
Appendix D

114163

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

Mr. Randy Sater
Teichert Land Co.
P. O. Box 13308
Sacramento, CA 95813



Yolo Recorder's Office
Freddie Oakley, County Recorder
DOC- 2003-0032880-00

Acct 102-Fidelity National Title
Thursday, JUN 05, 2003 15:42:00
Ttl Pd \$91.00 Nbr-0000407485
VRB/RB/1-29

SPACE ABOVE LINE FOR RECORDER'S USE

**EASEMENT AGREEMENT
(Sand and Gravel Mining Operations)**

This Easement Agreement ("Easement") is executed this 5th day of June, 2003, by and between WILD WINGS, LLC, a California limited liability company ("Grantor") and TEICHERT LAND CO., a California corporation ("Grantee"), who agree as follows:

RECITALS

A. Grantor owns real property situated adjacent to Grantee's Property in an unincorporated portion of Yolo County, State of California, as more particularly described in Exhibit A, and also depicted in Exhibit C attached hereto ("Grantor's Property"). Grantor intends to develop Grantor's Property into a golf course and residential community consisting of approximately 337 single family residences called The Wild Wings Golf Community ("Wild Wings").

B. Grantee owns and leases real property situated in an unincorporated portion of Yolo County, State of California, as more particularly described in Exhibits B-1, B-2, B-3, B-4 and B-5, and also depicted in Exhibit C attached hereto ("Grantee's Property"). Grantee's Property is and will be used for the commercial extraction and processing of sand and gravel ("Grantee's Business"). Grantee's Business involves: (i) extracting, processing, crushing and transporting sand and gravel from reserves located on Grantee's Property in and around Cache Creek; (ii) the construction of above-ground conveyor systems bridging the Cache Creek channel between various parts of Grantee's Property; (iii) the operation of heavy equipment, haul trucks, water trucks, and other heavy machinery; (iv) the construction and operation of various processing and production plants, including without limitation, concrete plants, concrete recycling plants and asphalt plants; and (v) reclamation activities. Anticipated reclamation activities under current entitlements held by Grantee, including, but not limited to, the creation of open space habitat along the Cache Creek Channel, the creation of a recreational lake on the Storz Mining Site and restoration of the Coors Mining Site to agricultural uses. As is common in the sand and gravel mining industry, Grantee's Business and the entitlements presently held by Grantee will change as the operations are developed in the future so that the exact

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future modification. Grantee has obtained and will obtain in the future modifications to existing entitlements and amendments thereto to conduct Grantee's Business on Grantee's Property. The future use of Grantee's Property for Grantee's Business will be referred to herein as "Contemplated Uses."

C. The operation of Grantee's Business and Contemplated Uses in compliance with conditions of entitlements and permits may affect the use of Grantor's Property by, among other things, the intrusion over, through and under Grantor's Property of sound, vibration, light, dust, equipment and facilities exhaust and odors. In addition, the views from Grantor's Property over Grantee's Property may be obstructed, in whole or part, by, among other things, berms constructed on Grantee's Property, conveyor systems across Cache Creek, the use of heavy equipment and other processing and transportation structures and equipment which may be operated and constructed on Grantee's Property. The purpose of this Easement Agreement is to create an Easement in favor of Grantee to allow Grantee to fully pursue Grantee's Business and Contemplated Uses in a lawful manner in recognition of the fact that Grantee's Business operations and Contemplated Uses may affect the quiet use and enjoyment of Grantee's Property.

D. Grantor also desires to obtain from Grantee an easement over part of Grantee's Property to construct a drainage pipe for purposes of the collection and discharge of surface water which is necessary to satisfy the conditions to a final subdivision map for Wild Wings. Grantor and Grantee have agreed that Grantor will convey this Easement to Grantee in exchange for Grantee conveying to Grantor an easement over part of Grantee's Property for the drainage pipe pursuant to an "Easement Agreement (Drainage Pipe)" of even date herewith.

GRANT OF NONEXCLUSIVE EASEMENT

1. Grant of Nonexclusive Easement. For valuable consideration, the receipt of which is hereby acknowledged, Grantor hereby grants to Grantee a perpetual easement (the "Easement") as hereinafter described, appurtenant to Grantee's Property.

2. Description of Easement. The Easement shall be nonexclusive and shall commence upon execution of this Easement Agreement, the Grantee's concurrent execution and delivery to Grantor of the Easement Agreement (Drainage Pipe), the acquisition of title by Grantor to Grantor's Property, and the recording of the final subdivision map therefor. Provided Grantee operates Grantee's Business and Contemplated Uses in substantial compliance with applicable entitlement and permit requirements, Grantor hereby grants the right of Grantee to pass over, through and under Grantor's Property, sound, light, vibrations, dust, exhaust, odors and all other physical matters associated with Grantee's Business and Contemplated Uses and the right of Grantee to obstruct Grantor's view from Grantor's Property as a result of the operation of Grantee's Business and Contemplated Uses, including without limitation, the construction of berms, structures and plants in Grantee's Property and conveyor systems across Cache Creek to and from various locations of Grantee's Property. Grantor further agrees that: (a) as an incident to the Easement granted herein not to oppose existing operations of Grantee's Business and Contemplated Uses, in accordance with Grantee's existing entitlements and permits and renewals thereof; and (b) the lawful operation of Grantee's Business and Contemplated Uses does not and shall not be deemed to constitute a nuisance.

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3. **Notice to Purchasers.** Grantor agrees that it will give notice to any person who acquires any interest in Grantor's Property, or any portion thereof, of the terms and conditions of this Easement Agreement, by delivering to such person a copy of this Easement Agreement. If the person acquiring an interest in Grantor's Property is a homebuilder who intends to construct a residence on one or more lots of Wild Wings, Grantor agrees to enter an agreement with the homebuilder making Grantee an express third party beneficiary thereof, requiring the homebuilder to give notice to any retail home purchaser of the terms of this Easement Agreement by delivering a copy of this Easement Agreement to such retail home purchaser.

