the Property.

Dated: _____, 20__

GRANTOR

_____ *[name]*

_____ *[title, if applicable]*

ALL SIGNATURES MUST BE NOTARIZED

ACKNOWLEDGMENT BY NOTARY PUBLIC
[Cal. Civ. Code § 1189]

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 _____, 20__, before me, _____, a notary public, 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 _____ (Seal)

EXHIBIT 'A'
RECYCLED WATERLINE EASEMENT
RANCHO MURIETA

Easement No. 1

A 15.00 foot wide Recycled Waterline easement over, across, and under a portion of Lot 7, Lot 12, Lot 13, and Lot 14 as shown on that certain map entitled "Amended Subdivision No. 06-0514, Murieta Gardens Shopping Center", filed December 18, 2015 in Book 388 of Maps, at Page 01, Sacramento County Official Records. Situated in the County of Sacramento, State of California. The centerline of which being more particularly described as follows:

Commencing at the East corner of said Lot 14. Thence leaving said corner along the north boundary of said Lot 14, North 45°50'17" West, 7.50 feet and the true **Point of Beginning**; thence leaving said north line along a line parallel with and distant 7.50' northwest of the east line of said Lot 14 and said centerline, South 43°8'09" West, 45.05 feet; thence North 48°32'42" West, 124.53 feet; thence North 82°17'42" West, 62.52 feet; thence North 37°17'42" West, 43.50 feet to a line lying 2.50 foot southeast and parallel to the boundary line common to said Lot 12 and Lot 14; thence along said parallel line, South 52°27'07" West, 157.89 feet, thence North 51°10'12" West, 438.54 feet to a point hereinafter referred to as Point "A"; thence, North 51°10'12" West, 186.51 feet; thence to the left along the arc of a 217.50 foot radius, tangent curve, concave to the southwest, having a central angle of 13°23'52", and an arc length of 50.86 feet; thence North 87°04'04" West, 19.39 feet; thence North 64°34'04" West, 12.03 feet to a point on northwest boundary of said Lot 7 and the **Point of Termination**.

The sidelines of said easement to be lengthened or shortened to terminate on the northwest boundary of said Lot 7 and the southeast boundary of said Lot 14.

Easement No. 2

A 15.00 foot wide Recycled Waterline easement over, across, and under a portion of Lot 7, Lot 8, Lot 13, Murieta Drive and Lone Pines Drive as shown on that certain map entitled "Amended Subdivision No. 06-0514, Murieta Gardens Shopping Center", filed December 18, 2015 in Book 388 of Maps, at Page 01, Sacramento County Official Records. Situated in the County of Sacramento, State of California. The centerline of which being more particularly described as follows:

Beginning at said Point "A", thence along said centerline, to the right, along the arc of a non-tangent 1,093.00 foot radius curve, concave to the northwest, having a radial bearing of South 49°13'58" East, a central angle of 24°48'09", and an arc length of 473.14 feet; thence South 88°26'47" West, 7.78 feet; thence to the right, along the arc of a 1,090.00 foot radius non-tangent curve, concave to the north, having a radial bearing of South 24°03'13" East, a central angle of 24°03'03", and an arc length of 457.54 feet; thence North 89°59'49" East, 265.32 feet; thence North 00°00'57" West, 102.01 feet; thence North 89°57'39" West, 9.86 feet; thence North 68°27'39" West, 48.50 feet to the **Point of Termination**.

End of Description.

HIGHWAY 16 (JACKSON ROAD)

P.O.C.
EAST COR

EXHIBIT 'B'

LOT 14 388 BM 1

SHEET 1 OF 5

LOT 11
388 BM 1

LOT 13
388 BM 1

LOT 12
388 BM 1

RESULTANT PARCEL 1
20160121 1107
LOT 16
388 BM 1

MURIETA GARDENS SHOPPING CENTER
388 BM 1

LOT 15
388 BM 1

LOT 14
388 BM 1

SEE SHEET 2

N 51°10'12" W 438.54'

15.0' R.W.E.

12.5' P.U.E.
388 BM 1

S 52°27'07" W 157.89'

C/L EASEMENT 1

2.5'

N 37°17'42" W
43.50'

N 82°17'42" W
62.52'

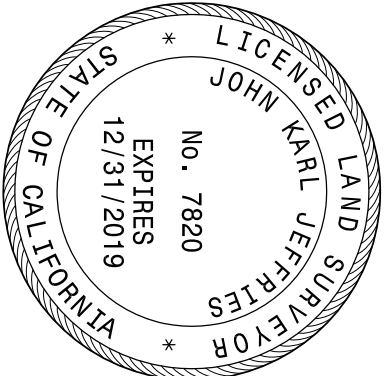
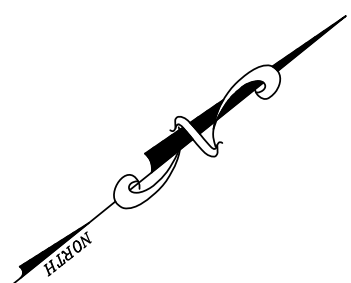
N 48°32'42" W 124.53'

12.5' P.U.E.
388 BM 1

P.O.B. EASEMENT 1

N 45°50'17" W
7.50'

S 43°58'09" W
45.05'



- LEGEND**
- P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT
 - P.O.T. POINT OF TERMINATION
 - BM BOOK OF MAPS
 - P.U.E. PUBLIC UTILITY EASEMENT
 - R.W.E. RECYCLED WATER EASEMENT



BAKER-WILLIAMS ENGINEERING GROUP
 Engineering / Surveying / Land Planning / Entitlement Processing / GPS Services
 6020 Rutland Drive, Suite 19 ~ Carmichael, CA 95608
 (916) 331-4346 ~ fax: (916) 331-4430 ~ office@bweengineers.com

SCALE: 1"=50'

