

EXHIBIT D  
COUNTY APPROVALS

To be inserted following BOS action

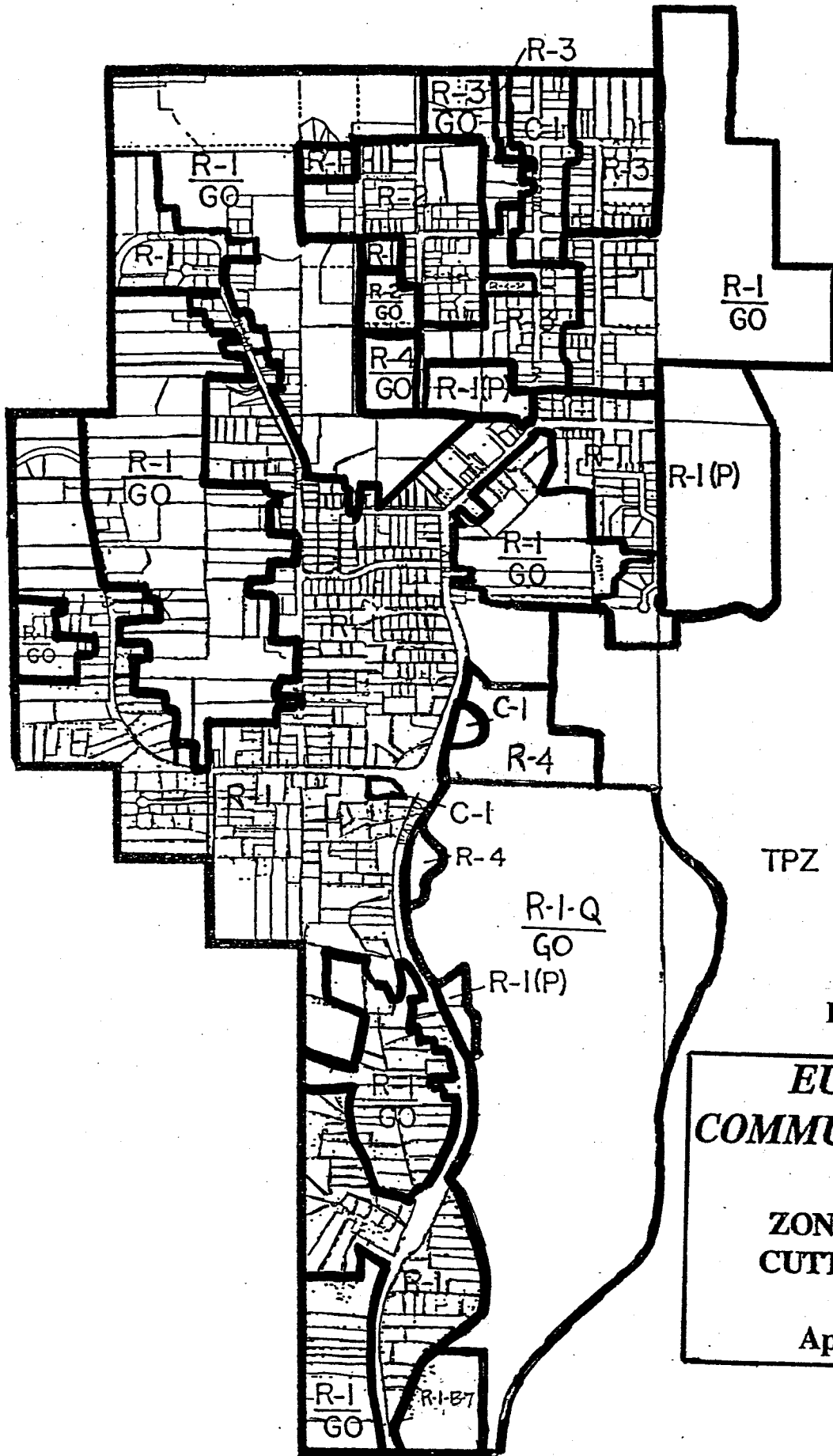


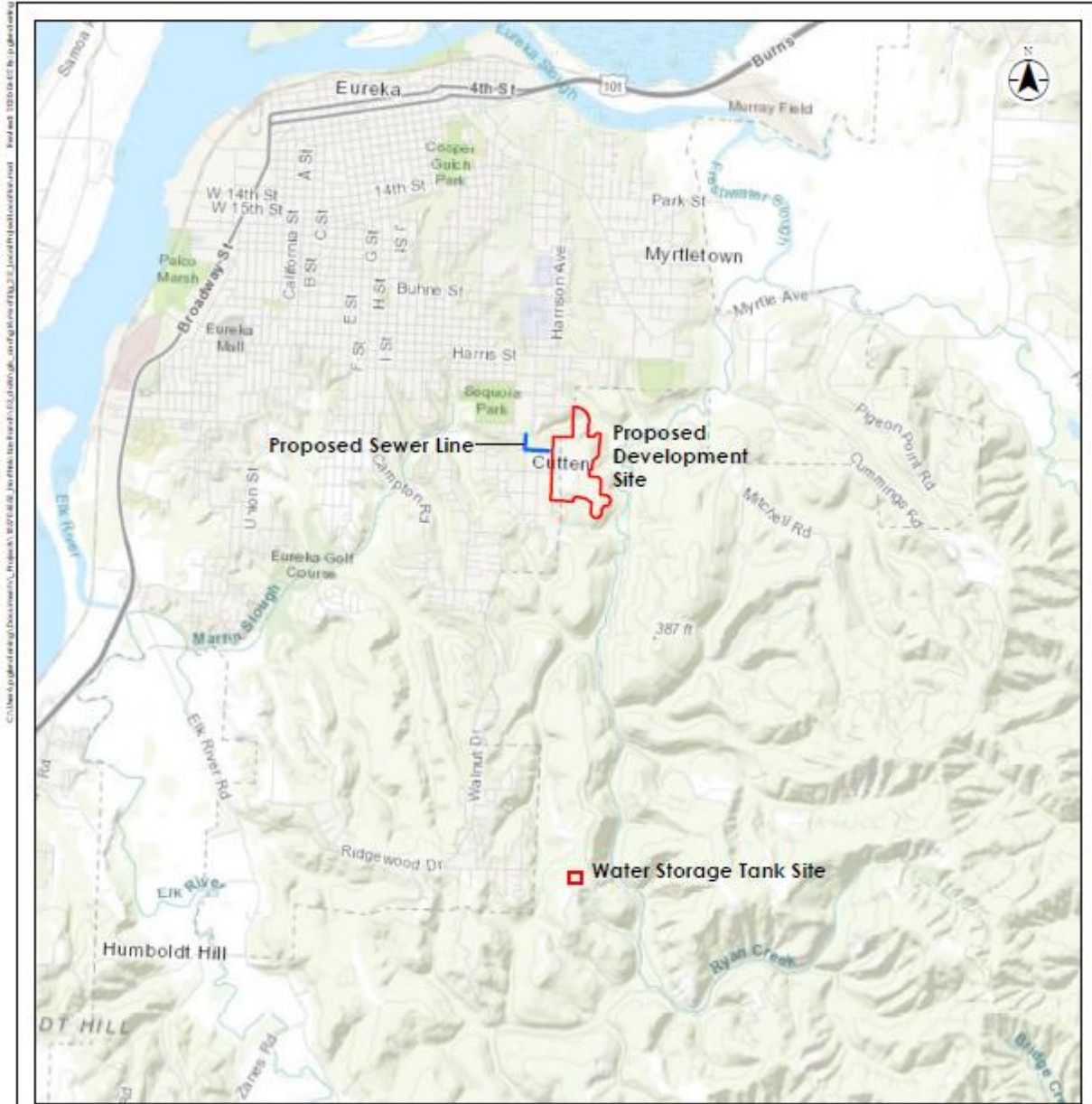
FIGURE 9

**EUREKA  
COMMUNITY PLAN**

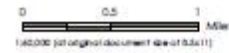
**ZONING MAP  
CUTTEN AREA**

**April 1995**

# KRAMER PROPERTIES DEVELOPMENT AGREEMENT EXHIBIT "A"



- Proposed Development Site
- Proposed Sewer Line
- Water Storage Tank Site



Project Location: Humboldt County, California      Prepared by P3 on 2020-09-17  
 Technical Review by P3 on 2020-09-18

