

POSSESSION AND USE AGREEMENT

December 15, 2012
DATE

ED 50 1.07/2.40
CO RTE POST

ED APN 118-170-04 EA: 03-1E290 0300000258
PARCEL NO. EXP. AUTH. PROJECT ID NO.

This Possession and Use Agreement ("Agreement") is made on 12/20, 2012, by and between the County of El Dorado ("County"), and Huddinge Partners, a Nevada Limited Partnership, ("Owner"), who shall be collectively referred to as the "Parties."

RECITALS

A. County requires immediate possession and use of a portion of Owner's real property to construct the Silva Valley Parkway Interchange highway project. Owner's property is located in El Dorado County, California, legally described in the attached Exhibit "A" and identified on the Right of Way Key map in the attached Exhibit "B" as Property 11.

B. Property is designated by County as a portion of County Assessor's Parcel No. 118-170-04 (the "Parcel"), located south of US Hwy. 50. The legal description(s) of the portion of the Parcel to be acquired are shown in the attached Exhibit "C". The Parcel is required for the purpose of constructing the US Hwy. 50 / Silva Valley Parkway Interchange Project on State Highway Route 50 (the "Project"). The purpose of this Agreement is to allow the County to proceed with construction of the Project without delay.

C. The Parties acknowledge and agree that any delay in the start of construction of the Project is contrary to public interest. It is the intent of County to offer fair-market compensation to Owner for permission to enter the Parcel and to construct the Project, and as consideration for the rights set forth in the paragraph entitled "Possession," below. County has made a firm written offer to pay the total sum of \$318,000.00 (Three-hundred Eighteen thousand Dollars) to Owner and any other persons having an interest in the Parcel. This amount does not include compensation for any loss of business goodwill, pre-condemnation damages, loss of rent or any other claims for just compensation except for the County's appraised fair market value of the Parcel (and, if applicable, severance damages). This amount does not include reimbursement for relocation benefits which will be handled pursuant to state and federal regulations and policies. The Owner has not accepted this offer.

OPERATIVE PROVISIONS

In consideration of the sum to be paid into escrow for Owner and in consideration of the foregoing recitals and the promises, covenants and any other conditions set forth in this Agreement, County and Owner agree as follows:

Possession

1. Owner grants to County and its contractors, agents, representatives, employees and all others deemed necessary by State of California Department of Transportation (Caltrans) and County, the irrevocable right to exclusive possession and use of the Parcel, including but not limited to, the right to remove and dispose of any and all improvements within and/or straddling the right of way. In consideration for this irrevocable grant of possession and use, County will tender into escrow the sum of \$318,000.00, and County shall have the right to possess the Parcel and begin construction of the Project on the date the sum is paid into escrow.

Initial BNR

Just Compensation and Appraisal

2. Owner acknowledges that the sum referenced in paragraph 1 represents the full amount of the County-approved appraisal of what County believes is just compensation owed for the acquisition of the Parcel. Should the Parties fail to reach a settlement and it becomes necessary for County to file a condemnation action to acquire the Parcel, the Parties agree the amount deposited into escrow shall not be admissible as evidence of value in such condemnation proceeding. The Parties agree that the deposit and payment under this Agreement shall be equivalent to a deposit and payment under California Code of Civil Procedure section 1255.010 and that the basis for such deposit and payment, including but not limited to any appraisal, shall be governed by Code of Civil Procedure section 1255.060. Accordingly, the Parties agree that the amount deposited or withdrawn under this Agreement may not be given in evidence or referred to in any trial on the issue of compensation and further agree that any appraiser who prepared any report or statement concerning the deposit may not be called to testify at any such trial.

Escrow

3. This transaction will be handled through an escrow with Placer Title Company, Escrow No. 205-10797. County shall pay all escrow fees incurred in this transaction. Owner shall be entitled to interim disbursement of \$318,000.00 from the sum referred to in paragraph 1, less any amounts payable to any other persons having an interest in the Parcel. Any unearned rents will be prorated in escrow and County shall be credited with any outstanding security deposits. Owner shall not be entitled to receive any proceeds until:

- a. All holders of liens and encumbrances on the Parcel have received full payment for all principal and interest due to them and have executed a reconveyance of their interests in the Parcel; and
- b. All other parties having interests in the Parcel have received payment or have consented to a payment to Owner; and
- c. County have acknowledged in writing that it concurs that all other parties having interests in the Parcel have received full payment or have consented to Owner's withdrawal.

4. This escrow shall remain open until either a final settlement, or until termination of this Agreement, or until a Final Order of Condemnation under section 1268.030 of the California Code of Civil Procedure is entered by the court and recorded by State and County. Any sum disbursed to Owner from this escrow shall be deducted from the ultimate amount received by Owner as a result of any settlement, award, or verdict of just compensation for the Parcel.

Effective Date

5. This Agreement is effective as of December 15, 2012 (the "Effective Date"). From and after the Effective Date, Owner shall not assign, sell, encumber or otherwise transfer all or any portion of their interest in the Parcel, or the property, without first obtaining County's prior written consent.

Taxes

6. Owner agrees to submit payment, when due, to the County tax collector for all taxes and special assessments on the Parcel that are due during the period from the date of possession (as set forth in paragraph 1 of this Agreement) to the date title transfers to the County. Title transfers to the County on the date the Grant Deed or Final Order of Condemnation is recorded in the office of the County Recorder. Owner shall not be required to pay taxes or special assessments on the Parcel on or after the date title transfers to the County. After the date title transfers to the County, the County will request that the County tax collector cancel taxes and/or special assessments for the period from the date of possession to the date title transferred to the County. After the tax cancellation request is made by the County, Owner may file a claim with the County tax collector for a refund of any tax overpayment. Notwithstanding any other provision of this Agreement, no cancellation shall be made of all or any portion of any taxes that were due prior to the date of possession but which were unpaid; escrow shall pay in a timely manner all delinquent property taxes due from the sums deposited into escrow. (California Revenue and Taxation Code section 5084.)

Initial 

Eminent Domain Proceedings

7. This Agreement is made with the understanding that County will continue to negotiate in good faith with Owner to acquire its interest in the Parcel by direct purchase. It is further understood that in the event an agreement for purchase is not reached within 6 (six) months of the Effective Date of this Agreement, such failure will be an acknowledgement that the negotiations to acquire the Parcel have proved futile, and County shall have the right to file a complaint in eminent domain to acquire title to the Parcel. Such complaint shall be filed within a reasonable time after the time period provided in this paragraph has expired.

8. If County begins proceedings in eminent domain, it is understood and agreed that this Agreement shall continue in effect until either a settlement is reached or a Final Order of Condemnation under section 1268.030 of the California Code of Civil Procedure is entered by the court and recorded by the County.

Waiver Notice Pursuant to Code of Civil Procedure Section 1245.235

9. Section 1245.235 of the California Code of Civil Procedure requires the State of California, Department of Transportation, to give each person whose property is to be acquired by eminent domain notice and a reasonable opportunity to appear before the California Transportation Commission and be heard on the matters referred to in section 1240.030 of the Code of Civil Procedure, which provides:

The power of eminent domain may be exercised to acquire property for a proposed project only if all of the following are established:

- a. The public interest and necessity require the project.
 - b. The project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury.
 - c. The property sought to be acquired is necessary for the project.
 - d. The offer required by section 7267.2 of the Government Code has been made to the Owner or others of record.
10. By granting this irrevocable right to possession and use of the Parcel to State and County, Owner agrees to the following:
- a. Owner specifically waives the notice required by Code of Civil Procedure section 1245.235 of the hearing on the matters referred to in Code of Civil Procedure section 1240.030, and Owner shall not object to the adoption of the resolution of necessity by the California Transportation Commission authorizing the taking of the property described in Exhibit "A."
 - b. Owner shall not object to the filing of an eminent domain proceeding to acquire the property described in Exhibit "A."
 - c. In any eminent domain action filed by County to acquire the property described in Exhibit "A," Owner shall not challenge County's right to acquire such property, and the only issue shall be the amount of just compensation for the property.

Initial BAR

Refund

11. Owner agrees that in the event the ultimate amount of any settlement, award, or verdict is less than the total of the sums paid to and withdrawn by Owner, the Owner shall refund the difference including interest at the apportionment rate of interest as provided in Code of Civil Procedure section 1268.350 to State.

Waiver

12. Owner waives any right to challenge County's right to possess and use the Parcel in any subsequent eminent domain proceedings filed by County. Owner also waives all claims and defenses in its favor in any subsequent eminent domain proceeding, except a claim for greater compensation.

Date of Valuation

13. In the event proceedings in eminent domain are begun, the date of valuation for determining the amount of just compensation for the Parcel shall be the date the County takes possession of the parcel.

Interest

14. Compensation awarded in an eminent domain proceeding shall draw interest as prescribed by section 1268.350 of the California Code of Civil Procedure. Owner shall be entitled to receive interest on any sum received as compensation for its interest in the Parcel, whether pursuant to this Agreement, a subsequent settlement or court judgment, beginning on the date County takes possession of the Parcel pursuant to this Agreement and ending on the earliest of the dates as provided in Code of Civil Procedure section 1268.320.

Hazardous Materials

15. If any hazardous materials or waste (as defined by California Health and Safety Code section 25100, et. seq., and/or 42 U.S.C. §960 I, et. seq.) are present on the Parcel on the date County takes possession of the Parcel, Owner shall be responsible for and bear the entire cost of all removal, disposal, cleanup and decontamination which may be required because of these hazardous materials.