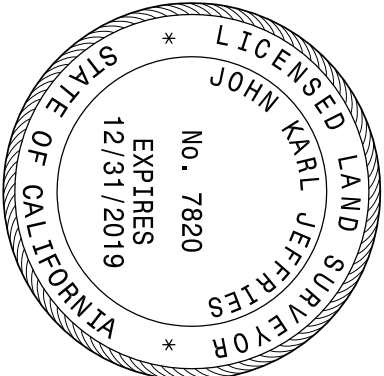
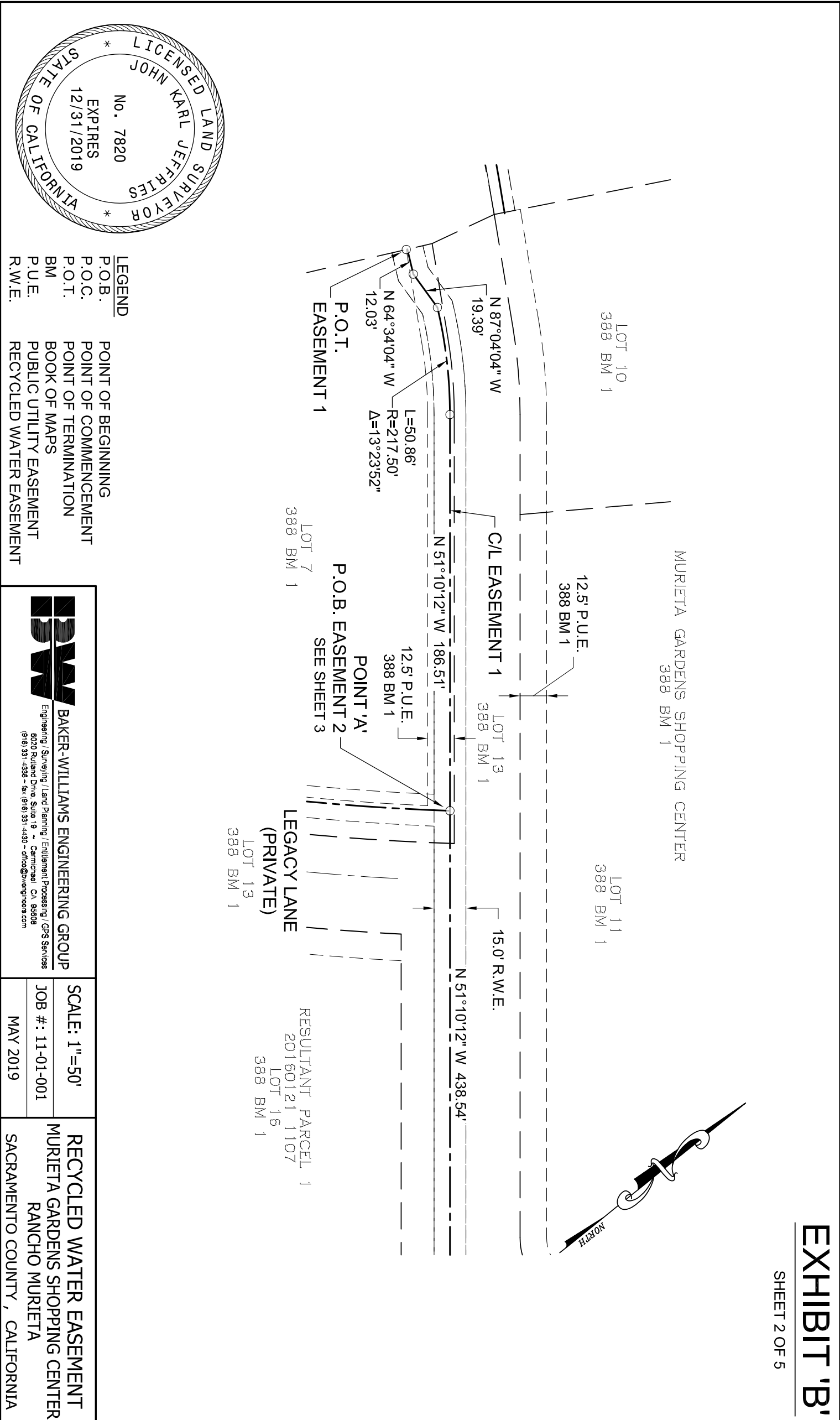
JOB #: 11-01-001

DATE: May, 2019

RECYCLED WATER EASEMENT
 MURIETA GARDENS SHOPPING CENTER
 RANCHO MURIETA
 SACRAMENTO COUNTY, CALIFORNIA

EXHIBIT 'B'

SHEET 2 OF 5



LEGEND	
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.O.T.	POINT OF TERMINATION
BM	BOOK OF MAPS
P.U.E.	PUBLIC UTILITY EASEMENT
R.W.E.	RECYCLED WATER EASEMENT