4. **Severability.** If any term, provision, condition or covenant of this Easement Agreement or its application to any party or circumstance shall be held, to any extent, invalid or unenforceable, then the remainder of this Easement Agreement or the application of such term, provision, condition or covenant to any party or circumstances other than those as to whom or which it is held invalid or unenforceable, shall not be affected and shall be valid and enforceable to the fullest extent permitted by law.

5. **Grantor's Retained Rights.** Except for the matters addressed in this Easement, Grantor retains all other rights and remedies, whether under statute or common law. Nothing in this Easement Agreement shall affect or be construed to limit the County of Yolo's regulatory functions with respect to Grantee's Business and Grantee's Property

6. **Enforcement; Binding on Successors.** It is the intent of the parties that if any provision of this Easement Agreement is unenforceable as an incident of the Easement, it shall constitute a covenant running with the land pursuant to applicable law, including but not limited to Section 1468 of the Civil Code of the State of California and that each such covenant hereto to do or refrain from doing some act on Grantor's Property (a) is for the benefit of Grantee's Property and each and every portion thereof and is a burden upon Grantor's Property, (b) runs with each and every portion of Grantor's Property and Grantee's Property and (c) shall benefit or be binding upon each successive owner during the ownership of Grantee's Property or Grantor's Property, respectively, or any portion thereof; and each person having any interest therein derived in any manner through any owner of Grantor's Property or Grantee's Property or any portion thereof. If, for any reason, a provision of this Easement Agreement is not enforceable as an incident to the Easement or a covenant running with the land, the parties intend that such provision be enforceable as an equitable servitude.

7. **Recitals** The Recitals are material to and incorporated herein as part of this Easement Agreement.

8. **Attorneys' Fees.** In the action between Grantor and Grantee involving this Easement Agreement, the prevailing party shall be entitled to recover from the other party, in addition to damages, injunctive or other relief, if any, all costs and expenses (whether or not allowable as "costs" items by law), reasonably incurred at, before and after trial or on appeal, or in any bankruptcy proceeding, including without limitation, attorneys' fees, witnesses' fees (expert and otherwise), deposition costs, copying charges and other expenses.

IN WITNESS WHEREOF, Grantor and Grantee have executed this Easement Agreement on the date first above written.

GRANTOR:

WILD WINGS, LLC, a California limited liability company

By: *[Signature]*

Its: member

By: *[Signature]*

Its: ~~member~~ member

GRANTEE:

TEICHERT LAND CO., a California corporation

By: *[Signature]*

Its: Norman E. Eilert
Assistant Treasurer

By: *[Signature]*

Its: Judson T. Riggs
President

STATE OF CALIFORNIA)
COUNTY OF Santa Clara)

On January 1, 2003, before me, the undersigned notary public, personally appeared Lee H. Brandenburg

personally known to me
 proved to me on the basis of satisfactory evidence

to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Signature Diane Kay Greer



STATE OF CALIFORNIA)
COUNTY OF San Bernardino)

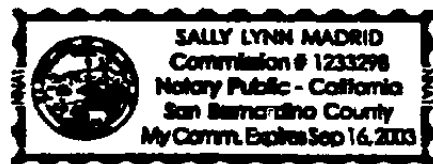
On January 15, 2003, before me, the undersigned notary public, personally appeared Nicholas J. Coussoulis

personally known to me
 proved to me on the basis of satisfactory evidence

to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Signature Sally Lynn Madrid



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STATE OF CALIFORNIA)
COUNTY OF Sacramento)

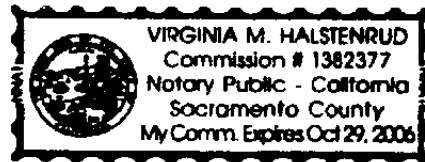
On 1-20-03, before me, the undersigned notary public, personally appeared
Norman E. Eilert

personally known to me
 proved to me on the basis of satisfactory evidence

to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Signature Virginia M. Halstenrud



STATE OF CALIFORNIA)
COUNTY OF Sacramento)

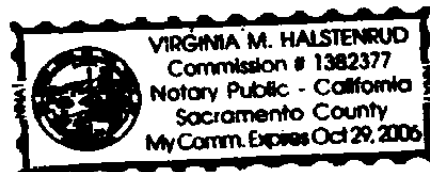
On 1-20-03, before me, the undersigned notary public, personally appeared
Judson T. Riggs

personally known to me
 proved to me on the basis of satisfactory evidence

to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Signature Virginia M. Halstenrud



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EXHIBIT A

Legal Description of Grantor's Property

EXHIBIT "ONE"**Parcel One:**

All that portion of said land lying within the exterior boundary as shown on Parcel Map 3808, filed for record October 3, 1990, in Book 9 of parcel Maps, pages 102 and 103, Yolo County Official Records.

EXCEPTING THEREFROM that portion of said land known as the Moore Canal as described in the deed to Yolo County Flood Control and Water Conservation District, recorded November 1, 1967, in Book 866, page 535, Yolo County Records.

apn: 25-440-17

Parcel Two:

Beginning at the most Northerly corner of Parcel M as shown on that certain record of survey filed in Book 8 of Maps and Surveys, pages 44 and 45, Yolo County Records, said point also being on the Easterly line of the Gordon Grant; thence from said point of beginning, North $83^{\circ} 53' 00''$ West 45.87 feet; thence along a curve to the right having a radius of 135.00 feet, a central angle of $95^{\circ} 25' 00''$, an arc length of 224.82 feet; thence North $11^{\circ} 32' 00''$ East 56.17 feet; thence along a curve to the left having a radius of 170.00 feet, a central angle of $93^{\circ} 54' 15''$, an arc length of 278.62 feet; thence North $82^{\circ} 22' 15''$ West 197.76 feet; thence along a curve to the left having a radius of 220.00 feet, a central angle of $47^{\circ} 06' 15''$, an arc length of 180.87 feet; thence South $50^{\circ} 31' 30''$ West 209.64 feet; thence along a curve to the left having a radius of 725.00 feet, a central angle of $15^{\circ} 52' 30''$ an arc length of 200.88 feet; thence South $34^{\circ} 39' 00''$ West 82.03 feet; thence South $37^{\circ} 33' 50''$ West 690.91 feet; thence along a curve to the left having a radius of 244.23 feet, a central angle of $48^{\circ} 32' 10''$ an arc length of 206.89 feet; thence South $10^{\circ} 58' 20''$ East 22.30 feet; thence along a curve to the right having a radius of 491.42 feet, a central angle of $00^{\circ} 02' 28''$, an arc length of 0.35 feet; thence North $79^{\circ} 49' 50''$ East 67.38 feet; thence South $74^{\circ} 35' 41''$ East 404.64 feet; thence South $18^{\circ} 51' 01''$ West 2100.08 feet; thence North $79^{\circ} 44' 30''$ West 169.44 feet to a point on the Westerly line of Tract 9 of that certain record of Survey of John Wolfskill Estate Lands filed in Book 4 of Maps and Surveys, page 57, Yolo County Records; thence along the said Westerly line of Tract 9, North $10^{\circ} 15' 30''$ East 1865.00 feet to a point on the Southerly line of Parcel L as shown on said record of survey filed in Book 8 of Maps and Surveys, pages 44 and 45; thence along said Southerly line of Parcel L, North $79^{\circ} 58' 00''$ West 2575.69 feet to the Southwesterly corner of said Parcel L; thence along the Westerly line of said Parcel L North $10^{\circ} 14' 30''$ East 951.60 feet; thence leaving said Westerly line of Parcel L, South $27^{\circ} 18' 10''$ East 243.22 feet; thence South $24^{\circ} 58' 20''$ East 364.20 feet; thence South $35^{\circ} 00' 00''$ East 314.75 feet; thence South $65^{\circ} 01' 30''$ East 176.39 feet to the Southwesterly corner of Parcel E as shown on said record of survey filed in Book 8 of Maps and Surveys, pages 44 and 45; thence along the Westerly line of said Parcel E, North $17^{\circ} 18' 00''$ East 249.61 feet to the Northwesterly corner of said Parcel E; thence North $30^{\circ} 45' 00''$ West 283.06 feet; thence North $27^{\circ} 11' 00''$ West 335.02 feet; thence North $08^{\circ} 11' 00''$ East 153.08 feet; thence South $80^{\circ} 55' 30''$ East 190.00 feet; thence South $72^{\circ} 34' 50''$ East 389.29 feet; thence South $17^{\circ} 50' 25''$ West 177.13 feet; thence South $77^{\circ} 35' 53''$ East 197.00 feet; thence North $27^{\circ} 21' 22''$ East 158.08 feet; South $62^{\circ} 46' 30''$ East 514.36 feet; thence South $50^{\circ} 28' 00''$ East 144.31 feet; South $72^{\circ} 49' 30''$ East 212.15 feet; thence South $80^{\circ} 10' 30''$ East 250.59 feet; thence North $72^{\circ} 40' 10''$ East 339.28 feet; thence North $58^{\circ} 13' 20''$ East 318.72 feet; thence North $59^{\circ} 19' 00''$ East 161.40 feet; thence along a curve to the right having a tangent that bears North $39^{\circ} 40' 24''$ East, a radius of 785.00 feet, a central angle of $10^{\circ} 51' 06''$, an arc length of 148.68 feet; thence North $50^{\circ} 31' 30''$ East 209.64 feet; thence along a curve to the right having a radius of 280.00 feet, a central angle of $47^{\circ} 06' 15''$ an arc length of 230.19 feet; thence South $82^{\circ} 22' 15''$ East 197.76 feet; thence along a curve to the right having a radius of 230.00 feet, a central angle of $66^{\circ} 56' 30''$ an arc length of 268.72 feet; thence South $11^{\circ} 32' 00''$ West

170.50 feet; thence along a curve to the left having a radius of 100.00 feet, a central angle of $95^{\circ} 25' 00''$, an arc length of 166.53 feet; thence South $83^{\circ} 53' 00''$ East 48.63 feet to a point of the said Easterly line of the Gordon Grant; thence along the said Easterly line of the Gordon Grant, South $10^{\circ} 15' 30''$ West 25.07 feet to the point of beginning.

EXCEPTING THEREFROM that portion of Parcel F as shown on that said certain record of Survey filed in Book 8 of Maps and Surveys, pages 44 and 45, described as follows:

Beginning at a point that is situate South $86^{\circ} 54' 40''$ East 10.32 feet from the most Northwesterly corner of Parcel F as shown on that certain record of survey filed in Book 8 of Maps and Surveys, pages 44 and 45, Yolo County Records, said point also being on the Northerly line of said Parcel F; thence from said point of beginning and along the said Northerly line of Parcel F, South $86^{\circ} 54' 40''$ East 543.83 feet; thence South $80^{\circ} 12' 40''$ East 379.07 feet; thence South $77^{\circ} 33' 30''$ East 488.94 feet; thence South $76^{\circ} 41' 50''$ East 283.13 feet; thence leaving said Northerly line of Parcel F, along a curve to the left having a tangent that bears South $32^{\circ} 33' 47''$ West, a radius of 304.23 feet, a central angle of $43^{\circ} 32' 07''$ an arc length of 231.16 feet; thence South $10^{\circ} 58' 20''$ East 21.79 feet to a point on the Southerly line of said Parcel F; thence along the said Southerly line of Parcel F, South $79^{\circ} 49' 50''$ West 112.67 feet; thence North $76^{\circ} 51' 30''$ West 908.73 feet; thence North $83^{\circ} 53' 10''$ West 679.18 feet; thence North $65^{\circ} 01' 30''$ West 36.25 feet; thence leaving said Southerly line of Parcel F, North $17^{\circ} 18' 00''$ East 243.96 feet to the point of beginning.

Said land is also shown on that certain lot line adjustment map, recorded October 16, 1990 in Book 12 of Maps and Surveys, page 87, Yolo County Records.