Owner shall further hold County and the State of California, its officers and employees harmless from all responsibility, liability and claims for damages to persons or property resulting from the existence or use of hazardous materials which are present on the Parcel on the date County takes possession under this Agreement.

Abandonment of Proceeding

16. Under section 1268.510 of the California Code of Civil Procedure, at any time after the commencement of proceedings in eminent domain, County reserves the right to abandon the proceeding in whole or in part.

Authority to Execute and Bind

17. Each of the Parties represents and warrants that each of the persons executing this Agreement has full and complete legal authority to do so and thereby binds the party to this Agreement.

Initial BAR

Entire Agreement

18. This Agreement reflects the entire agreement between the Parties and shall supersede all prior or contemporaneous oral or written understandings, statements, representations or promises between the Parties concerning the matters contained herein.

Governing Law

19. This Agreement is made and entered into in the State of California, and shall in all respects be interpreted, enforced and governed under the laws of said state. The language of all parts of this Agreement shall in all cases be construed as a whole, according to its fair meaning and not strictly for or against any of the Parties.

Successors in Interest

20. This Agreement shall be binding upon and inure to the benefit of the heirs, devisees, executors, administrators, legal representatives, successors and assigns of the Parties.

Understanding of Agreement

21. This Agreement has been negotiated in good faith and each party warrants and represents that in executing this Agreement, they are not relying upon any representation, promise, inducement or statement made in negotiation that has not been included in the terms of this Agreement.

Fees and Costs

22. Except as otherwise provided in this Agreement, each party shall bear all costs (including expert and appraisal fees) (excluding appraisal fees not to exceed \$5,000 pursuant to section 1263.025 of the California Code of Civil Procedure) and attorneys' fees individually incurred in connection with negotiating the matters described in this Agreement.

Severability

23. In case any part, term, portion or provision of this Agreement is determined to be illegal, invalid or unenforceable, the remaining parts, terms, portions and provisions shall remain valid, enforceable, and in full force and effect.

Amendment to Agreement

24. This Agreement may only be amended by written agreement, executed by all Parties.

Counterparts

25. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

Initial 

Memorandum of Agreement

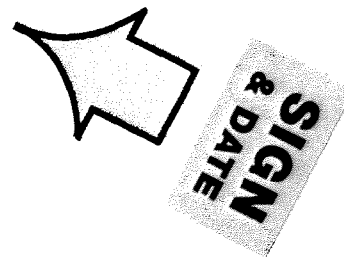
26. County shall record a memorandum of this Agreement.

OWNER:
HUDDINGE PARTNERS, A NEVADA LIMITED PARTNERSHIP


By: BRADLEY N. ROTTER

Its: General Partner

DATED: 12/28/12



Initial BNR

RECOMMENDED FOR APPROVAL

DATED: 1/4/2013

By: 

Right of Way Agent

DATED: _____

By: _____
Kimberly Kerr, Interim Director
El Dorado County Department of Transportation

APPROVED BY: **COUNTY OF EL DORADO**

DATED: _____

By: _____

Board of Supervisors

ATTEST:

James S. Mitrison, Clerk of the Board of Supervisors

By: _____

Deputy Clerk

Initial BNR

Order No. 205-10797
UPDATE
Version 5

**EXHIBIT "A"
LEGAL DESCRIPTION**

THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF EL DORADO, UNINCORPORATED AREA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1, AS SHOWN ON THAT CERTAIN PARCEL MAP FILED FEBRUARY 9, 2005, IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF EL DORADO, STATE OF CALIFORNIA IN BOOK 48 OF PARCEL MAPS, AT PAGE 139.

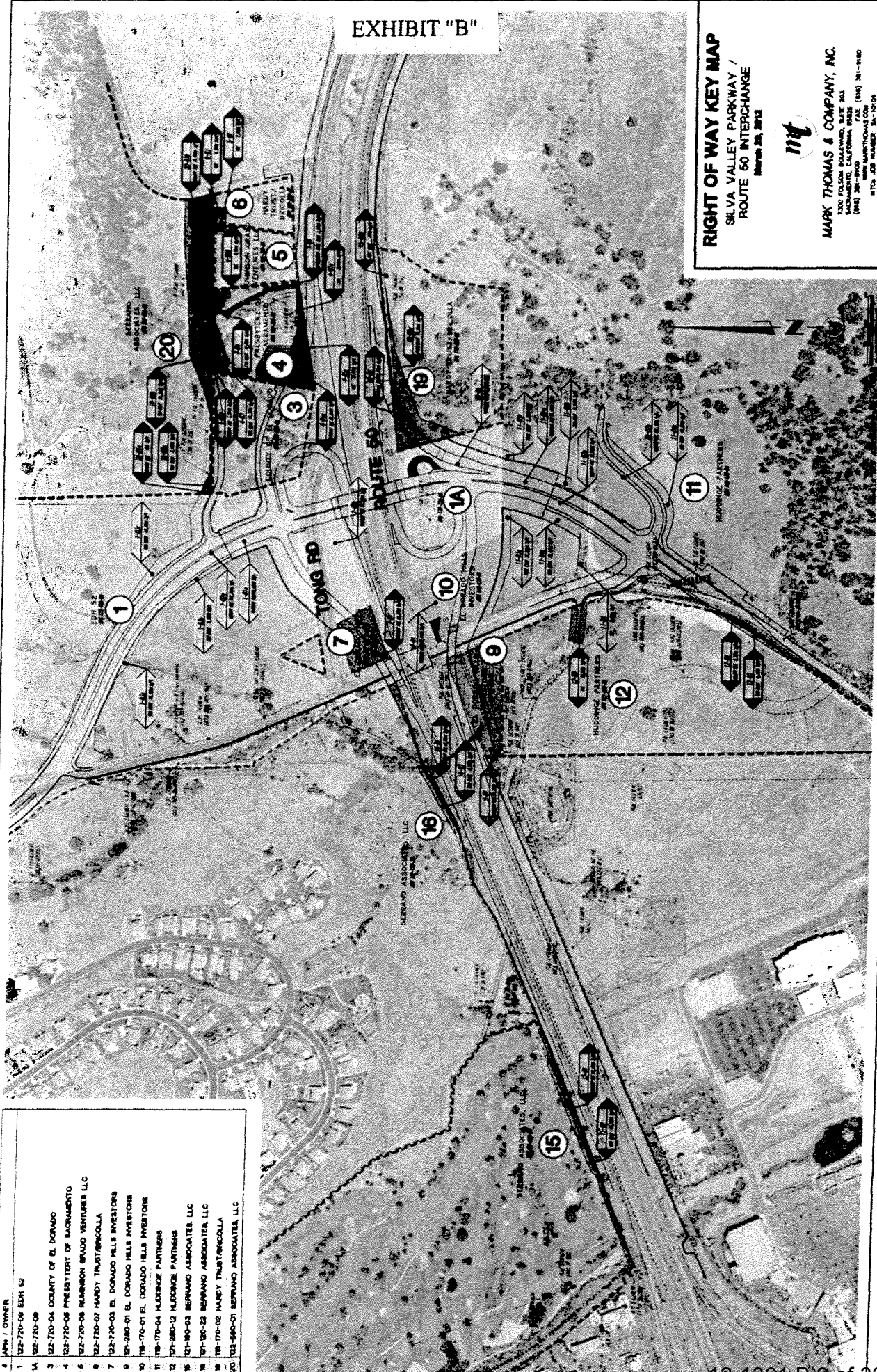
A.P.N. 118-170-04-100

EXHIBIT "B"

RIGHT OF WAY KEY MAP
 SILVA VALLEY PARKWAY /
 ROUTE 50 INTERCHANGE
 March 20, 2013



MARK THOMAS & COMPANY, INC.
 2300 SHERBOURNE DRIVE, SUITE 203
 SACRAMENTO, CALIFORNIA 95833
 (916) 381-9000 FAX (916) 381-9100
 WWW.MARKTHOMAS.COM
 MTC# 008 10/2009 3L 10/09



#	OWNER
1	182-720-08 ERM 52
1A	182-720-08
3	182-720-04 COUNTY OF EL DORADO
4	182-720-06 PRESBYTERY OF SACRAMENTO
5	182-720-08 RICHMOND BRAD VENTURES LLC
6	182-720-03 EL DORADO HILLS INVESTORS
7	182-720-01 HARDY TRUST/BRICCOLLA
8	181-280-01 EL DORADO HILLS INVESTORS
9	181-070-01 EL DORADO HILLS INVESTORS
10	181-070-03 EL DORADO HILLS INVESTORS
11	181-070-04 HILDRIDGE PARTNERS
12	181-280-01 HILDRIDGE PARTNERS
13	181-900-03 SERRANO ASSOCIATES, LLC
14	181-200-22 SERRANO ASSOCIATES, LLC
15	181-070-02 HARDY TRUST/BRICCOLLA
16	182-860-01 SERRANO ASSOCIATES, LLC
17	182-720-08
18	182-720-08
19	182-720-08
20	182-720-08

EXHIBIT "C"

The following Exhibit "A" legal descriptions and Exhibit "B" depictions are those portions of APN 118-170-04, that are to be acquired for right of way purposes, and include fee, slope and drainage easements, a PG&E easement and a temporary construction easement.