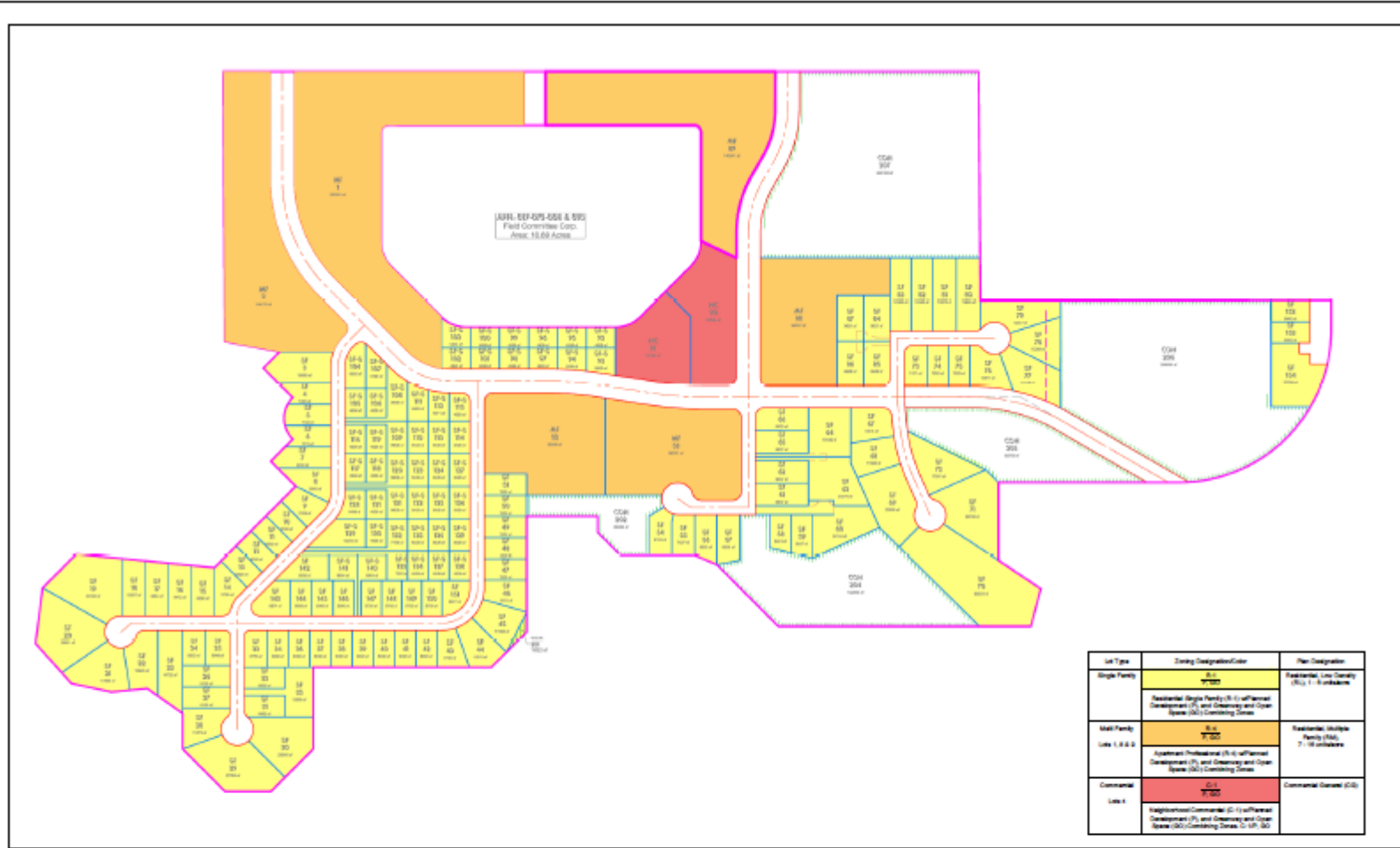
Client/Project: North McKay Ranch Subdivision Project

Figure No: **2-2**  
 Title: **Local Project Location**

C:\Users\jgallagher\Documents\Projects\2020\North McKay Ranch\GIS\2020-09-17\2020-09-17-LocalProjectLocation.mxd    10/20/2020 10:07:57 AM

