

**BOARD MEETING AGENDA
SPECIAL MEETING OF THE BOARD OF DIRECTORS OF
CITRUS HEIGHTS WATER DISTRICT (CHWD)
January 13, 2026 beginning at 6:00 PM**

**DISTRICT ADMINISTRATIVE OFFICE
6230 SYLVAN ROAD, CITRUS HEIGHTS, CA**

**PHONE CALL IN: 669-444-9171
PHONE MEETING ID: 842 9517 5545**

COMPUTER AUDIO/LIVE MEETING PRESENTATIONS: <https://chwd-org.zoom.us/j/84295175545>



In compliance with the Americans with Disabilities Act, if you have a disability and need a disability-related modification or accommodation to participate in this meeting, please contact the General Manager at (916) 725-6873. Requests must be made as early as possible, and at least one full business day before the start of the meeting.

Members of the public may attend the meeting in person at the District headquarters or remotely through the phone number and link above.

Materials related to an agenda item for an open session of a regular meeting of the Citrus Heights Water District are posted on the Citrus Heights Water District website at www.chwd.org.

CALL TO ORDER:

Upon request, agenda items may be moved to accommodate those in attendance wishing to address that item. Please inform the Chief Board Clerk or Deputy Board Clerk.

ROLL CALL OF DIRECTORS:

PLEDGE OF ALLEGIANCE:

VISITORS:

PUBLIC COMMENT:

The Public shall have the opportunity to directly address the Board on any item of interest to the public before or during the Board's consideration of that item pursuant to Government Code Section 54954.3. Public comment on items of interest within the jurisdiction of the Board is welcome. The Presiding Officer will limit comments to three (3) minutes per speaker.

(A) Action Item

(D) Discussion Item

(I) Information Item

PUBLIC HEARINGS:

PH-1. Resolution of Necessity of the Board of Directors of the Citrus Heights Water District to Acquire, By Eminent Domain, the Real Property Located at 7505 Greenback Lane, Citrus Heights, Sacramento County, California 95610 and more Particularly Described as Assessor Parcel No. 243-0180-002-0000, for the Citrus

Heights Water District Facilities Modernization and Expansion Project, in the City of Citrus Heights, Sacramento County, California.

Recommendations:

1. Conduct a public hearing to consider the adoption of a resolution of necessity, including providing all parties interested in the affected Property and their attorneys, or their representatives, an opportunity to be heard on the issues relevant to the Resolution of Necessity;
2. Make the following findings as hereinafter described in the report:
 - a.) The public interest and necessity require the proposed Project;
 - b.) The Project is planned or located in a manner that will be most compatible with the greatest public good and the least private injury;
 - c.) The real Property to be acquired is necessary for the Project; and
 - d.) The offer of just compensation has been made to the Property owner.
3. Adopt Resolution No. 01-2026, “Resolution of Necessity of the Board of Directors of the Citrus Heights Water District to Acquire, by Eminent Domain, the Real Property Located at 7505 Greenback Lane, Citrus Heights, Sacramento County, California 95610 and more Particularly Described as Assessor Parcel No. 243-0180-002-0000, for the Citrus Heights Water District Facilities Modernization and Expansion Project, in the City of Citrus Heights, Sacramento County, California”

CLOSED SESSION:

CL-1. CONFERENCE WITH LEGAL COUNSEL—EXISTING LITIGATION
(Paragraph (1) of subdivision (d) of Section 54956.9)
CHWD v. San Juan Water District, Sacramento Superior Court,
Case No. 24WM000064

CL-2. CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Pursuant to Section 54956.8:

Property: Parcel Number 243-0180-002-0000

Agency Negotiators: Steve Anderson, Brian Hensley, Josh Nelson, Hilary Straus, Annie Liu, Brittney Moore, Missy Pieri, Carlos Urrutia, Kayleigh Shepard, Todd Jordan, Jace Nunes, Mary Elise Conzelmann, Greg Snarr

