

REDEVELOPMENT PLAN
FOR THE
PLACERVILLE REDEVELOPMENT PROJECT

Prepared by the
REDEVELOPMENT AGENCY OF THE CITY OF PLACERVILLE

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REDEVELOPMENT PLAN
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I. [§100] INTRODUCTION

This is the Redevelopment Plan (the “Plan”) for the Placerville Redevelopment Project (the “Project”) in the City of Placerville (the “City”), County of El Dorado (the “County”), State of California. This Plan consists of the text, the Legal Description of the Project Area Boundaries (Attachment No. 1), the Project Area Map (Attachment No. 2), the Redevelopment Land Use Map (Attachment No. 3), and the Proposed Public Improvements and Facilities (Attachment No. 4). This Plan was prepared by the Redevelopment Agency of the City of Placerville (the “Agency”) pursuant to the Community Redevelopment Law of the State of California (Health and Safety Code Section 33000 *et seq.*), the California Constitution, and all applicable local laws and ordinances.

The area within the boundaries of the Project (the “Project Area”) contains approximately 1,077 acres of land, approximately 810 of which are located within the incorporated limits of the City (the “City Territory”), and approximately 267 of which are located within unincorporated El Dorado County (the “County Territory”); the County Territory is contiguous to the limits of the City. Consistent with requirements of Section 33213 of the Community Redevelopment Law, on October 26, 2010, the County Board of Supervisors approved and adopted County Ordinance No. 4952, authorizing the inclusion of the County Territory within the Project Area. Pursuant to Section 33213, the County action grants the City and the Agency the authority to undertake the redevelopment of the County Territory in all respects as if the County Territory was within the City’s territorial limits, and the City Council, Agency and Planning Commission of the City of Placerville (the “Planning Commission”) shall have all the rights, powers and privileges with respect to the County Territory as if it was within the territorial limits of the City. Notwithstanding the foregoing, unless and until the County Territory is annexed to the City, this Plan permits a continuation of the land use designations under the County General Plan as set forth in Section 401 hereof and this Plan precludes the Agency’s use of eminent domain in the County Territory as set forth in Section 309 hereof.

The proposed redevelopment of the Project Area as described in this Plan conforms to the General Plan for the City of Placerville (the “City General Plan”), adopted by the City Council of the City of Placerville (the “City Council”) by Resolution No. 5133 on January 23, 1990.

This Plan is based upon a Preliminary Plan formulated and adopted by the Planning Commission on September 21, 2010, by Resolution No. 2010-02.

This Plan provides the Agency with powers, duties, and obligations to implement and further the program generally formulated in this Plan for the redevelopment, rehabilitation, and revitalization of the area within the Project Area. Because of the long-term nature of this Plan and the need to retain in the Agency flexibility to respond to market and economic conditions, property owner and developer interests, and opportunities from time to time presented for redevelopment, this Plan does not present a precise plan or establish specific projects for the redevelopment, rehabilitation, and revitalization of the Project Area. Instead, this Plan presents a process and a basic framework within which specific plans will be presented, specific projects

will be established, and specific solutions will be proposed and by which tools are provided to the Agency to fashion, develop, and proceed with such specific plans, projects, and solutions.

The purposes of the Community Redevelopment Law will be attained through, and the major goals of this Plan are:

- A. The elimination of blighting influences, the correction of environmental deficiencies, and the conservation, rehabilitation, and redevelopment of the Project Area;
- B. The enhancement and renovation of businesses within the Project Area to promote their economic viability, and the overall strengthening of the economic base of the Project Area and community;
- C. The cooperation of and participation by property owners, business owners, public agencies and community organizations in the redevelopment and revitalization of the Project Area;
- D. The provision of needed improvements to the community's recreational, cultural, and other community facilities to better serve the Project Area;
- E. The provision of needed improvements to streets, curbs, gutters, water and sewer utilities and other public utilities and facilities within the Project Area;
- F. The attainment of an environment reflecting a high level of concern for architectural, landscape, and urban design principles;
- G. The conservation and preservation of buildings and structures of architectural or other historic significance to the community;
- H. The provision of affordable housing that serves the needs and desires of the various age and income groups of the community; and
- I. The provision of adequate land for parking and open spaces.

II. [§200] DESCRIPTION OF PROJECT AREA

The boundaries of the Project Area are described in the "Legal Description of the Project Area Boundaries," attached hereto as Attachment No. 1 and incorporated herein by reference, and are shown on the "Project Area Map," attached hereto as Attachment No. 2 and incorporated herein by reference.

III. [§300] PROPOSED REDEVELOPMENT ACTIONS

A. [§301] General

The Agency proposes to eliminate and prevent the spread of blight and deterioration in the Project Area by:

1. Providing for participation by owners and tenants presently located in the Project Area and the extension of preferences to business occupants and other tenants desiring to remain or relocate within the redeveloped Project Area;
2. The rehabilitation of structures and improvements by present owners, their successors, and the Agency;
3. The installation, construction, or reconstruction of streets, utilities, and other public improvements;
4. The construction and improvement of recreational facilities, community facilities, parking facilities and other public facilities;
5. The demolition or removal of certain buildings and improvements;
6. The acquisition and disposition of real property acquired for uses in accordance with this Plan;
7. The management of any property acquired by and under the ownership and control of the Agency;
8. Providing relocation assistance to displaced Project Area occupants;
9. The redevelopment of land by private enterprise or public agencies for uses in accordance with this Plan; and
10. The rehabilitation, development or construction of low and moderate income housing within the Project Area and/or the City.

In the accomplishment of these purposes and activities and in the implementation and furtherance of this Plan, the Agency is authorized to use all the powers provided in this Plan and all the powers now or hereafter permitted by law.

B. [§302] Participation Opportunities; Extension of Preferences for Reentry Within Redeveloped Project Area

1. [§303] Opportunities for Owners and Business Occupants

In accordance with this Plan and the rules for participation adopted by the Agency pursuant to this Plan and the Community Redevelopment Law, persons who are owners of real property in the Project Area shall be given a reasonable opportunity to participate in the redevelopment of the Project Area consistent with the objectives of this Plan. Property owners do not, however, have an absolute right to participate in the redevelopment of their property in the Project Area.

The Agency shall extend reasonable preferences to persons who are engaged in business in the Project Area to remain or reenter into business within the redeveloped Project Area if they otherwise meet the requirements prescribed in this Plan and the rules adopted by the Agency.

2. [§304] Rules for Participation Opportunities, Priorities, and Preferences

In order to provide opportunities to owners to participate in the redevelopment of the Project Area and to extend reasonable preferences to businesses to reenter into business within the redeveloped Project Area, the Agency shall promulgate rules for participation by owners and the extension of preferences to business tenants for reentry within the redeveloped Project Area.

3. [§305] Participation Agreements

The Agency may require that, as a condition to participation in redevelopment, each participant shall enter into a binding agreement with the Agency by which the participant agrees to rehabilitate, develop, and use and maintain the property in conformance with this Plan and to be subject to the provisions hereof. In such agreements, participants may be required to join in the recordation of such documents as may be necessary to ensure the property will be developed and used in accordance with this Plan and the participation agreement. Whether or not a participant enters into a participation agreement with the Agency, the provisions of this Plan are applicable to all public and private property in the Project Area.

In the event a participant fails or refuses to rehabilitate, develop, and use and maintain its real property pursuant to this Plan and a participation agreement, the real property or any interest therein may be acquired by the Agency and sold or leased for rehabilitation or development in accordance with this Plan.

4. [§306] Conforming Owners

The Agency may, at its sole and absolute discretion, determine that certain real property within the Project Area presently meets the requirements of this Plan, and the owner of such property will be permitted to remain as a conforming owner without a participation agreement with the Agency provided such owner continues to operate, use, and maintain the real property within the requirements of this Plan. However, a conforming owner shall be required by the Agency to enter into a participation agreement with the Agency in the event that such owner desires to construct any additional improvements or substantially alter or modify existing structures on any of the real property described above as conforming.

C. [§307] Cooperation with Public Bodies

Certain public bodies are authorized by state law to aid and cooperate, with or without consideration, in the planning, undertaking, construction, or operation of this Project. The Agency shall seek the aid and cooperation of such public bodies and shall attempt to coordinate this Plan with the activities of such public bodies in order to accomplish the purposes of redevelopment and the highest public good.

The Agency, by law, is not authorized to acquire real property owned by public bodies without the consent of such public bodies. The Agency, however, will seek the cooperation of all public bodies which own or intend to acquire property in the Project Area. Any public body which owns or leases property in the Project Area will be afforded all the privileges of owner and tenant participation if such public body is willing to enter into a participation agreement with the Agency. All plans for development of property in the Project Area by a public body shall be subject to Agency approval.

The Agency may impose on all public bodies the planning and design controls contained in this Plan to insure that present uses and any future development by public bodies will conform to the requirements of this Plan. To the extent now or hereafter permitted by law, the Agency is authorized to financially (and otherwise) assist any public entity in the cost of public land, buildings, facilities, structures, or other improvements (within or without the Project Area), which land, buildings, facilities, structures, or other improvements are or would be of benefit to the Project.

D. [§308] Property Acquisition

1. [§309] Real Property

Except as specifically exempted herein, the Agency may acquire, but is not required to acquire, any real property located in the Project Area by any means authorized by law.

It is in the public interest and is necessary in order to eliminate the conditions requiring redevelopment and in order to execute this Plan for the power of eminent domain to be employed by the Agency to acquire real property in the Project Area which cannot be acquired by gift, devise, exchange, purchase, or any other lawful method. Eminent domain proceedings, if used, must be commenced within twelve (12) years from the date of adoption of this Plan. The Agency shall not use the power of eminent domain to acquire real property that is occupied as a residence. Further, the Agency shall not use the power of eminent domain to acquire real property within the County Territory until the County Territory shall have been annexed to the City.

The Agency shall not acquire real property to be retained by an owner pursuant to a participation agreement if the owner fully performs under the agreement. The Agency is authorized to acquire structures without acquiring the land upon which those structures are located. The Agency is authorized to acquire either the entire fee or any other interest in real property less than a fee.

The Agency shall not acquire real property on which an existing building is to be continued on its present site and in its present form and use without the consent of the owner unless: (a) such building requires structural alteration, improvement, modernization, or rehabilitation; (b) the site, or lot on which the building is situated, requires modification in size, shape, or use; or (c) it is necessary to impose upon such property any of the controls, limitations, restrictions, and requirements of this Plan and the owner fails or refuses to execute a participation agreement in accordance with the provisions of this Plan.

The Agency is not authorized to acquire real property owned by public bodies which do not consent to such acquisition. The Agency is authorized, however, to acquire public property transferred to private ownership before redevelopment of the Project Area is completed, unless the Agency and the private owner enter into a participation agreement and the owner completes his responsibilities under the participation agreement.

2. [§310] Personal Property

Generally, personal property shall not be acquired. However, where necessary in the execution of this Plan, the Agency is authorized to acquire personal property in the Project Area by any lawful means, including eminent domain.

E. [§311] Property Management

During such time as property, if any, in the Project Area is owned by the Agency, such property shall be under the management and control of the Agency. Such property may be rented or leased by the Agency pending its disposition for redevelopment, and such rental or lease shall be pursuant to such policies as the Agency may adopt.

F. [§312] Payments to Taxing Agencies

Pursuant to Section 33607.5 of the Community Redevelopment Law, the Agency is required to and shall make payments to affected taxing entities to alleviate the financial burden and detriment that the affected taxing entities may incur as a result of the adoption of this Plan. The payments made by the Agency shall be calculated and paid in accordance with the requirements of Section 33607.5.

In any year during which it owns property in the Project Area, the Agency is authorized, but not required, to pay directly to any city, county, city and county, district, including, but not limited to, a school district, or other public corporation for whose benefit a tax would have been levied upon such property had it not been exempt, an amount of money in lieu of taxes.

G. [§313] Relocation of Persons, Business Concerns,
and Others Displaced by the Project

1. [§314] Assistance in Finding Other Locations

The Agency shall assist all persons, business concerns, and others displaced by the Project in finding other locations and facilities. In order to carry out the Project with a minimum of hardship to persons, business concerns, and others, if any, displaced by the Project, the Agency shall assist such persons, business concerns and others in finding new locations that are within their respective financial means, in reasonably convenient locations, and otherwise suitable to their respective needs.

2. [§315] Relocation Payments

The Agency shall make relocation payments to persons, business concerns, and others displaced by the Project for moving expenses and direct losses of personal

property and additional relocation payments as may be required by law. Such relocation payments shall be made pursuant to the California Relocation Assistance Law (Government Code Section 7260 et seq.) and Agency rules and regulations adopted pursuant thereto. The Agency may make such other payments as may be appropriate and for which funds are available.

H. [§316] Demolition, Clearance, and Building and Site Preparation

1. [§317] Demolition and Clearance

The Agency is authorized to demolish and clear buildings, structures, and other improvements from any real property in the Project Area as necessary to carry out the purposes of this Plan.

2. [§318] Preparation of Building Sites

The Agency is authorized to prepare, or cause to be prepared, as building sites any real property in the Project Area owned by the Agency. In connection therewith, the Agency may cause, provide for, or undertake the installation or construction of streets, utilities, parks, playgrounds, and other public improvements necessary to carry out this Plan. The Agency is also authorized to construct foundations, platforms, and other structural forms necessary for the provision or utilization of air rights sites for buildings to be used for residential, commercial, industrial, public, and other uses provided for in this Plan.

Prior consent of the City Council is required for the Agency to develop sites for commercial or industrial use by providing streets, sidewalks, utilities, or other improvements which an owner or operator of the site would otherwise be obliged to provide.

I. [§319] Property Disposition and Development

1. [§320] Real Property Disposition and Development

a. [§321] General

For the purposes of this Plan, the Agency is authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property. To the extent permitted by law, the Agency is authorized to dispose of real property by negotiated lease, sale, or transfer without public bidding. Property acquired by the Agency for rehabilitation and resale shall be offered for resale within one (1) year after completion of rehabilitation or an annual report concerning such property shall be published by the Agency as required by law.