EXHIBIT A

APN 118-170-04

LEGAL DESCRIPTION

All that property situate in the County of El Dorado, State of California, being a portion of PARCEL 1, as shown on the map titled "PARCEL MAP", filed in Book 48 of Parcel Maps, at Page 139, El Dorado County Records, more particularly described as follows:

FEE

Beginning at a 1 1/2" iron pipe with cap, stamped "W 1/16 S1/S12 RCE 26342 2003", marking the North line of Section 12, as shown on last said PARCEL MAP; thence along last said North line, North 89°17'38" East, 135.89 feet; thence leaving last said North line, South 17°28'44" West, 16.94 feet to the beginning of a non-tangent curve concave northwesterly, having a radius of 1,215.00 feet and chord bearing South 14°44'07" West 262.77 feet; thence southerly through a central angle of 12°24'56", 263.28 feet along said curve; thence North 69°17'41" West 230.00 feet to the beginning of a non-tangent curve concave northwesterly, having a radius of 985.00 feet and chord bearing North 15°22'39" East 192.96 feet; thence northerly through a central angle of 11°14'33", 193.28 feet along said curve to last said North line; thence along last said North line, North 89°17'38" East, 100.03 feet to the **Point of Beginning**;

Containing 54,403 square feet or 1.25 acres, more or less.

See Exhibit "B", attached hereto and made a part hereof.

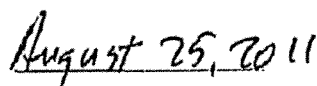
This conveyance is made for the purpose of a freeway and the grantor hereby releases and relinquishes to the grantee any and all abutter's rights of access, appurtenant to grantor's remaining property, in and to said freeway.

Bearings used in the above description(s) are based upon CCS83 Zone 2, Epoch 1991.35.
Grid distances shown are in US Survey feet, divide the distances shown above by 0.99991 to
obtain ground level distances.

This real property description has been prepared at Mark Thomas & Company, Inc., by me,
or under my direction, in conformance with the Professional Land Surveyors Act.



Albert DeLeon, LS 7016
License expires 3-31-13



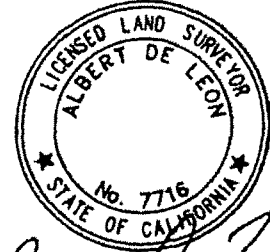
Date



LEGEND

- PROPOSED & EXISTING
- ACCESS-CONTROL
- RIGHT-OF-WAY
- DIMENSION POINT TYPICAL

EXHIBIT "B"

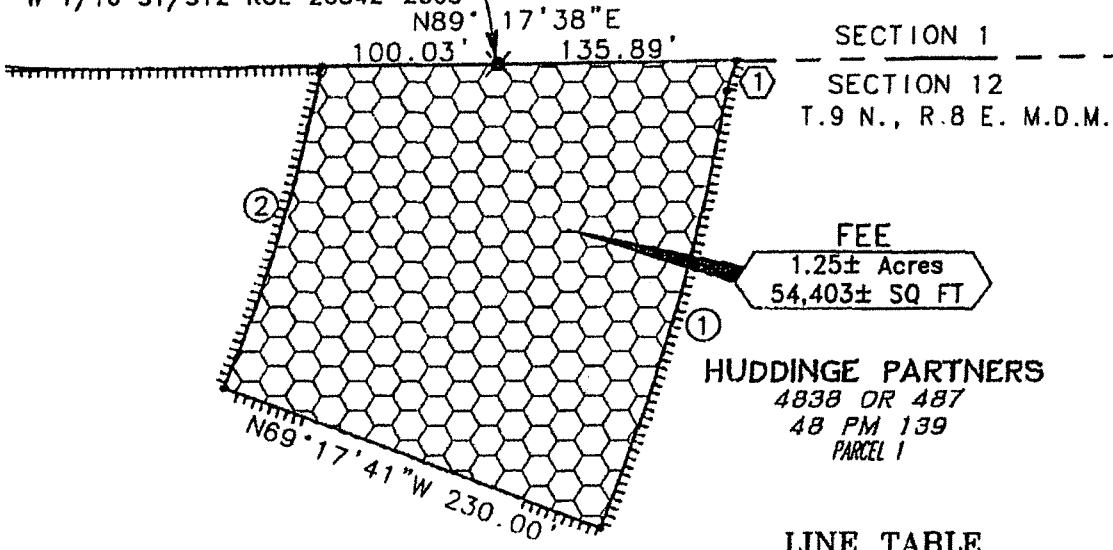


Albert de Leon
August 25, 2014

①
R=1215.00'
L=263.28'
Δ=12°24'56"
CB=S14°44'07"W
CH=262.77'

②
R=985.00'
L=193.28'
Δ=11°14'33"
CB=N15°22'39"E
CH=192.96'

POINT OF BEGINNING
1 1/2" IRON PIPE, STAMPED
"W 1/16 S1/S12 RCE 26342-2003"



SECTION 1
SECTION 12
T.9 N., R.8 E. M.D.M.

FEE
1.25± Acres
54,403± SQ FT

HUDDINGE PARTNERS
4838 OR 487
48 PM 139
PARCEL 1

LINE TABLE

① S17°28'44"W 16.94'

WHITE ROCK ROAD

GRAPHIC SCALE



SHEET 1 OF 1



EXHIBIT "B"
APN 118-170-04
IN THE COUNTY OF EL DORADO
STATE OF CALIFORNIA

Mark Thomas & Co., Inc.
7300 Folsom Blvd, Ste. 203
Sacramento, CA 95826
(916) 381-9100

DWG. BY RPM SCALE
CK. BY MJS 1"=100'

EXHIBIT A

APN 118-170-04

LEGAL DESCRIPTION

All that property situate in the County of El Dorado, State of California, being a portion of PARCEL 1 as shown on the map titled "PARCEL MAP", filed in Book 48 of Parcel Maps, at Page 139, El Dorado County Records, more particularly described as follows:

FEE

Commencing at a 1 1/2" iron pipe with cap, stamped "W 1/16 S1/S12 RCE 26342 2003", marking the North line of Section 12, as shown on last said PARCEL MAP; thence along last said North line, North 89°17'38" East, 135.89 feet; thence leaving last said North line, South 17°28'44" West, 16.94 feet to the beginning of a non-tangent curve concave northwesterly, having a radius of 1,215.00 feet and chord bearing South 14°44'07" West 262.77 feet; thence southerly through a central angle of 12°24'56", 263.28 feet along said curve; thence North 69°17'41" West 50.00 feet to the beginning of a non-tangent curve concave northwesterly, having a radius of 1,165.00 feet and a chord bearing South 24°43'42" West 153.41 feet and the **Point of Beginning**; thence southwesterly through a central angle of 07°33'01", 153.52 feet along said curve to a point on the northerly line of White Rock Road, as shown on last said PARCEL MAP and herein after referred to as **Point "A"**; thence along last said northerly line, North 85°22'15" West 143.96 feet to the beginning of a non-tangent curve concave northwesterly, having a radius of 1,035.00 feet and chord bearing North 26°21'27" East 193.84 feet; thence leaving last said northerly line, northeasterly through a central angle of 10°44'47", 194.12 feet along said curve; thence South 69°17'41" East 130.00 feet to the **Point of Beginning**;

Together with those lands described as follows:

Commencing at the hereinabove described **Point "A"** and the continuation of the hereinabove described 1,165.00 foot radius curve, having a chord bearing South 30°08'18" West 66.47 feet; thence along last said continuation, southwesterly through a central angle of 03°16'10", 66.48 feet along said curve to the southerly line of last said White Rock Road and the **Point of Beginning**; thence along last said southerly line, the following three (3) courses:

- 1) South 85°22'15" East 127.18 feet to a 6" x 6" concrete monument and the beginning of a curve concave southerly, having a radius of 1,969.82 feet and a chord bearing South 83°42'45" East 114.01 feet,
- 2) southeasterly through a central angle of 03°19'00", 114.03 feet along said curve to a 5/8" rebar with aluminum cap, stamped "RCE 26342" and
- 3) South 82°03'15" East 127.78 feet to the beginning of a non-tangent curve concave southeasterly having a radius of 150.00 feet and a chord bearing South 68°51'07" West 131.68 feet;

thence southwesterly through a central angle of 52°04'18", 136.32 feet along said curve; thence South 42°48'58" West 236.44 feet to the beginning of a curve concave northerly having a radius of 210.00 feet and a chord bearing South 79°05'37" West 248.51 feet; thence westerly through a central angle of 73°33'17", 265.93 feet along said curve; thence South 79°13'45" West 65.29 feet; thence South 35°21'33" West 598.45 feet to a 3/4" pipe with plug, stamped "LS 4806", on the easterly Right of Way line of last said White Rock Road, as shown on the map titled "RECORD OF SURVEY", filed in Book 32 of Record of Surveys, at Page 88, El Dorado County Records and the beginning of a non-tangent curve concave westerly, having a radius of 879.92 feet and chord bearing North 22°50'08" East 381.60 feet; thence along the easterly and southerly lines of last said White Rock Road, as shown on last said RECORD OF SURVEY the following seven (7) courses:

- 1) northerly through a central angle of 25°02'49", 384.66 feet along said curve to a 3/4" pipe with plug, stamped "LS 4806", as shown on last said RECORD OF SURVEY,
- 2) North 10°18'44" East 187.03 feet to a 3/4" pipe with plug, stamped "LS 5532", as shown on last said RECORD OF SURVEY and the beginning of a curve concave


- westerly, having a radius of 879.92 feet and a chord bearing North 08°46'55" East 46.99 feet,
- 3) northerly through a central angle of 03°03'37", 47.00 feet along said curve to a 3/4" pipe with plug, stamped "LS 4806", as shown on last said RECORD OF SURVEY,
 - 4) North 31°50'20" East 61.84 feet,
 - 5) North 10°19'00" East 110.88 feet to the beginning of a non-tangent curve concave southeasterly, having a radius of 219.98 feet and a chord bearing North 67°31'45" East 200.42 feet,
 - 6) northeasterly through a central angle of 54°12'01", 208.09 feet along said curve, and
 - 7) South 85°22'15" East 145.40 feet to the **Point of Beginning**.