Negotiating Parties: Ashwani Kumar, Teresita Kumar

Under Negotiation: Price and Terms of Payment

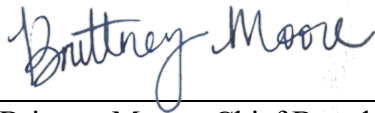
FUTURE CHWD BOARD OF DIRECTORS MEETING DATES:

January 27, 2026 6:30 PM Regular Meeting

ADJOURNMENT:

CERTIFICATION:

I do hereby declare and certify that this agenda for this Special Meeting of the Board of Directors of the Citrus Heights Water District was posted in a location accessible to the public at the District Administrative Office Building, 6230 Sylvan Road, Citrus Heights, CA 95610 at least 24 hours prior to the special meeting in accordance with Government Code Section 54956.

A handwritten signature in blue ink that reads "Brittney Moore". The signature is written in a cursive style with a horizontal line extending from the end of the name.

Brittney Moore, Chief Board Clerk

Dated: January 12, 2026

CITRUS HEIGHTS WATER DISTRICT

DISTRICT STAFF REPORT TO BOARD OF DIRECTORS JANUARY 13, 2026 SPECIAL MEETING

| | |
|--------------|---|
| Subject: | Resolution of Necessity of the Board of Directors of the Citrus Heights Water District to Acquire, By Eminent Domain, the Real Property Located at 7505 Greenback Lane, Citrus Heights, Sacramento County, California 95610 and more Particularly Described as Assessor Parcel No. 243-0180-002-0000, for the Citrus Heights Water District Facilities Modernization and Expansion Project, in the City of Citrus Heights, Sacramento County, California. |
| Status: | Action Item |
| Report Date: | January 12, 2026 |
| Prepared By: | Todd Jordan, Director of Operations Joshua Nelson, Assistant General Counsel Gregory G Snarr, Litigation Counsel |

OBJECTIVE:

This public hearing item will allow the Board of Directors to consider acquiring, by eminent domain, the real property located at 7505 Greenback Lane, Citrus Heights, CA 95610 and identified by Assessor Parcel Number (APN) 243-0180-002-0000 (the “**Property**”). The Property is owned by Ashwani and Teresita Kumar, husband and wife, as community property with right of survivorship. The Property is being considered for the Citrus Heights Water Facilities Modernization and Expansion Project (the “**Project**”).

BACKGROUND AND ANALYSIS:

The Citrus Heights Water District (“**District**”) is proposing to modernize its existing corporation yard at 6230 Sylvan Road the (“**Corporate Yard**”, or sometimes, the “**Sylvan Road Site**”) in Citrus Heights, CA and relocate some existing staff to its newly acquired office building at 7803B Madison Avenue in Citrus Heights, CA. The Facilities Modernization and Expansion Project addresses existing facility deficiencies and projected office/maintenance needs through 2045. At the existing corporation yard, the project will include interior renovations of two office buildings, demolition of an existing maintenance shop, construction of a new maintenance shop, and site improvements involving earthmoving and construction of underground utilities. Additionally, as part of the Facilities Modernization and Expansion Project, the District is proposing to acquire a fee simple interest in the Greenback Lane Property, which is adjacent to the Corporate Yard site, and demolish two on-site buildings, install a well and associated piping, and utilize the Property

for necessary storage. The new well would replace the production well, constructed in 1991 at the northeast corner of the corporate yard, which now has water quality issues.

The District obtained an appraisal prepared by David Houghton, MAI and Thomas Leonard of Bender Rosenthal, Inc. to establish the fair market value of the fee simple interest the District is seeking to acquire. An initial offer of just compensation, was made to a representative of the property owners for the acquisition of the fee interest necessary for the Project on December 2, 2024. Following the initial offer, the District obtained an updated appraisal prepared by David Houghton, MAI and Thomas Leonard of Bender Rosenthal, Inc. to establish the current fair market value of the fee simple interest the District is seeking to acquire. An updated offer of just compensation, pursuant to California Government Code section 7267.2, was made to the property owners for the acquisition of the fee interest necessary for the Project, on November 14, 2025.