Real property acquired by the Agency may be conveyed by the Agency without charge to the City and, where beneficial to the Project Area, without charge to any public body. All real property acquired by the Agency in the Project Area shall be sold or leased to public or private persons or entities for development for the uses permitted in this Plan.

All purchasers or lessees of property acquired from the Agency shall be obligated to use the property for the purposes designated in this Plan, to begin and complete development of the property within a period of time which the Agency fixes as

reasonable, and to comply with other conditions which the Agency deems necessary to carry out the purposes of this Plan.

b. [§322] Disposition and Development Documents

To provide adequate safeguards to ensure that the provisions of this Plan will be carried out and to prevent the recurrence of blight, all real property sold, leased, or conveyed by the Agency, as well as all property subject to participation agreements, is subject to the provisions of this Plan.

The Agency shall reserve such powers and controls in the disposition and development documents as may be necessary to prevent transfer, retention, or use of property for speculative purposes and to ensure that development is carried out pursuant to this Plan.

Leases, deeds, contracts, agreements, and declarations of restrictions of the Agency may contain restrictions, covenants, covenants running with the land, rights of reverter, conditions subsequent, equitable servitudes, or any other provisions necessary to carry out this Plan. Where appropriate, as determined by the Agency, such documents, or portions thereof, shall be recorded in the office of the Recorder of El Dorado County.

All property in the Project Area is hereby subject to the restriction that there shall be no discrimination or segregation on account of any basis listed in subdivision (a) or (d) of Section 12955 of the Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of Section 12955, and Section 12955.2 of the Government Code in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of property in the Project Area. All property sold, leased, conveyed, or subject to a participation agreement shall be expressly subject by appropriate documents to the restriction that all deeds, leases, or contracts for the sale, lease, sublease, or other transfer of land in the Project Area shall contain such nondiscrimination and nonsegregation clauses as required by law, in particular, Sections 33435 and 33436 of the Community Redevelopment Law.

c. [§323] Public Improvements

To the extent now or hereafter permitted by law, in particular, Sections 33445 and 33445.1 of the Community Redevelopment Law, the Agency is authorized to pay for, develop, or construct any publicly-owned building, facility, structure, or other improvement either within or without the Project Area, for itself or for any public body or entity, which buildings, facilities, structures, or other improvements are or would be of benefit to the Project Area. Specifically, the Agency may pay for, install, or construct the buildings, facilities, structures, and other improvements identified in Attachment No. 4, attached hereto and incorporated herein by reference, and may acquire or pay for the land required therefor, subject to obtaining any required consent of the City Council and the making of applicable findings by the Agency and/or the City Council.

In addition to the public improvements authorized under Section 318 and the specific publicly-owned improvements identified in Attachment No. 4 of this Plan, the Agency is authorized to install and construct, or to cause to be installed and constructed, within or without the Project Area, for itself or for any public body or entity for the

benefit of the Project Area, public improvements and public utilities, including, but not limited to, the following: (1) over- and underpasses; (2) sewers; (3) natural gas distribution systems; (4) water distribution systems; (5) storm drainage improvements; (6) parks, plazas and playgrounds; (7) parking facilities; (8) landscaped areas; (9) pedestrian and bike paths; and (10) street improvements.

The Agency may enter into contracts, leases, and agreements with the City or other public body or entity pursuant to this Section 323, and the obligation of the Agency under such contract, lease, or agreement shall constitute an indebtedness of the Agency which may be made payable out of the taxes levied in the Project Area and allocated to the Agency under subdivision (b) of Section 33670 of the Community Redevelopment Law and Section 502 of this Plan or out of any other available funds.

d. [§324] Development Plans

All development plans (whether public or private) shall be subject to Agency approval. All development in the Project Area must conform to City design review standards.

2. [§325] Personal Property Disposition

For the purposes of this Plan, the Agency is authorized to lease, sell, exchange, transfer, assign, pledge, encumber, or otherwise dispose of personal property which is acquired by the Agency.

J. [§326] Rehabilitation, Conservation, and Moving of Structures

1. [§327] Rehabilitation and Conservation

The Agency is authorized to rehabilitate and conserve, or to cause to be rehabilitated and conserved, any building or structure in the Project Area owned by the Agency. The Agency is also authorized and directed to advise, encourage, and assist in the rehabilitation and conservation of property in the Project Area not owned by the Agency.

The Agency is also authorized to acquire, restore, rehabilitate, move, and conserve buildings of historic or architectural significance. Before any redevelopment action is taken by the Agency that would affect a building or structure that is more than forty-five (45) years old, the Agency shall evaluate such building or structure for eligibility for listing in the California Register. If the Agency determines that the building or structure is eligible for listing in the California Register, the Agency shall make the rehabilitation and reuse of the building or structure its priority and, in connection with any proposed rehabilitation and reuse, shall require compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties to insure that treatments will maintain the authenticity and integrity of character-defining historical features.

2. [§328] Moving of Structures

As necessary in carrying out this Plan, the Agency is authorized to move, or to cause to be moved, any standard structure or building or any structure or building which can be rehabilitated to a location within or outside the Project Area.

K. [§329] Low- and Moderate-Income Housing

Pursuant to Section 33334.2 of the Community Redevelopment Law, not less than twenty percent (20%) of all taxes which are allocated to the Agency pursuant to Section 33670 of the Community Redevelopment Law and Section 502 of this Plan shall be used by the Agency for the purposes of increasing, improving, and preserving the City's supply of housing for persons and families of very low, low, or moderate income unless certain findings are made as required by that section to lessen or exempt such requirement. In carrying out this purpose, the Agency may exercise any or all of its powers.

The funds for this purpose shall be held in a separate Low and Moderate Income Housing Fund until used. Any interest earned by such Low and Moderate Income Housing Fund shall accrue to the Fund.

L. [§330] Replacement Housing

Pursuant to and to the extent required by Section 33413 of the Community Redevelopment Law, whenever dwelling units housing persons and families of low or moderate income are destroyed or removed from the low- and moderate-income housing market as part of a redevelopment project that is subject to a written agreement with the Agency or where financial assistance has been provided by the Agency, the Agency shall, within four years of the destruction or removal, rehabilitate, develop, or construct, or cause to be rehabilitated, developed, or constructed, for rental or for sale to persons and families of low or moderate income, an equal number of replacement dwelling units that have an equal or greater number of bedrooms as those destroyed or removed units, and which shall be available at affordable housing cost to persons in the same or a lower income category (low, very low, or moderate) as the persons displaced from those destroyed or removed units.

M. [§331] Inclusionary Housing

Pursuant to and to the extent required by Section 33413 of the Community Redevelopment Law, a percentage of the dwelling units (1) developed by the Agency or (2) developed within the Project Area by public or private entities or persons other than the Agency, shall be made available at affordable housing cost to, and occupied by, persons and families of low or moderate income, including very low income households.

IV. [§400] USES PERMITTED IN THE PROJECT AREA

A. [§401] Redevelopment Land Use Map

The "Redevelopment Land Use Map," attached hereto as Attachment No. 3 and incorporated herein by reference, illustrates the location of the Project Area boundaries, major streets within the Project Area, and the land uses authorized within the Project Area by the

current City General Plan. The City will from time to time update and revise the City General Plan. It is the intention of this Plan that the land uses to be permitted within the Project Area shall be as provided within the City General Plan as it currently exists or as it may from time to time be amended, and as implemented and applied by City ordinances, resolutions and other laws. Within the County Territory, uses that are in conformity with the County General Plan, as it currently exists or as it may from time to time be amended, shall be permitted uses under this Plan until such time as the County Territory shall have been annexed to the City.

B. [§402] Other Land Uses

1. [§403] Public Rights-of-Way

As illustrated on the Redevelopment Land Use Map (Attachment No. 3), the major public streets within the Project Area include: Placerville Drive, Ray Lawyer Drive, Forni Road, Main Street, Broadway and Smith Flat Road.

Additional public streets, alleys, and easements may be created in the Project Area as needed for proper development. Existing streets, alleys, and easements may be abandoned, closed, or modified as necessary for proper development of the Project.

Any changes in the existing interior or exterior street layout shall be in accordance with the City General Plan, the objectives of this Plan, and the City's design standards, shall be effectuated in the manner prescribed by state and local law, and shall be guided by the following criteria:

- a. The requirements imposed by such factors as topography, traffic safety and aesthetics; and
- b. The potential need to serve not only the Project Area and new or existing developments but to also serve areas outside the Project by providing convenient and efficient vehicular access and movement; and
- c. The potential need or desire to accommodate the facilities and/or equipment of mass transportation modes.

The public rights-of-way may be used for vehicular and/or pedestrian traffic, as well as for public improvements, public and private utilities, and activities typically found in public rights-of-way.

2. [§404] Other Public, Semi-Public, Institutional, and Nonprofit Uses

In any area shown on the Redevelopment Land Use Map (Attachment No. 3), the Agency is authorized to permit the maintenance, establishment, or enlargement of public, semi-public, institutional, or nonprofit uses, including park and recreational facilities, libraries, educational, fraternal, employee, philanthropic, religious and charitable institutions, utilities, railroad rights-of-way, and facilities of other similar associations or organizations. All such uses shall, to the extent possible, conform to the provisions of this Plan applicable to the

uses in the specific area involved. The Agency may impose such other reasonable requirements and/or restrictions as may be necessary to protect the development and use of the Project Area.

3. [§405] Interim Uses

Pending the ultimate development of land by developers and participants, the Agency is authorized to use or permit the use of any land in the Project Area for interim uses that are not in conformity with the uses permitted in this Plan.

4. [§406] Nonconforming Uses

The Agency may permit an existing use to remain in an existing building in good condition which use does not conform to the provisions of this Plan, provided that such use is generally compatible with existing and proposed developments and uses in the Project Area. The owner of such a property must be willing to enter into a participation agreement and agree to the imposition of such reasonable restrictions as may be necessary to protect the development and use of the Project Area.

The Agency may authorize additions, alterations, repairs, or other improvements in the Project Area for uses which do not conform to the provisions of this Plan where such improvements are within a portion of the Project where, in the determination of the Agency, such improvements would be compatible with surrounding Project uses and development.

C. [§407] General Controls and Limitations

All real property in the Project Area is made subject to the controls and requirements of this Plan. No real property shall be developed, rehabilitated, or otherwise changed after the date of the adoption of this Plan, except in conformance with the provisions of this Plan.

1. [§408] Construction

All construction in the Project Area shall comply with all applicable state and local laws and codes in effect from time to time. In addition to applicable codes, ordinances, or other requirements governing development in the Project Area, additional specific performance and development standards may be adopted by the Agency to control and direct redevelopment activities in the Project Area.

2. [§409] Rehabilitation and Retention of Properties

Any existing structure within the Project Area approved by the Agency for retention and rehabilitation shall be repaired, altered, reconstructed, or rehabilitated in such a manner that it will be safe and sound in all physical respects and be attractive in appearance and not detrimental to the surrounding uses.

3. [§410] Limitation on the Number of Buildings

The number of buildings in the Project Area shall not exceed the number of buildings permitted under the City General Plan.

4. [§411] Number of Dwelling Units

The number of dwelling units permitted in the Project Area shall not exceed the number of dwelling units permitted under the City General Plan.

5. [§412] Limitation on Type, Size, and Height of Buildings

Except as set forth in other sections of this Plan, the type, size, and height of buildings shall be as limited by applicable federal, state, and local statutes, ordinances, and regulations.

6. [§413] Open Spaces, Landscaping, Light, Air, and Privacy

The approximate amount of open space to be provided in the Project Area is the total of all areas which will be in the public rights-of-way, the public ground, the space around buildings, and all other outdoor areas not permitted to be covered by buildings. Landscaping shall be developed in the Project Area to ensure optimum use of living plant material.

Sufficient space shall be maintained between buildings in all areas to provide adequate light, air, and privacy.

7. [§414] Signs

All signs shall conform to City sign ordinances and other requirements as they now exist or are hereafter amended. Design of all proposed new signs shall be submitted to the Agency and/or the City prior to installation for review and approval pursuant to the procedures of this Plan.

8. [§415] Utilities

The Agency shall require that all utilities be placed underground whenever physically and economically feasible.

9. [§416] Incompatible Uses

No use or structure which by reason of appearance, traffic, smoke, glare, noise, odor, or similar factors, as determined by the Agency, would be incompatible with the surrounding areas or structures shall be permitted in any part of the Project Area.

10. [§417] Nondiscrimination and Nonsegregation

There shall be no discrimination or segregation on account of any basis listed in subdivision (a) or (d) of Section 12955 of the Government Code, as those bases are

defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of Section 12955, and Section 12955.2 of the Government Code permitted in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of property in the Project Area.

11. [§418] Subdivision of Parcels

The consolidation, subdivision or re-subdivision of any parcel in the Project Area, including any parcel retained by a participant, shall be subject to the approval of the Agency.

12. [§419] Minor Variations

Under exceptional circumstances, the Agency is authorized to permit a variation from the limits, restrictions, and controls established by this Plan. In order to permit such variation, the Agency must determine that:

- a. The application of certain provisions of this Plan would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of this Plan;
- b. There are exceptional circumstances or conditions applicable to the property or to the intended development of the property which do not apply generally to other properties having the same standards, restrictions, and controls;
- c. Permitting a variation will not be materially detrimental to the public welfare or injurious to property or improvements in the area; and
- d. Permitting a variation will not be contrary to the objectives of this Plan or of the City General Plan.

No variation shall be granted which changes a basic land use or which permits other than a minor departure from the provisions of this Plan. In permitting any such variation, the Agency shall impose such conditions as are necessary to protect the public peace, health, safety, or welfare and to assure compliance with the purposes of this Plan. Any variation permitted by the Agency hereunder shall not supersede any other approval required under applicable City codes and ordinances.

D. [§420] Design for Development

Within the limits, restrictions, and controls established in this Plan, the Agency is authorized to establish heights of buildings, land coverage, setback requirements, design criteria, traffic circulation, traffic access, and other development and design controls necessary for proper development of both private and public areas within the Project Area.

