

Placer Title Company
Escrow NO. 201-39431-BAS
RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:
County of El Dorado
Board of Supervisors
330 Fair Lane
Placerville, CA 95667
APN: 331-310-09

26
El Dorado, County Recorder
William Schultz Co Recorder Office
DOC- 2013-0055217-00
Acct 6-PLACER TITLE CO
Tuesday, OCT 29, 2013 14:31:17
Ttl Pd \$0.00 Rcpt # 0001563613
JLR/C1/1-7

Mail Tax Statements to above.
Exempt from Documentary Transfer Tax
Per Revenue and Taxation Code 11922

GRANT OF HIGHWAY EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged **LAKE OAKS MOBILE HOME COMMUNITY INC., A CALIFORNIA CORPORATION**, hereinafter referred to as "Grantor", grant to the **COUNTY OF EL DORADO, a political subdivision of the State of California**, the right of way and incidents thereto for a public highway upon, over and across that certain real property, situate in the unincorporated area of the County of El Dorado, State of California,

DESCRIBED IN EXHIBIT "A2" AND AS DEPICTED IN EXHIBIT "B2" ATTACHED HERETO AND MADE A PART HEREOF, WHICH DESCRIPTION IS BY THIS REFERENCE INCORPORATED HEREIN.

Said easement shall include rights of way for Public Utilities such as water, sewer and gas, and for poles, guy wires, anchors, overhead and underground wires and conduits for electric, telephone and television cable services, with the right to trim and remove trees, tree limbs, and brush, together with any and all appurtenances appertaining thereto, over, under and across said parcel.

TO HAVE AND TO HOLD said lands and interests therein unto COUNTY OF EL DORADO and its successors and assigns forever, subject, however, to the covenant, conditions, restrictions and reservations herein contained as follows, which will remain in effect for the period during which the real property or structures are used for a purpose for which federal financial assistance is extended or for another purpose involving the provision of similar services or benefits and shall be binding on COUNTY OF EL DORADO, its successors and assigns.

COUNTY OF EL DORADO, does hereby covenant and agree as a covenant running with the land for itself, successors and assigns, that

(a) no person shall on the grounds of race, color, sex, national origin, religion, age or disability, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination with regard to any facility located wholly or in part on, over, or under such lands hereby conveyed; and

(b) COUNTY OF EL DORADO shall use the lands and interests in land so conveyed, in compliance with all requirements imposed by or pursuant to Title 49, Code

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of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, Part 21, Non-discrimination in federally-assisted programs of the Department of Transportation – Effectuation of Title VI of the Civil Rights Act of 1964, and as Regulations may be amended; and

(c) in the event of breach of any of the above-mentioned nondiscrimination conditions, and only after determination that it is necessary in order to effectuate the purposes of Title VI of the Civil Rights Act of 1964, the U.S. Department of Transportation shall have a right to re-enter said lands and facilities on said land, and the above-described land and facilities shall thereon revert to and vest in and become the absolute property of the U.S. Department of Transportation and its assigns as such interest existed upon COUNTY OF EL DORADO's acquisition.


The Grantor hereby further grants to grantee all trees, growths (growing or that may hereafter grow), and road building materials within said right of way, including the right to take water, together with the right to use the same in such manner and at such locations as said grantee may deem proper, needful or necessary, in the construction, reconstruction, improvement or maintenance of said highway.


The grantor, for the grantor and the grantor's successors, and assigns, hereby waives any claim for any and all damages to grantor's remaining property contiguous to the right of way hereby conveyed by reason of the location, construction, landscaping or maintenance of said highway.

(As used above, the term "grantor" shall include the plural as well as the singular number.)

IN WITNESS WHEREOF, Grantor has herein subscribed their names on this 24th day of October, 2013.

GRANTOR: LAKE OAKS MOBILE HOME COMMUNITY INC., A CALIFORNIA CORPORATION

By: 
Lawrence Patterson, President

By: 
Curtis Patterson, Secretary

Notary Acknowledgements To Follow

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CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

State of California)

)ss.