ALSO EXCEPTING THEREFROM that portion of said land known as the Moore Canal as described in the deed to Yolo County Flood Control and Water Conservation District, recorded November 1, 1967, in Book 866, page 535, Yolo County Records.

apn: 25-440-17 25-440-43

Parcel Three:

Parcel One, Parcel Map No. 3248, for Bruce Watts, filed for record August 2, 1984, in Book 7 of parcel maps, at page 49, Yolo County Records.

apn: 25-191-61



EXHIBITS B-1, B-2, B-3, B-4 and B-5
Legal Descriptions of Grantee's Property

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Haller

The land referred to herein is described as follows:

All that real property situated in the County of Yolo, State of California, described as follows:

BEGINNING at a point on the West line of said Rancho de Jesus Maria, distant thereon North $10^{\circ} 37' 23''$ East 5461.23 feet from corner J. M. H. No. 1, being the Southwest corner thereof, said point of beginning being also distant North $10^{\circ} 37' 23''$ East 361.70 feet from the most Southern corner of the parcel of land described in the deed to A. Teichert & Son, Inc., recorded November 10, 1964, in book 778 of Official Records, page 591; thence from said point of beginning along the Northern and Western lines of said A. Teichert & Son, Inc., property, the following courses and distances: North $84^{\circ} 23' 06''$ East 229.85 feet; North $64^{\circ} 14' 26''$ East 347.15 feet; North $23^{\circ} 29' 38''$ East 400.85 feet; South $65^{\circ} 42' 52''$ East 256.39 feet; North $19^{\circ} 01' 55''$ East 673.85 feet; and North $23^{\circ} 35' 30''$ East 725.74 feet to the Southern line of the parcel of land described in the Decree of Final Distribution rendered in the Estate of John Francis Cook, deceased, a certified copy of which was recorded July 23, 1947, in book 263 of Official Records, page 463; thence along said Southern line North $79^{\circ} 22' 37''$ West 1100.00 feet to the Western line of said Rancho Rio de Jesus Maria; thence along said Western line, South $10^{\circ} 37' 23''$ West 1974.25 feet to the point of beginning.

EXCEPTING THEREFROM, that portion thereof shown as Parcel 1, Parcel Map No. 2972, filed June 27, 1980, in book 5 of Parcel Maps, pages 52 and 53, Yolo County Records.

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Haller

The land referred to herein is described as follows:

All that real property situated in the County of Yolo, State of California, described as follows:

Beginning at a 3" iron pipe monument located North $10^{\circ} 37' 23''$ East 5099.23 feet and North $82^{\circ} 36' 38''$ East 626.85 feet from corner J.M.H. No. 1 of the Rancho Rio Jesus Maria as said Rancho corner is shown on Record of Survey of Fred W. Haller property, recorded in Book 6 of Maps and Surveys, Page 35, Yolo County Records, and running thence from said point of beginning North $35^{\circ} 05' 00''$ East 536.50 feet to a 3" iron pipe monument; thence North $26^{\circ} 40' 28''$ East 532.62 feet to a 3" iron pipe monument; thence North $19^{\circ} 47' 58''$ East 634.21 feet; thence North $14^{\circ} 19' 11''$ East 516.89 feet; thence South $79^{\circ} 22' 37''$ East 50.00 feet to a 2" iron pipe stamped N.O.G. 1880; thence South $14^{\circ} 19' 11''$ West 2008.32 feet; thence South $82^{\circ} 36' 38''$ West 446.26 feet to the point of beginning, and containing 6.65 acres, more or less.

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Haller

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE COUNTY OF
YOLO, STATE OF CALIFORNIA, MORE SPECIFICALLY DESCRIBED
AS FOLLOWS:

BEGINNING at a point located North $10^{\circ} 37' 23''$ East, 5099.53 feet from the corner J.M.H. No. 1 of the Rancho Rio Jesus Maria, said Rancho corner is shown on the Record of Survey of Fred W. Haller property recorded in Book 6 of Maps and Surveys, at page 35, Yolo County Records; said point being the most Northwesterly corner of that parcel of property deeded to A. Teichert & Son and recorded in Book 590 of Official Records, at page 114; thence, from said point of beginning North $82^{\circ} 36' 38''$ East, on and along the Northerly line of a parcel of property deeded to A. Teichert & Son, 626.85 feet to a point on the boundary of parcel deeded to the County of Yolo and recorded in Book 592 of Official Records, page 47; thence, on and along the boundary of said County of Yolo parcel North $35^{\circ} 05' 00''$ East, 536.50 feet; thence, North $26^{\circ} 40' 28''$ East, 532.62 feet, thence, North $19^{\circ} 47' 58''$ East, 634.21 feet; thence North $14^{\circ} 19' 11''$ East, 516.89 feet to a point on the Northerly boundary of said Fred Haller property; thence, South $23^{\circ} 35' 30''$ West, 725.74 feet; thence South $19^{\circ} 01' 55''$ West, 673.85 feet; thence, North $65^{\circ} 42' 52''$ West, 256.39 feet; thence, South $23^{\circ} 29' 38''$ West, 400.85 feet; thence South $64^{\circ} 14' 26''$ West, 347.15 feet; thence South $84^{\circ} 23' 06''$ West, 229.85 feet to a point on the westerly line of said Rancho Rio Jesus Maria; thence, South $10^{\circ} 37' 23''$ West, on and along said Westerly line of the Rancho, 361.70 feet to the point of beginning and containing 11.28 acres, more or less.

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Haller

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE COUNTY OF
YOLO, STATE OF CALIFORNIA, MORE SPECIFICALLY DESCRIBED
AS FOLLOWS:

"That portion of the Fred W. Haller property in the Rancho Rio Jesus Maria, Yolo County, California, as said Haller property is shown on Record of Survey Map of the Fred W. Haller Property, on file in the office of the County Recorder of said Yolo County, in Book 6 of Maps and Surveys, at page 35, described as follows:

"BEGINNING AT A POINT on the Westerly line of said Rancho Rio Jesus Maria, as shown on said Record of Survey, distant thereon N. 10° 37' 23" E. A distance of 3877.53 feet from Corner J. M. H. No. 1 of said Rancho; thence S. 85° 52' 20" E. 963.75 feet; thence N. 35° 52' 20" E. 1885.52 feet; thence N. 10° 37' 23" E. 716.76 feet; thence N. 40° 16' 00" E. 1181.39 feet to a point on the southeasterly prolongation of the Southerly line of the John Francis Cook Property; thence No. 79° 22' 37" W. along said southerly line of said Cook Property and its southeasterly prolongation for a distance of 1196.18 feet; thence S. 14° 19' 11" W. 2465.33 feet; thence S. 80° 46' 26" West 1053.63 feet to a point on the westerly line of said Rancho Rio Jesus Maria; thence S. 10° 37' 23" W. along said westerly line for a distance of 740.00 feet to the point of beginning.