No new improvement shall be constructed, and no existing improvement shall be substantially modified, altered, repaired, or rehabilitated, except in accordance with this Plan and any such controls and, in the case of property which is the subject of a disposition and development or participation agreement with the Agency and any other property, in the discretion of the Agency, in accordance with architectural, landscape, and site plans submitted to and approved in writing by the Agency. One of the objectives of this Plan is to create an attractive and pleasant environment in the Project Area. Therefore, such plans shall give consideration to good design, open space, and other amenities to enhance the aesthetic quality of the Project Area. The Agency shall not approve any plans that do not comply with this Plan.

E. [§421] Building Permits

No permit shall be issued for the construction of any new building or for any addition, moving, conversion or alteration to an existing building in the Project Area from the date of adoption of this Plan until the application for such permit has been approved by the Agency as consistent with this Plan and processed in a manner consistent with all City requirements. An application shall be deemed consistent with this Plan if it is consistent with the City General Plan, applicable zoning ordinances and any adopted design for development.

V. [§500] METHODS OF FINANCING THE PROJECT

A. [§501] General Description of the Proposed Financing Method

The Agency is authorized to finance this Project with financial assistance from the City, the State of California, the federal government, tax increment funds, interest income, Agency bonds, donations, loans from private financial institutions, the lease or sale of Agency-owned property, or any other available source, public or private.

The Agency is also authorized to obtain advances, borrow funds, issue bonds and create indebtedness in carrying out this Plan. The principal and interest on such advances, funds, bonds and indebtedness may be paid from tax increments or any other funds available to the Agency. Advances and loans for survey and planning and for the operating capital for administration of this Project may be provided by the City or any other available source, public or private, until adequate tax increment or other funds are available, or sufficiently assured, to repay the advances and loans and to permit borrowing adequate working capital from sources other than the City. The City, as it is able, may also supply additional assistance through the issuance of bonds, loans and grants and in-kind assistance.

The City or any other public agency may expend money to assist the Agency in carrying out this Project. As available, gas tax funds or other legally available funds from the state and County may be used for street improvements and public transit facilities.

B. [§502] Tax Increment Funds

All taxes levied upon taxable property within the Project Area each year, by or for the benefit of the State of California, the County of El Dorado, the City, any district, or any other public corporation (hereinafter sometimes called “taxing agencies”), after the effective date of the ordinance approving this Plan shall be divided as follows:

1. That portion of the taxes which would be produced by the rate upon which the tax is levied each year by or for each of said taxing agencies upon the total sum of the assessed value of the taxable property in the Project as shown upon the assessment roll used in connection with the taxation of such property by such taxing agency, last equalized prior to the effective date of such ordinance, shall be allocated to and when collected shall be paid into the funds of the respective taxing agencies as taxes by or for said taxing agencies on all other property are paid (for the purpose of allocating taxes levied by or for any taxing agency or agencies which did not include the territory of the Project on the effective date of such ordinance but to which such territory is annexed or otherwise included after such effective date, the assessment roll of the County of El Dorado, last equalized on the effective date of said ordinance, shall be used in determining the assessed valuation of the taxable property in the Project on said effective date).
2. Except as provided in subdivision 3, below, that portion of said levied taxes each year in excess of such amount shall be allocated to and when collected shall be paid into a special fund of the Agency to pay the principal of and interest on loans, moneys advanced to, or indebtedness (whether funded, refunded, assumed, or otherwise) incurred by the Agency to finance or refinance, in whole or in part, this Project. Unless and until the total assessed valuation of the taxable property in the Project exceeds the total assessed value of the taxable property in the Project as shown by the last equalized assessment roll referred to in subdivision 1 hereof, all of the taxes levied and collected upon the taxable property in the Project shall be paid into the funds of the respective taxing agencies. When said loans, advances, and indebtedness, if any, and interest thereon, have been paid, all moneys thereafter received from taxes upon the taxable property in the Project shall be paid into the funds of the respective taxing agencies as taxes on all other property are paid.
3. That portion of the taxes in excess of the amount identified in subdivision 1, above, which are attributable to a tax rate levied by a taxing agency which was approved by the voters of the taxing agency on or after January 1, 1989, for the purpose of producing revenues in an amount sufficient to make annual repayments of the principal of, and the interest on, any bonded indebtedness for the acquisition or improvement of real property shall be allocated to, and when collected shall be paid into, the fund of that taxing agency.

The portion of taxes mentioned in subdivision 2, above, are hereby irrevocably pledged for the payment of the principal of and interest on the advance of moneys, or making of loans or the incurring of any indebtedness (whether funded, refunded, assumed, or otherwise) by the Agency to finance or refinance the Project, in whole or in part. The Agency is authorized to

make such pledges as to specific advances, loans, and indebtedness as appropriate in carrying out the Project.

C. [\$503] Agency Bonds

The Agency is authorized to issue bonds from time to time, if it deems appropriate to do so, in order to finance all or any part of the Project. Neither the members of the Agency nor any persons executing the bonds are liable personally on the bonds by reason of their issuance.

The bonds and other obligations of the Agency are not a debt of the City, the County or the state, nor are any of its political subdivisions liable for them, nor in any event shall the bonds or obligations be payable out of any funds or properties other than those of the Agency, and such bonds and other obligations shall so state on their face. The bonds do not constitute an indebtedness within the meaning of any constitutional or statutory debt limitation or restriction.

The amount of bonded indebtedness to be repaid in whole or in part from the allocation of taxes described in subdivision 2 of Section 502 above which can be outstanding at any one time shall not exceed \$70,000,000.00.

D. [\$504] Time Limit to Establish Indebtedness

The Agency shall not establish or incur loans, advances, or indebtedness to finance in whole or in part the Project beyond twenty (20) years from the date of adoption of this Plan. Loans, advances, or indebtedness may be repaid over a period of time beyond said time limit. This time limit shall not prevent the Agency from incurring debt to be paid from the Low and Moderate Income Housing Fund, or establishing more debt in order to fulfill the Agency's housing obligations under subdivision (a) of Section 33333.8 of the Community Redevelopment Law. Further, this time limit shall not prevent the Agency from refinancing, refunding, or restructuring indebtedness after the time limit if the indebtedness is not increased and the time during which the indebtedness is to be repaid is not extended beyond the time limit for repaying indebtedness set forth in Section 505 below.

E. [\$505] Time Limit to Receive Tax Increment and Repay Indebtedness

The Agency shall not receive, and shall not repay loans, advances, or other indebtedness to be paid with the proceeds of property taxes from the Project Area pursuant to Section 33670 of the Community Redevelopment Law and Section 502 of this Plan beyond forty-five (45) years from the date of adoption of this Plan. After the expiration of this time limit, the Agency may not receive such property taxes, except in order to fulfill the Agency's housing obligations under subdivision (a) of Section 33333.8 of the Community Redevelopment Law.

F. [\$506] Other Loans and Grants

Any other loans, grants, guarantees, or financial assistance from the United States, the State of California, or any other public or private source will be utilized if available.

VI. [§600] ACTIONS BY THE CITY

The City shall aid and cooperate with the Agency in carrying out this Plan and shall take all actions necessary to ensure the continued fulfillment of the purposes of this Plan and to prevent the recurrence or spread in the area of conditions causing blight. Actions by the City shall include, but not be limited to, the following:

- A. Institution and completion of proceedings for opening, closing, vacating, widening, or changing the grades of streets, alleys, and other public rights-of-way and for other necessary modifications of the streets, the street layout, and other public rights-of-way in the Project Area. Such action by the City shall include the requirement of abandonment, removal, and relocation by the public utility companies of their operations of public rights-of-way as appropriate to carry out this Plan provided that nothing in this Plan shall be construed to require the cost of such abandonment, removal, and relocation to be borne by others than those legally required to bear such cost.
- B. Provision of advances, loans, or grants to the Agency or the expenditure of funds for projects implementing this Plan as deemed appropriate by the City and to the extent funds are available therefor.
- C. Institution and completion of proceedings necessary for changes and improvements in private and publicly owned public utilities within or affecting the Project Area.
- D. Revision of zoning or adoption of specific plans, as appropriate, within the Project Area to permit the land uses and development authorized by this Plan.
- E. Imposition wherever necessary (by conditional use permits or other means) of appropriate controls within the limits of this Plan upon parcels in the Project Area to ensure their proper development and use.
- F. Provision for administrative enforcement of this Plan by the City after development. The Agency and the City shall develop and provide for enforcement of a program for continued maintenance by owners of all real property, both public and private, within the Project Area throughout the duration of this Plan.
- G. Performance of the above actions and of all other functions and services relating to public peace, health, safety, and physical development normally rendered in accordance with a schedule which will permit the redevelopment of the Project Area to be commenced and carried to completion without unnecessary delays.
- H. Provision of services and facilities and the various officials, offices, and departments of the City for the Agency's purposes under this Plan.

- I. The undertaking and completing of any other proceedings necessary to carry out the Project.

The foregoing actions to be taken by the City do not involve or constitute any commitment for financial outlays by the City unless specifically agreed to and authorized by the City.

VII. [§700] ENFORCEMENT

The administration and enforcement of this Plan, including the preparation and execution of any documents implementing this Plan, shall be performed by the Agency and the City.

The provisions of this Plan or other documents entered into pursuant to this Plan may also be enforced by court litigation instituted by either the Agency or the City. Such remedies may include, but are not limited to, specific performance, damages, reentry, injunctions, or any other remedies appropriate to the purposes of this Plan. In addition, any recorded provisions which are expressly for the benefit of owners of property in the Project Area may be enforced by such owners.

VIII. [§800] DURATION OF THIS PLAN

Except for the nondiscrimination and nonsegregation provisions which shall run in perpetuity, and the affordable housing covenants imposed by the Agency which shall continue for the period specified by the Agency, the provisions of this Plan shall be effective, and the provisions of other documents formulated pursuant to this Plan may be made effective, for thirty (30) years from the date of adoption of this Plan; provided, however, that subject to the limitations set forth in Sections 504 and 505 of this Plan, the Agency may issue bonds and incur obligations pursuant to this Plan which extend beyond the termination date, and in such event, this Plan shall continue in effect to the extent necessary to permit the full repayment of such bonds or other obligations. After the termination of this Plan, the Agency shall have no authority to act pursuant to this Plan except to pay previously incurred indebtedness and to enforce existing covenants or contracts.

IX. [§900] PROCEDURE FOR AMENDMENT

This Plan may be amended by means of the procedure established in Sections 33354.6 and/or 33450 et seq. of the Community Redevelopment Law or by any other procedure hereafter established by law.

ATTACHMENT NO. 1

LEGAL DESCRIPTION OF THE PROJECT AREA BOUNDARIES

Placerville Redevelopment Project Area

This boundary description is to be used in conjunction with the boundary map of the Placerville Redevelopment Project Area, for the City of Placerville. The course numbers shown on this description correspond with the course numbers of the boundary map attached hereto as Exhibit A. The description is for that portion of real property of the City Placerville, County of El Dorado, and State of California described as follows:

P.O.B.

Beginning at a point at the most Easterly corner of Parcel 25, as shown on Book 325, Page 12, of County of El Dorado Tax Assessor's Maps, last revised January 2, 2008, said point also being along the existing Placerville City boundary as existed on January 30, 2008, as shown on said last described Book 325, Page 12, of County of El Dorado Tax Assessor's Maps; thence

- Course 1. Northeasterly along the said last described City boundary and its various courses, to its intersection with Northeasterly corner of Parcel 10, as shown on Book 323, Page 36, of County of El Dorado Tax Assessor's Maps; thence
- Course 2. Southerly along the Easterly line of said last described of Parcel 10, a distance of 45 feet, more or less, to its intersection with the Northerly line of Parcel 32, as shown on Book 323, Page 40, of County of El Dorado Tax Assessor's Maps; thence
- Course 3. North 74° 17' East along the said last described Northerly line of Parcel 32 and Parcel 2, as shown on Book 323, Page 40, of County of El Dorado Tax Assessor's Maps a distance of 475 feet, more or less, to a point along the said last described Northerly line of Parcel 2; thence
- Course 4. North 65° 28' East along the said last described Northerly line and Northerly line of Parcel 3, as shown on Book 323, Page 40, of County of El Dorado Tax Assessor's Maps a distance of 385 feet, more or less, to its intersection with the Northwesterly line of Parcel 4, as shown on Book 323, Page 40, of County of El Dorado Tax Assessor's Maps; thence
- Course 5. North 65° 13' East along the said last described Northwesterly line a distance of 305 feet, more or less, to its intersection with the Northeasterly line of said last described Parcel 4; thence
- Course 6. South 60° 20' East along the said last described Northeasterly line a distance of 177 feet, more or less, to its intersection with the Northwesterly right of way line of Pierroz Road, variable width; thence

- Course 7. Northeasterly along the said last described Northwesterly right of way line a distance of 123 feet, more or less, to its intersection with the Southerly line of Parcel 3, as shown on Book 323, Page 45, of County of El Dorado Tax Assessor's Maps, last revised May 19, 2003; thence
- Course 8. North 64° 35' West along the said last described Southerly line a distance of 317 feet, more or less, to its intersection with the Westerly line of said last described Parcel 3; thence
- Course 9. North 09° 33' East along the said last described Westerly line a distance of 138 feet, more or less, to its intersection with the Southerly line of Parcel 1, as shown on Book 323, Page 45, of County of El Dorado Tax Assessor's Maps, last revised May 19, 2003; thence
- Course 10. South 86° 42' East along the said last described Southerly line a distance of 187 feet, more or less, to its intersection with the Easterly line of said last described Parcel 1; thence
- Course 11. North 09° 33' East along the said last described Easterly line a distance of 20 feet, more or less, to its intersection with the Southerly line of Parcel 11, as shown on Book 323, Page 45, of County of El Dorado Tax Assessor's Maps, last revised May 19, 2003; thence
- Course 12. North 79° 29' East along the said last described Southerly line a distance of 285 feet, more or less, to its intersection with the Easterly line of said last described Parcel 11; thence
- Course 13. North 19° 56' West along the said last described Easterly line a distance of 168 feet, more or less; thence
- Course 14. Northwesterly along the said last described Easterly line a distance of 64 feet, more or less; thence
- Course 15. Northeasterly along the said last described Easterly line and its Northeasterly prolongation, a distance of 70 feet, more or less to its intersection with the centerline of Cold Springs Road, variable width; thence
- Course 16. Southeasterly along the said last described centerline a distance of 560 feet, more or less, to its intersection with the Southwesterly prolongation of the Northwesterly line of Parcel 13, as shown on Book 323, Page 44, of County of El Dorado Tax Assessor's Maps, last revised July 11, 2005; thence
- Course 17. Northerly and Northeasterly along the said last described Southwesterly prolongation and Northwesterly line a distance of 324 feet, more or less, to its intersection with the Northeasterly line of said last described Parcel 13; thence