County of SAN DIEGO)

On OCTOBER 28, 2013 before me, STEVE HOLL, Notary Public, personally appeared **CURTIS PATTERSON**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

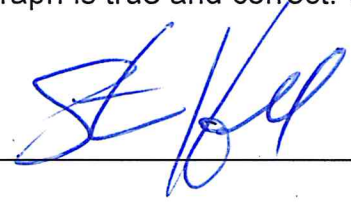
Signature  (Seal)



Exhibit 'A2'
(36188-3)

All that certain real property situate in the Southwest One-Quarter of Section 25, Township 10 North, Range 10 East, M.D.M., El Dorado County, State of California, being a portion of Parcel 1 of that particular Parcel Map filed in book 35 of Parcel Maps at page 12, official records said county and state more particularly described as follows:

Beginning at the southwest corner of said Parcel 1; thence from said POINT OF BEGINNING along the easterly right of way line of State Highway 49 North $36^{\circ} 05' 02''$ East 257.96 feet; thence North $39^{\circ} 04' 22''$ East 72.67 feet to the southerly right of way line of Patterson Drive and the beginning of a curve to the right having a radius of 25.00 feet; thence along said right of way and along said curve through a central angle of $90^{\circ} 00' 00''$ an arc length of 39.27 feet, said curve being subtended by a chord which bears North $84^{\circ} 04' 22''$ East 35.35 feet; thence South $50^{\circ} 55' 38''$ East 34.25 feet; thence leaving said right of way South $38^{\circ} 16' 55''$ West 18.61 feet; thence North $65^{\circ} 45' 01''$ West 10.70 feet to the beginning of a curve to the left having a radius of 25.00 feet; thence along said curve through a central angle of $77^{\circ} 24' 34''$ an arc length of 33.78 feet, said curve being subtended by a chord which bears South $75^{\circ} 32' 41''$ West 31.27 feet to the beginning of a non-tangent curve to the left having a radius of 3434.00 feet; thence along said curve through a central angle of $00^{\circ} 15' 52''$ an arc length of 15.85 feet, said curve being subtended by a chord which bears South $36^{\circ} 42' 28''$ West 15.85 feet; thence South $36^{\circ} 34' 32''$ West 291.64 feet; thence North $53^{\circ} 54' 58''$ West 30.52 feet to the POINT OF BEGINNING. See Exhibit 'B2' attached hereto and made a part hereof.

END OF DESCRIPTION

The basis of bearing for this description is CCS Zone 2 NAD83 grid north. All distances shown are grid distances. Divide distances by 0.999860 to obtain ground distances.

The purpose of this description is to describe that portion of said parcel for highway easement purposes.

Loren A. Massaro

Loren A. Massaro P.L.S. 8117
Associate Land Surveyor
El Dorado County, Department of Transportation