Following standard public records and due diligence searches for ownership information, a Notice of the Resolution of Necessity Hearing set for January 13, 2026, was mailed to the Property Owners: Ashwani Kumar and Teresita Kumar.

DESCRIPTION OF THE PROPERTY & PROJECT:

- a) Property Owners: Ashwani Kumar and Teresita Kumar, husband and wife, as community property with right of survivorship
 - The proposed acquisition is a fee simple interest in property located at 7505 Greenback Lane, Citrus Heights, CA, more particularly identified as Assessor Parcel Number 243-0180-002-0000. The parcel is 11,828 square feet, or 0.27 acres in size.
 - The proposed Project is identified as the Citrus Heights Water District Facilities Modernization and Expansion Project.
 - The proposed Project will result in modernizing the District's existing corporation yard at 6230 Sylvan Road in Citrus Heights and relocate some existing staff to its newly acquired office building at 7803B Madison Avenue in Citrus Heights. The Project will address existing facility deficiencies and projected office/maintenance needs through 2045. Additionally, the proposed acquisition of the Greenback Lane Property, which is adjacent to the Corporation Yard, will allow the construction of a new well, piping and storage area and will replace an existing well at the Corporation Yard which has water quality issues.

STAFF ANALYSIS:

Hearing and Required Findings

California eminent domain law provides that a public entity may not commence an eminent domain proceeding until its body has adopted a Resolution of Necessity, which resolution may

only be adopted after the governing body has given each party with an interest in the affected property or the representatives a reasonable opportunity to appear and be heard on the following matters:

1. The public interest and necessity require the proposed property.
2. The project has been planned and located in a manner most compatible with the greatest public good and the least private injury.
3. The real property to be acquired is necessary for the project.
4. The offer of just compensation has been made to the property owner.

A notice of the hearing was mailed on December 23, 2025 by first class to the property owner in accordance with California Code of Civil Procedure section 1245.235.

The four required findings referenced above are addressed herein.

Eminent Domain Action

The public project relating to the proposed eminent domain action is identified as the Citrus Heights Water District Facilities Modernization and Expansion Project.

The Project will address existing facility deficiencies and projected office/maintenance needs through 2045. The acquisition of the Greenback Lane Property, will allow the construction of a new well, piping and storage area and will replace the production well, constructed in 1991 at the northeast corner of the corporation yard, which has water quality issues.

The District obtained an updated appraisal of the affected property from Bender Rosenthal, Inc. An offer of just compensation was then made to the property owners for the acquisition pursuant to California Government Code section 7267.2.

A litigation guarantee was ordered to determine and confirm the identity of the record owner. Following a standard public records and due diligence search for ownership information, a notice of this public hearing was mailed to the affected property owners.

The power of eminent domain is used by the District only as a last resort to obtain interests necessary for projects after 1) negotiations have stalled; or 2) the owner has requested that the District proceed directly to eminent domain for tax or other advantages; or 3) the eminent domain process is necessary to clear title to the property. In this case, an offer of just compensation was made to the owners for the full Fair Market Value as determined by an independent appraisal. California's definition of Fair Market Value is one of the most inclusive definitions in the United States and requires the appraiser to consider the highest and best use of the property and to consider the highest price a willing buyer and seller would agree to. The District's appraisal must use this definition of Fair Market Value.

Since an agreement has not yet been reached with the property owners, it is necessary to proceed with the eminent domain process to meet critical project deadlines. Pursuant to Section 1245.235 of the California Code of Civil Procedures, a notice of this hearing was sent by first

class mail on December 23, 2025 to the record owners and stated the District's intent to consider the adoption of a resolution, the right of the property owners to appear and be heard, and notice that failure to file a written request to appear may result in a waiver of the right to appear and be heard.