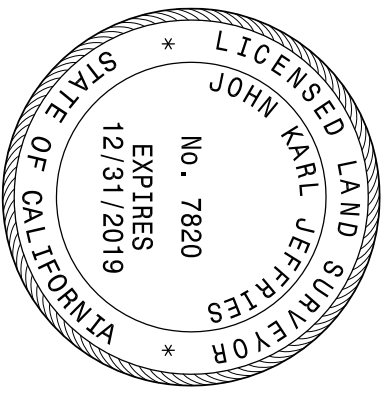
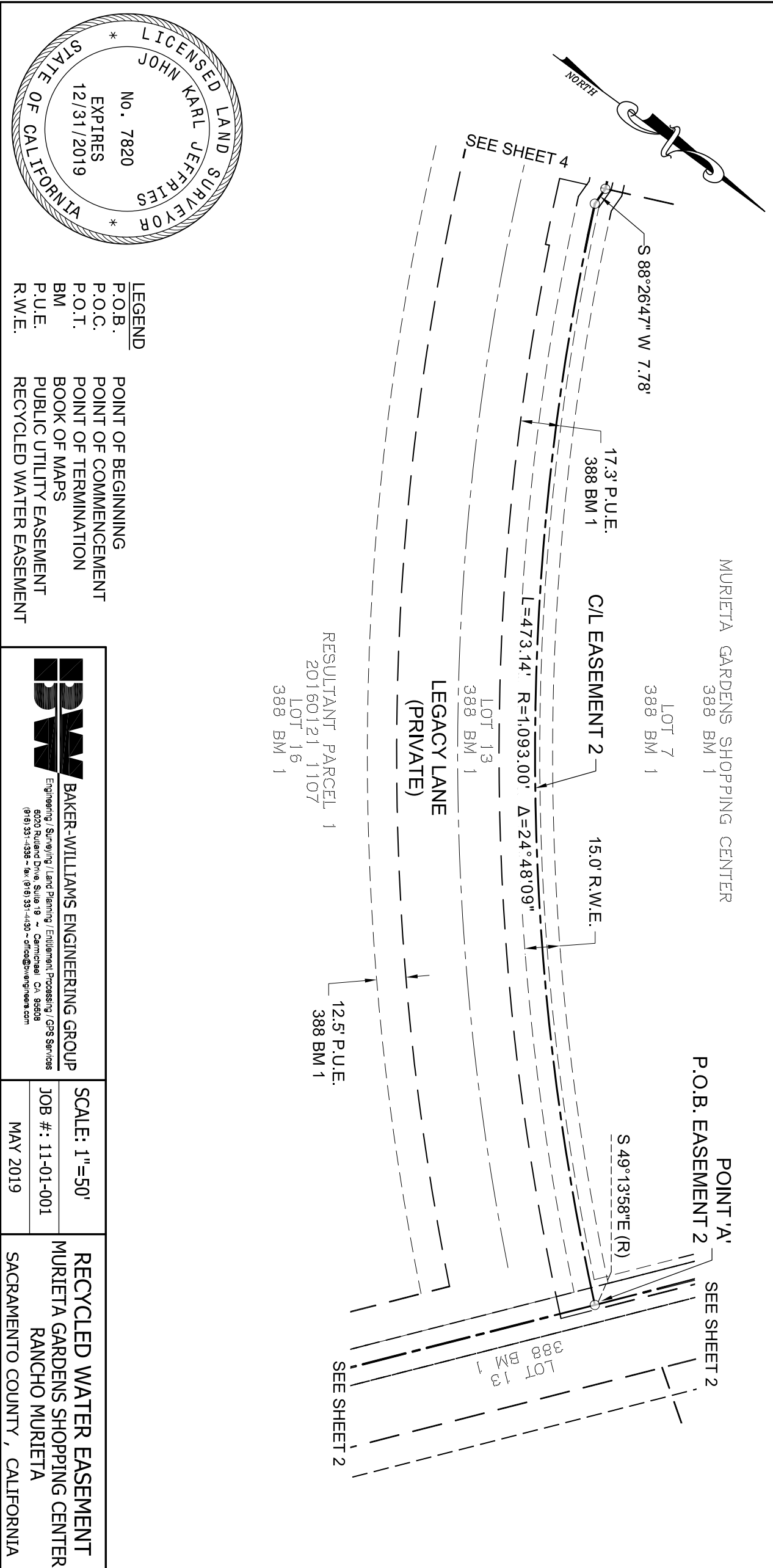
BAKER-WILLIAMS ENGINEERING GROUP
 Engineering / Surveying / Land Planning / Entitlement Processing / GPS Services
 6020 Ruland Drive, Suite 19 ~ Camarillo, CA 93608
 (916) 331-4326 ~ fax: (916) 331-4430 ~ office@bakerwilliams.com

SCALE: 1"=50'
JOB #: 11-01-001
MAY 2019

RECYCLED WATER EASEMENT
 MURIETA GARDENS SHOPPING CENTER
 RANCHO MURIETA
 SACRAMENTO COUNTY, CALIFORNIA

EXHIBIT 'B'

SHEET 3 OF 5



LEGEND	
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.O.T.	POINT OF TERMINATION
BM	BOOK OF MAPS
P.U.E.	PUBLIC UTILITY EASEMENT
R.W.E.	RECYCLED WATER EASEMENT

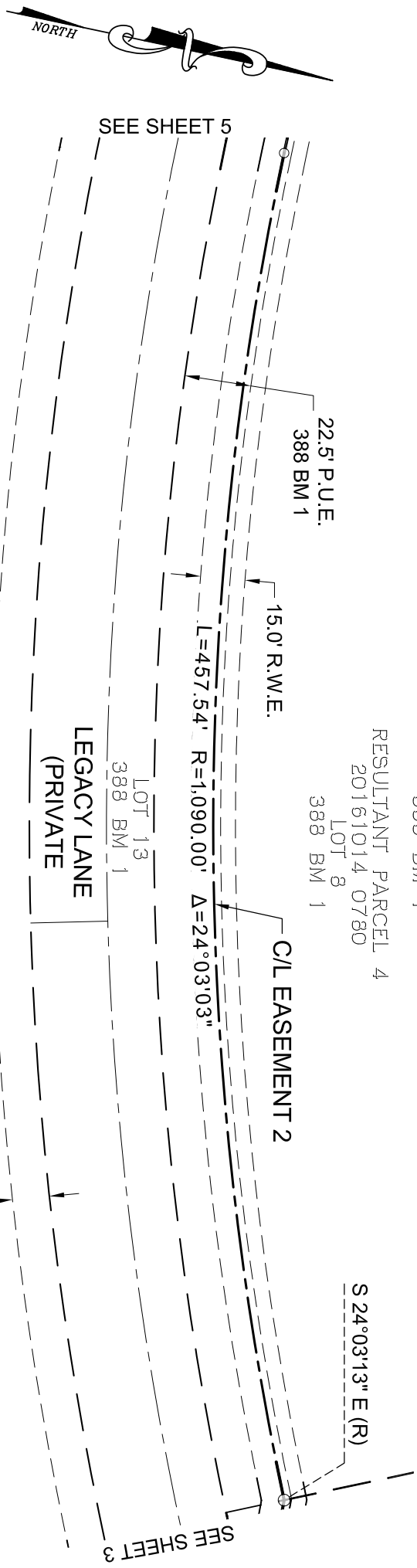
BAKER-WILLIAMS ENGINEERING GROUP
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 6020 Ruland Drive, Suite 19 ~ Carmichael, CA 95608
 (916) 331-4326 ~ fax: (916) 331-4430 ~ office@bakerwilliams.com

SCALE: 1"=50'
JOB #: 11-01-001
MAY 2019

RECYCLED WATER EASEMENT
 MURIETA GARDENS SHOPPING CENTER
 RANCHO MURIETA
 SACRAMENTO COUNTY, CALIFORNIA

EXHIBIT 'B'

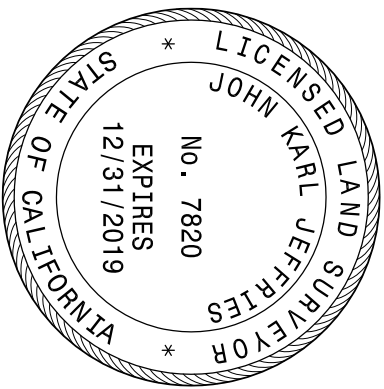
SHEET 4 OF 5



MURIETA GARDENS SHOPPING CENTER
388 BM 1

RESULTANT PARCEL 4
20161014_0780
LOT 8
388 BM 1

RESULTANT PARCEL 1
20160121_1107
LOT 16
388 BM 1



- LEGEND**
- P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT
 - P.O.T. POINT OF TERMINATION
 - BM BOOK OF MAPS
 - P.U.E. PUBLIC UTILITY EASEMENT
 - R.W.E. RECYCLED WATER EASEMENT