Dated: 11.09.2012



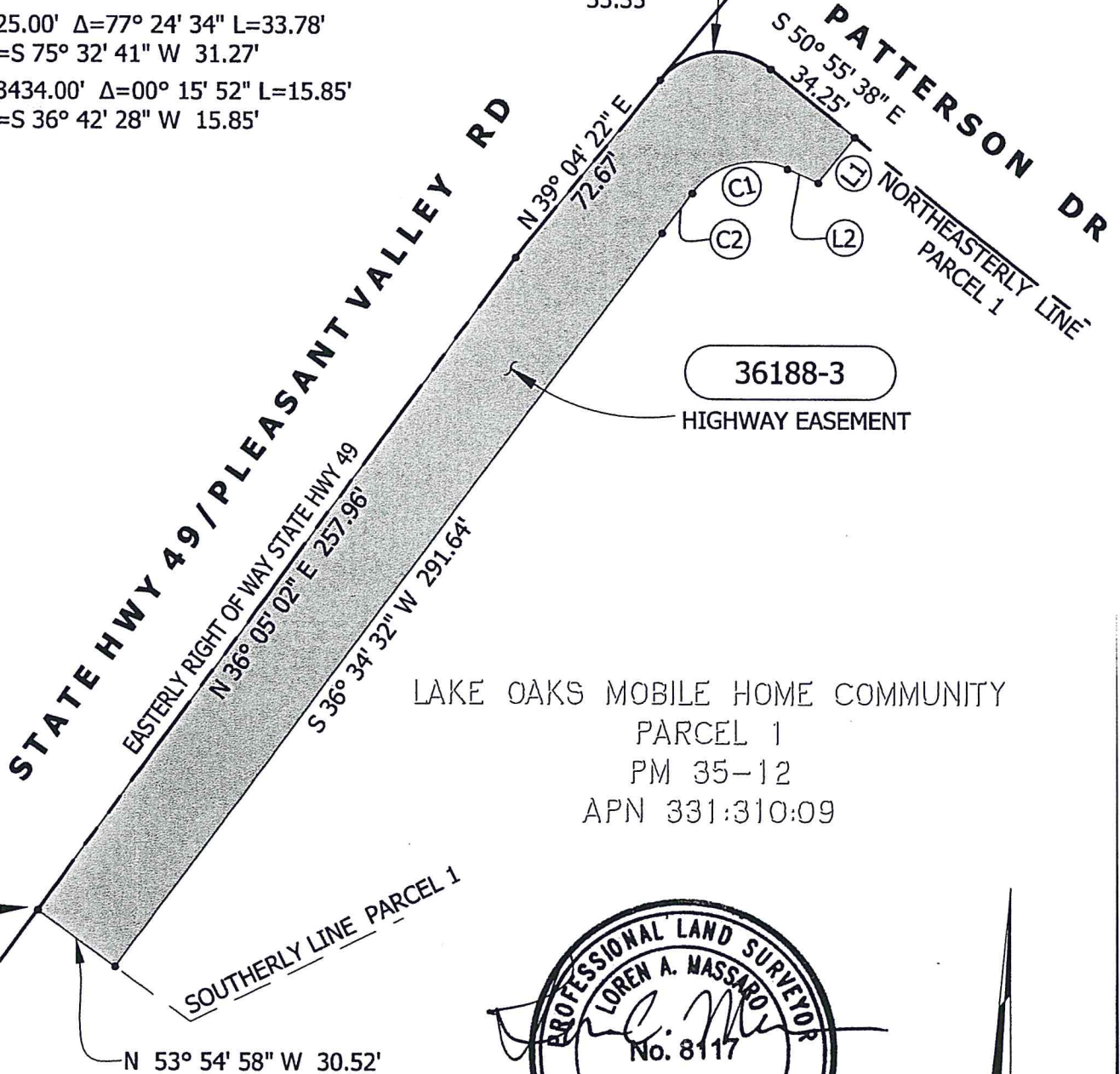
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EXHIBIT 'B2'

Situate in the Southwest One-Quarter of Section 25, T. 10 N., R. 10 E., M.D.M.
County of El Dorado, State of California

- (L1) S 38° 16' 55" W 18.61'
- (L2) N 65° 45' 01" W 10.70'
- (C1) R=25.00' Δ=77° 24' 34" L=33.78'
CH=S 75° 32' 41" W 31.27'
- (C2) R=3434.00' Δ=00° 15' 52" L=15.85'
CH=S 36° 42' 28" W 15.85'

R=25.00'
L=39.27'
Δ=90° 00' 00"
CH=N 84° 04' 22" E
35.35'



LAKE OAKS MOBILE HOME COMMUNITY
PARCEL 1
PM 35-12
APN 331:310:09

POINT OF BEGINNING
(SOUTHWEST COR. PARCEL 1)



Grid North
Scale 1"=50'

CO.	RTE.	P.M.
ED	49	10.51/10.78

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RECORDING REQUESTED BY AND
WHEN RECORDED, RETURN TO:

County of El Dorado
Board of Supervisors
330 Fair Lane
Placerville, CA 95667

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the Grant of Highway Easement dated October 24, 2013, from **LAKE OAKS MOBILE HOME COMMUNITY INC., A CALIFORNIA CORPORATION**, is hereby accepted by order of the County of El Dorado Board of Supervisors and the grantee consents to the recordation thereof by its duly authorized officer.

APN: 331-310-09

Dated this 21 day of May, 2013.

COUNTY OF EL DORADO

By: 

Ron Briggs, Chair
Board of Supervisors

ATTEST:

James S. Mitrinin

Clerk of the Board of Supervisors

By: 

Deputy Clerk

10/29/2013, 20130055217