District staff and legal counsel will continue with efforts to negotiate a voluntary acquisition with the owner.

Description of Property to be Acquired

The affected property is located at 7505 Greenback Lane, Citrus Heights, CA 95610 and is described as Sacramento County Assessor Parcel Number 243-0180-002-0000. The site consists of 0.27 acres and is improved with a 1,372 ± square foot residential building constructed in 1950 and an additional 280 ± square foot dwelling unit of wood construction, which is in poor condition and uninhabitable.

The District intends to acquire the irregular shaped parcel, demolish the two on-site buildings and construct a well with associated piping and build a storage area on the site.

The Property is currently owned by Ashwani Kumar and Teresita Kumar, husband and wife, as community property with right of survivorship.

Hearings and Required Findings

The recommended actions of the Board of Directors pertain to the acquisition of a fee simple interest in the Property. A true and correct of the legal definition, legal description and depiction of the Property sought to be acquired is attached to the Resolution of Necessity as ***Exhibit A***.

The above-described four required findings for the adoption of a resolution of necessity are addressed as follows:

1. The Public Interest and Necessity Require the Proposed Project

Approval of the Resolution of Necessity to acquire the fee simple interest serves the public interest and is necessary for completion of the Project. The Project is identified as the Citrus Heights Water District Facilities Modernization and Expansion Project.

The proposed project will result in the modernization of the corporation yard at 6230 Sylvan Road in Citrus Heights (the "Sylvan Road Site") and the relocation of some existing staff to a newly acquired office building at 7803B Madison Avenue in Citrus Heights. The Project will address existing facility deficiencies and projected office/maintenance needs through 2045. At the existing corporation yard, the project will include interior renovations of two office buildings, demolition of an existing maintenance shop, construction of a new maintenance shop, and site improvements involving earthmoving and construction of underground utilities. In addition, the interior of the office building at 7803B Madison Avenue will be renovated and some of the District's staff will be relocated to the new location. Finally, the acquisition of the Property

located at 7505 Greenback Lane, adjacent to the Sylvan Road site, will include the demolition of two onsite buildings and the construction and installation of a new well, associated piping and storage area. The new well will replace the production well on the northeast corner of the Sylvan Road site which has water quality issues.

2. The Project is Planned or Located in a Manner That Will be Most Compatible With the Greatest Public Good and the Least Private Injury

The Project has been designed to minimize property impacts. The District already owns the properties located at 6230 Sylvan Road and 7803B Madison Avenue in Citrus Heights, CA. The Greenback Lane property is adjacent to the Sylvan Road site, is unoccupied and uniquely situated for the relocation of the well.

3. The Real Property to be Acquired is Necessary for the Proposed Project

Acquisition of the fee simple interest in the Greenback Lane Property, is necessary for the relocation of the well as it is adjacent to the Sylvan Road and unoccupied. After conducting an analysis of all available alternative sites, it has been determined that the Property is best suited for the relocation of the well and is necessary for the Project.

4. The Offer of Just Compensation Has Been Made

An appraisal was prepared by Bender Rosenthal, Inc. to establish the fair market value of the simple fee interest that the District is seeking to acquire. As discussed above, an offer of just compensation was made to the property owners to purchase the simple fee interest as established by the approved appraisal and as required by Section 7267.2 of the California Government Code. Although a negotiated settlement may still be possible for the property, it would be appropriate to commence the procedure to acquire the property through eminent domain, to ensure that the District has possession of the real property, which is necessary in order for the District to construct the project.