**Notes:**  
 1. Coordinate System: NAD 1983 StatePlane California II, FIPS 4602 Feet  
 2. Background Imagery Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, IGN, FSI, TBCAN, GEBCO, IGN, Esri/DeLorme, CNR/DeLorme, Esri, Japan, NITD, Esri/China (Hong Kong), © OpenStreetMap contributors, and the GIS User Community  
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# KRAMER PROPERTIES DEVELOPMENT AGREEMENT EXHIBIT "B"



Source: Ontiveros & Associates, May 2019



PROJECT LOCATION  
Humboldt County, CA Prepared by KJ on 2020-04-28  
TR by TG on 2020-04-28

CLIENT/PROJECT  
North McKay Ranch Subdivision Project

FIGURE NO.  
2-3

TITLE  
Proposed Land Use Designations

## DESCRIPTION

That real property situate in the County of Humboldt, State of California, described as follows:

### PARCEL A:

That portion of the West Half of Section 36, Township 5 North, Range 1 West, and of the Northwest Quarter of Section 1, Township 4 North, Range 1 West, Humboldt Meridian, in the County of Humboldt, State of California, as described in the Deed to Louisiana-Pacific Corporation, recorded February 2, 1978 in Volume 1468 of Official Records, Page 335, in the Office of the Humboldt County Recorder, described as follows:

BEGINNING at the Northwest corner of the property conveyed to Humboldt County Schools by the Deed recorded in Book 964 of Official Records, Page 1, said point being on the West line of said Section 36;

- thence North 00 degrees 29 minutes 39 seconds East, 2136.41 feet to the West Quarter Corner of said Section 36;
- thence South 89 degrees 57 minutes 33 seconds East, 645.29 feet to the Southwest corner of the East Half of the Southwest Quarter of the Northwest Quarter of said Section;
- thence along the West line of said East Half of the Southwest Quarter of the Northwest Quarter of Section 36, North 00 degrees 24 minutes 58 seconds East, 991.88 feet;
- thence South 89 degrees 30 minutes 20 seconds East, 84.36 feet to the beginning of a curve concave to the Southwest having a radius of 430.00 feet;
- thence Easterly, Southeasterly and Southerly, 675.44 feet along said curve through a central angle of 90 degrees 00 minutes 00 seconds;
- thence South 00 degrees 29 minutes 40 seconds West, 511.04 feet;
- thence South 89 degrees 30 minutes 20 seconds East, 220.00 feet;
- thence North 34 degrees 11 minutes 04 seconds East, 144.22 feet;
- thence South 74 degrees 30 minutes 20 seconds East, 109.74 feet;
- thence South 00 degrees 29 minutes 40 seconds West, 714.30 feet;
- thence South 45 degrees 29 minutes 40 seconds West, 245.68 feet;
- thence South 23 degrees 15 minutes 29 seconds West, 67.99 feet;
- thence South 00 degrees 29 minutes 40 seconds West, 210.00 feet;
- thence South 45 degrees 29 minutes 40 seconds West, 91.92 feet;
- thence North 89 degrees 30 minutes 20 seconds West, 45.00 feet;
- thence South 00 degrees 29 minutes 40 seconds West, 200.29 feet;
- thence South 89 degrees 30 minutes 20 seconds East, 326.11 feet;
- thence South 44 degrees 30 minutes 20 seconds East, 141.27 feet;
- thence South 00 degrees 29 minutes 40 seconds West, 503.62 feet;
- thence South 89 degrees 30 minutes 20 seconds East, 230.00 feet;
- thence South 44 degrees 30 minutes 20 seconds East, 169.71 feet;
- thence South 00 degrees 29 minutes 40 seconds West, 130.00 feet;
- thence South 45 degrees 29 minutes 40 seconds West, 169.71 feet;
- thence North 89 degrees 30 minutes 20 seconds West, 100.00 feet;
- thence South 35 degrees 29 minutes 11 seconds West, 122.07 feet;
- thence South 05 degrees 09 minutes 36 seconds East, 101.49 feet;
- thence South 12 degrees 32 minutes 22 seconds West, 115.69 feet;
- thence South 48 degrees 25 minutes 38 seconds West, 152.03 feet;
- thence North 82 degrees 11 minutes 50 seconds West, 158.42 feet;
- thence North 44 degrees 27 minutes 49 seconds West, 134.72 feet;
- thence North 06 degrees 03 minutes 57 seconds East, 392.58 feet;
- thence North 44 degrees 30 minutes 20 seconds West, 325.00 feet;
- thence South 45 degrees 29 minutes 40 seconds West, 100.00 feet;
- thence North 44 degrees 30 minutes 20 seconds West, 88.10 feet to a non-tangent curve concave to the North, having a radius of 83.00 feet and to which a radial line bears North 44 degrees 30 minutes 20 seconds West;
- thence Southwesterly, Westerly and Northwesterly, 130.38 feet along said curve, through a central angle of 90 degrees 00 minutes 00 seconds;
- thence on a radial line, South 45 degrees 29 minutes 40 seconds West, 118.00 feet;
- thence North 44 degrees 30 minutes 20 seconds West, 65.00 feet;