- Course 18. South 41° 03' East along the said last described Northeasterly line a distance of 32 feet, more or less, to its intersection with the Westerly line of Parcel 1, as shown on Book 323, Page 51, of County of El Dorado Tax Assessor's Maps; thence
- Course 19. North 4° 30' West along the said last described Westerly line a distance of 188 feet, more or less; thence
- Course 20. North 4° 0' East along the said last described Westerly line a distance of 47 feet, more or less, to its intersection with the Northerly line of Parcel 1, as shown on Book 323, Page 51, of County of El Dorado Tax Assessor's Maps; thence
- Course 21. North 84° 15' East along the said last described Northerly line a distance of 90 feet, more or less, to its intersection with the Easterly line of said last described Parcel 1; thence
- Course 22. South 3° 32' East along the said last described Easterly line a distance of 200 feet, more or less, to its intersection with the Northerly line of Parcel 4, as shown on Book 323, Page 51, of County of El Dorado Tax Assessor's Maps; thence
- Course 23. North 82° 22' East along the said last described Northerly line and its Northeasterly prolongation, a distance of 151 feet, more or less to its intersection with the Easterly right of way line of Stone Lane, variable width; thence
- Course 24. South 6° 37' East along the said last described Easterly right of way line a distance of 190 feet, more or less, to its intersection with the Southerly line of Parcel 6, as shown on Book 323, Page 51, of County of El Dorado Tax Assessor's Maps; thence
- Course 25. North 85° 7' East along the said last described Southerly line a distance of 59 feet, more or less, to its intersection with the Northerly line of Parcel 40, as shown on Book 323, Page 51, of County of El Dorado Tax Assessor's Maps; thence
- Course 26. North 58° 13' 45" East along the said last described Northerly line a distance of 182 feet, more or less; thence
- Course 27. North 51° 51' 15" East along the said last described Northerly line a distance of 68 feet, more or less, to its intersection with the Easterly line of said last described Parcel 40; thence
- Course 28. South 1° 43' North along the said last described Easterly line a distance of 100 feet, more or less, to its intersection with the Southerly line of Parcel 12, as shown on Book 323, Page 51, of County of El Dorado Tax Assessor's Maps; thence

- Course 29. North 88° 04' East along the said last described Southerly line a distance of 184 feet, more or less, to its intersection with the Easterly line of said last described Parcel 12; thence
- Course 30. North 1° 22' West along said last described Easterly line a distance of 10 feet, more or less, to its intersection with the Southerly line of Parcel 16, as shown on Book 323, Page 51, of County of El Dorado Tax Assessor's Maps; thence
- Course 31. North 89° 08' East along said last described Southerly line a distance of 196 feet, more or less, to its intersection with the Westerly line of Parcel 19, as shown on Book 323, Page 51, of County of El Dorado Tax Assessor's Maps; thence
- Course 32. South 13° 40' West along said last described Westerly line a distance of 108 feet, more or less, to its intersection with the Southerly line of said last described Parcel 19; thence
- Course 33. South 79° 50' East along said last described Southerly line a distance of 137 feet, more or less, to its intersection with the Easterly line of Parcel 20, as shown on Book 323, Page 51, of County of El Dorado Tax Assessor's Maps; thence
- Course 34. South 14° 10' West along said last described Easterly line and its Southwesterly prolongation a distance of 290 feet, more or less, to its intersection with the Southerly right of way line of Middletown Road, variable width, said Southerly line also being along the said last described existing Placerville City boundary, as shown on Book 323, Page 51 and 56, of County of El Dorado Tax Assessor's Maps; thence
- Course 35. Easterly, Southeasterly, and Easterly along said last described City boundary, to its intersection with the Southeasterly corner of Parcel 8, as shown on Book 323, Page 56, Block 561, of County of El Dorado Tax Assessor's Maps; thence
- Course 36. Southeasterly along the Northeasterly line of Parcel 37, as shown on Book 323, Page 57, of County of El Dorado Tax Assessor's Maps, last revised May 6, 2009, a distance of 39 feet, more or less, to its intersection with the Northerly line of Parcel 39, as shown on Book 323, Page 57, of County of El Dorado Tax Assessor's Maps, last revised May 6, 2009; thence
- Course 37. Northeasterly and Southeasterly along said last described Northerly line of Parcel 39, and its various courses, a distance of 125 feet, more or less, to its intersection with the Easterly line of said last described Parcel 39; thence
- Course 38. Southeasterly along the said last described Easterly line, and its various courses, and its Southeasterly prolongation, a distance of 672 feet, more or less, to its intersection with the Southerly right of way line of Placerville Drive, variable width; thence

- Course 39. Southeasterly along the said last described Southerly right of way line a distance of 228 feet, more or less, to its intersection with the Easterly line of Parcel 19, as shown on Book 323, Page 58, of County of El Dorado Tax Assessor's Maps, last revised March 31, 2008; thence
- Course 40. Southerly along the said last described Easterly line and its Southerly prolongation, a distance of 225 feet, more or less, to its intersection with the centerline of U.S. Highway 50, variable width; thence
- Course 41. Southeasterly, Northeasterly, and Southeasterly along said last described centerline of U.S. Highway 50, and its various courses, to its intersection with the Northwesterly line of Parcel 36, as shown on Book 49, Page 18, of County of El Dorado Tax Assessor's Maps, last revised May 27, 2003; thence
- Course 42. North 63° 55' East along said last described Northwesterly line, a distance of 147 feet, more or less, to its intersection with the Northeasterly line of said last described Parcel 39; thence
- Course 43. South 70° 31' East along said last described Northeasterly line, a distance of 100 feet, more or less; thence
- Course 44. South 40° 45' East along said last described Northeasterly line, a distance of 190 feet, more or less; thence
- Course 45. South 22° 43' 32' East along said last described Northeasterly line, a distance of 236 feet, more or less; thence
- Course 46. Southeasterly along said last described Northeasterly line a distance of 193 feet, more or less, to its intersection with the Southeasterly line of said last described Parcel 39; thence
- Course 47. Southwesterly along the said last described Southeasterly line, a distance of 156 feet, more or less, to its intersection with the centerline of U.S. Highway 50, variable width; thence
- Course 48. Northeasterly along said last described centerline of U.S. Highway 50, and its various courses, to its intersection with the Southeasterly prolongation of the most Westerly line of Parcel 29, as shown on Book 49, Page 11, of County of El Dorado Tax Assessor's Maps, last revised January 2, 2007; thence
- Course 49. Northwesterly along said last described Southeasterly prolongation and Westerly line, a distance of 485 feet, more or less, to its intersection with the Northerly line of said last described Parcel 29; thence
- Course 50. Northeasterly along said last described Northerly line, a distance of 165 feet, more or less, to its intersection with the Westerly line of Parcel 31, as shown on Book

49, Page 11, of County of El Dorado Tax Assessor's Maps, last revised January 2, 2007; thence

- Course 51. Northerly along said last described Westerly line, a distance of 88 feet, more or less, to its intersection with the Southerly right of way line of Smith Flat Road, variable width; thence
- Course 52. Northeasterly along said last described Southerly right of way line to its intersection with the Easterly right of way line of Jacquier Road, variable width; thence
- Course 53. Northeasterly along said last described Easterly right of way line, and its various courses, a distance of 480 feet, more or less, to its intersection with the most Southerly corner of Parcel 8, as shown on Book 48, Page 22, of County of El Dorado Tax Assessor's Maps, last revised September 30, 2002; thence
- Course 54. Northeasterly along said last described Easterly line of said last described Parcel 8, and its various courses, a distance of 450 feet, more or less, to its intersection with the Northerly line of said last described Parcel 8; thence
- Course 55. Westerly along said last described Northerly line a distance of 64 feet, more or less, to its intersection with the Easterly right of way line of Jacquier Road, variable width; thence
- Course 56. Northwesterly along said last described Easterly right of way line, and its various courses, to its intersection with the most Southerly corner of Parcel 18, as shown on Book 48, Page 4, of County of El Dorado Tax Assessor's Maps, last revised November 25, 2002; thence
- Course 57. North 56° 54' East along the Southerly line of said last described Parcel 18, a distance of 601 feet, more or less, to its intersection with the Westerly line of Parcel 38, as shown on Book 48, Page 21, of County of El Dorado Tax Assessor's Maps, last revised May 27, 2003; thence
- Course 58. North 16° 28' West along the said last described Westerly line, a distance of 176 feet, more or less, to its intersection with the Northerly line of said last described Parcel 38; thence
- Course 59. North 68° 29' East along the said last described Northerly line, a distance of 218 feet, more or less, to its intersection with the Westerly line of Parcel 39, as shown on Book 48, Page 21, of County of El Dorado Tax Assessor's Maps, last revised May 27, 2003; thence
- Course 60. North 12° 21' West along the said last described Westerly line, a distance of 226 feet, more or less, to its intersection with the Southerly line of Parcel 4, as shown

on Book 48, Page 4, of County of El Dorado Tax Assessor's Maps, last revised November 25, 2002; thence

- Course 61. North 63° 09' East along the said last described Southerly line, a distance of 374 feet, more or less; thence
- Course 62. South 84° 21' East along the said last described Southerly line, a distance of 478 feet, more or less; thence
- Course 63. South 69° 35' East along the said last described Southerly line, a distance of 245 feet, more or less; thence
- Course 64. South 71° 54' East along the said last described Southerly line, a distance of 142 feet, more or less, to its intersection with the Northeast corner of Parcel 48, as shown on Book 48, Page 21, of County of El Dorado Tax Assessor's Maps, last revised May 27, 2003; thence
- Course 65. North 01° 42' West along the Westerly line of Parcel 49, as shown on Book 48, Page 21, of County of El Dorado Tax Assessor's Maps, last revised May 27, 2003, a distance of 254 feet, more or less, to its intersection with the most Northerly line of said last described Parcel 49; thence
- Course 66. Easterly along the said last described Northerly line a distance of 111 feet, more or less, to its intersection with the Northeasterly line of said last described Parcel 49; thence
- Course 67. South 42° 00' East along the said last described Northeasterly line, a distance of 357 feet, more or less, to its intersection with a Northerly line of said last described Parcel 49 with a bearing of North 64° 14' East; thence
- Course 68. North 64° 14' East along the said last described Northerly line, a distance of 215 feet, more or less, to the most Easterly line of said last described Parcel 49; thence
- Course 69. Southeasterly along the said last described Easterly line, a distance of 110 feet, more or less, to its intersection with a Southerly line of said last described Parcel 49 with a bearing of South 64° 14' West; thence
- Course 70. South 64° 14' West along the said last described Northerly line, a distance of 182 feet, more or less, to its intersection with the Westerly line of Parcel 9, as shown on Book 48, Page 11, of County of El Dorado Tax Assessor's Maps, said Parcel 9 also shown as Parcel 5; thence
- Course 71. Southwesterly and Southeasterly along the said last described Westerly line, and its various courses, a distance of 736 feet, more or less, to its intersection with the Northerly line of Parcel 2, as shown on Book 48, Page 11, of County of El Dorado Tax Assessor's Maps; thence

- Course 72. North 87° 13' 44" East along the said last described Northerly line, a distance of 636 feet, more or less, to its intersection with the Easterly line of said last described Parcel 2; thence
- Course 73. South 01° 06' 10" West along the said last described Easterly line a distance of 247 feet, more or less, to its intersection with the Southerly line of said last described Parcel 9; thence
- Course 74. South 88° 39' East along the said last described Southerly line a distance of 390 feet, more or less, to its intersection with the Westerly line of Parcel 24, as shown on Book 48, Page 27, of County of El Dorado Tax Assessor's Maps, said Parcel 24 also shown as Parcel 20; thence
- Course 75. Southwesterly along the said last described Westerly line a distance of 765 feet, more or less, to its intersection with the Northerly line of Parcel 19, as shown on Book 48, Page 27, of County of El Dorado Tax Assessor's Maps; thence
- Course 76. Northwesterly along the said last described Northerly line of Parcel 19 and Northerly line of Parcel 12, as shown on Book 48, Page 27, of County of El Dorado Tax Assessor's Maps, a distance of 660 feet, more or less, to its intersection with the Easterly line of said last described Parcel 12; thence
- Course 77. Southeasterly along the said last described Easterly line a distance of 742 feet, more or less, to its intersection with the Easterly right of way line of the Camino Placerville Lake Tahoe Railroad, variable width; thence
- Course 78. Southwesterly and Southeasterly along the said last described Easterly right of way line around a circular curve concave Northerly, and its various courses, said Easterly right of way line becomes the Westerly right of way line around circular curve, to its intersection with the Northerly line of Parcel 34, as shown on Book 48, Page 27, of County of El Dorado Tax Assessor's Maps; thence
- Course 79. Easterly along the said last described Northerly line a distance of 93 feet, more or less, to its intersection with the Easterly right of way line of the Camino Placerville Lake Tahoe Railroad, variable width; thence
- Course 80. Northeasterly along the said last described Easterly right of way line, and its various courses, a distance of 1,543 feet, more or less, to its intersection with the most Westerly corner of Parcel 1, as shown on Book 48, Page 12, of County of El Dorado Tax Assessor's Maps, last revised September 19, 2008; thence
- Course 81. Southeasterly, Northwesterly, Southeasterly, Southwesterly, and Southeasterly along the Northwesterly line of said last described Parcel 1 and its various courses, to its intersection with the Northwesterly corner of Parcel 2, as shown on