The assessor parcel number, the party to whom the offer was made, and the date of the offer is provided in the following table:

| APN | Record Owner | Date of Offer |
|-------------------|----------------------------|---------------|
| 243-0180-002-0000 | Ashwani and Teresita Kumar | 11/14/2025 |

ENVIRONMENTAL ASSESSMENT:

The Project is exempt pursuant to CEQA Guidelines sections 15301 and 15302. The District filed a Notice of Exemption on November 24, 2025. The Project involves interior renovations of existing office buildings and site improvements. No increase in capacity of the overall site is anticipated and the proposed improvements will not constitute an increase in the intensity of the

development site, pursuant to CEQA Guidelines 15301. Additionally, the Project includes demolition and replacement of an existing shop building of substantially the same size, purpose and capacity, pursuant to CEQA Guidelines 15302(b).

The acquisition of the Greenback Lane parcel will not increase the capacity of the existing two dwelling units currently on the property, because they will be demolished, and the addition of a new well, piping, and storage area will not constitute an increase in the intensity of development at the site. As a result, the proposed improvements to the Greenback Lane parcel will qualify as a negligible or no expansion of an existing or former use and are exempt, pursuant to CEQA Guidelines section 15302(c).

ALIGNMENT WITH STRATEGIC PLANNING:

The Citrus Heights Water District Facilities Modernization and Expansion Project is part of the District's strategic plan, focusing on long term infrastructure renewal, diversifying water supply, water efficiency and fiscal health.

FISCAL IMPACT:

Beginning in 2026, the District will implement a comprehensive funding approach for its Capital Improvement Projects designed to promote intergenerational equity. This strategy leverages financing tools to distribute project costs more evenly among current and future customers who will benefit from long term capital investments—such as the Facilities Modernization and Expansion Project ("Project") and other 2030 Water Main Replacement initiatives. By spreading costs over time, the District will minimize immediate rate impacts on today's customers while ensuring that future beneficiaries share in the investment costs.

The total 2026 Capital Improvement Budget is approximately \$25.8 million which includes \$5.8 million carried over from 2025. The District's Facilities Modernization and Expansion Project—will continue through 2026 and 2027. The 2026 budget allocates \$12,982,756 for the Project at the Madison Avenue and Sylvan Corporation Yard sites.

RECOMMENDATIONS:

1. Conduct a public hearing to consider the adoption of a resolution of necessity, including providing all parties interested in the affected Property and their attorneys, or their representatives, an opportunity to be heard on the issues relevant to the Resolution of Necessity;
2. Make the following findings as hereinafter described in this report:
 - a) The public interest and necessity require the proposed Project;
 - b) The Project is planned or located in a manner that will be most compatible with the greatest public good and the least private injury;
 - c) The real Property to be acquired is necessary for the Project; and
 - d) The offer of just compensation has been made to the Property owner.
3. Adopt Resolution No. 01-2026, "Resolution of Necessity of the Board of Directors of the Citrus

Heights Water District to Acquire, by Eminent Domain, the Real Property Located at 7505 Greenback Lane, Citrus Heights, Sacramento County, California 95610 and more Particularly Described as Assessor Parcel No. 243-0180-002-0000, for the Citrus Heights Water District Facilities Modernization and Expansion Project, in the City of Citrus Heights, Sacramento County, California”

ATTACHMENT:

Resolution of Necessity No. 01-2026

ACTION:

Moved by Director _____, Seconded by Director _____, Carried _____

CITRUS HEIGHTS WATER DISTRICT
RESOLUTION NO. 01-2026

RESOLUTION OF NECESSITY OF THE BOARD OF DIRECTORS OF
THE CITRUS HEIGHTS WATER DISTRICT TO ACQUIRE, BY EMINENT
DOMAIN, THE REAL PROPERTY LOCATED AT 7505 GREENBACK
LANE, CITRUS HEIGHTS, SACRAMENTO COUNTY, CALIFORNIA 95610
AND MORE PARTICULARLY DESCRIBED AS ASSESSOR PARCEL NO.
243-0180-002-0000, FOR THE CITRUS HEIGHTS WATER DISTRICT
FACILITIES MODERNIZATION AND EXPANSION PROJECT, IN THE
CITY OF CITRUS HEIGHTS, SACRAMENTO COUNTY, CALIFORNIA