Haller

The land referred to in this Policy is described as: All that real property in the County of Yolo, State of California, described as follows:

All that portion of the Rancho de Jesus Maria, shown on Map entitled "Record of Survey of the Fred W. Haller Property", on file in the office of the Recorder of Yolo County, California on March 8, 1951, in Book 6 of Maps and Surveys, at page 35, described as follows:

BEGINNING at J.M.H. No. 1 of the Rancho Rio Jesus Maria and running thence North $10^{\circ} 37' 23''$ East 4617.53 feet along County Road 94-B to the true point of beginning of this description; thence from said point of beginning, continuing along County Road 94-B, North $10^{\circ} 37' 23''$ East, 482.00 feet; thence leaving said County Road and running North $82^{\circ} 36' 38''$ East, 1073.09; thence South $14^{\circ} 19' 11''$ West 457.02 feet; thence South $80^{\circ} 46' 26''$ West 1021.73 feet; thence continuing along said course South $80^{\circ} 46' 26''$ East 31.90 feet to the point of beginning and containing 10.713 acres more or less.

Haller

The land referred to herein is described as follows:

All that real property situated in the County of Yolo, State of California, described as follows:

PARCEL ONE:

BEGINNING at an angle point in the Northwestern line of Lot 45, Clanton's Subdivision of Willow Oak Park, filed October 23, 1883, in book 35 of Deeds, page 396, Yolo County Records, said point of beginning being located North $10^{\circ} 37' 23''$ East, along said Lot line, 716.76 feet from the Southwest corner of said Lot; thence from said point of beginning, North $89^{\circ} 56' 44''$ West 848.25 feet; thence North $40^{\circ} 16'$ East 1181.39 feet; thence South $79^{\circ} 22' 37''$ East 745.32 feet to the Northwestern line of said Clanton's Subdivision of Willow Oak Park; thence South $40^{\circ} 16'$ West, along said Northwestern line, 1002.39 feet to the point of beginning.

PARCEL TWO:

BEGINNING at a concrete monument on the Northwestern line of Clanton's Willow Oak Park Subdivision, filed October 23, 1883, in book 35 of Deeds, page 396, Yolo County Records, distant thereon North $40^{\circ} 16' 00''$ East 1002.39 feet from the angle point in the Northwestern line of Lot 45 of said Clanton's Willow Oak Park; said angle point and said point of beginning and the following description being shown on a Record of Survey Map filed in book 7 of Maps and Surveys, page 13, Yolo County Records; thence North $40^{\circ} 16' 00''$ East, along said Northwestern line, 801.79 feet; thence North 816.06 feet; thence South $57^{\circ} 03' 16''$ West 2174.82 feet; thence South $79^{\circ} 22' 37''$ East 1329.64 feet to the point of beginning.

JH/gr

4/52

m2do/84

Exhibit B-2

Woodland

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE COUNTY OF
YOLO, STATE OF CALIFORNIA, MORE SPECIFICALLY DESCRIBED
AS FOLLOWS:

The South one-half of Lot 33, all of Lots 43 and 45, the West one-half of Lot 34, and that portion of Lot 44, lying Southerly of the Westerly projection of the line between the North one-half and the South one-half of said Lot 33, all in Clanton's Subdivision of Willow Oak Park, as shown on the official map thereof filed for record in the office of the Yolo County Recorder on October 23, 1881, in Book 35 of Deeds, at page 396.

NOTE: The acreage and dimensions of said Lots 34, 43 and 45 are computed to the center line of a 50 foot road adjoining on the South.

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Woodland

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE COUNTY OF
YOLO, STATE OF CALIFORNIA, MORE SPECIFICALLY DESCRIBED
AS FOLLOWS:

That portion of the East 1/2 of Lot 34 of Clanton's Sub-
division of Willow Oak Park, according to the map thereof
recorded in Book 35 of Deeds at page 396, records of Yolo
County, California, described as follows: Beginning at a
point on the north line of said Lot 34, distant N. 89° 52'
07" W. 158.36 feet from the Northeast corner of said Lot
34; thence N. 89° 52' 07" W. along the north line of said
Lot 34 for a distance of 502.67 feet to the northwest cor-
ner of the East 1/2 of said Lot 34; thence S. 0° 29' 46" W.
along the west line of the East 1/2 of said Lot 34 for a
distance of 477.00 feet; thence N. 46° 37' 10" E. 308.10
feet; thence N. 39° 38' 30" E. 170.30 feet; thence N. 52°
37' 30" E. 219.23 feet to the point of beginning. Con-
taining 2.648 acres of land more or less.

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Woodland

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE COUNTY OF
YOLO, STATE OF CALIFORNIA, MORE SPECIFICALLY DESCRIBED
AS FOLLOWS:

That portion of Lots 42 and 46 of Clanton's Subdivision of Willow Oak Park, according to the map thereof recorded on October 23, 1883, in Book 35 of Deeds, page 396, Records of Yolo County, California, described as follows:

Beginning at the Northwest Corner of said Lot 46; thence South $89^{\circ} 56' 44''$ East along the north line of said Lots 46 and 42 for a distance of 1201.36 feet; thence South $37^{\circ} 20' 46''$ West for a distance of 1659.08 feet to a point on the south line of said Lot 46; thence North $89^{\circ} 56' 44''$ West along the south line of said Lot 46 for a distance of 442.43 feet to the Southwest Corner of said Lot 46; thence North $10^{\circ} 37' 23''$ East along the west line of said Lot 46 for a distance of 1342.67 feet to the point of beginning, containing 24.904 acres of land, more or less.