Book 48, Page 12, of County of El Dorado Tax Assessor's Maps, last revised September 19, 2008; thence

- Course 82. Northeasterly along the Northerly line of said last described Parcel 2, a distance of 450 feet, more or less, to its intersection with the Easterly line of said last described Parcel 2; thence
- Course 83. Southeasterly along the said last described Easterly line, a distance of 244 feet, more or less, to its intersection with the Southerly line of said last described Parcel 2; thence
- Course 84. Southwesterly along the said last described Southerly line, a distance of 213 feet, more or less, to its intersection with the Northeasterly corner of Parcel 3, as shown on Book 48, Page 12, of County of El Dorado Tax Assessor's Maps, last revised September 19, 2008; thence
- Course 85. Southeasterly along the Easterly line of said last described Parcel 3, a distance of 220 feet, more or less, to its intersection with the most Easterly line of Parcel 73, as shown on Book 48, Page 12, of County of El Dorado Tax Assessor's Maps, last revised September 19, 2008; thence
- Course 86. Southwesterly along the said last described Easterly line, a distance of 1,099 feet, more or less, to its intersection with the most Southerly line of said last described Parcel 73; thence
- Course 87. Northwesterly along the said last described Southerly line, a distance of 502 feet, more or less, to its intersection with the most Southeasterly line of Parcel 4, as shown on Book 48, Page 34, of County of El Dorado Tax Assessor's Maps; thence
- Course 88. Southwesterly along the said last described Southeasterly line, a distance of 46 feet, more or less, to its intersection with the most Southerly line of said last described Parcel 4; thence
- Course 89. Northwesterly along the said last described Southerly line of Parcel 4 and Southerly line of Parcel 3, as shown on Book 48, Page 34, of County of El Dorado Tax Assessor's Maps, a distance of 438 feet, more or less, to its intersection with the most Westerly line of Parcel 11, as shown on Book 48, Page 34, of County of El Dorado Tax Assessor's Maps; thence
- Course 90. South 00° 17' 33" East along the said last described Westerly line, a distance of 59 feet, more or less, to its intersection with the most Southerly line of said last described Parcel 11; thence
- Course 91. South 77° 05' 40" West along the said last described Southerly line, a distance of 450 feet, more or less, to its intersection with the Easterly line of Parcel 13, as

shown on Book 48, Page 34, of County of El Dorado Tax Assessor's Maps;
thence

- Course 92. South 00° 17' West along the said last described Easterly line, a distance of 31 feet, more or less, to its intersection with the Southerly line of said last described Parcel 13; thence
- Course 93. Southwesterly along the said last described Southerly line, and its various courses, a distance of 975 feet, more or less, to its intersection with the most Westerly line of said last described Parcel 13; thence
- Course 94. Northwesterly along the said last described Westerly line, a distance of 106 feet, more or less, to its intersection with the most Northeasterly corner of said last described Parcel 13; thence
- Course 95. Northeasterly along the said last described Northwesterly line, a distance of 179 feet, more or less, to its intersection with the Northwesterly corner of Parcel 30, as shown on Book 48, Page 33, of County of El Dorado Tax Assessor's Maps; thence
- Course 96. Southwesterly along the Northeasterly line of said last described Parcel 30 and Northeasterly line of Parcel 20, as shown on Book 48, Page 33, of County of El Dorado Tax Assessor's Maps, said Parcel 20 also shown as Parcel 25, a distance of 87 feet, more or less, to its intersection with the Northeasterly line of said last described Parcel 20; thence
- Course 97. Northeasterly along the said last described Northeasterly line, a distance of 47 feet, more or less, to its intersection with the Southerly right of way line of U.S. Highway 50, variable width; thence
- Course 98. Southwesterly along the said last described Southerly right of way line and its various courses, a distance of 1,340 feet, more or less, to its intersection with the Easterly line of Parcel 12, as shown on Book 48, Page 36, of County of El Dorado Tax Assessor's Maps; thence
- Course 99. South 11° 20' 20" East along the said last described Easterly line, a distance of 200 feet, more or less, to its intersection with the most Southerly line of said last described Parcel 12; thence
- Course 100. Southwesterly along the said last described Southerly line and Southerly line of Parcel 13, as shown on Book 48, Page 36, of County of El Dorado Tax Assessor's Maps, a distance of 335 feet, more or less, to its intersection with the most Westerly line of said last described Parcel 13; thence

- Course 101. North 09° 16' West along the said last described Westerly line, a distance of 392 feet, more or less, to its intersection with the Southerly right of way line of U.S. Highway 50, variable width; thence
- Course 102. Northwesterly along the said last described Southerly right of way line and its various courses, a distance of 741 feet, more or less, to its intersection with the centerline of Texerna Court, variable width, said intersection also being along the said last described existing Placerville City boundary; thence
- Course 103. Southerly, Southwesterly, Northwesterly, and Southwesterly along the said last described City boundary and its various courses, a distance of 1,340 feet, more or less, to its intersection with the Southwesterly line of Parcel 20, as shown on Book 48, Page 35, of County of El Dorado Tax Assessor's Maps, last revised February 22, 2006; thence
- Course 104. Northwesterly along the said last described Southwesterly line, and its various courses, a distance of 131 feet, more or less, to its intersection with the most Westerly line of said last described Parcel 20; thence
- Course 105. North 16° 10' 00" West along the said last described Westerly line, a distance of 17 feet, more or less, to its intersection with the most Northerly line of Parcel 38, as shown on Book 48, Page 35, of County of El Dorado Tax Assessor's Maps, last revised February 22, 2006; thence
- Course 106. Northwesterly along the said last described Northerly line and Northerly line of Parcel 37, as shown on Book 48, Page 35, of County of El Dorado Tax Assessor's Maps, last revised February 22, 2006, a distance of 190 feet, more or less, to its intersection with the most Westerly line of said last described Parcel 37; thence
- Course 107. South 15° 02' 50" West along the said last described Westerly line, a distance of 15 feet, more or less, to its intersection with the most Northerly line of Parcel 33, as shown on Book 48, Page 35, of County of El Dorado Tax Assessor's Maps, last revised February 22, 2006; thence
- Course 108. Southwesterly and Northwesterly along the said last described Northerly line, a distance of 106 feet, more or less, to its intersection with the most Westerly line of said last described Parcel 33; thence
- Course 109. South 21° 04' 00" East along the said last described Westerly line, a distance of 156 feet, more or less, to its intersection with the most Southerly line of Parcel 23, as shown on Book 49, Page 35, of County of El Dorado Tax Assessor's Maps, last revised February 27, 2007; thence
- Course 110. Northwesterly along the said last described Southerly line, a distance of 260 feet, more or less, to its intersection with the most Westerly line of said last described Parcel 23; thence

- Course 111. Northwesterly along the said last described Westerly line, a distance of 127 feet, more or less, to its intersection with the Southerly right of way line of Broadway, variable width; thence
- Course 112. Southwesterly along the said last described Southerly right of way line and its various courses, a distance of 202 feet, more or less, to its intersection with the Easterly line of Parcel 22, as shown on Book 49, Page 35, of County of El Dorado Tax Assessor's Maps, last revised February 27, 2007; thence
- Course 113. Southeasterly along the said last described Easterly line and Easterly line of Parcel 21, as shown on Book 49, Page 35, of County of El Dorado Tax Assessor's Maps, last revised February 27, 2007, a distance of 169 feet, more or less, to its intersection with the Southeasterly line of said last described Parcel 21; thence
- Course 114. Southwesterly along the said last described Southeasterly line, a distance of 75 feet, more or less, to its intersection with the Northerly line of Parcel 24, as shown on Book 49, Page 35, of County of El Dorado Tax Assessor's Maps, last revised February 27, 2007; thence
- Course 115. Northwesterly along the said last described Northerly line, a distance of 368 feet, more or less, to its intersection with the Westerly line of said last described Parcel 24; thence
- Course 116. Southwesterly along the said last described Westerly line, a distance of 691 feet, more or less, to its intersection with the Northeasterly right of way line of Airport Road; thence
- Course 117. Northwesterly along the said last described Northeasterly right of way line and its various courses, a distance of 889 feet, more or less, to its intersection with the Northeasterly prolongation of the Southerly line of Parcel 23, as shown on Book 49, Page 19, of County of El Dorado Tax Assessor's Maps; thence
- Course 118. South 83° 42' 00" West along the said last described Northeasterly prolongation and Southerly line of said last described Parcel 23, a distance of 205 feet, more or less, to its intersection with the Southerly line of Parcel 24, as shown on Book 49, Page 19, of County of El Dorado Tax Assessor's Maps; thence
- Course 119. Southwesterly along the said last described Southerly line, a distance of 130 feet, more or less, to its intersection with the Southerly line of Parcel 25, as shown on Book 49, Page 19, of County of El Dorado Tax Assessor's Maps; thence
- Course 120. North 67° 52' 00" West along the said last described Southerly line a distance of 163 feet, more or less; thence

- Course 121. North 89° 18' 00" West along the said last described Southerly line a distance of 154 feet, more or less, to its intersection with the Westerly line of said last described Parcel 25; thence
- Course 122. Northerly along the said last described Westerly line, a distance of 49 feet, more or less, to its intersection with the Southerly right of way line of Broadway, variable width; thence
- Course 123. Northwesterly, Southwesterly and Northwesterly along the said last described Southerly right of way line and its various courses, a distance of 949 feet, more or less, to its intersection with the Southeasterly line of Parcel 7, as shown on Book 49, Page 17, of County of El Dorado Tax Assessor's Maps, last revised December 31, 2005; thence
- Course 124. Southwesterly along the said last described Southeasterly line, a distance of 253 feet, more or less, to its intersection with the Southwesterly line of said last described Parcel 7; thence
- Course 125. Northwesterly along the said last described Southwesterly line, a distance of 665 feet, more or less, to its intersection with the Southeasterly line of Parcel 11, as shown on Book 49, Page 17, of County of El Dorado Tax Assessor's Maps, last revised December 31, 2005; thence
- Course 126. Southwesterly along the said last described Southeasterly line, a distance of 37 feet, more or less, to its intersection with the Southwesterly line of said last described Parcel 11; thence
- Course 127. Northwesterly along the said last described Southwesterly line, a distance of 240 feet, more or less, to its intersection with the Northwesterly line of said last described Parcel 11; thence
- Course 128. Northeasterly along the said last described Northwesterly line, a distance of 139 feet, more or less, to its intersection with the Southerly line of Parcel 16, as shown on Book 49, Page 10, of County of El Dorado Tax Assessor's Maps, last revised January 2, 2007; thence
- Course 129. North 74° 14' 30" West along the said last described Southerly line, a distance of 211 feet, more or less, to its intersection with the Southerly line of Parcel 15, as shown on Book 49, Page 10, of County of El Dorado Tax Assessor's Maps, last revised January 2, 2007; thence
- Course 130. Northwesterly along the said last described Southerly line, a distance of 159 feet, more or less, to its intersection with the Southerly line of Parcel 14, as shown on Book 49, Page 10, of County of El Dorado Tax Assessor's Maps, last revised January 2, 2007; thence

- Course 131. Northwesterly along the said last described Southerly line, a distance of 181 feet, more or less, to its intersection with the Northerly line of Parcel 34, as shown on Book 49, Page 10, of County of El Dorado Tax Assessor's Maps, last revised January 2, 2007; thence
- Course 132. Northwesterly along the said last described Northerly line, a distance of 263 feet, more or less, to its intersection with the Westerly line of said last described Parcel 34; thence
- Course 133. Southerly along the said last described Westerly line, a distance of 68 feet, more or less, to its intersection with the Southerly line of Parcel 15, as shown on Book 4, Page 20, Block 201, of County of El Dorado Tax Assessor's Maps, last revised January 2, 2007; thence
- Course 134. Westerly and Southwesterly along the said last described Southerly line, a distance of 190 feet, more or less, to its intersection with the Westerly line of Parcel 17, as shown on Book 4, Page 20, Block 201, of County of El Dorado Tax Assessor's Maps, last revised January 2, 2007; thence
- Course 135. Southwesterly along the said last described Westerly line, a distance of 129 feet, more or less, to its intersection with the Northwesterly line of said last described Parcel 17; thence
- Course 136. Southwesterly along the said last described Northwesterly line, a distance of 175 feet, more or less, to its intersection with the most Westerly line of said last described Parcel 17; thence
- Course 137. Southeasterly along the said last described Westerly line and Westerly line of Parcel 18, as shown on Book 4, Page 20, Block 201, of County of El Dorado Tax Assessor's Maps, last revised January 2, 2007, a distance of 319 feet, more or less, to its intersection with the Northerly line of Parcel 20, as shown on Book 4, Page 20, Block 201, of County of El Dorado Tax Assessor's Maps, last revised January 2, 2007; thence
- Course 138. Southwesterly along the said last described Northerly line, a distance of 203 feet, more or less, to its intersection with the Northwesterly line of Parcel 19, as shown on Book 4, Page 20, Block 201, of County of El Dorado Tax Assessor's Maps, last revised January 2, 2007; thence
- Course 139. Northwesterly along the said last described Northerly line, a distance of 51 feet, more or less, to its intersection with the Northeasterly line of Parcel 21, as shown on Book 4, Page 20, Block 201, of County of El Dorado Tax Assessor's Maps, last revised January 2, 2007; thence
- Course 140. Northwesterly along the said last described Northeasterly line, a distance of 274 feet, more or less, to its intersection with the most Northwesterly line of said last described Parcel 21; thence