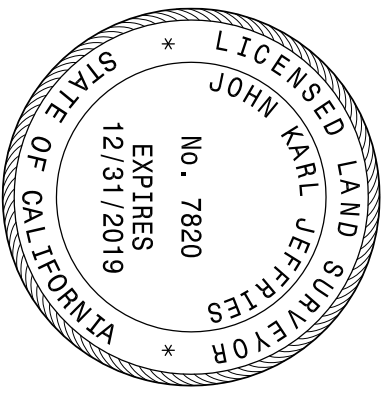
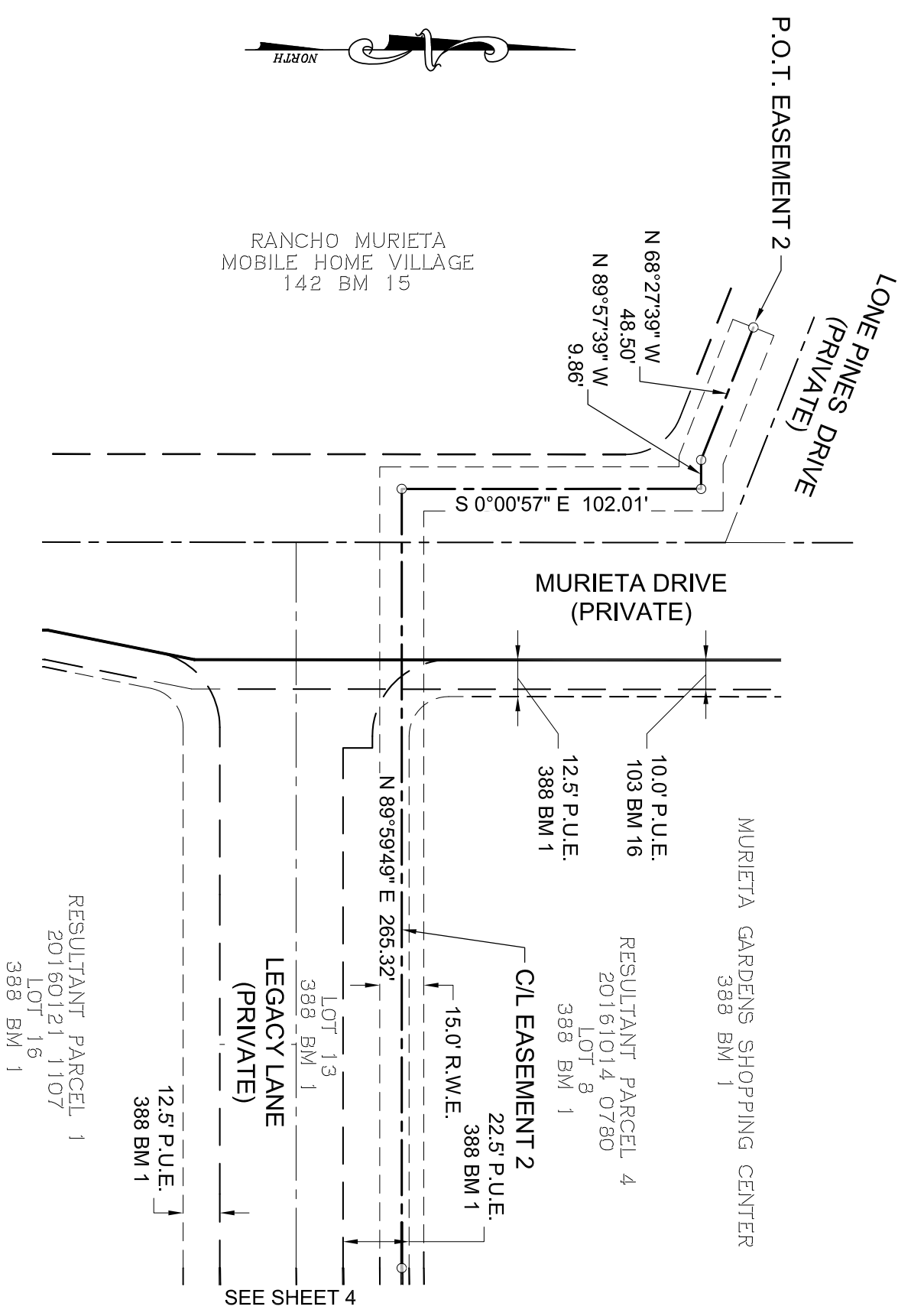
BAKER-WILLIAMS ENGINEERING GROUP
Engineering / Surveying / Land Planning / Entitlement Processing / GPS Services
6020 Rutland Drive, Suite 119 ~ Carmichael, CA 95608
(916) 331-4346 ~ fax: (916) 331-4430 ~ office@bwilliamsengineers.com

SCALE: 1"=50'
JOB #: 11-01-001
MAY 2019

RECYCLED WATER EASEMENT
MURIETA GARDENS SHOPPING CENTER
RANCHO MURIETA
SACRAMENTO COUNTY, CALIFORNIA

EXHIBIT 'B'

SHEET 5 OF 5



LEGEND

- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- P.O.T. POINT OF TERMINATION
- BM BOOK OF MAPS
- P.U.E. PUBLIC UTILITY EASEMENT
- R.W.E. RECYCLED WATER EASEMENT

BAKER-WILLIAMS ENGINEERING GROUP
 Engineering / Surveying / Land Planning / Entitlement Processing / GPS Services
 6020 Rutland Drive, Suite 19 ~ Carmichael, CA 95608
 (916) 331-4348 ~ fax: (916) 331-4430 ~ office@bakerwilliams.com

SCALE: 1"=50'

JOB #: 11-01-001

MAY 2019

RECYCLED WATER EASEMENT
MURIETA GARDENS SHOPPING CENTER
RANCHO MURIETA
SACRAMENTO COUNTY, CALIFORNIA

Recording requested by, and
when recorded return to:

Rancho Murieta Community Services District
P.O. Box 1050
15160 Jackson Road
Rancho Murieta, CA 95683

Portion APN 073-0890-020

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT OF EASEMENT
Recycled Water Line Easement

Conveyance to government agency -- exempt from recording fees (Government Code sections 6103 & 27383) and documentary transfer tax (Revenue and Taxation Code section 11922).