WHEREAS, the Citrus Heights Water District ("District") proposes to acquire the property located at 7505 Greenback Lane, in the City of Citrus Heights, Sacramento County, California, 95610, more particularly identified as Assessor Parcel No. 243-0180-002-0000 (the "Property"). The Property is being acquired for the Citrus Heights Water District Facilities Modernization and Expansion Project in the City of Citrus Heights, Sacramento County, California ("Project"), pursuant to the authority granted to it by Section 22456 of the California Water Code and sections 1240.010, 1240.020 and 1240.030 of the California Code of Civil Procedure; and

WHEREAS, pursuant to Section 1245.235 of the California Code of Civil Procedure, the District scheduled a public hearing for January 13, 2026, at 6:00 p.m., at the Citrus Heights Water District Administrative Office, located at 6230 Sylvan Road, Citrus Heights, California, and gave to each person whose property is to be acquired and whose name and address appears on the last equalized county assessment roll, notice and a reasonable opportunity to appear at said hearing and be heard on the matters referred to in Section 1240.030 of the California Code of Civil Procedure; and

WHEREAS, said hearing has been held by the District and each person whose property is to be acquired by eminent domain was afforded the opportunity to be heard on said matters; and

WHEREAS, the District may now adopt a resolution of necessity pursuant to Section 1240.040 of the California Code of Civil Procedure.

NOW, THEREFORE, THE DISTRICT DOES HEREBY RESOLVE AND DECLARE AS FOLLOWS:

SECTION 1. Compliance with California Code of Civil Procedure and California Environmental Quality Act. There has been compliance by the District with the requirements of Section 1245.235 of the California Code of Civil Procedure and the California Environmental Quality Act ("CEQA").

SECTION 2. Public Use. The public use for which Property is to be acquired is for the Citrus Heights Water District Facilities Modernization and Expansion Project,

which will install a new well, associated piping and utilize areas for storage on the Property, in the City of Citrus Heights, Sacramento County, California. Section 22456 of the California Water Code authorizes the District to acquire by eminent domain real property necessary for such purposes.

SECTION 3. Description of Property. Attached and marked as ***Exhibit A*** are the legal definition, legal description and depiction of the real property to be acquired by the District, which describes the general location and extent of the property to be acquired with sufficient detail for reasonable identification.

SECTION 4. Findings. The District hereby finds and determines each of the following:

- (a) The public interest and necessity require the proposed Project;
- (b) The proposed Project is planned or located in the manner that will be most compatible with the greatest public good and least private injury;
- (c) The fee interest described in ***Exhibit A*** is necessary for the proposed Project;
- (d) The offer required by section 7267.2 of the California Government Code was made.

SECTION 5. Use Not Unreasonably Interfering with Existing Public Use. Some or all of the real property to be acquired may be subject to easements and rights-of-way appropriated to existing public uses. The legal descriptions of these easements and rights-of-way are on file with the District and describe the general location and extent of the easements and rights-of-way with sufficient detail for reasonable identification. In the event the herein described use or uses will not unreasonably interfere with or impair the continuance of the public use as it now exists or may reasonably be expected to exist in the future, counsel for the District is authorized to acquire the easement interest subject to such existing public uses pursuant to section 1240.510 of the California Code of Civil Procedure.

SECTION 6. More Necessary Public Use. Some or all of the real property to be acquired may be subject to easements and rights-of-way appropriated to existing public uses. To the extent that the herein described use or uses will unreasonably interfere with or impair the continuance of the public use as it now exists or may reasonably be expected to exist in the future, the District finds and determines that the herein described use or uses are more necessary than said existing public use. Counsel for the District is authorized to acquire the real property appropriated to such existing public uses pursuant to section 1240.610 of the California Code of Civil Procedure. Staff is further authorized to make such improvements to the real property being acquired that it determines is reasonably necessary to mitigate any adverse impact upon the existing public use.