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20125

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NO. 1014, 1014, 1014, 1014
California Land Title Association
Standard Contract Policy-1940

Exhibit B-3

Storz

The land referred to in this policy is described as follows:

All that real property situate in the County of Yolo, State of California, described as follows:

Tract 1, 2 and a portion of Tract 3, 4, 5 and 6 of The Survey of John Wolfskill Estate Lands in Rancho Cuesisoni, Township 10 North, Range 1 East, N.D.B.&M., Yolo County California as filed for record in Book 4 of Maps and Surveys, page 57 of Yolo County Records and being more particularly described as follows:

Beginning at the Southwest corner of said Tract 1 of the John Wolfskill Estate Lands and thence from said point of beginning North 10° 14' 15" East 779.31 feet along the Northerly projection of an old fence line to the Northwest corner of said Tract 1, lying in the channel of Cache Creek; thence along the line, as agreed upon between the "Storz Brothers" and the Kate Salisbury Estate as shown on that certain map filed for record in Book 9 of Maps and Surveys at page 22 of said Yolo County Records, the following courses:

North 89° 57' 30" East 71.00 feet; North 56° 12' 30" East 2185.51 feet; North 79° 06' 00" East 776.32 feet; South 81° 02' 30" East 280.19 feet; North 83° 58' 00" East 1037.46 feet; and North 77° 07' 53" East 296.21 feet to a point on the East line of said Tract 6, being 1/2 the East line of the Gordon Grant as shown on that certain map filed for record in Book 8 of Maps and Surveys at page 90 of said Yolo County Records; thence along said Grant Line South 10° 16' 00" West 1438.21 feet; thence leaving said Grant Line North 79° 44' 00" West 178.43 feet; thence South 77° 54' 21" West 939.69 feet; thence South 13° 38' 00" West 428.42 feet; thence South 58° 07' 00" West 453.56 feet to a point on the South line of said Tract 5, thence along the South line of said Tract 5, 4, 3, 2 and 1 the following courses; South 87° 10' 10" West 45.97 feet; North 90° 54' 45" West 852.05 feet; North 85° 08' 45" West 448.89 feet; South 82° 57' 15" West 502.07 feet; South 78° 21' 15" West 353.86 feet and South 79° 48' 10" West 376.26 feet to the point of beginning.

pi

W

Exhibit B-4

Coors

The land referred to in this policy is situated in the State of **California**
County of **Yolo**,

and is described as follows:

PARCEL 1:

Beginning at the Northeast corner of the Gordon Grant as shown on the Map filed in Book 8 of Maps and Surveys page 90 of Yolo County Records and running thence along the East line of the Gordon Grant, as shown on that certain Craig-Stephens map filed in Book 3, Maps and Surveys Page 16, South 10 deg. 16' West 6141.19 feet to a point on the North line of the John Wolfskill Estate Lands, Maps and surveys Book 4, page 57; thence along the Northerly line of the John Wolfskill Estate Lands, also being the Southerly line of the Craig-Stephens Map above mentioned, and being in the bed of Cache Creek, South 40 deg. 42' 30" West 812.53 feet; thence North 86 deg. 02' 30" West 396.00 feet; thence North 81 deg. 02' 30" West 1188.00 feet; thence South 56 deg. 12' 30" West 2574.00 feet; thence South 89 deg. 57' 30" West 71.00 feet to a point at the Northwest corner of the John Wolfskill Estate Lands; thence following the present center line of Cache Creek as determined by the existing high banks South 86 deg. 00' West 945.70 feet; thence South 85 deg. 06' West 1005.90 feet; thence South 86 deg. 45' 30" West 610.10 feet to a point; thence leaving said center line North 10 deg. 16' East 4525.90 feet along an old fence line as shown on said Craig-Stephens Map to a point marked by cased monument in the center of County Road 20; thence along the center line of said County Road 20 North 32 deg. 25' 48" West 425.10 feet; thence North 47 deg. 06' 18" West 423.70 feet; thence North 66 deg. 40' 18" West 313.00 feet; thence North 84 deg. 43' 48" West 506.9 feet; thence North 87 deg. 59' 18" West 165.00 feet; thence leaving said road center line and crossing Gordon Slough, South 82 deg. 38' 18" East 200.00 feet; thence along the South bank of said slough North 87 deg. 07' 18" West 415.38 feet; thence crossing said Slough North 02 deg. 38' 18" West 160.00 feet to a point in the center of said County Road 20; thence along the center line of said County Road South 87 deg. 21' 42" West 21.80 feet; thence North 77 deg. 40' 18" West 537.10 feet; thence South 83 deg. 39' 12" West 997.10 feet to a point marked by a cased monument; thence leaving said County Road, North 10 deg. 06' 45" East 2921.54 feet along an old fence line, being on the Westerly boundary as shown on said Craig-Stephens Map, to a point intersecting the P. G. & E. power line Right of Way as recorded in Book 89 of Deeds, page 397; thence along the Easterly line of said Right of Way North 32 deg. 17' 45" East 1884.00 feet to a point in the center line of County Road 19; thence along the center line of County Road 19, South 79 deg. 36' 03" East 9226.60 feet to the point of beginning.

EXCEPTING THEREFROM THE FOLLOWING:

DESCRIPTION Continued:

Coors¹

Parcel "B" as depicted on that certain record of survey map made at the request of Carl E. Rodegerdts and filed for record in Map and Surveys Book 9, page 22, on July 27, 1962 in the Official Records of Yolo County, State of California and being more particularly described as follows:

Beginning at a point in the North line of the John Wolfskill Estate Lands that is situate South 40 deg. 42' 30" West 537.51 feet from the Northeast corner of said John Wolfskill Estate Lands as same appears on record on that Record of Survey Map of a portion of the Gordon Grant made for Russell Harriman and Kate Salisbury and filed for record on May 16, 1960 in Book 8 of Maps and Surveys at page 90 in the Official Records of said County and extending thence from said point of beginning along said North line of Wolfskill Estate Lands the following courses: South 40 deg. 42' 30" West 275.02 feet; thence North 86 deg. 02' 30" West 396.00 feet; thence North 81 deg 02' 30" West 462.93 feet to a newly established agreed property line; thence along said agreed property line, North 83 deg. 58' East 1037.46 feet to the point of beginning.