Together containing 220,046 square feet or 5.05 acres, more or less.

See Exhibit "B", attached hereto and made a part hereof.

Bearings used in the above description(s) are based upon CCS83 Zone 2, Epoch 1991.35. Grid distances shown are in US Survey feet, divide the distances shown above by 0.99991 to obtain ground level distances.

This real property description has been prepared at Mark Thomas & Company, Inc., by me, or under my direction, in conformance with the Professional Land Surveyors Act.


Albert DeLeon, LS 7716
License expires 3-31-13



August 25, 2011
Date

LEGEND

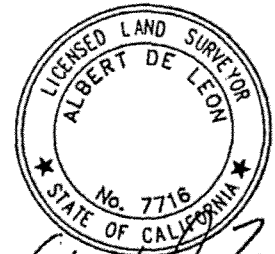
PROPOSED & EXISTING
 LLL ACCESS-CONTROL
 RIGHT OF WAY

- 6x6 CONC. MONUMENT
- ⊙ 5/8" REBAR W/ ALUMINUM CAP "RCE 26342"

• DIMENSION POINT TYPICAL

- ① R=1215.00'
L=263.28'
Δ=12°24'56"
CB=S14°44'07"W
CH=262.77'
- ② R=1165.00'
L=153.52'
Δ=07°33'01"
CB=S24°43'42"W
CH=153.41'

POINT OF COMMENCEMENT
 1 1/2" IRON PIPE, STAMPED
 "W 1/16 S1/S12 RCE 26342-2003"



Albert De Leon
 August 25, 2004

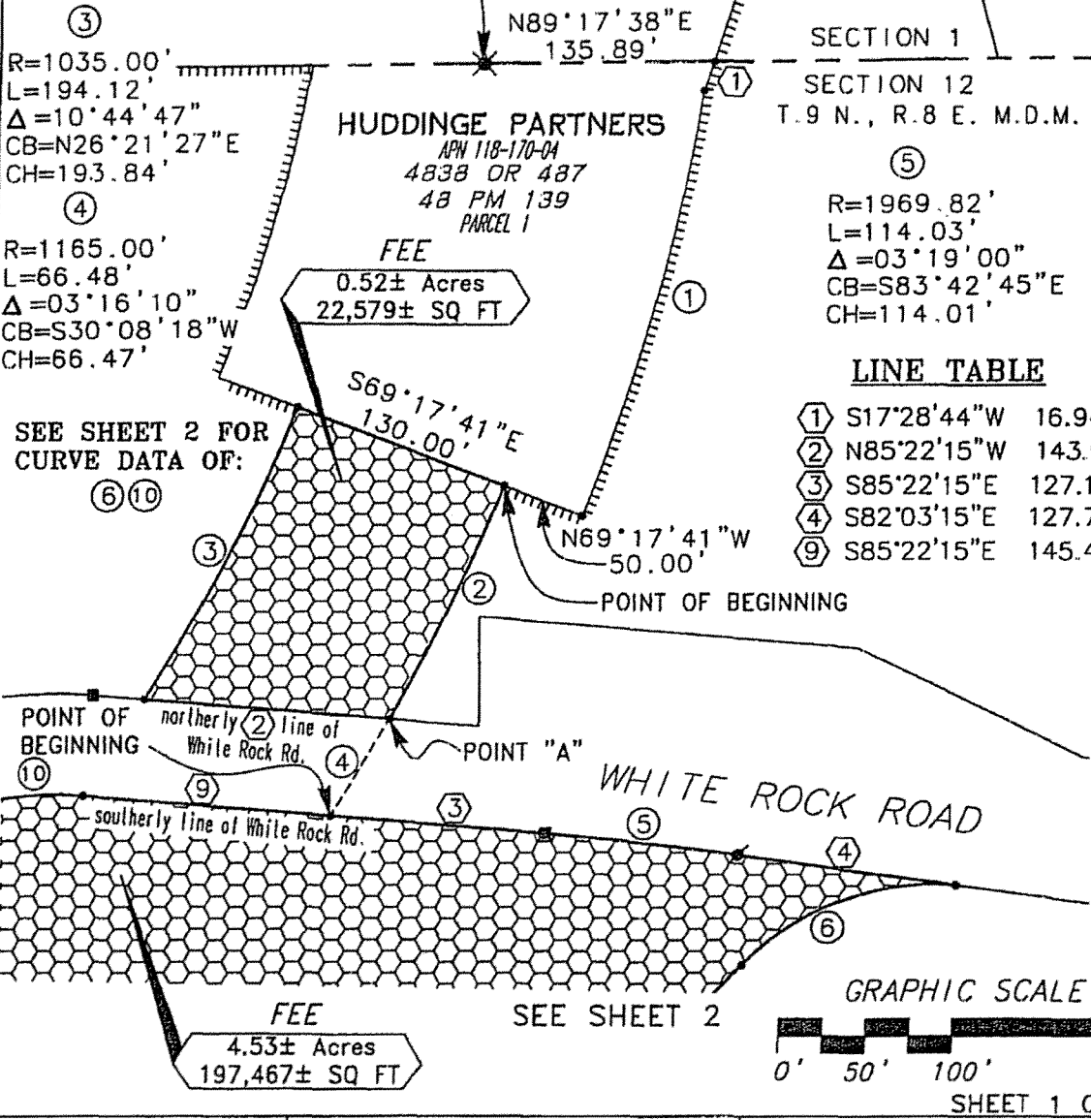
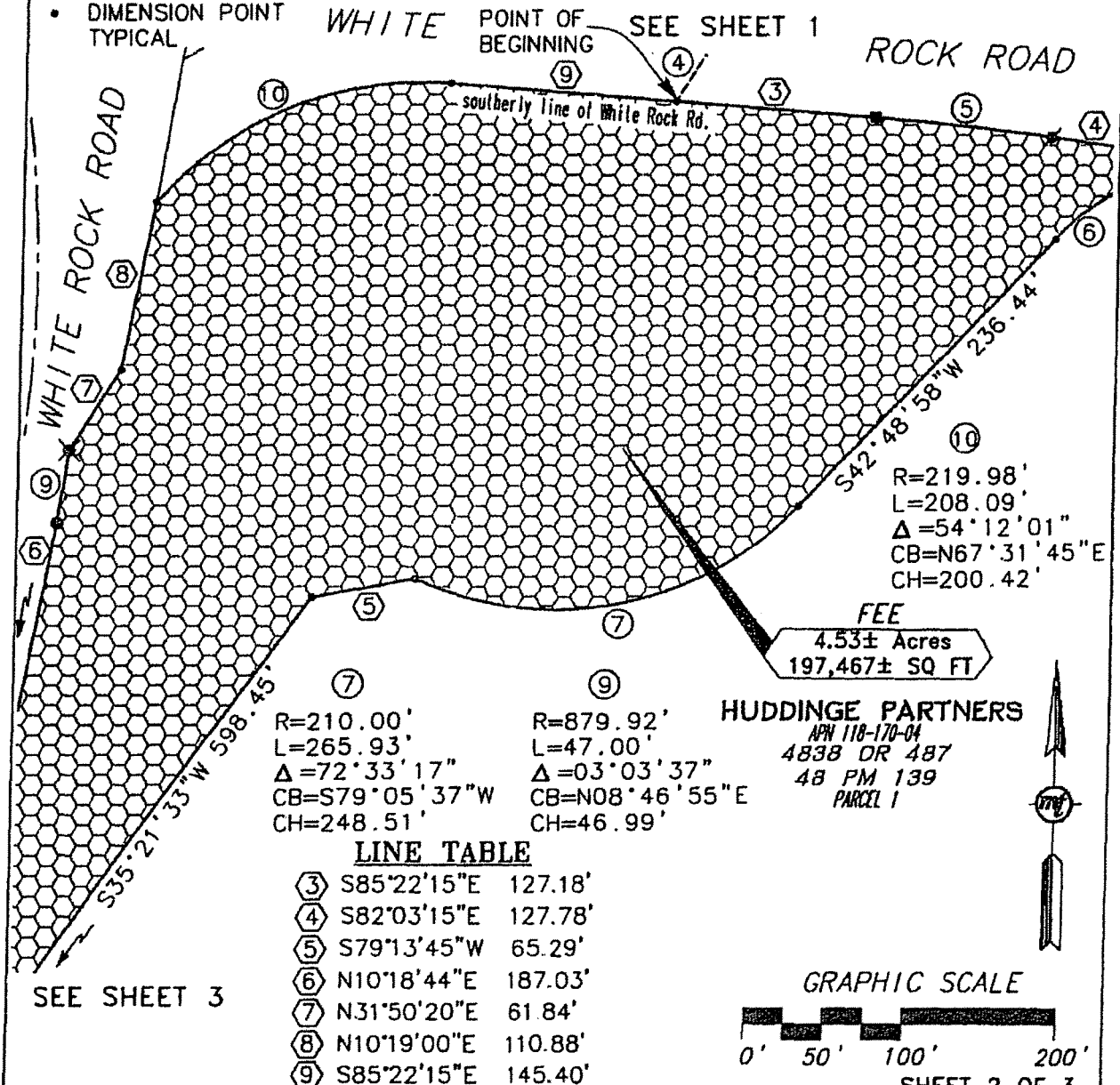