SECTION 7. Further Activities. Counsel for the District is hereby authorized to file legal proceedings necessary to acquire the hereinabove described real property in the name

of and on behalf of the District by eminent domain, and counsel is authorized to institute and prosecute such legal proceedings as may be required in connection therewith. Legal counsel is further authorized to take such steps as may be authorized and required by law, and to make such security deposits as may be required by order of court, to permit the District to take possession of and use said real property at the earliest possible time. Counsel is further authorized to correct any errors or to make or agree to non-material changes in the legal description of the real property that are deemed necessary for the conduct of the condemnation action or other proceedings or transactions required to acquire the subject real property. Counsel is further authorized to take any steps necessary to legally reduce the extent of the interests or property to be acquired where necessary and as requested by the District.

SECTION 8. Effective Date. This Resolution shall take effect immediately upon adoption.

APPROVED AND ADOPTED this 13th day January, 2026.

Caryl Sheehan, President
Board of Directors
Citrus Heights Water District

ATTEST:

Brittney Moore, Chief Board Clerk

CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF SACRAMENTO) ss.
CITY OF CITRUS HEIGHTS)

I, BRITTNEY C. MOORE, Chief Board Clerk of the Citrus Heights Water District, hereby certify that Resolution No. 01-2026 is a full, true and correct copy, and was duly adopted at a special meeting of the Board of Directors of the Citrus Heights Water District on January 13, 2026 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Chief Board Clerk
Citrus Heights Water District

SEAL

EXHIBIT "A"

LEGAL DEFINITION
Citrus Heights Water District
As to Assessor Parcel Number 243-0180-002-0000

“**Fee,**” also known as fee simple or fee simple absolute, grants to the Citrus Heights Water District absolute ownership in the property to be acquired.

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): [243-0180-002-0000](#)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF CITRUS HEIGHTS, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