COSUMNES RIVER LAND, LLC, a Delaware Limited Liability Company ("Grantor"), the owner of that certain real property ("Property") located in the unincorporated area of the County of Sacramento, State of California, which is known as County Assessor's Parcel No.073-0890-020, as shown in Exhibit B, grants to Rancho Murieta Community Services District, a local government agency ("District"), a permanent and non-exclusive easement in gross (the "Easement") over, across and under a strip of the Property as described on the attached Exhibit A and as shown on the attached Exhibit B for the survey, design, installation, construction, excavation, use, operation, maintenance, repair, inspection, expansion, improvement, modification, removal, relocation and replacement of a recycled water line and related valves, fittings, equipment, facilities and appurtenances; together with the following rights: (a) to reasonable ingress to, and egress from, the Easement over and across Grantor's lands for such purposes; (b) to temporarily use Grantor's lands contiguous to the Easement as may be necessary during construction-related activities; (c) to trim, cut down, clear away or remove any trees, brush, roots, other vegetation or other obstructions on the Easement that now or in the future may obstruct or interfere with the use of the Easement or access to the Easement area or pose a hazard to District equipment, facilities, employees or contractors; (d) to use gates on the Property in fences that may cross the Easement or that restrict access to the Easement; and (e) to mark the location of underground utilities by suitable markers set and maintained on the land surface above the utility line.

This Easement shall be subject to the following terms and conditions:

1. District shall have the right to use the Easement at any time without prior notice to Grantor as may be necessary or convenient for the purposes and rights described above. The Easement rights may be exercised by District and any of its employees, officers and authorized agents and contractors.

2. Grantor shall not disturb or tamper with any pipeline, valve, fitting, equipment, facility or appurtenance that District may construct or install within the Easement area. Grantor shall not construct any building, structure, or fence, conduct any excavation, grading, drilling, tree planting or other ground-surface alteration, or install any

other pipelines or underground utilities on or within the Easement area without the prior written consent of District, which consent shall not be withheld unreasonably.

3. Grantor shall not grant to any third party any easement over, under, upon, across or through the Easement area that would interfere with District's use of its Easement.

4. Grantor shall furnish District with keys to all gates that would otherwise restrict District's access to or within the Easement area.

5. The Easement shall run with the Property and bind, and inure to the benefit of, the successors in interest of Grantor and successors in interest and assigns of District.

6. District shall indemnify, defend, protect and hold harmless Grantor, and its officers, employees and agents, from and against any and all liability, claims, damages, expenses, and costs to the extent caused by a negligent act, error or omission, willful misconduct or violation of law of or by District or its officer, employee or authorized agent or contractor in the exercise of rights granted to District by the Easement, except any loss or damage caused by Grantor's sole negligence, gross negligence, active negligence or willful misconduct.

7. Except for the Easement rights granted to District, Grantor shall continue to have the full use, occupancy and enjoyment of the Property.

Dated: _____, 20__

GRANTOR

_____ *[name]*

_____ *[title, if applicable]*

ALL SIGNATURES MUST BE NOTARIZED

ACKNOWLEDGMENT BY NOTARY PUBLIC
[Cal. Civ. Code § 1189]

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 _____, 20__, before me, _____, a notary public, 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 _____ (Seal)

EXHIBIT 'A'
RECYCLED WATERLINE EASEMENT
RANCHO MURIETA

A 15.00 foot wide Recycled Waterline easement over, across, and under a portion of Lot 17, and Murieta Drive as shown on that certain map entitled "Amended Subdivision No. 06-0514, Murieta Gardens Shopping Center", filed December 18, 2015 in Book 388 of Maps, at Page 01, Sacramento County Official Records. Situated in the County of Sacramento, State of California. Being more particularly described as follows:

Commencing at the northwest corner of said Lot 17. Thence along the north boundary of said Lot 17, South $89^{\circ}57'39''$ East, 12.53 feet to a point on the easterly line of a 12.50 foot Public Utility Easement as shown on said map and the true **Point of Beginning**; thence along said north boundary, South $89^{\circ}57'39''$ East, 15.04 feet; thence leaving said boundary, to the right along the arc of a 507.50 foot radius non-tangent curve, concave to the west, having a radial bearing of South $86^{\circ}04'43''$ East, a central angle of $29^{\circ}37'50''$, and an arc length of 262.45 feet to the southerly boundary of said Lot 17; thence along last said boundary, South $52^{\circ}30'00''$ West, 10.67 feet; thence leaving said boundary, North $56^{\circ}01'35''$ West, 84.14 feet to a point on the northwest boundary of said Murieta Drive; thence along last said boundary, to the left along the arc of a 420.00 foot radius non-tangent curve, concave to the northwest, having a radial bearing of South $55^{\circ}09'20''$ East, a central angle of $02^{\circ}02'47''$, and an arc length of 15.00 feet; thence leaving last said boundary, South $56^{\circ}01'35''$ East, 72.51 feet to a point on said easterly line of the 12.50 foot Public Utility Easement; thence along last said line, to the left along the arc of a 492.50 foot radius non-tangent curve, concave to the west, having a radial bearing of South $57^{\circ}01'44''$ East, a central angle of $28^{\circ}55'53''$, and an arc length of 248.69 feet to the **Point of Beginning**.

End of Description.

EXHIBIT 'B'



RANCHO MURIETA
MOBILE HOME PARK
142 BM 15

P.O.C.
NW CORNER LOT 17 388 BM 1
3/4" REBAR W/ CAP LS 4732

RESULTANT PARCEL 1
20160121 1107

LOT 16
388 BM 1

S 89°57'39" E 12.53'
S 89°57'39" E 15.04'
S 86°04'43" E (R)

P.O.B.

15.0' R.W.E.

R.W.E. AREA
5092± SF

RESULTANT PARCEL 2
20160121 1107

LOT 17
388 BM 1

MURIETA DRIVE

L=15.00'
R=420.00'
Δ=2°02'47"

S 55°09'20" E (R)

LOT 7
98 BM 25

10' P.U.E.
103 BM 16
12.5' P.U.E.
388 BM 1

S 56°01'35" E 72.51'
N 56°01'35" W 84.14'

S 57°01'44" E (R)

S 52°30'00" W
10.67'

LOT 5
98 BM 25



LEGEND

- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- BM BOOK OF MAPS
- R.W.E. RECYCLED WATER EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT



BAKER-WILLIAMS ENGINEERING GROUP

Engineering / Surveying / Land Planning / Entitlement Processing / GPS Services
6020 Rutland Drive, Suite 19 ~ Carmichael CA 95608
(916) 331-4336 ~ fax: (916) 331-4430 ~ office@bwengineers.com

SCALE: 1"=40'

JOB #: 19-04-018

DATE: MAY 2019

RECYCLED WATER EASEMENT

LOT 17

RANCHO MURIETA

SACRAMENTO COUNTY, CALIFORNIA

Recording requested by, and
when recorded return to:

Rancho Murieta Community Services District
P.O. Box 1050
15160 Jackson Road
Rancho Murieta, CA 95683

Portion APN 073-0190-109

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT OF EASEMENT
Recycled Water Line Easement

Conveyance to government agency -- exempt from recording fees (Government Code sections 6103 & 27383) and documentary transfer tax (Revenue and Taxation Code section 11922).