	EXHIBIT "B" APN 118-170-04 IN THE COUNTY OF EL DORADO STATE OF CALIFORNIA	Mark Thomas & Co., Inc. 7300 Folsom Blvd, Ste. 203 Sacramento, CA 95826 (916) 381-9100
DWG. BY RPM CK. BY MJS	SCALE 1"=100'	

EXHIBIT "B"

LEGEND

- 6x6 CONC. MONUMENT
 - 5/8" REBAR W/ ALUMINUM CAP "RCE 26342"
 - ✕ 3/4" PIPE W/ PLUG, STAMPED "LS 4806"
 - 3/4" PIPE W/ PLUG, STAMPED "LS 5532"
 - DIMENSION POINT TYPICAL
- | | | |
|----------------|----------------|----------------|
| ④ | ⑤ | ⑥ |
| R=1165.00' | R=1969.82' | R=150.00' |
| L=66.48' | L=114.03' | L=136.32' |
| Δ=03°16'10" | Δ=03°19'00" | Δ=52°04'18" |
| CB=S30°08'18"W | CB=S83°42'45"E | CB=S68°51'07"W |
| CH=66.47' | CH=114.01' | CH=131.68' |



⑦	⑨
R=210.00'	R=879.92'
L=265.93'	L=47.00'
Δ=72°33'17"	Δ=03°03'37"
CB=S79°05'37"W	CB=N08°46'55"E
CH=248.51'	CH=46.99'

LINE TABLE

③	S85°22'15"E	127.18'
④	S82°03'15"E	127.78'
⑤	S79°13'45"W	65.29'
⑥	N10°18'44"E	187.03'
⑦	N31°50'20"E	61.84'
⑧	N10°19'00"E	110.88'
⑨	S85°22'15"E	145.40'


	<p>APN 118-170-04 IN THE COUNTY OF EL DORADO STATE OF CALIFORNIA</p>	<p>Mark Thomas & Co., Inc. 7300 Folsom Blvd, Ste. 203 Sacramento, CA 95826 (916) 381-9100</p>				
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">DWG. BY RPM</td> <td style="width: 50%;">SCALE</td> </tr> <tr> <td>CK. BY MJS</td> <td>1"=100'</td> </tr> </table>	DWG. BY RPM	SCALE	CK. BY MJS	1"=100'		
DWG. BY RPM	SCALE					
CK. BY MJS	1"=100'					

EXHIBIT "B"

SEE SHEET 2

3/4" PIPE W/ PLUG,
STAMPED "LS 4806"

LINE TABLE
⑥ N10°18'44"E 187.03'

HUDDINGE PARTNERS
APN 121-280-12
4B PM 139
PARCEL 2

FEE
4.53± Acres
197,467± SQ FT

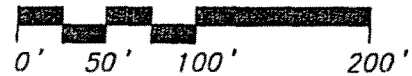
⑧
R=879.92'
L=384.66'
Δ=25°02'49"
CB=N22°50'08"E
CH=381.60'

3/4" PIPE W/ PLUG,
STAMPED "LS 4806"

HUDDINGE PARTNERS
APN 118-170-04
4B3B OR 4B7
4B PM 139
PARCEL 1



GRAPHIC SCALE



SHEET 3 OF 3



DWG. BY RPM
CK. BY MJS

SCALE
1"=100'

EXHIBIT "B"
APN 118-170-04
IN THE COUNTY OF EL DORADO
STATE OF CALIFORNIA

Mark Thomas & Co., Inc.
7300 Folsom Blvd, Ste. 203
Sacramento, CA 95826
(916) 381-9100

EXHIBIT A

APN 118-170-04

LEGAL DESCRIPTION

All that property situate in the County of El Dorado, State of California, being a portion of PARCEL 1 as shown on the map titled "PARCEL MAP", filed in Book 48 of Parcel Maps, at Page 139, El Dorado County Records, more particularly described as follows:

PG&E EASEMENT

Commencing at a 1 1/2" iron pipe with cap, stamped "W 1/16 S1/S12 RCE 26342 2003", marking the North line of Section 12, as shown on last said PARCEL MAP; thence along last said North line, North 89°17'38" East, 135.89 feet to the **Point of Beginning**; thence leaving last said North line, South 17°28'44" West, 16.94 feet to the beginning of a non-tangent curve concave westerly, having a radius of 1,215.00 feet and chord bearing South 09°23'38" West 36.74 feet; thence southerly through a central angle of 01°43'58", 36.74 feet along said curve; thence South 87°38'46" East 36.08 feet; thence North 19°56'26" East 57.91 feet to last said North line; thence along last said North line, South 89°17'38" West 44.72 feet to the **Point of Beginning**.

Together with all that portion of last said PARCEL 1, more particularly described as follows:

Commencing at last said 1 1/2" iron pipe with cap; thence along last said North line, North 89°17'38" East, 135.89 feet; thence leaving last said North line, South 17°28'44" West, 16.94 feet to the beginning of a non-tangent curve concave northwesterly, having a radius of 1,215.00 feet and chord bearing South 14°44'07" West 262.77 feet; thence southerly through a central angle of 12°24'56", 263.28 feet along said curve; thence North 69°17'41" West 230.00 feet to the beginning of a non-tangent curve concave northwesterly, having a radius of 985.00 feet and chord bearing North 15°22'39" East 192.96 feet; thence northerly through a

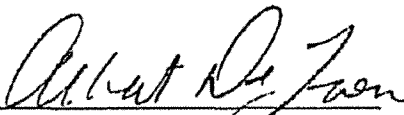
central angle of $11^{\circ}14'33''$, 193.28 feet along said curve to last said North line and the **Point of Beginning**; thence along last said North line, South $89^{\circ}17'38''$ West 381.09 feet; thence leaving last said North line, South $72^{\circ}10'01''$ East 125.80 feet; thence North $89^{\circ}17'38''$ East 253.57 feet to the beginning of a non-tangent curve concave westerly, having a radius of 985.00 feet and a chord bearing North $10^{\circ}56'39''$ East 40.84 feet; thence northerly through a central angle of $02^{\circ}22'33''$, 40.84 feet along said curve to the **Point of Beginning**.

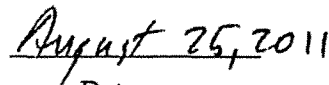
Together containing 14,904 square feet or 0.34 acres, more or less.

See Exhibit "B", attached hereto and made a part hereof.

Bearings used in the above description(s) are based upon CCS83 Zone 2, Epoch 1991.35. Grid distances shown are in US Survey feet, divide the distances shown above by 0.99991 to obtain ground level distances.

This real property description has been prepared at Mark Thomas & Company, Inc., by me, or under my direction, in conformance with the Professional Land Surveyors Act.


Albert DeLeon, LS 7716


Date

License expires 3-31-13

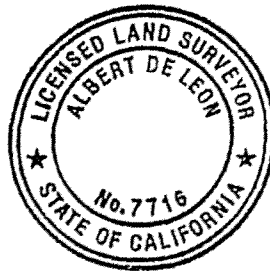
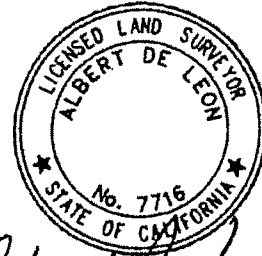


EXHIBIT "B"