ALSO EXCEPTING THEREFROM 50% of all oil, gas, minerals and other hydrocarbon substances lying within or under the land above referred to, excluding from said reservations, however, all sand and gravel.

PARCEL 2:

Parcel "A" as depicted on that certain record of survey map made at the request of Carl E. Rodegerdts and filed for record in Maps and Surveys Book 9, at page 22 on July 27, 1962, in the Official Records of Yolo County, State of California and being more particularly described as follows:

Beginning at a point in the East line of the Gordon Grant marking the Northeast corner of John Wolfskill Estate Lands as same appears of record on that record of survey map of a portion of the Gordon Grant made for Russell Harriman and Kate Salisbury and filed for record on May 16, 1960, in Book 8 of Maps and Surveys at page 90, in the Official Records of said County and extending thence from said point of beginning along the East line of said Gordon Grant, South 10 deg. 16' West 347.05 feet to a newly established agreed property line; thence along said agreed property line South 77 deg. 07' 53" West 296.21 feet to the North line of said Wolfskill Estate Lands; thence along said North line of Wolfskill Estate Lands, North 40 deg. 42' 30" East 537.51 feet to the point of beginning.

EXCEPTING THEREFROM 50% of all oil, gas, minerals and other hydrocarbon substances lying within or under the land above referred to excluding from said reservation, however, all sand and gravel.

PARCEL 3:

Parcel "C" as depicted on that certain record of survey map made at the request of Carl E. Rodegerdts and filed for record in Maps and Surveys Book 9, at page 22 on July 27, 1962 in the Official Records of Yolo County, State of California and being more particularly described as follows:

Beginning at a point in the North line of the John Wolfskill Estate Lands, as same appears of record on that record of survey map of a portion of the Gordon Grant made for Russell Harriman and Kate Salisbury and filed for record on May 16, 1960 in Book 8 of Maps and Surveys at page 90 in the Official Records of said County, that is situate as follows:

DESCRIPTION Continued:

Commencing at a point in the East line of the Gordon Grant marking the Northeast corner of said John Wolfskill Estate Lands and extending thence from said point of commencement along the North line of said Wolfskill Estate Lands the following courses: South 40 deg. 42' 30" West 812.53 feet; thence North 86 deg. 02' 30" West 396.00 feet; thence North 81 deg. 02' 30" West 743.12 feet to an iron monument marking a point in a newly established agreed property line, which point is the true point of beginning of this description. Extending thence from said true point of beginning along said agreed property line South 79 deg. 06' West 776.32 feet to an iron pipe button head monument in the North line of said Wolfskill Estate Lands; thence along said North line of Wolfskill Estate Lands the following courses: North 56 deg 12' 30" East 388.49 feet; thence South 81 deg. 02' 30" East 444.88 feet to the point of beginning.

EXCEPTING THEREFROM 50% of all oil, gas, minerals and other hydrocarbon substances lying within or under the land above referred to, excluding from said reservation, however, all sand and gravel.

AND FURTHER EXCEPTING AND RESERVING FROM PARCELS 1, 2, AND 3 ABOVE an additional 25% of all oil, gas, minerals and other hydrocarbon substances lying within or under the land above referred to, excluding from said reservation, however, all sand and gravel.

Exhibit B-5

Muller

Farm property situated in the County of Yolo, State of California, described as:

PARCEL 1: Beginning at a 2" x 2" iron pipe set on the westerly boundary of Rancho Rio Jesus Maria and being marked J.M.H. 2; as shown on the record of survey of a portion of the John Francis Cook, Jr., property, filed in the office of the Recorder of Yolo County, California, on January 21, 1952, in Book 6 of maps and Surveys, at page 37; thence from said point of beginning North along the said westerly boundary of Rancho Rio Jesus Maria, 330 feet to a point; designated "J.M.H. '3'", on the above mentioned record survey; thence North 89 degrees 58' 48" East 1082.40 feet to a point designated "J.M.H. '4'"; thence continuing along last named course 389.20 feet to the Southwest corner of Lot 6, as shown on the subdivision of the John Hoppin Tract, filed for record in the office of the Recorder of Yolo County, California, on February 17, 1900, in Book 3 of Maps and Surveys, at page 7; thence continuing along last named course, and along the South line of said Lot 6, 1679.71 feet to a point; thence South 6 degrees 27' 59" East 1408.97 feet to a point; thence South 28 degrees 14' West 593.99 feet to a point; thence South 300 feet to the most northerly corner of the property conveyed to A. Teichert & Son, Inc., by deed dated March 31, 1952, and recorded April 16, 1952, Recorder's File No. 2329; thence South 57 degrees 03' 16" West, along the northerly line of the said property conveyed

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Muller

to A. Teichert & Son, Inc., 2174.82 feet to the most westerly corner thereof; thence North 79 degrees 22' 37" West 1761.86 feet to a point on the Westerly boundary of said Rancho Rio Jesus Maria; thence North 10 degrees 37' 23" East along the said westerly line of said Rancho, 2792.90 feet to the point of beginning.