MURIETA CLUB PROPERTIES LLC, a Delaware Limited Liability Company ("Grantor"), the owner of that certain real property ("Property") located in the unincorporated area of the County of Sacramento, State of California, which is known as County Assessor's Parcel No.073-0190-109, as shown in Exhibit B, grants to Rancho Murieta Community Services District, a local government agency ("District"), a permanent and non-exclusive easement in gross (the "Easement") over, across and under a strip of the Property as described on the attached Exhibit A and as shown on the attached Exhibit B for the survey, design, installation, construction, excavation, use, operation, maintenance, repair, inspection, expansion, improvement, modification, removal, relocation and replacement of a recycled water line and related valves, fittings, equipment, facilities and appurtenances; together with the following rights: (a) to reasonable ingress to, and egress from, the Easement over and across Grantor's lands for such purposes; (b) to temporarily use Grantor's lands contiguous to the Easement as may be necessary during construction-related activities; (c) to trim, cut down, clear away or remove any trees, brush, roots, other vegetation or other obstructions on the Easement that now or in the future may obstruct or interfere with the use of the Easement or access to the Easement area or pose a hazard to District equipment, facilities, employees or contractors; (d) to use gates on the Property in fences that may cross the Easement or that restrict access to the Easement; and (e) to mark the location of underground utilities by suitable markers set and maintained on the land surface above the utility line.

This Easement shall be subject to the following terms and conditions:

1. District shall have the right to use the Easement at any time without prior notice to Grantor as may be necessary or convenient for the purposes and rights described above. The Easement rights may be exercised by District and any of its employees, officers and authorized agents and contractors.

2. Grantor shall not disturb or tamper with any pipeline, valve, fitting, equipment, facility or appurtenance that District may construct or install within the Easement area. Grantor shall not construct any building, structure, or fence, conduct any excavation, grading, drilling, tree planting or other ground-surface alteration, or install any

other pipelines or underground utilities on or within the Easement area without the prior written consent of District, which consent shall not be withheld unreasonably.

3. Grantor shall not grant to any third party any easement over, under, upon, across or through the Easement area that would interfere with District's use of its Easement.

4. Grantor shall furnish District with keys to all gates that would otherwise restrict District's access to or within the Easement area.

5. The Easement shall run with the Property and bind, and inure to the benefit of, the successors in interest of Grantor and successors in interest and assigns of District.

6. District shall indemnify, defend, protect and hold harmless Grantor, and its officers, employees and agents, from and against any and all liability, claims, damages, expenses, and costs to the extent caused by a negligent act, error or omission, willful misconduct or violation of law of or by District or its officer, employee or authorized agent or contractor in the exercise of rights granted to District by the Easement, except any loss or damage caused by Grantor's sole negligence, gross negligence, active negligence or willful misconduct.

7. Except for the Easement rights granted to District, Grantor shall continue to have the full use, occupancy and enjoyment of the Property.

Dated: _____, 20__

GRANTOR

_____ *[name]*

_____ *[title, if applicable]*

ALL SIGNATURES MUST BE NOTARIZED

ACKNOWLEDGMENT BY NOTARY PUBLIC
[Cal. Civ. Code § 1189]

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 _____, 20__, before me, _____, a notary public, 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 _____ (Seal)

EXHIBIT 'A'
RECYCLED WATERLINE EASEMENT
RANCHO MURIETA

A 15.00 foot wide Recycled Waterline easement over, across, and under a portion of Section 3, Township 7 North, Range 8 East, Mount Diablo Base and Meridian. Situated in the County of Sacramento, State of California. The centerline of which being more particularly described as follows:

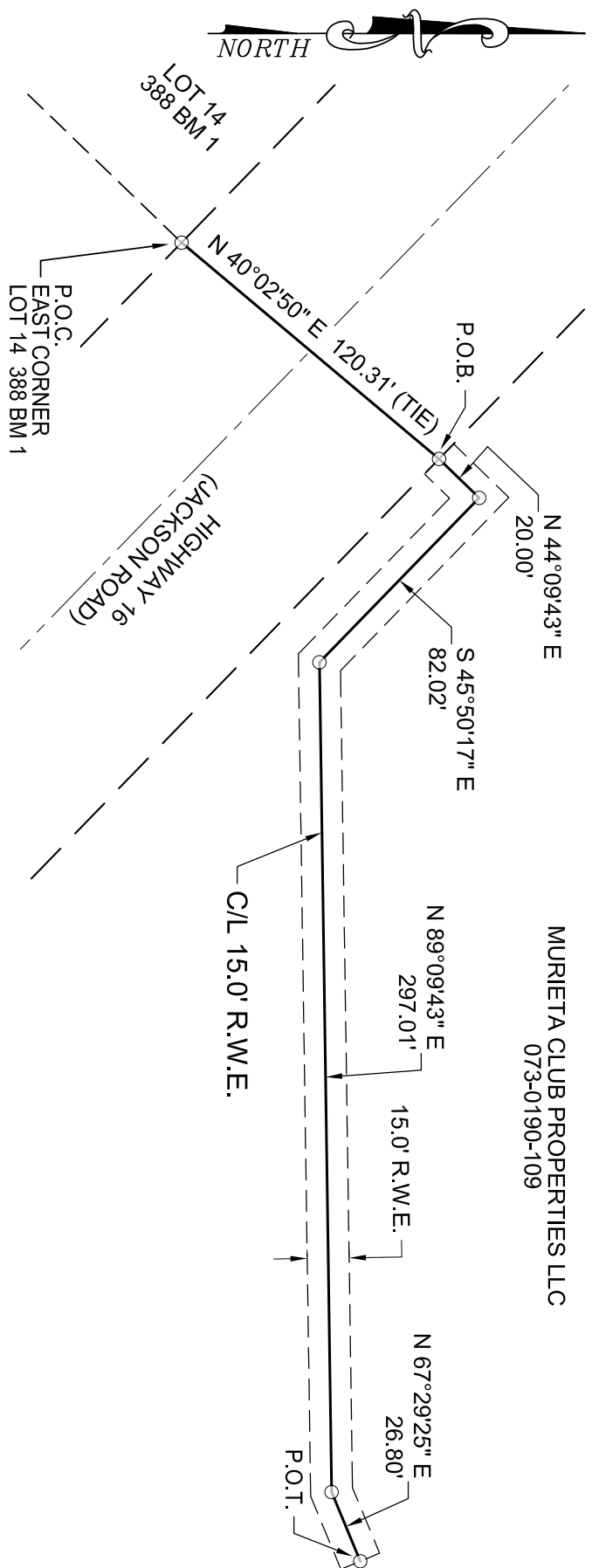
Commencing at the East corner of Lot 14 as shown on that certain map entitled "Amended Subdivision No. 06-0514, Murieta Gardens Shopping Center", filed December 18, 2015 in Book 388 of Maps, at Page 01, Sacramento County Official Records. Thence leaving said corner, North 40°02'50" East, 120.31 feet to a point on the north right of way of Highway 16 (Jackson Road) and the true **Point of Beginning**; thence along said centerline, North 44°09'43" East, 20.00 feet; thence South 45°50'17" East, 82.02 feet; thence North 89°09'43" East, 297.01 feet; thence North 67°29'25" East, 26.80 feet to the **Point of Termination**.