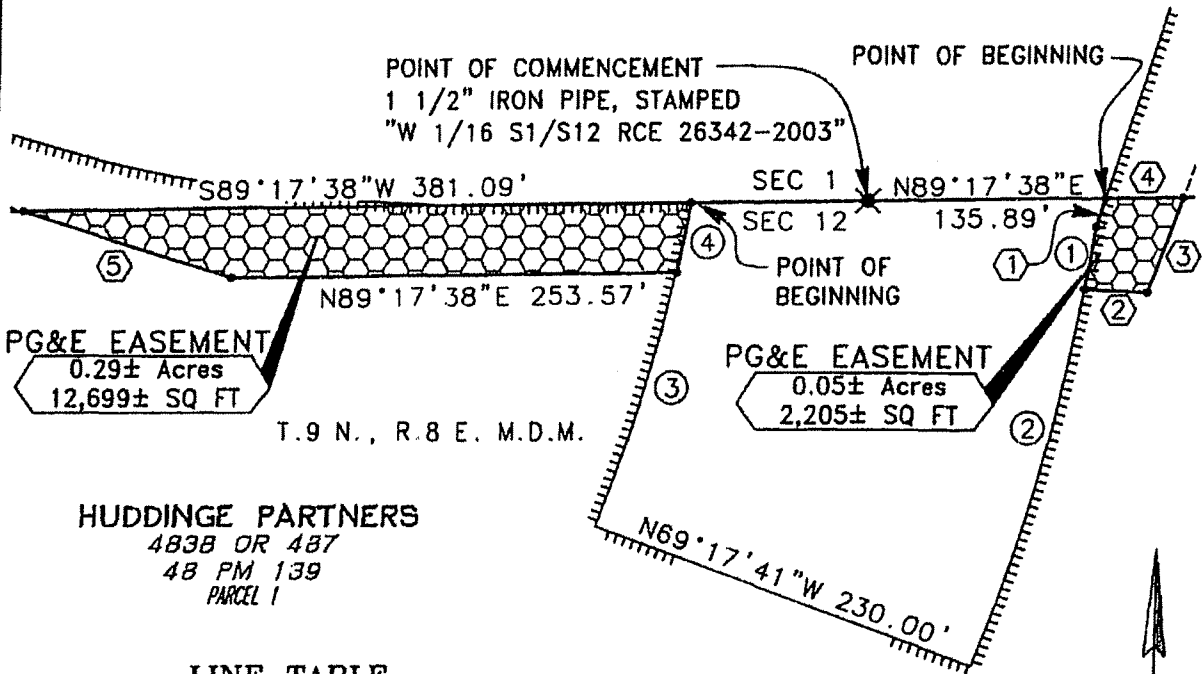
LEGEND

- PROPOSED & EXISTING
- ┆┆┆ ACCESS-CONTROL
- RIGHT-OF-WAY
- DIMENSION POINT TYPICAL



Albert De Leon
August 25, 2011

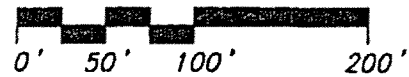
①	②	③
R=1215.00'	(TOTAL)	(TOTAL)
L=36.74'	R=1215.00'	R=985.00'
Δ=01°43'58"	L=263.28'	L=193.28'
CB=S09°23'38"W	Δ=12°24'56"	Δ=11°14'33"
CH=36.74'	CB=S14°44'07"W	CB=N15°22'39"E
	CH=262.77'	CH=192.96'



LINE TABLE

① S17°28'44"W 16.94'	④
② S87°38'46"E 36.08'	R=985.00'
③ N19°56'26"E 57.91'	L=40.84'
④ S89°17'38"W 44.72'	Δ=02°22'33"
⑤ S72°10'01"E 125.80'	CB=N10°56'39"E
	CH=40.84'

GRAPHIC SCALE



SHEET 1 OF 1



EXHIBIT "B"
APN 118-170-04
IN THE COUNTY OF EL DORADO
STATE OF CALIFORNIA

Mark Thomas & Co., Inc.
7300 Folsom Blvd, Ste. 203
Sacramento, CA 95826
(916) 381-9100

DWG. BY RPM
CK. BY MJS

SCALE
1"=100'

EXHIBIT A

APN 118-170-04

LEGAL DESCRIPTION

All that property situate in the County of El Dorado, State of California, being a portion of PARCEL 1, as shown on the map titled "PARCEL MAP", filed in Book 48 of Parcel Maps, at Page 139, El Dorado County Records, more particularly described as follows:

SLOPE & DRAINAGE EASEMENT

Commencing at a 1 1/2" iron pipe with cap, stamped "W 1/16 S1/S12 RCE 26342 2003", marking the North line of Section 12, as shown on last said PARCEL MAP; thence along last said North line, North 89°17'38" East, 135.89 feet; thence leaving last said North line, South 17°28'44" West, 16.94 feet to the beginning of a non-tangent curve concave northwesterly, having a radius of 1,215.00 feet and chord bearing South 14°44'07" West 262.77 feet; thence southerly through a central angle of 12°24'56", 263.28 feet along said curve to the **Point of Beginning**; thence North 69°17'41" West 50.00 feet to a point herein after referred to as **Point "A"** and the beginning of a non-tangent curve concave northwesterly, having a radius of 1,165.00 feet and a chord bearing South 24°43'42" West 153.41 feet; thence southwesterly through a central angle of 07°33'01", 153.52 feet along said curve to a point on the northerly line of White Rock Road, as shown on last said PARCEL MAP and herein after referred to as **Point "B"**; thence along last said northerly line the following three (3) courses:

- 1) South 85°22'15" East 52.54 feet,
- 2) North 00°45'10" West 65.64 feet and
- 3) South 85°11'55" East 33.36 feet to the beginning of a curve concave northwesterly, having a radius of 1,215.00 feet and a chord bearing North 22°33'12" East 68.28 feet;

thence northeasterly through a central angle of $03^{\circ}13'13''$, 68.29 feet along said curve to the **Point of Beginning**.

Together with all that portion of last said PARCEL 1, more particularly described as follows:

Commencing at the hereinabove described **Point "A"**; thence North $69^{\circ}17'41''$ West 130.00 feet to the **Point of Beginning**; thence continuing, North $69^{\circ}17'41''$ West 50.00 feet to the beginning of a non-tangent curve concave northwesterly, having a radius of 985.00 feet and a chord bearing South $27^{\circ}09'28''$ West 211.36 feet; thence southwesterly through a central angle of $12^{\circ}19'06''$, 211.77 feet along said curve to the northerly line of White Rock Road, as shown on last said PARCEL MAP and the beginning of a non-tangent curve concave southerly, having a radius of 279.98 feet and a chord bearing South $88^{\circ}09'18''$ East 27.20 feet; thence along last said northerly line, the following two (2) courses:

- 1) easterly through central angle of $05^{\circ}34'09''$, 27.21 feet along said curve to a 6" x 6" concrete monument shown on last said PARCEL MAP, and
- 2) South $85^{\circ}22'15''$ East 30.10 feet to the beginning of a non-tangent curve concave northwesterly, having a radius of 1,035.00 feet and chord bearing North $26^{\circ}21'27''$ East 193.84 feet;

thence leaving last said northerly line, northeasterly through a central angle of $10^{\circ}44'47''$, 194.12 feet along said curve to the **Point of Beginning**.

Together with all that portion of last said PARCEL 1, more particularly described as follows:

Commencing at the hereinabove described **Point "B"** and the continuation of the hereinabove described 1,165.00 foot radius curve, having a chord bearing South $30^{\circ}08'18''$ West 66.47 feet; thence along last said continuation, southwesterly through a central angle of

03°16'10", 66.48 feet along said curve to the southerly line of last said White Rock Road; thence along last said southerly line, the following three (3) courses:

- 1) South 85°22'15" East 127.18 feet to a 6" x 6" concrete monument and the beginning of a curve concave southerly, having a radius of 1,969.82 feet and a chord bearing South 83°42'45" East 114.01 feet,
- 2) southeasterly through a central angle of 03°19'00", 114.03 feet along said curve to a 5/8" rebar with aluminum cap, stamped "RCE 26342" and
- 3) South 82°03'15" East 127.78 feet to the beginning of a non-tangent curve concave southeasterly having a radius of 150.00 feet and a chord bearing South 68°51'07" West 131.68 feet and the **Point of Beginning**;

thence southwesterly through a central angle of 52°04'18", 136.32 feet along said curve; thence South 42°48'58" West 236.44 feet to the beginning of a curve concave northerly having a radius of 210.00 feet and a chord bearing South 79°05'37" West 248.51 feet; thence westerly through a central angle of 72°33'17", 265.93 feet along said curve; thence South 79°13'45" West 65.29 feet; thence South 35°21'33" West 547.10 feet to the easterly line of the IRREVOCABLE OFFER OF DEDICATION SLOPE EASEMENT from Huddinge Partners to the COUNTY OF EL DORADO, recorded June 14, 2004 in Document Number 2004-0048078, El Dorado County Records; thence along last said easterly line, the following seven (7) courses:

- 1) South 32°36'46" West 4.33 feet,
- 2) South 31°12'37" West 23.21 feet,
- 3) South 55°13'07" East 18.84 feet,
- 4) South 34°46'53" West 30.00 feet,
- 5) North 55°13'07" West 17.09 feet,
- 6) South 36°10'40" West 48.81 feet, and
- 7) South 33°50'19" West 51.27 feet;

thence leaving last said easterly line, South 54°38'27" East 25.40 feet; thence North 35°21'33" East 268.63 feet; thence South 54°38'27" East 40.00 feet; thence North 35°21'33" East 232.84


feet; thence North 54°38'27" West 40.00 feet; thence North 32°24'32" East 97.15 feet; thence North 35°21'33" East 103.26 feet; thence North 79°13'45" East 33.48 feet; thence South 70°56'07" East 62.08 feet to the beginning of a curve concave northerly, having a radius of 200.00 feet and a chord bearing North 75°27'54" East 221.36 feet; thence northeasterly through a central angle of 67°11'59", 234.57 feet along said curve; thence North 41°51'54" East 301.42 feet to the beginning of a curve concave southeasterly, having a radius of 90.00 feet and a chord bearing North 69°54'19" East 84.62 feet; thence northeasterly through a central angle of 56°04'51", 88.09 feet along said curve to last said southerly line of last said White Rock Road; thence along last said southerly line, North 82°03'15" West 13.65 feet to the **Point of Beginning**.

Together containing 65,518 square feet or 1.50 acres, more or less.

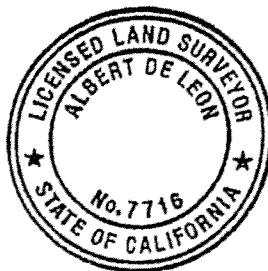
See Exhibit "B", attached hereto and made a part hereof.

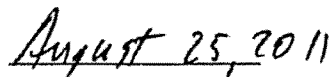
Bearings used in the above description(s) are based upon CCS83 Zone 2, Epoch 1991.35. Grid distances shown are in US Survey feet, divide the distances shown above by 0.99991 to obtain ground level distances.