- Course 141. Southwesterly along the said last described Northwesterly line, a distance of 148 feet, more or less, to its intersection with the Northeasterly line of Parcel 30, as shown on Book 4, Page 19, Block 191, of County of El Dorado Tax Assessor's Maps; thence
- Course 142. North 47° 02' West along the said last described Northeasterly line, a distance of 116 feet, more or less, to its intersection with the most Northeasterly line of said last described Parcel 30; thence
- Course 143. South 39° 00' West along the said last described Northeasterly line and Northeasterly line of Parcel 62, as shown on Book 4, Page 19, Block 191, of County of El Dorado Tax Assessor's Maps, a distance of 169 feet, more or less, to its intersection with the Northeasterly line of Parcel 61, as shown on Book 4, Page 19, Block 191, of County of El Dorado Tax Assessor's Maps; thence
- Course 144. South 28° 00' West along the said last described Northeasterly line and Northeasterly line of Parcel 60 and 24, as shown on Book 4, Page 19, Block 191, of County of El Dorado Tax Assessor's Maps, a distance of 167 feet, more or less, to its intersection with the Southeasterly line of Parcel 50, as shown on Book 4, Page 19, Block 191, of County of El Dorado Tax Assessor's Maps; thence
- Course 145. South 66° 08' West along the said last described Southeasterly line, a distance of 432 feet, more or less, to its intersection with the Northeasterly line of Parcel 59, as shown on Book 4, Page 19, Block 191, of County of El Dorado Tax Assessor's Maps; thence
- Course 146. North 35° 18' West along the said last described Northeasterly line and Northeasterly line of Parcel 58 and 57, as shown on Book 4, Page 19, Block 191, of County of El Dorado Tax Assessor's Maps, a distance of 127 feet, more or less, to its intersection with the most Northerly line of said last described Parcel 57; thence
- Course 147. Southwesterly along the said last described Northerly line, a distance of 110 feet, more or less, to its intersection with the Northeasterly right of way line of Parcel Wiltse Road, variable width; thence
- Course 148. Northwesterly along the said last described Northeasterly right of way line, a distance of 25 feet, more or less, to its intersection with the Easterly prolongation of the Southerly line of Parcel 32, as shown on Book 4, Page 13, Block 131, of County of El Dorado Tax Assessor's Maps; thence
- Course 149. Westerly, Northerly, Northwesterly, Southerly, and Northwesterly along the said last described Easterly prolongation and Southerly line of said last described Parcel 32, and its various courses, a distance of 628 feet, more or less, to its

intersection with the Easterly line of Parcel 41, as shown on Book 4, Page 13, Block 131, of County of El Dorado Tax Assessor's Maps; thence

- Course 150. South 03° 48' 30" East along the said last described Easterly line and Easterly line of Parcel 35, as shown on Book 4, Page 13, Block 131, of County of El Dorado Tax Assessor's Maps, a distance of 342 feet, more or less, to its intersection with the Southerly line of said last described Parcel 35; thence
- Course 151. Southwesterly along the said last described Southerly line, a distance of 268 feet, more or less, to its intersection with the Southeasterly prolongation of the Southerly line of Parcel 25, as shown on Book 4, Page 26, Block 261, of County of El Dorado Tax Assessor's Maps; thence
- Course 152. North 66° 38' 34" West along the said last described Southeasterly prolongation and Southerly line of said last described Parcel 25, and its various courses, a distance of 267 feet, more or less, to its intersection with the Easterly line of Parcel 3, as shown on Book 4, Page 27, Block 271, of County of El Dorado Tax Assessor's Maps; thence
- Course 153. Southerly along the said last described Easterly line, a distance of 232 feet, more or less, to its intersection with the Southerly line of said last described Parcel 3; thence
- Course 154. Northwesterly along the said last described Southerly line, a distance of 160 feet, more or less, to its intersection with the Westerly line of said last described Parcel 3; thence
- Course 155. Northwesterly along the said last described Westerly line, a distance of 237 feet, more or less, to its intersection with the Southerly line of said last described Parcel 25; thence
- Course 156. North 66° 38' 34" West along the said last described Southerly line, a distance of 33 feet, more or less, to its intersection with the Northeasterly line of Parcel 9, as shown on Book 4, Page 27, Block 271, of County of El Dorado Tax Assessor's Maps; thence
- Course 157. Northwesterly along the said last described Northeasterly line, a distance of 48 feet, more or less, to its intersection with the Southerly line of Parcel 2, as shown on Book 4, Page 26, Block 261, of County of El Dorado Tax Assessor's Maps; thence
- Course 158. Southwesterly along the said last described Southerly line, a distance of 321 feet, more or less, to its intersection with the Southerly line of Parcel 23, as shown on Book 4, Page 26, Block 261, of County of El Dorado Tax Assessor's Maps; thence

- Course 159. Southwesterly, Northwesterly, Southwesterly, Northerly, and Southwesterly along the said last described Southerly line of Parcel 23, and its various courses, a distance of 793 feet, more or less, to its intersection with the Easterly line of Parcel 11, as shown on Book 4, Page 11, Block 112, of County of El Dorado Tax Assessor's Maps; thence
- Course 160. South 18° 30' East along the said last described Easterly line and Easterly line of Parcel 12, as shown on Book 4, Page 11, Block 112, of County of El Dorado Tax Assessor's Maps, a distance of 82 feet, more or less, to its intersection with the Easterly line of Parcel 32, as shown on Book 4, Page 11, Block 112, of County of El Dorado Tax Assessor's Maps; thence
- Course 161. Southwesterly along the said last described Easterly line, a distance of 112 feet, more or less, to its intersection with the Southerly line of said last described Parcel 32; thence
- Course 162. Southwesterly along the said last described Southerly line, a distance of 66 feet, more or less, to its intersection with the Southwesterly line of said last described Parcel 32; thence
- Course 163. Northwesterly along the said last described Southwesterly line, a distance of 32 feet, more or less, to its intersection with the Easterly right of way line of Spanish Ravine Road, variable width; thence
- Course 164. Northwesterly along the said last described Easterly right of way line, a distance of 78 feet, more or less, to its intersection with the Easterly prolongation of the Southerly line of Parcel 23, as shown on Book 4, Page 11, Block 112, of County of El Dorado Tax Assessor's Maps; thence
- Course 165. Southwesterly along the said last described Easterly prolongation and Southerly line of said last described Parcel 23, a distance of 100 feet, more or less, to its intersection with the Westerly line of said last described Parcel 23; thence
- Course 166. Northwesterly along the said last described Westerly line, a distance of 10 feet, more or less, to its intersection with the Southerly line of Parcel 25, as shown on Book 4, Page 11, Block 112, of County of El Dorado Tax Assessor's Maps; thence
- Course 167. Westerly along the said last described Southerly line and its Westerly prolongation, a distance of 175 feet, more or less, to its intersection with the centerline of Turner Street, variable width; thence
- Course 168. Southeasterly along the said last described centerline, a distance of 398 feet, more or less, to its intersection with the Easterly prolongation of the Southerly line of Parcel 22, as shown on Book 4, Page 15, Block 151, of County of El Dorado Tax Assessor's Maps; thence

- Course 169. Southwesterly along the said last described Easterly prolongation and Southerly line of said last described Parcel 22 and Southerly line of Parcel 21, as shown on Book 4, Page 15, Block 151, of County of El Dorado Tax Assessor's Maps, a distance of 100 feet, more or less, to its intersection with the Easterly right of way line of Washington Street, variable width; thence
- Course 170. Northwesterly along the said last described Easterly right of way line, a distance of 325 feet, more or less, to its intersection with the Easterly prolongation of the Northerly line of Parcel 26, as shown on Book 4, Page 04, Block 042, of County of El Dorado Tax Assessor's Maps; thence
- Course 171. Southwesterly along the said last described Easterly prolongation and Northerly line of said last described Parcel 26, a distance of 120 feet, more or less, to its intersection with the Westerly line of said last described Parcel 26; thence
- Course 172. Southeasterly along the said last described Westerly line, a distance of 50 feet, more or less, to its intersection with the Southerly line of Parcel 3, as shown on Book 4, Page 04, Block 042, of County of El Dorado Tax Assessor's Maps; thence
- Course 173. Southwesterly along the said last described Southerly line, a distance of 100 feet, more or less, to its intersection with the Southerly line of Parcel 15, as shown on Book 4, Page 04, Block 042, of County of El Dorado Tax Assessor's Maps; thence
- Course 174. Southwesterly along the said last described Southerly line, a distance of 92 feet, more or less, to its intersection with the Easterly right of way line of Turner Street, variable width; thence
- Course 175. Northwesterly along the said last described Easterly right of way line, and its various courses, a distance of 300 feet, more or less, to its intersection with the Easterly prolongation of the Southerly line of Parcel 1, as shown on Book 4, Page 03, Block 031, of County of El Dorado Tax Assessor's Maps; thence
- Course 176. Southwesterly along the said last described Easterly prolongation and Southerly line of said last described Parcel 1 and Southerly line of Parcel 2, as shown on Book 4, Page 02, Block 121, of County of El Dorado Tax Assessor's Maps, a distance of 321 feet, more or less, to its intersection with the Easterly line of Parcel 1, as shown on Book 4, Page 02, Block 121, of County of El Dorado Tax Assessor's Maps; thence
- Course 177. South 21° 20' East along the said last described Easterly line, a distance of 10 feet, more or less, to its intersection with the Southerly line of said last described Parcel 1; thence

- Course 178. Northwesterly along the said last described Southerly line, a distance of 123 feet, more or less, to its intersection with the Easterly line of Parcel 11, as shown on Book 4, Page 01, Block 011, of County of El Dorado Tax Assessor's Maps, last revised December 21, 2007; thence
- Course 179. Southeasterly along the said last described Easterly line, a distance of 39 feet, more or less, to its intersection with the Southerly line of said last described Parcel 11; thence
- Course 180. Southwesterly along the said last described Southerly line, and its various courses, a distance of 35 feet, more or less, to its intersection with the Northerly line of Parcel 26, as shown on Book 4, Page 02, Block 021, of County of El Dorado Tax Assessor's Maps; thence
- Course 181. Southwesterly along the said last described Northerly line, and its various courses, a distance of 431 feet, more or less, to its intersection with the Northwest corner of said last described Parcel 26; thence
- Course 182. Southwesterly along the Southerly line of Parcel 7 and Parcel 6, as shown on Book 4, Page 01, Block 011, of County of El Dorado Tax Assessor's Maps, last revised December 21, 2007, a distance of 57 feet, more or less, to its intersection with the Southerly line of Parcel 5, as shown on Book 4, Page 01, Block 011, of County of El Dorado Tax Assessor's Maps, last revised December 21, 2007; thence
- Course 183. Southwesterly along the said last described Southerly line, a distance of 60 feet, more or less, to its intersection with the Southerly line of Parcel 4, as shown on Book 4, Page 01, Block 011, of County of El Dorado Tax Assessor's Maps, last revised December 21, 2007; thence
- Course 184. Southwesterly along the said last described Southerly line, and its various courses, a distance of 116 feet, more or less, to its intersection with the Southerly line of Parcel 45, as shown on Book 4, Page 01, Block 011, of County of El Dorado Tax Assessor's Maps, last revised December 21, 2007; thence
- Course 185. Southwesterly along the said last described Southerly line, a distance of 125 feet, more or less, to its intersection with the Easterly line of Parcel 37, as shown on Book 4, Page 01, Block 011, of County of El Dorado Tax Assessor's Maps, last revised December 21, 2007; thence
- Course 186. South 17° 40' East along the said last described Easterly line, a distance of 12 feet, more or less, to its intersection with the Southerly line of said last described Parcel 37; thence

- Course 187. North 72° 00' West along the said last described Easterly line, a distance of 110 feet, more or less, to its intersection with the Westerly line of said last described Parcel 37; thence
- Course 188. Northeasterly along the said last described Westerly line, a distance of 9 feet, more or less, to its intersection with the Southerly line of said last described Parcel 37; thence
- Course 189. Southwesterly along the said last described Southerly line, a distance of 24 feet, more or less, to its intersection with the Easterly line of Parcel 38, as shown on Book 4, Page 01, Block 011, of County of El Dorado Tax Assessor's Maps, last revised December 21, 2007; thence
- Course 190. South 17° 09' 10" East along the said last described Easterly line, a distance of 135 feet, more or less, to its intersection with the Southerly line of said last described Parcel 38; thence
- Course 191. Southwesterly along the said last described Southerly line and its Southwesterly Prolongation, a distance of 200 feet, more or less, to its intersection with the Westerly right of way line of Cedar Ravine, variable width; thence
- Course 192. Southeasterly along the said last described Westerly right of way line, and its various courses, a distance of 89 feet, more or less, to its intersection with the Northerly right of way line of Pacific Street, variable width; thence
- Course 193. Southwesterly along the said last described Northerly right of way line, a distance of 400 feet, more or less, to its intersection with the most Southerly corner of Parcel 5, as shown on Book 3, Page 17, Block 171, of County of El Dorado Tax Assessor's Maps; thence
- Course 194. Northeasterly, Northerly, Northwesterly along the Southwesterly line of said last described Parcel 5, and its various courses, a distance of 350 feet, more or less, to its intersection with the Southerly line of Parcel 3, as shown on Book 3, Page 17, Block 171, of County of El Dorado Tax Assessor's Maps; thence
- Course 195. Northwesterly along the said last described Southerly line, a distance of 24 feet, more or less, to its intersection with the Southerly line of Parcel 7, as shown on Book 3, Page 17, Block 171, of County of El Dorado Tax Assessor's Maps; thence
- Course 196. Northwesterly along the said last described Southerly line, a distance of 29 feet, more or less, to its intersection with the Southerly line of Parcel 6, as shown on Book 3, Page 17, Block 171, of County of El Dorado Tax Assessor's Maps; thence

