

Placer Title Company  
Escrow No. 205-10797-BAS  
RECORDING REQUESTED BY AND  
WHEN RECORDED RETURN TO:  
County of El Dorado  
Board of Supervisors  
330 Fair Lane  
Placerville, CA 95667

  
El Dorado, County Recorder  
William Schultz Co Recorder Office  
**DOC- 2013-0045371-00**  
Acct 6-PLACER TITLE CO  
Wednesday, AUG 28, 2013 14:46:54  
Ttl Pd \$0.00 Rcpt # 0001550066  
KMV/C1/1-10

CT #  
APN 118-170-04

Above section for Recorder's use

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

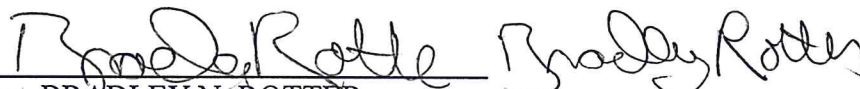
## GRANT OF SLOPE AND DRAINAGE EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **HUDDINGE PARTNERS, A NEVADA LIMITED PARTNERSHIP**, hereinafter referred to as "Grantor", grants to the **COUNTY OF EL DORADO, a political subdivision of the State of California**, a slope and drainage easement for slope construction, maintenance and drainage together with any and all appurtenances appertaining thereto, over, under, upon, and across a portion of all those certain real properties situate in the unincorporated area of the County of El Dorado, State of California,

**DESCRIBED IN EXHIBIT 'A' AND DEPICTED IN EXHIBIT 'B' ATTACHED HERETO AND MADE A PART HEREOF, WHICH DESCRIPTION IS BY THIS REFERENCE INCORPORATED HEREIN.**

IN WITNESS WHEREOF, Grantor has herein subscribed their names on this 8  
day of Aug, 2013. 9

**GRANTOR:**  
**HUDDINGE PARTNERS, A NEVADA LIMITED PARTNERSHIP**

  
By: BRADLEY N. ROTTER

Its: General Partner

Notary Acknowledgements Follow

CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

State of California )

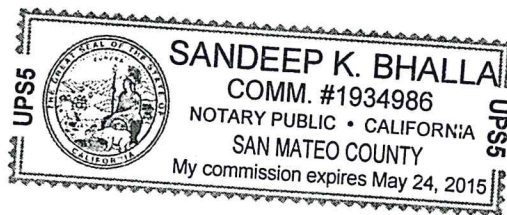
)ss.

County of San Mateo )

On August 9th, 2013 before me, Sandeep K. Bhalla,  
Notary Public, personally appeared **BRADLEY N. ROTTER**, 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 Sandeep K. Bhalla (Seal)