This real property description has been prepared at Mark Thomas & Company, Inc., by me, or under my direction, in conformance with the Professional Land Surveyors Act.



Albert DeLeon, LS 7716
License expires 3-31-13




Date

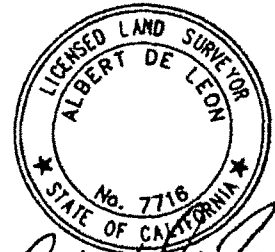
LEGEND

PROPOSED & EXISTING
 L L L ACCESS-CONTROL
 RIGHT OF WAY

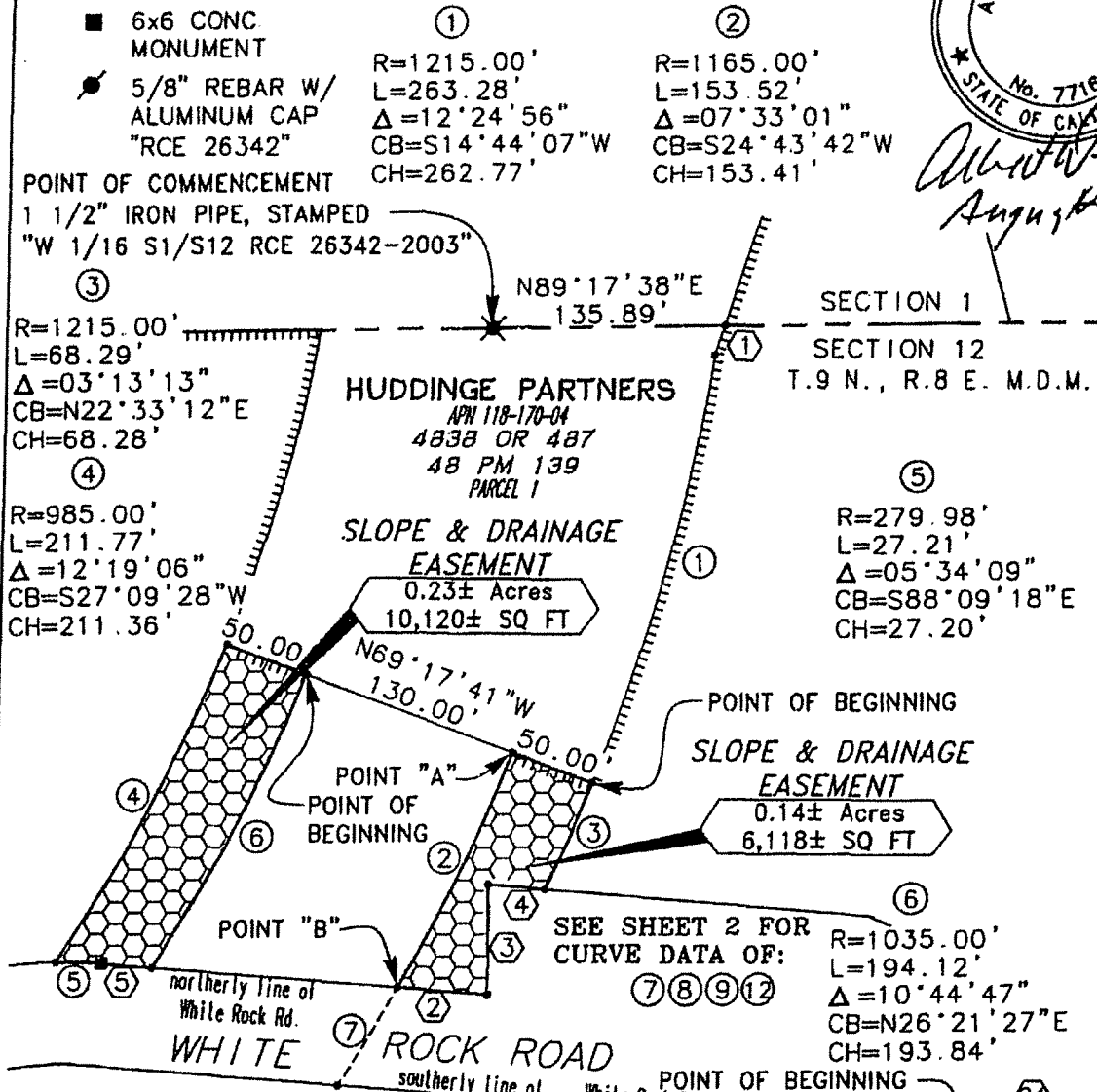
- 6x6 CONC MONUMENT
- 5/8" REBAR W/ ALUMINUM CAP "RCE 26342"

POINT OF COMMENCEMENT
 1 1/2" IRON PIPE, STAMPED
 "W 1/16 S1/S12 RCE 26342-2003"

EXHIBIT "B"



Albert De Leon
 August 15, 2011



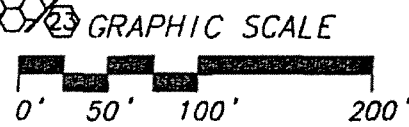
LINE TABLE

northerly line of White Rock Rd.	①	S17°28'44"W	16.94'
	②	S85°22'15"E	52.54'
	③	N00°45'10"W	65.64'
	④	S85°11'55"E	33.36'
	⑤	S85°22'15"E	30.10'
	⑥	S85°22'15"E	127.18'
	⑦	S82°03'15"E	127.78'

SLOPE & DRAINAGE EASEMENT
 1.13± Acres
 49,279± SQ FT

SEE SHEET 2

③	N41°51'54"E	301.42'
④	N82°03'15"W	13.65'



SHEET 1 OF 3

mt
 DWG. BY RPM
 CK. BY MJS
 SCALE
 1"=100'

EXHIBIT "B"
 APN 118-170-04
 IN THE COUNTY OF EL DORADO
 STATE OF CALIFORNIA

Mark Thomas & Co., Inc.
 7300 Folsom Blvd, Ste. 203
 Sacramento, CA 95826
 (916) 381-9100

LEGEND

- 6x6 CONC. MONUMENT
- 5/8" REBAR W/ ALUMINUM CAP "RCE 26342"
- DIMENSION POINT TYPICAL

EXHIBIT "B"

⑦	⑧	⑨
R=1165.00'	R=1969.82'	R=150.00'
L=66.48'	L=114.03'	L=136.32'
Δ=03°16'10"	Δ=03°19'00"	Δ=52°04'18"
CB=S30°08'18"W	CB=S83°42'45"E	CB=S68°51'07"W
CH=66.47'	CH=114.01'	CH=131.68'