- Course 197. Northwesterly along the said last described Southerly line, a distance of 150 feet, more or less, to its intersection with the Southerly line of Parcel 13, as shown on Book 3, Page 14, Block 141, of County of El Dorado Tax Assessor's Maps; thence
- Course 198A. Northwesterly along the said last described Southerly line, a distance of 11 feet, more or less, to its intersection with the Easterly line of said last described Parcel 13; thence
- Course 198B. South 30° 19' West along the said last described Easterly line, a distance of 81 feet, more or less, to its intersection with the most Southerly line of said last described Parcel 13; thence
- Course 199. Southwesterly along the said last described Southerly line of Parcel 13 and Southerly line of Parcel 22, as shown on Book 3, Page 14, Block 141, of County of El Dorado Tax Assessor's Maps, a distance of 81 feet, more or less, to its intersection with the Easterly line of said last described Parcel 22; thence
- Course 200. Northeasterly along the said last described Easterly line, a distance of 25 feet, more or less, to its intersection with the Southerly line of said last described Parcel 22; thence
- Course 201. South 86° 50' 33" West along the said last described Southerly line of Parcel 22 and Southerly line of Parcel 21, as shown on Book 3, Page 14, Block 141, of County of El Dorado Tax Assessor's Maps, a distance of 197 feet, more or less, to its intersection with the Easterly line of Parcel 40, as shown on Book 3, Page 15, Block 151, of County of El Dorado Tax Assessor's Maps, last revised November 27, 2007; thence
- Course 202. North 19° 44' 00" West along the said last described Easterly line, a distance of 133 feet, more or less, to its intersection with the Northerly line of said last described Parcel 40; thence
- Course 203. Northwesterly along the said last described Northerly line, a distance of 57 feet, more or less, to its intersection with the Northerly line of said last described Parcel 40; thence
- Course 204. Southwesterly along the said last described Northerly line, a distance of 30 feet, more or less, to its intersection with the Northerly line of Parcel 39, as shown on Book 3, Page 15, Block 151, of County of El Dorado Tax Assessor's Maps, last revised November 27, 2007; thence
- Course 205. Southwesterly along the said last described Northerly line, a distance of 29 feet, more or less, to its intersection with the Northerly line of said last described Parcel 39; thence

- Course 206. Northwesterly along the said last described Northerly line, a distance of 85 feet, more or less, to its intersection with the Easterly corner of Parcel 38, as shown on Book 3, Page 15, Block 151, of County of El Dorado Tax Assessor's Maps, last revised November 27, 2007; thence
- Course 207. Southwesterly along the Southerly line of said last described Parcel 38, a distance of 71 feet, more or less, to its intersection with the Northerly line of Parcel 69, as shown on Book 3, Page 15, Block 151, of County of El Dorado Tax Assessor's Maps, last revised November 27, 2007; thence
- Course 208. Southwesterly along the said last described Northerly line, and its various courses, a distance of 221 feet, more or less, to its intersection with the Northwesterly corner of said last described Parcel 69; thence
- Course 209. Southwesterly along the Westerly line of said last described Parcel 69, a distance of 5 feet, more or less, to its intersection with the Northerly line of Parcel 14, as shown on Book 3, Page 15, Block 151, of County of El Dorado Tax Assessor's Maps, last revised November 27, 2007; thence
- Course 210. Southwesterly along the said last described Northerly line, a distance of 72 feet, more or less, to its intersection with the Northerly line of Parcel 13, as shown on Book 3, Page 15, Block 151, of County of El Dorado Tax Assessor's Maps, last revised November 27, 2007; thence
- Course 211. Southwesterly along the said last described Northerly line, and its various courses, a distance of 204 feet, more or less, to its intersection with the Northwesterly line of said last described Parcel 13; thence
- Course 212. Southwesterly along the said last described Northwesterly line, a distance of 66 feet, more or less, to its intersection with the Northerly line of Parcel 22, as shown on Book 3, Page 15, Block 151, of County of El Dorado Tax Assessor's Maps, last revised November 27, 2007; thence
- Course 213. Southwesterly along the said last described Northerly line, a distance of 95 feet, more or less, to its intersection with the Northerly line of Parcel 31, as shown on Book 3, Page 15, Block 151, of County of El Dorado Tax Assessor's Maps, last revised November 27, 2007; thence
- Course 214. Southwesterly along the said last described Northerly line, a distance of 59 feet, more or less, to its intersection with the most Northerly corner of said last described Parcel 31; thence
- Course 215. Southwesterly along the Northwesterly line of said last described Parcel 21, a distance of 120 feet, more or less, to its intersection with the Easterly line of Parcel 1, as shown on Book 3, Page 15, Block 151, of County of El Dorado Tax Assessor's Maps, last revised November 27, 2007; thence

- Course 216. Southeasterly along the said last described Easterly line, a distance of 77 feet, more or less, to its intersection with the Southwesterly line of Parcel 37, as shown on Book 3, Page 15, Block 151, of County of El Dorado Tax Assessor's Maps, last revised November 27, 2007; thence
- Course 217. Southeasterly along the said last described Southwesterly line, a distance of 102 feet, more or less, to its intersection with the Westerly line of Parcel 2, as shown on Book 3, Page 15, Block 151, of County of El Dorado Tax Assessor's Maps, last revised November 27, 2007; thence
- Course 218. Southwesterly along the said last described Westerly line and its Southwesterly prolongation, a distance of 152 feet, more or less, to its intersection with the centerline of Pacific Street, variable width; thence
- Course 219. Southwesterly along the said last described centerline, and its various courses, a distance of 278 feet, more or less, to its intersection with the Easterly line of Parcel 29, as shown on Book 3, Page 18, Block 181, of County of El Dorado Tax Assessor's Maps, last revised December 29, 2008; thence
- Course 220. Southeasterly along the said last described Easterly line, a distance of 41 feet, more or less, to its intersection with the Northerly line of Parcel 31, as shown on Book 3, Page 18, Block 181, of County of El Dorado Tax Assessor's Maps, last revised December 29, 2008; thence
- Course 221. Southwesterly along the said last described Northerly line and the its Westerly prolongation, a distance of 164 feet, more or less, to its intersection with the Easterly line of Parcel 35, as shown on Book 3, Page 7, Block 172, of County of El Dorado Tax Assessor's Maps, last revised October 9, 2006; thence
- Course 222. Southerly along the said last described Easterly line, a distance of 80 feet, more or less, to its intersection with the most Southerly corner of Parcel 32, as shown on Book 3, Page 7, Block 172, of County of El Dorado Tax Assessor's Maps, last revised October 9, 2006; thence
- Course 223. Northerly and Northwesterly along the Easterly line of said last described Parcel 32, a distance of 101 feet, more or less, to its intersection with the most Northerly line of said last described Parcel 32.; thence
- Course 224. Northwesterly along the said last described Northerly line, a distance of 114 feet, more or less, to its intersection with the Northwesterly line of said last described Parcel 32; thence
- Course 225. Southwesterly along the said last described Northwesterly line and the its Westerly prolongation, a distance of 54 feet, more or less, to its intersection with

the Easterly line of Parcel 42, as shown on Book 3, Page 7, Block 171, of County of El Dorado Tax Assessor's Maps, last revised October 9, 2006; thence

- Course 226. Southeasterly along the said last described Easterly line, a distance of 14 feet, more or less, to its intersection with the Southerly line of said last described Parcel 42; thence
- Course 227. Westerly along the said last described Southerly line and the Southerly line of Parcel 67, as shown on Book 3, Page 7, Block 171, of County of El Dorado Tax Assessor's Maps, last revised October 9, 2006, a distance of 120 feet, more or less, to its intersection with the Westerly line of said last described Parcel 67; thence
- Course 228. Northwesterly along the said last described Westerly line, a distance of 38 feet, more or less, to its intersection with the Southerly line of Parcel 68, as shown on Book 3, Page 7, Block 171, of County of El Dorado Tax Assessor's Maps, last revised October 9, 2006; thence
- Course 229. Southwesterly along the said last described Southerly line, a distance of 98 feet, more or less, to its intersection with the Northerly line of Parcel 27, as shown on Book 3, Page 7, Block 171, of County of El Dorado Tax Assessor's Maps, last revised October 9, 2006; thence
- Course 230. Northwesterly along the said last described Northerly line, a distance of 47 feet, more or less, to its intersection with the most Northwesterly line of said last described Parcel 27; thence
- Course 231. Southwesterly along the said last described Northwesterly line, a distance of 31 feet, more or less, to its intersection with the most Northeasterly line of Parcel 57, as shown on Book 3, Page 7, Block 171, of County of El Dorado Tax Assessor's Maps, last revised October 9, 2006; thence
- Course 232. Northwesterly along the said last described Northeasterly line, a distance of 255 feet, more or less, to its intersection with the Easterly line of Parcel 69, as shown on Book 3, Page 7, Block 171, of County of El Dorado Tax Assessor's Maps, last revised October 9, 2006; thence
- Course 233. Northwesterly along the said last described Easterly line, a distance of 82 feet, more or less, to its intersection with the Southerly line of Parcel 71, as shown on Book 3, Page 7, Block 171, of County of El Dorado Tax Assessor's Maps, last revised October 9, 2006; thence
- Course 234. Southeasterly along the said last described Southerly line, a distance of 70 feet, more or less, to its intersection with the Easterly line of said last described Parcel 71; thence

- Course 235. Northeasterly along the said last described Easterly line, a distance of 71 feet, more or less, to its intersection with the Northerly line of said last described Parcel 71; thence
- Course 236. Northwesterly along the said last described Northerly line, a distance of 83 feet, more or less, to its intersection with the Westerly line of said last described Parcel 71; thence
- Course 237. Southwesterly along the said last described Westerly line, a distance of 68 feet, more or less, to its intersection with the Northerly line of Parcel 69, as shown on Book 3, Page 7, Block 171, of County of El Dorado Tax Assessor's Maps, last revised October 9, 2006; thence
- Course 238. Southwesterly along the said last described Northerly line, a distance of 139 feet, more or less, to its intersection with the Easterly right of way line or Rector Street, variable width; thence
- Course 239. Northwesterly along the said last described Easterly right of way line, and its various courses, a distance of 100 feet, more or less, to its intersection with the Easterly prolongation of the Northwesterly line of Parcel 61, as shown on Book 3, Page 7, Block 171, of County of El Dorado Tax Assessor's Maps, last revised October 9, 2006; thence
- Course 240. Southwesterly along the said last described Easterly prolongation and Northwesterly line of said last described Parcel 62, a distance of 100 feet, more or less, to its intersection with the Northerly line of Parcel 8, as shown on Book 3, Page 32, Block 323, of County of El Dorado Tax Assessor's Maps last, revised June 14, 2007; thence
- Course 241. Westerly along the said last described Northerly line, a distance of 155 feet, more or less, to its intersection with the Northerly line of Parcel 6, as shown on Book 3, Page 32, Block 323, of County of El Dorado Tax Assessor's Maps last, revised June 14, 2007; thence
- Course 242. Northwesterly along the said last described Northerly line, a distance of 184 feet, more or less, to its intersection with the Easterly line of Parcel 31, as shown on Book 3, Page 5, Block 131, of County of El Dorado Tax Assessor's Maps, last revised October 20, 2005; thence
- Course 243. Southwesterly along the said last described Easterly line, a distance of 72 feet, more or less, to its intersection with the Northerly line of Parcel 15, as shown on Book 3, Page 5, Block 131, of County of El Dorado Tax Assessor's Maps, last revised October 20, 2005; thence

- Course 244. Northwesterly along the said last described Northerly line, a distance of 245 feet, more or less, to its intersection with the Westerly line of said last described Parcel 15; thence
- Course 245. Southwesterly along the said last described Westerly line, a distance of 51 feet, more or less, to its intersection with the Northerly line of Parcel 33, as shown on Book 3, Page 5, Block 131, of County of El Dorado Tax Assessor's Maps, last revised October 20, 2005; thence
- Course 246. Northwesterly along the said last described Northerly line, a distance of 146 feet, more or less, to its intersection with the Northwesterly line of said last described Parcel 33; thence
- Course 247. Southwesterly along the said last described Northwesterly line, a distance of 42 feet, more or less, to its intersection with the most Northerly line of Parcel 32, as shown on Book 3, Page 5, Block 131, of County of El Dorado Tax Assessor's Maps, last revised October 20, 2005; thence
- Course 248. Northwesterly along the said last described Northerly line, a distance of 208 feet, more or less, to its intersection with the Northwesterly line of said last described Parcel 33; thence
- Course 249. Southwesterly along the said last described Northwesterly line, a distance of 127 feet, more or less, to its intersection with the most Southerly line of Parcel 27, as shown on Book 3, Page 5, Block 131, of County of El Dorado Tax Assessor's Maps, last revised October 20, 2005; thence
- Course 250. Northwesterly along the said last described Southerly line, a distance of 303 feet, more or less, to its intersection with the Easterly line of the said last described Parcel 27; thence
- Course 251. Northerly along the said last described Easterly line, a distance of 187 feet, more or less, to its intersection with the most Northwesterly corner of said last described Parcel 27, said intersection also being along the said last described existing Placerville City boundary; thence
- Course 252. Northwesterly, Southerly, Northwesterly, Southwesterly, Southerly, Southwesterly, Northwesterly, and Southwesterly along the said last described City boundary and its various courses, to its intersection with the Easterly line of Parcel 27, as shown on Book 325, Page 31, of County of El Dorado Tax Assessor's Maps, last revised February 25, 2008; thence
- Course 253. Southerly along the said last described Easterly line, a distance of 201 feet, more or less, to its intersection with the Southerly line of the said last described Parcel 27; thence