PARCEL A: CONTINUED ...

thence South 11 degrees 14 minutes 13 seconds West, 157.92 feet to the Northeast corner of said property conveyed to Humboldt County Schools;

thence North 89 degrees 45 minutes 42 seconds West, 760.00 feet along the North line of said property to said point of beginning.

EXCEPTING therefrom the following described property:

That portion of the Southwest Quarter of Section 36, Township 5 North, Range 1 West, Humboldt Meridian, in the County of Humboldt, State of California, described in the Deed to Louisiana-Pacific Corporation recorded February 2, 1978 in Volume 1468 of Official Records, Page 335, in the Office of the Humboldt County Recorder, described as follows:

COMMENCING at a point on the West line of said Section 36, said point being North 00 degrees 29 minutes 39 seconds East, 1394.80 feet from the Southwest corner of said Section 36;

thence South 89 degrees 30 minutes 21 seconds East, 149.95 feet to the point of beginning;

thence parallel with said West section line, North 00 degrees 29 minutes 39 seconds East, 450.05 feet to the beginning of a curve concave to the Southeast, having a radius of 20.00 feet;

thence Northerly, Northeasterly and Easterly 31.42 feet along said curve, through a central angle of 90 degrees 00 minutes 00 seconds;

thence South 89 degrees 30 minutes 21 seconds East, 307.41 feet to beginning of a curve concave to the Southwest, having a radius of 100.00 feet;

thence Easterly and Southeasterly, 78.54 feet along said curve, through a central angle of 45 degrees 00 minutes 00 seconds;

thence South 44 degrees 30 minutes 21 seconds East, 200.71 feet to the beginning of a curve concave to the Southwest, having a radius of 100.00 feet;

thence Southeasterly and Southerly, 78.54 feet along said curve, through a central angle of 45 degrees 00 minutes 00 seconds;

thence South 00 degrees 29 minutes 30 seconds West, 422.22 feet to the beginning of a curve concave to the Northwest, having a radius of 100.00 feet;

thence Southerly and Southwesterly, 78.54 feet along said curve, through a central angle of 45 degrees 00 minutes 00 seconds;

thence South 45 degrees 29 minutes 39 seconds West, 198.99 feet to the beginning of a curve concave to the Northwest, having a radius of 100.00 feet;

thence Southwesterly and Westerly, 78.54 feet along said curve, through a central angle of 45 degrees 00 minutes 00 seconds;

thence North 89 degrees 30 minutes 21 seconds West, 308.63 feet to the beginning of a curve concave to the Northeast, having a radius of 20.00 feet;

thence Westerly, Northwesterly and Northerly, 31.42 feet along said curve, through a central angle of 90 degrees 00 minutes 00 seconds;

thence North 00 degrees 29 minutes 39 seconds East, 414.80 feet to said point of beginning.

ALSO BEING the property described as:

Parcel 1 of Lot Line Adjustment in that certain Notice of Lot Line Adjustment and Certificate of Subdivision Compliance recorded November 12, 1997 as Instrument Number 1997-28279-6, Official Records.

PARCEL B:

A non-exclusive right of way and easement for ingress, regress and egress over, upon and across an area sixty (60) feet in width located East of and adjacent to the West boundary line of the parcel of land conveyed to Glen W. Paul, County Superintendent of Schools of the County of Humboldt, by Deed recorded June 10, 1968 in Book 964, Page 1, Humboldt County Official Records.

BEING the same right reserved in said Deed recorded June 10, 1968 in Book 964, Page 1, Humboldt County Official Records.