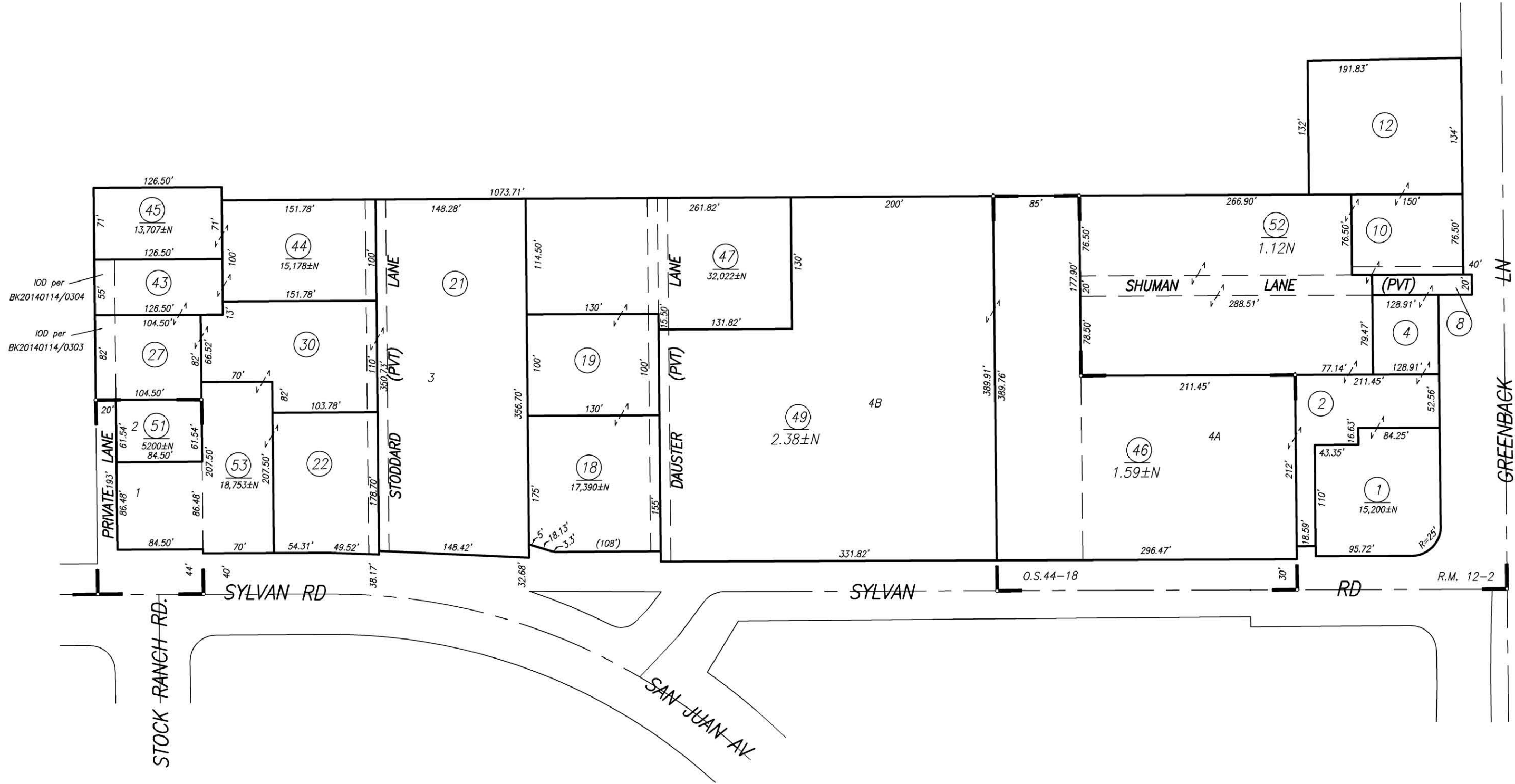
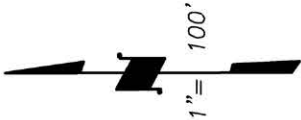
All that portion of Lot 4A of Citrus Heights Addition No. 3, according to the official plat thereof, filed in the office of the Recorder of Sacramento County, California, on February 9, 1911, in [Book 12 of Maps, Map No. 2](#), described as follows:

Beginning at a point in the East right of way line of Sylvan Road located North 00 deg. 25 East 205.47 feet and East 40.00 feet from the Southwest corner of said Lot 4A, said Southwest corner being the intersection of the center line of Sylvan Road and Greenback Lane, as said roads are shown on said plat; thence South 00 deg. 25' West 18.54 feet along the said East line of Sylvan Road; thence East 100.00 feet; thence South 03 deg. 43 35" East 43.35 feet; thence East 16.63 feet; thence South 00 deg. 25 West 84.25 feet to a point in the North line of Greenback Lane; thence South 86 deg. 24' 53" East 52.26 feet; thence North 00 deg. 25' East 149.31 feet; thence West 212.00 feet to the point of beginning.

DISCLAIMER: ASSESSORS PARCELS ARE FOR TAX ASSESSMENT PURPOSES ONLY AND DO NOT INDICATE EITHER PARCEL LEGALITY OR A VALID BUILDING SITE. THE COUNTY OF SACRAMENTO ASSUMES NO RESPONSIBILITY ARISING FROM USE OF THIS INFORMATION.

POR. SEC'S. 2&, T.6N., R.5E., M.D.B.& M.

243-18



Record of Survey O.S. Bk.44 Pg.18 (8-1-88)
Citrus Heights Add'n No.3 R.M. Bk.12 Pg.2

CITY OF CITRUS HEIGHTS
Assessor's Map Bk. 243 Pg. 018
County of Sacramento, Calif.
Dec. 27th., 2023