- Course 254. Southwesterly along the said last described Southerly line, a distance of 350 feet, more or less, to its intersection with the most Southwesterly corner of said last described Parcel 27, said intersection also being along the said last described existing Placerville City boundary; thence
- Course 255. Southwesterly, Northwesterly, Southwesterly, Southeasterly, Southwesterly, Southerly, Westerly, Northwesterly, Southerly, Westerly, and Northwesterly along the said last described City boundary and its various courses, to its intersection with the Southerly prolongation of the Westerly line of Parcel 30, as shown on Book 325, Page 16, of County of El Dorado Tax Assessor's Maps, last revised March 27, 2006; thence
- Course 256. Northerly along the said last described Southerly prolongation, a distance of 545 feet, more or less, to its intersection with the Southerly line of Parcel 29, as shown on Book 325, Page 16, of County of El Dorado Tax Assessor's Maps, last revised March 27, 2006; thence
- Course 257. Westerly along the said last described Southerly line of Parcel 29 and Southerly line of Parcel 28, as shown on Book 325, Page 16, of County of El Dorado Tax Assessor's Maps, last revised March 27, 2006, a distance of 360 feet, more or less, to its intersection with the most Southwesterly corner of said last described Parcel 28, said intersection also being along the said last described existing Placerville City boundary; thence
- Course 258. Westerly and Northerly along the said last described City boundary and its various courses, to its intersection with the Westerly line of Parcel 38, as shown on Book 325, Page 16, of County of El Dorado Tax Assessor's Maps, last revised March 27, 2006; thence
- Course 259. Northerly along the said last described Westerly line, a distance of 90 feet, more or less, to its intersection with the Northerly line of Parcel 11, as shown on Book 325, Page 16, of County of El Dorado Tax Assessor's Maps, last revised March 27, 2006; thence
- Course 260. Northwesterly along the said last described Northerly line, a distance of 561 feet, more or less, to its intersection with the Westerly line of Parcel 35, as shown on Book 325, Page 16, of County of El Dorado Tax Assessor's Maps, last revised March 27, 2006; thence
- Course 261. Northwesterly and Northeasterly along the said last described Westerly line, a distance of 378 feet, more or less, to its intersection with the most Southeasterly corner of Parcel 8, as shown on Book 325, Page 16, of County of El Dorado Tax Assessor's Maps, last revised March 27, 2006, said intersection also being along the said last described existing Placerville City boundary; thence

- Course 262. Northwesterly, Southwesterly, and Northwesterly along the said last described City boundary and its various courses, to its intersection with the Southwest corner of Parcel 11, as shown on Book 325, Page 12, of County of El Dorado Tax Assessor's Maps, last revised January 2, 2008; thence
- Course 263. Northeasterly along the Southerly line of said last described Parcel 11, a distance of 179 feet, more or less, to its intersection with the Southerly line of Parcel 6, as shown on Book 325, Page 12, of County of El Dorado Tax Assessor's Maps, last revised January 2, 2008; thence
- Course 264. Northeasterly along the Southerly line of said last described Parcel 6, and its various courses, a distance of 179 feet, more or less, to its intersection with the Southerly line of Parcel 8, as shown on Book 325, Page 12, of County of El Dorado Tax Assessor's Maps, last revised January 2, 2008; thence
- Course 265. Northeasterly along the Southerly line of said last described Parcel 8, and its various courses, a distance of 85 feet, more or less, to its intersection with the Southerly line of Parcel 9, as shown on Book 325, Page 12, of County of El Dorado Tax Assessor's Maps, last revised January 2, 2008; thence
- Course 266. Northeasterly along the Southerly line of said last described Parcel 9, and its various courses, a distance of 97 feet, more or less, to its intersection with the Southwesterly line of Parcel 10, as shown on Book 325, Page 12, of County of El Dorado Tax Assessor's Maps, last revised January 2, 2008; thence
- Course 267. Southeasterly along the said last described Southwesterly line, a distance of 142 feet, more or less; thence
- Course 268. Southeasterly along the said last described Southwesterly line, a distance of 107 feet, more or less, to its intersection with the Southeasterly line of Parcel 10, as shown on Book 325, Page 12, of County of El Dorado Tax Assessor's Maps, last revised January 2, 2008; thence
- Course 269. Northeasterly along the said last described Southeasterly line, a distance of 306 feet, more or less, to its intersection with the Southeasterly line of Parcel 25, as shown on Book 325, Page 12, of County of El Dorado Tax Assessor's Maps, last revised January 2, 2008; thence
- Course 270. Northwesterly along the said last described Southeasterly line, a distance of 55 feet, more or less, to the point of beginning.

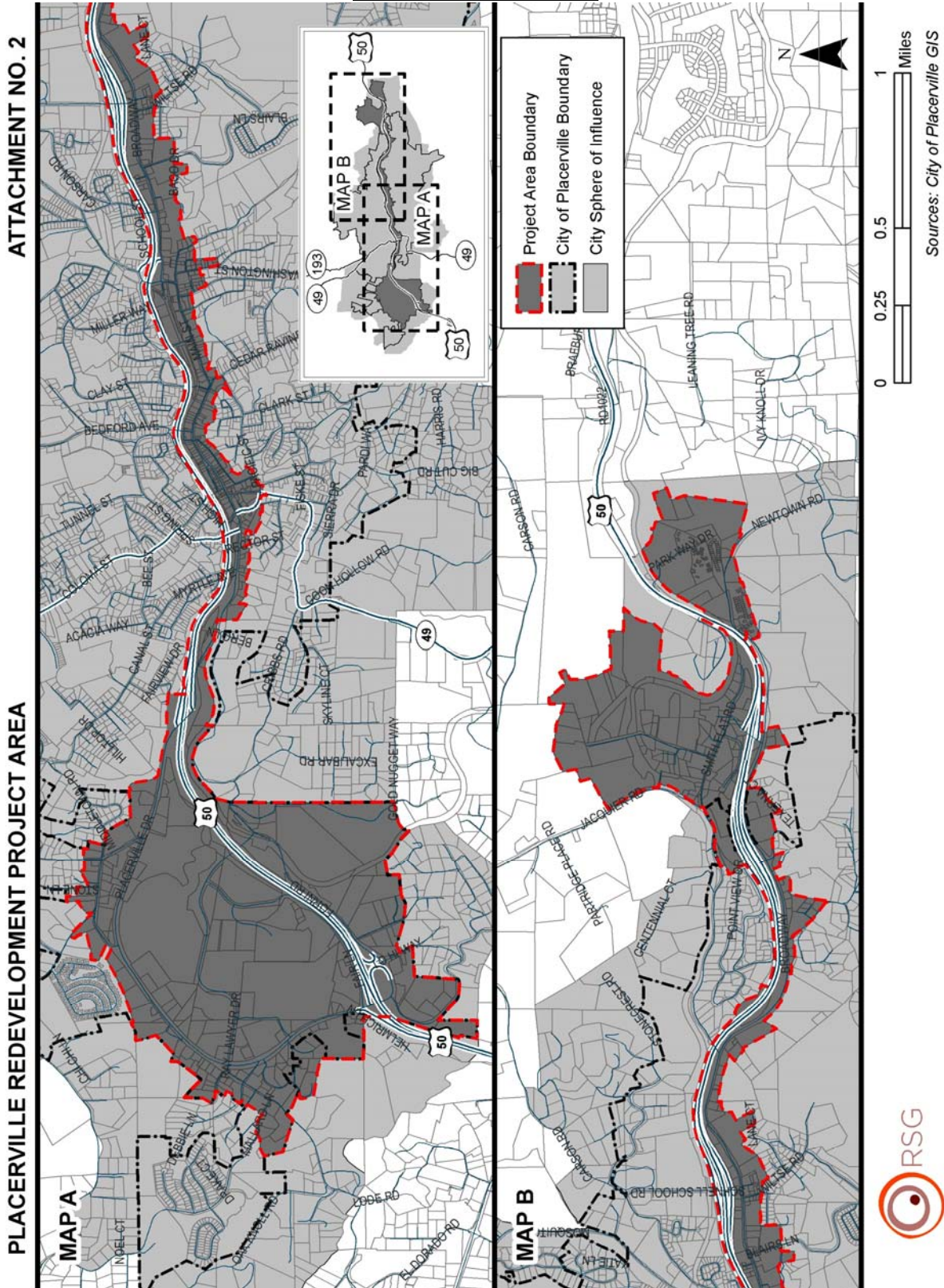
Total Approximate Acres in Project Area = 1077 Acres

EXHIBIT A
MAP TO ACCOMPANY LEGAL DESCRIPTION

[See Attached.]

ATTACHMENT NO. 2

PROJECT AREA MAP



ATTACHMENT NO. 2

PLACERVILLE REDEVELOPMENT PROJECT AREA

MAP A

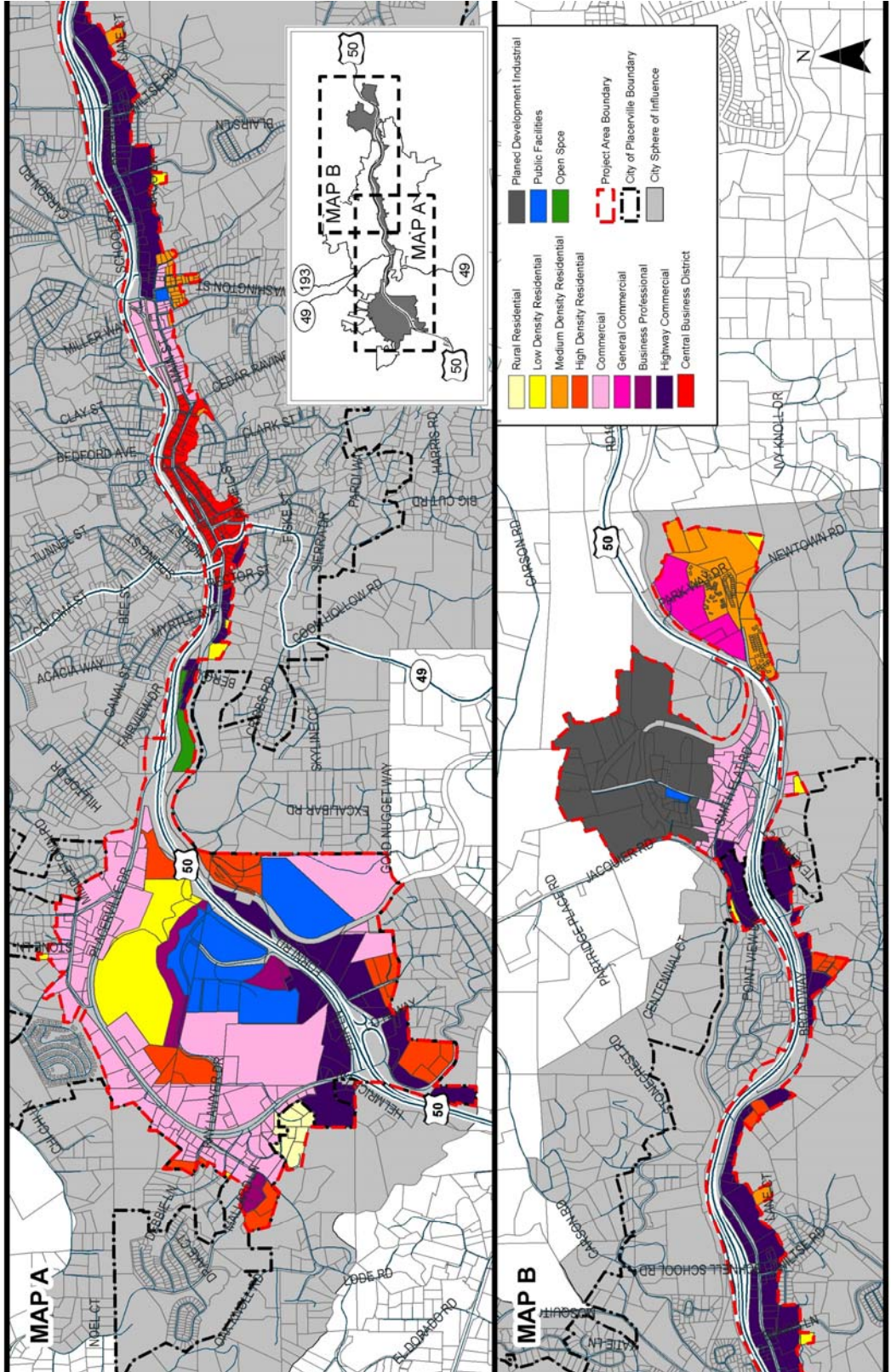
MAP B



REDEVELOPMENT LAND USE MAP

ATTACHMENT NO. 3

PLACERVILLE REDEVELOPMENT PROJECT AREA GENERAL PLAN LAND USES



ATTACHMENT NO. 4

PROPOSED PUBLIC IMPROVEMENTS AND FACILITIES PROJECTS

The following public improvements and facilities projects may be provided in the Project Area:

1. Traffic/Circulation

- a. The construction, reconstruction, widening or other improvement of streets and roadways within or serving the Project Area;
- b. The installation or modernization of traffic signals on streets and roadways within or serving the Project Area;
- c. The realignment of the levee system within the Project Area to allow cohesiveness, more efficient use of land, more developable area, and better circulation within the Project Area;
- d. The realignment or removal of railroad tracks within or serving the Project Area;
- e. The construction, reconstruction or other improvement of curbs, gutters and sidewalks along or adjacent to streets and roadways within or serving the Project Area; and
- f. The installation, construction, reconstruction or other improvement of bridges, over or underpasses, and street medians, as well as bicycle paths, bus shelters and other improvements that facilitate multi-modal public transportation.

2. Water, Sewer and Flood Control

The installation, construction, reconstruction or other improvement of water, sewer and storm drainage systems and lines (collection, treatment and/or delivery) within or serving the Project Area, including the acquisition of new water sources.

3. Parking

The installation, construction, reconstruction or other improvement of both on-street and surface parking spaces and lots, as well as structured parking facilities, within or serving the Project Area.

4. Streetscape and Street Lighting

The installation of new, or repair of existing, landscaping and irrigation, street lighting, gateways and other signage, street furniture, trash receptacles, planters, murals and other amenities within or serving the Project Area.

5. Utilities and Communication Systems

The installation of new, or repair or replacement of existing, electrical distribution systems, natural gas distribution systems, and cable television and fiber optic communication systems; where feasible, said utilities shall be placed underground.

6. Parks, Open Spaces and Community Facilities

The installation, construction, reconstruction or other improvement of parks, open spaces, school facilities, fire and police facilities, libraries, cultural centers, community centers, plazas, recreational facilities and playgrounds.