The sidelines of said easement to be lengthened or shortened to terminate on said right of way of Highway 16.

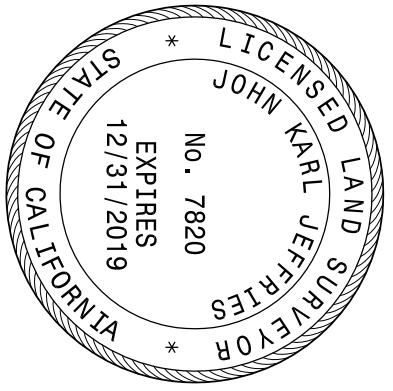
Containing 6,387 square feet, more or less.

End of Description.

EXHIBIT 'B'



MURIETA CLUB PROPERTIES LLC
073-0190-109



BAKER-WILLIAMS ENGINEERING GROUP
Engineering / Surveying / Land Planning / Entitlement Processing / GPS Services
6020 Ruland Drive, Suite 19 ~ Carmichael, CA 95608
(916) 331-4326 ~ fax: (916) 331-4430 ~ office@bweengineers.com

LEGEND	
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
P.O.T.	POINT OF TERMINATION
BM	BOOK OF MAPS
R.W.E.	RECYCLED WATER EASEMENT

SCALE: 1"=60'
JOB #: 19-03-010
DATE: MAY 2019

RECYCLED WATER EASEMENT
RANCHO MURIETA
SACRAMENTO COUNTY, CALIFORNIA

Recording requested by, and
when recorded return to:

Rancho Murieta Community
Services District
15160 Jackson Road
Rancho Murieta, CA 95683

Portion of APN 073-0890-012

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT OF EASEMENT

Conveyance to government agency -- exempt from recording fees (Government Code sections 6103 & 27383) and documentary transfer tax (Revenue and Taxation Code section 11922).

COSUMNES RIVER LAND LLC, a Delaware Limited Liability Company (“Grantor”), the owner of that certain real property (“Property”) located in the unincorporated area of the County of Sacramento, State of California, which is known as County Assessor’s Parcel No. 073-0890-012, grants to **Rancho Murieta Community Services District**, a local government agency (“District”), a permanent and non-exclusive easement in gross (the “Easement”) over, across and under a strip of the Property as described on the attached Exhibit A and as shown on the attached Exhibit B for the survey, design, installation, construction, excavation, use, operation, maintenance, repair, inspection, expansion, improvement, modification, removal, relocation and replacement of a **Water pipeline** and related valves, fittings, equipment, facilities and appurtenances; together with the following rights: (a) to reasonable ingress to, and egress from, the Easement over and across Grantor’s lands for such purposes; (b) to temporarily use Grantor’s lands contiguous to the Easement as may be necessary during construction-related activities; (c) to trim, cut down, clear away or remove any trees, brush, roots, other vegetation or other obstructions on the Easement that now or in the future may obstruct or interfere with the use of the Easement or access to the Easement area or pose a hazard to District equipment, facilities, employees or contractors; (d) to use gates on the Property in fences that may cross the Easement or that restrict access to the Easement; and (e) to mark the location of underground utilities by suitable markers set and maintained on the land surface above the utility line.

This Easement shall be subject to the following terms and conditions:

1. District shall have the right to use the Easement at any time without prior notice to Grantor as may be necessary or convenient for the purposes and rights described above. The Easement rights may be exercised by District and any of its employees, officers and authorized agents and contractors.

2. Grantor shall not disturb or tamper with any pipeline, valve, fitting, equipment, facility or appurtenance that District may construct or install within the Easement area. Grantor shall not construct any building, structure, or fence, conduct any excavation, grading, drilling, tree planting or other ground-surface alteration, or install any other pipelines or underground utilities on or within the Easement area without the prior written consent of District, which consent shall not be withheld unreasonably.

3. Grantor shall not grant to any third party any easement over, under, upon, across or through the Easement area that would unreasonably interfere with District's use of its Easement.

4. Grantor shall furnish District with keys to all gates that would otherwise restrict District's access to or within the Easement area.

5. The Easement shall run with the Property and bind, and inure to the benefit of, the successors in interest of Grantor and successors in interest and assigns of District.

6. District shall indemnify, defend, protect and hold harmless Grantor, and its officers, employees and agents, from and against any and all liability, claims, damages, expenses, and costs to the extent caused by a negligent act, error or omission, willful misconduct or violation of law of or by District or its officer, employee or authorized agent or contractor in the exercise of rights granted to District by the Easement, except any loss or damage caused by Grantor's sole negligence, gross negligence, active negligence or willful misconduct.

7. Except for the Easement rights granted to District, Grantor shall continue to have the full use, occupancy and enjoyment of the Property.