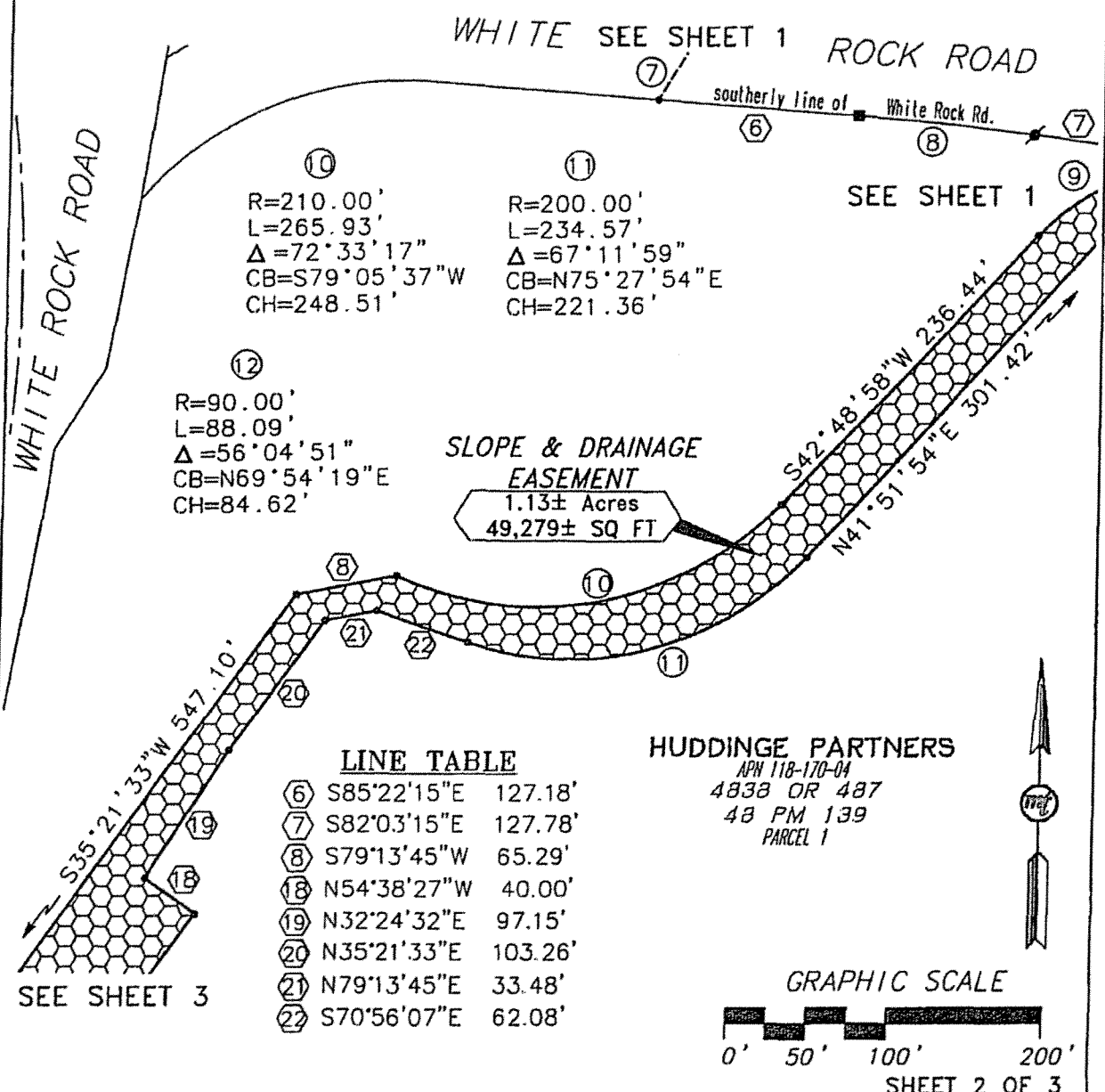


EXHIBIT "B"
APN 118-170-04
IN THE COUNTY OF EL DORADO
STATE OF CALIFORNIA

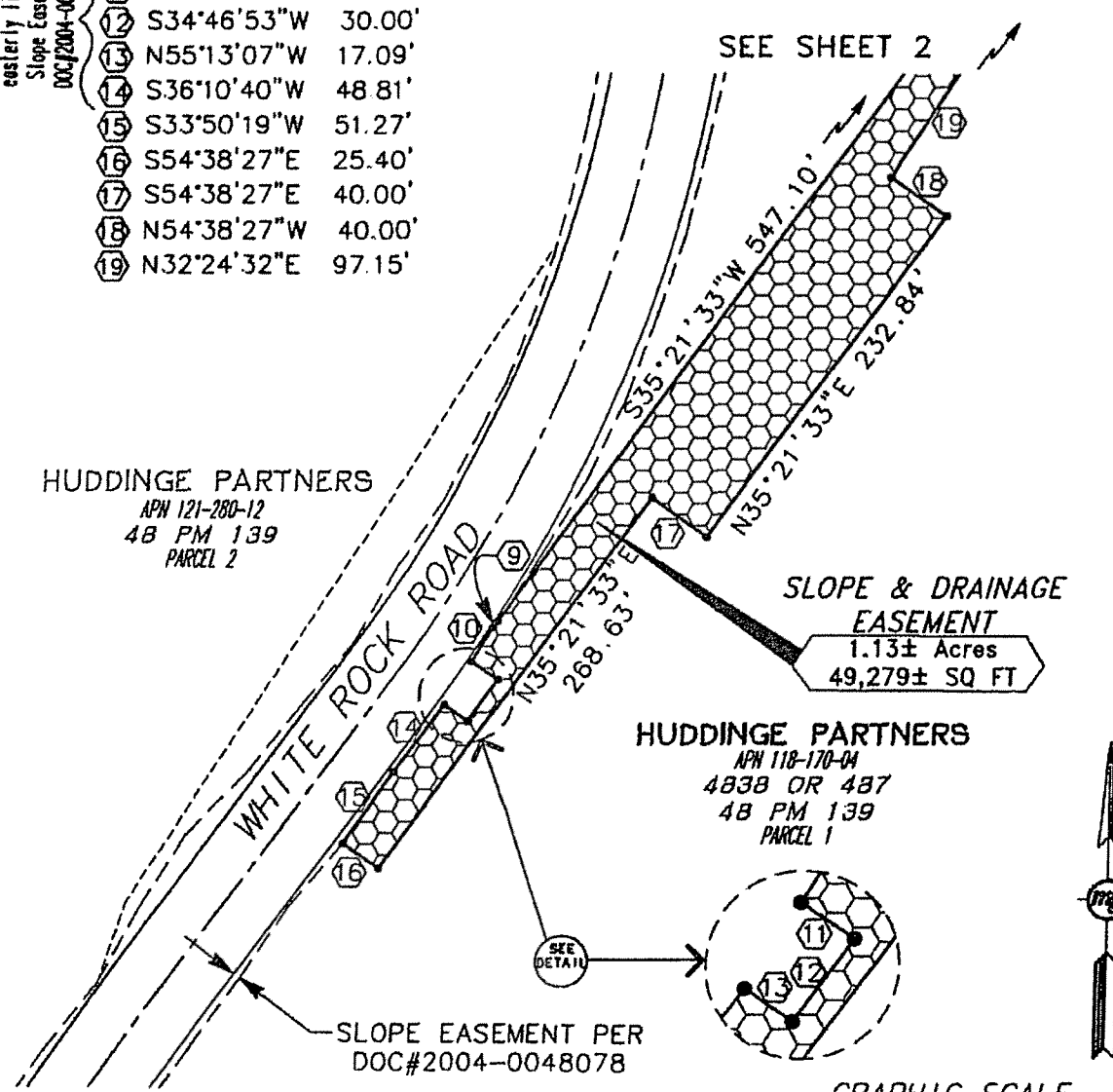
Mark Thomas & Co., Inc.
7300 Folsom Blvd, Ste. 203
Sacramento, CA 95826
(916) 381-9100

DWG. BY RPM	SCALE
CK. BY MJS	1"=100'

EXHIBIT "B"

LINE TABLE

easterly line of Slope Easement DOC#2004-0048078	⑨	S32°36'46"W	4.33'
	⑩	S31°12'37"W	23.21'
	⑪	S55°13'07"E	18.84'
	⑫	S34°46'53"W	30.00'
	⑬	N55°13'07"W	17.09'
	⑭	S36°10'40"W	48.81'
	⑮	S33°50'19"W	51.27'
	⑯	S54°38'27"E	25.40'
	⑰	S54°38'27"E	40.00'
	⑱	N54°38'27"W	40.00'
	⑲	N32°24'32"E	97.15'



HUDDINGE PARTNERS
APN 121-280-12
48 PM 139
PARCEL 2

SLOPE & DRAINAGE
EASEMENT
1.13± Acres
49,279± SQ FT

HUDDINGE PARTNERS
APN 118-170-04
4838 OR 487
48 PM 139
PARCEL 1

SLOPE EASEMENT PER
DOC#2004-0048078

GRAPHIC SCALE



SHEET 3 OF 3



EXHIBIT "B"
APN 118-170-04
IN THE COUNTY OF EL DORADO
STATE OF CALIFORNIA

Mark Thomas & Co., Inc.
7300 Folsom Blvd, Ste. 203
Sacramento, CA 95826
(916) 381-9100

DWG. BY RPM	SCALE
CK. BY MJS	1"=100'

EXHIBIT A

APN 118-170-04

LEGAL DESCRIPTION

All that property situate in the County of El Dorado, State of California, being a portion of PARCEL 1 as shown on the map titled "PARCEL MAP", filed in Book 48 of Parcel Maps, at Page 139, El Dorado County Records, more particularly described as follows:

TEMPORARY CONSTRUCTION EASEMENT

Beginning at a 6" x 6" concrete monument on the northerly line of White Rock Road, marking the westerly terminus of a course, shown as North 85°22'15" West 226.60 feet, on the RECORD OF SURVEY, filed in Book 32 of Record of Surveys, at Page 88, El Dorado County Records; thence North 85°22'15" West 180.37 feet to the easterly line of Silva Valley Parkway, as shown on last said RECORD OF SURVEY; thence along last said easterly line, South 37°20'52" East 19.14 feet and South 09°08'23" West 44.22 feet to last said northerly line and the beginning of a non-tangent curve concave southerly, having a radius of 279.98 feet and a chord bearing North 75°48'05" East 180.71; thence easterly, along last said northerly line, through a central angle of 37°39'19", 184.00 feet along said curve to the **Point of Beginning**.

Containing 3,138 square feet or 0.07 acres, more or less.

See Exhibit "B", attached hereto and made a part hereof.

Bearings used in the above description(s) are based upon CCS83 Zone 2, Epoch 1991.35. Grid distances shown are in US Survey feet, divide the distances shown above by 0.99991 to obtain ground level distances.

This real property description has been prepared at Mark Thomas & Company, Inc., by me, or under my direction, in conformance with the Professional Land Surveyors Act.

Albert De Leon
Albert DeLeon, LS 7716

August 25, 2011
Date

License expires 3-31-13



EXHIBIT "B"

LEGEND

- DIMENSION POINT TYPICAL



Albert De Leon
August 25, 2011

SECTION 1

SECTION 12

T.9 N., R.8 E. M.D.M.

LINE TABLE

- ① S37°20'52"E 19.14'
- ② S09°08'23"W 44.22'

HUDDINGE PARTNERS
4838 OR 487
48 PM 139
PARCEL 1

TCE

0.07± Acres
3,138± SQ FT

POINT OF BEGINNING
6x6 CONC. MONUMENT

N85°22'15"W
180.37'

northerly line of White Rock Road

WHITE ROCK ROAD

SILVA VALLEY PARKWAY
easterly line of
Silva Valley Parkway

①
R=279.98'
L=184.00'
Δ=37°39'19"
CB=N75°48'05"E
CH=180.71'



GRAPHIC SCALE



SHEET 1 OF 1



EXHIBIT "B"
APN 118-170-04
IN THE COUNTY OF EL DORADO
STATE OF CALIFORNIA

Mark Thomas & Co., Inc.
7300 Folsom Blvd, Ste. 203
Sacramento, CA 95826
(916) 381-9100

DWG. BY RPM	SCALE
CK. BY MJS	1"=100'