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Muller

The land referred to herein is described as follows:

All that real property situated in the County of Yolo, State of California, described as follows:

Beginning at 2" x2" iron pipe set on the western boundary of Rancho Rio Jesus Maria and being marked J. M. H. 2; as shown on the record of survey of a portion of the John Francis Cook, Jr., property filed in the office of the Recorder of Yolo county, California, on January 31, 1952, in book 6 of Maps and Surveys, page 37; thence from said point of beginning north along the said western boundary of Rancho Rio Jesus Maria, 330 feet to a point designated "J. M. H. 3", on the above mentioned record survey; thence north 89° 58' 48" east 1082.40 feet to a point designated "J.M.H. 4"; thence continuing along last named course 389.20 feet to the south-west corner of Lot 6, as shown on the Subdivision of John Hoppin Tract, filed in the office of the Recorder of Yolo county, California, on February 17, 1900, in book 3 of Maps and Surveys, page 7; thence continuing along last named course, and along the south line of said Lot 6, 1679.71 feet to a point; thence south 6° 27' 59" east 1408.97 feet to a point; thence south 28° 14' west 593.99 feet to a point; thence south 300 feet to the most northern corner of the property conveyed to A. Teichert & Son, Inc., by deed recorded April 16, 1952, in book 363 of Official Records, page 306; thence south 57° 03' 16" west, along the northwestern line of the said property conveyed to A. Teichert & Son, Inc., 2174.82 feet to the most western corner thereof, being also the northern line of the parcel of land conveyed to Frederick Haller by deed recorded March 8, 1911, in book 77 of Deeds, page 205; thence along said line north 79° 22' 37" west 1761.86 feet to a point on the western boundary of said Rancho Rio Jesus Maria; thence north 10° 37' 23" east along the said western line of said Rancho, 2792.90 feet to the point of beginning.

Excepting therefrom, that portion thereof lying northerly of the centerline of County Road No. 19.

Muller

The land referred to herein is described as follows:

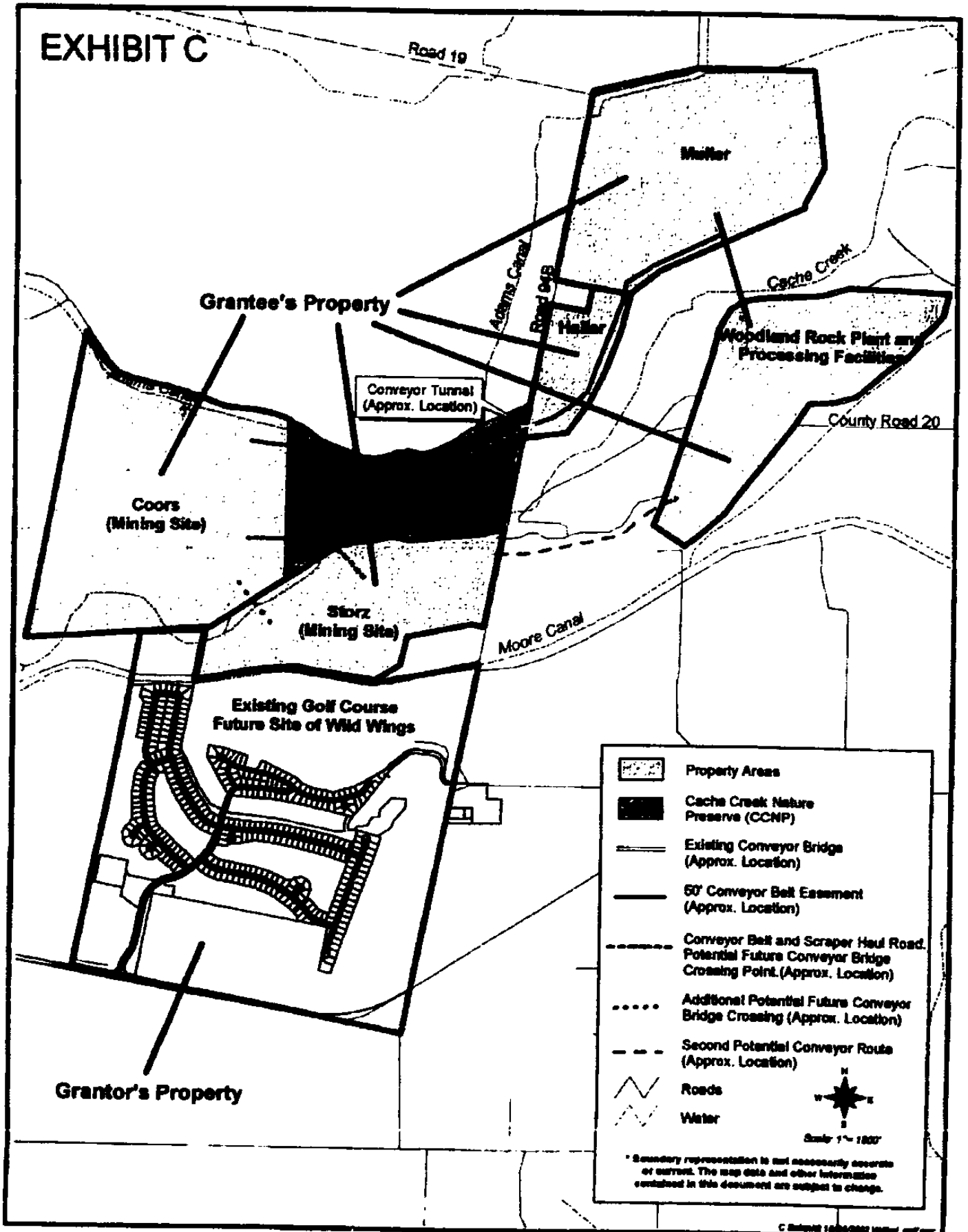
All that real property being a portion of projected Sections 21 and 22, Township 10 North, Range 1 East, M.D.B. &M., Yolo County, California, more particularly described as follows:

Beginning at a point that is the most Westerly property corner of the 36.46 Acre Parcel as shown on that certain Record of Survey filed in book 7, Maps and Surveys at page 13, Yolo County Records; thence from said point of beginning and along the northwesterly line of said 36.46 Acre Parcel N. 57° 03' 16" E., 2174.82 feet to the most northerly corner of said 36.46 Acre Parcel; thence North 232.77 feet; thence S. 65° 08' 45" W., 2271.19 feet; thence S. 51° 52' 22" W., 544.76 feet; thence S. 79° 22' 37" E., 675.87 feet to the point of beginning.

EXHIBIT C

Depiction of Grantor's Property and Grantee's Property

EXHIBIT C



END OF DOCUMENT

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* Boundary representation is not necessarily accurate or correct. The map date and other information contained in this document are subject to change.

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