Dated: _____, 20__

GRANTOR

_____ *[name]*

_____ *[title, if applicable]*

ALL SIGNATURES MUST BE NOTARIZED

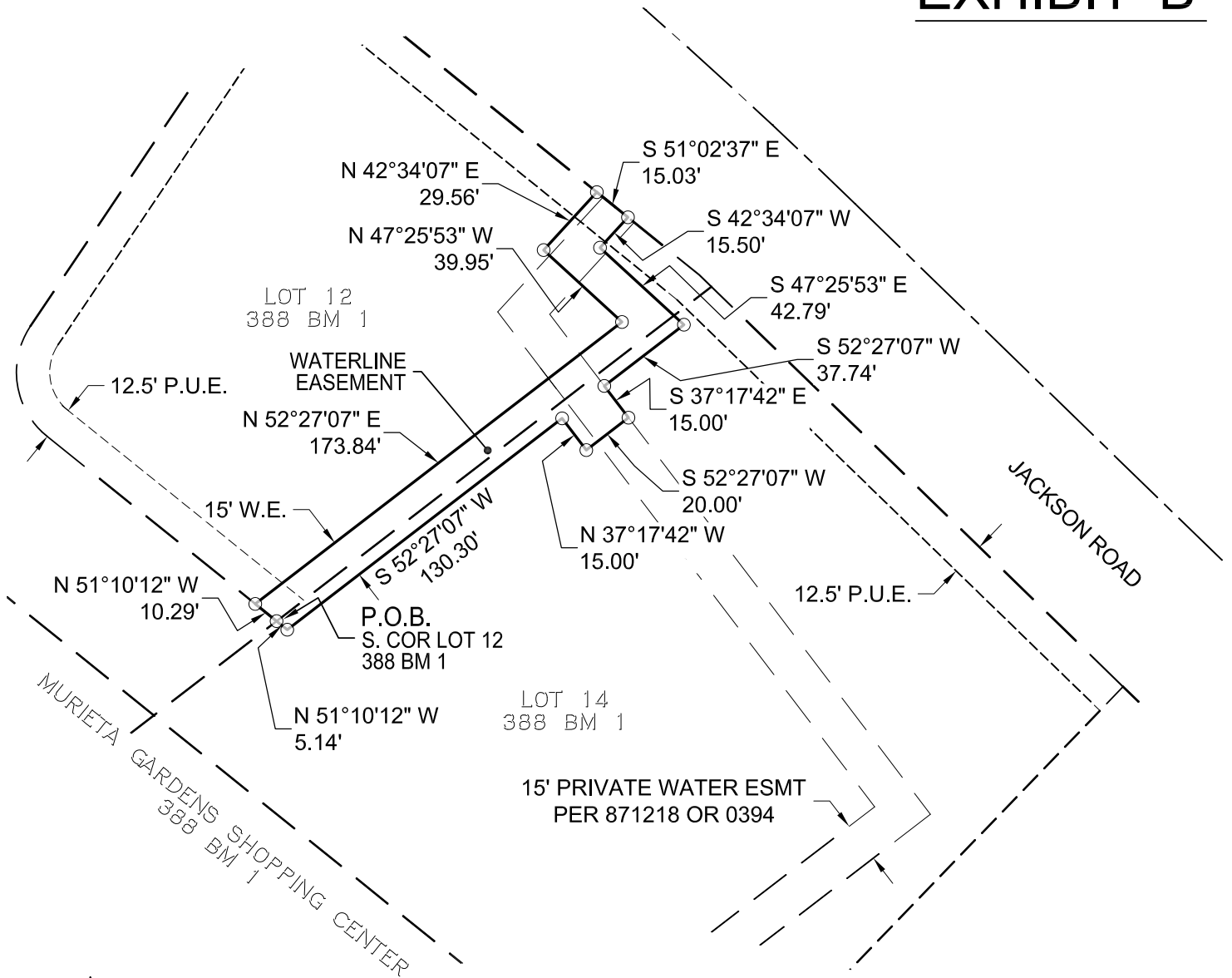
EXHIBIT 'A'
WATERLINE EASEMENT
RANCHO MURIETA

A 15.00 foot wide Waterline easement over, across, and under a portion of Lot 12, and Lot 14 as shown on that certain map entitled "Amended Subdivision No. 06-0514, Murieta Gardens Shopping Center", filed December 18, 2015 in Book 388 of Maps, at Page 01, Sacramento County Official Records. Situated in the County of Sacramento, State of California. Being more particularly described as follows:

Beginning at the south corner of said Lot 12. Thence leaving said corner along the southwest boundary of said Lot 12 and common to the northeast boundary of Lot 13 of said map, North 51°10'12" West, 10.29 feet; thence leaving said common boundary, North 52°27'07" East, 173.84 feet; thence North 47°25'53" West, 39.95 feet; thence North 42°34'07" East, 29.56 feet to a point on the northeast boundary of said Lot 12, and common to the southwest right of way of Jackson Highway as shown on said map; thence along last said common line, South 51°02'37" East, 15.03 feet; thence leaving said common line, South 42°34'07" West, 15.50 feet; thence South 47°25'53" East, 42.79 feet; thence South 52°27'07" West, 37.74 feet; thence South 37°17'42" East, 15.00 feet; thence South 52°27'07" West, 20.00 feet; thence North 37°17'42" West, 15.00 feet; thence South 52°27'07" West, 130.30 feet to said northeast boundary of Lot 13; thence along last said boundary, North 51°10'12" West, 5.14 feet to the **Point of Beginning**.

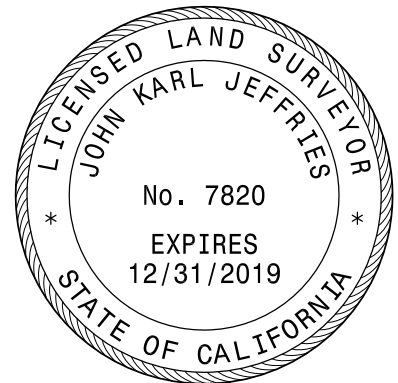
End of Description.

EXHIBIT 'B'



LEGEND

- P.O.B. POINT OF BEGINNING
- W.E. WATERLINE EASEMENT
- R.W.E. RECYCLED WATERLINE EASEMENT
- OR OFFICIAL RECORD




BAKER-WILLIAMS ENGINEERING GROUP
 Engineering / Surveying / Land Planning / Entitlement Processing / GPS Services
 6020 Rutland Drive, Suite 19 ~ Carmichael CA 95608
 (916) 331-4336 ~ fax: (916) 331-4430 ~ office@bwengineers.com

SCALE: 1"=60'

JOB #: 11-01-001

DATE: MAY, 2019

WATERLINE EASEMENT
RANCHO MURIETA

SACRAMENTO COUNTY, CALIFORNIA