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

August 25, 2011  
Date



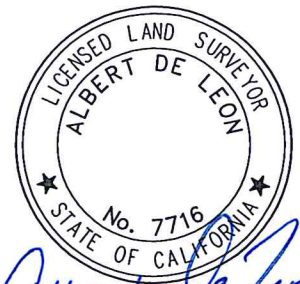
**LEGEND**

PROPOSED & EXISTING  
 LLL ACCESS-CONTROL  
 RIGHT OF WAY

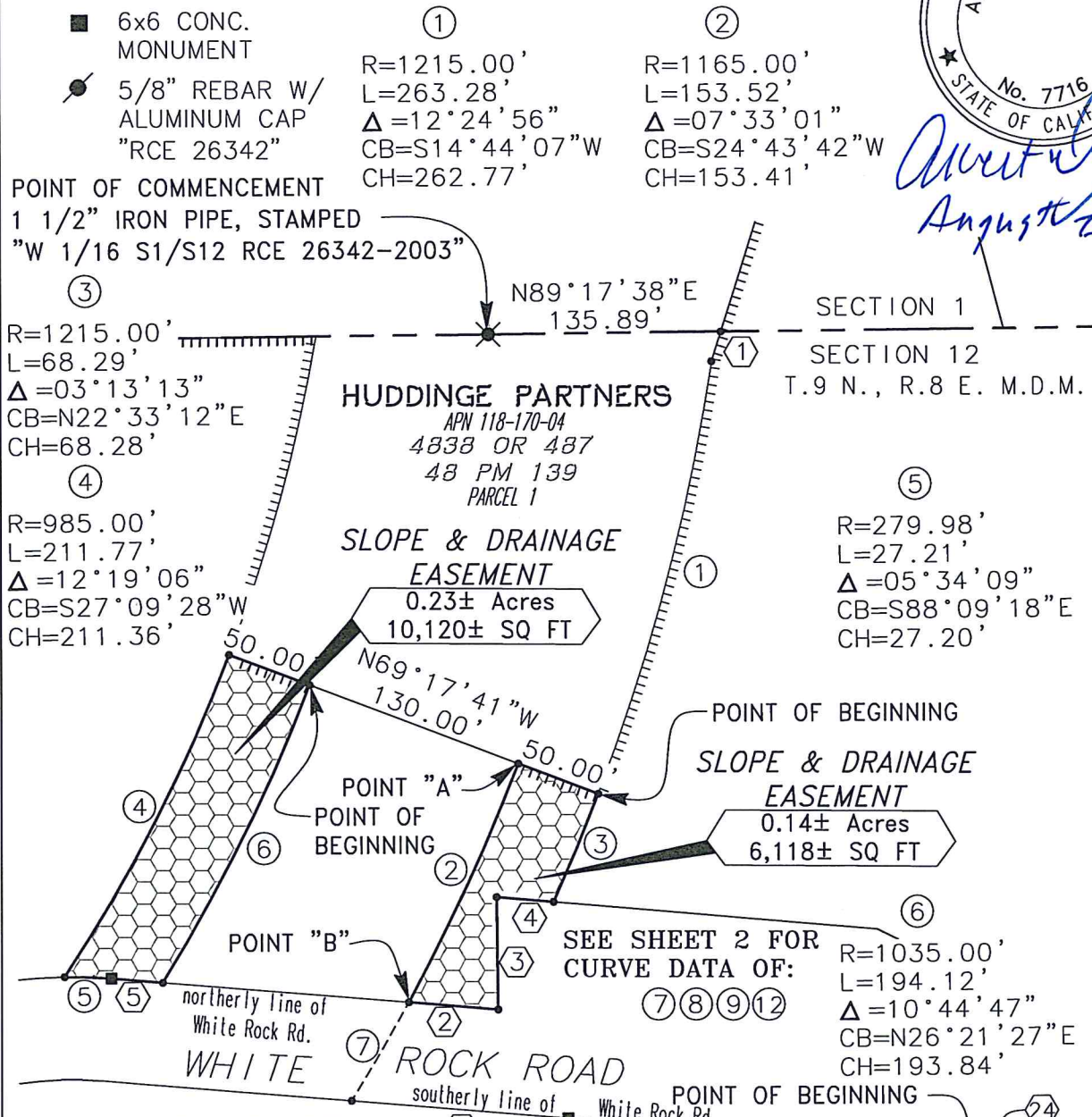
- 6x6 CONC. MONUMENT
- 5/8" REBAR W/ ALUMINUM CAP "RCE 26342"

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

*EXHIBIT "B"*



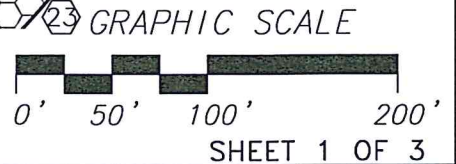
*Albert de Leon*  
 August 25, 2011



**LINE TABLE**

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'

⑧	SLOPE & DRAINAGE EASEMENT	1.13± Acres	49,279± SQ FT
⑨	SEE SHEET 2		
⑫	N41°51'54"E	301.42'	
⑭	N82°03'15"W	13.65'	



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

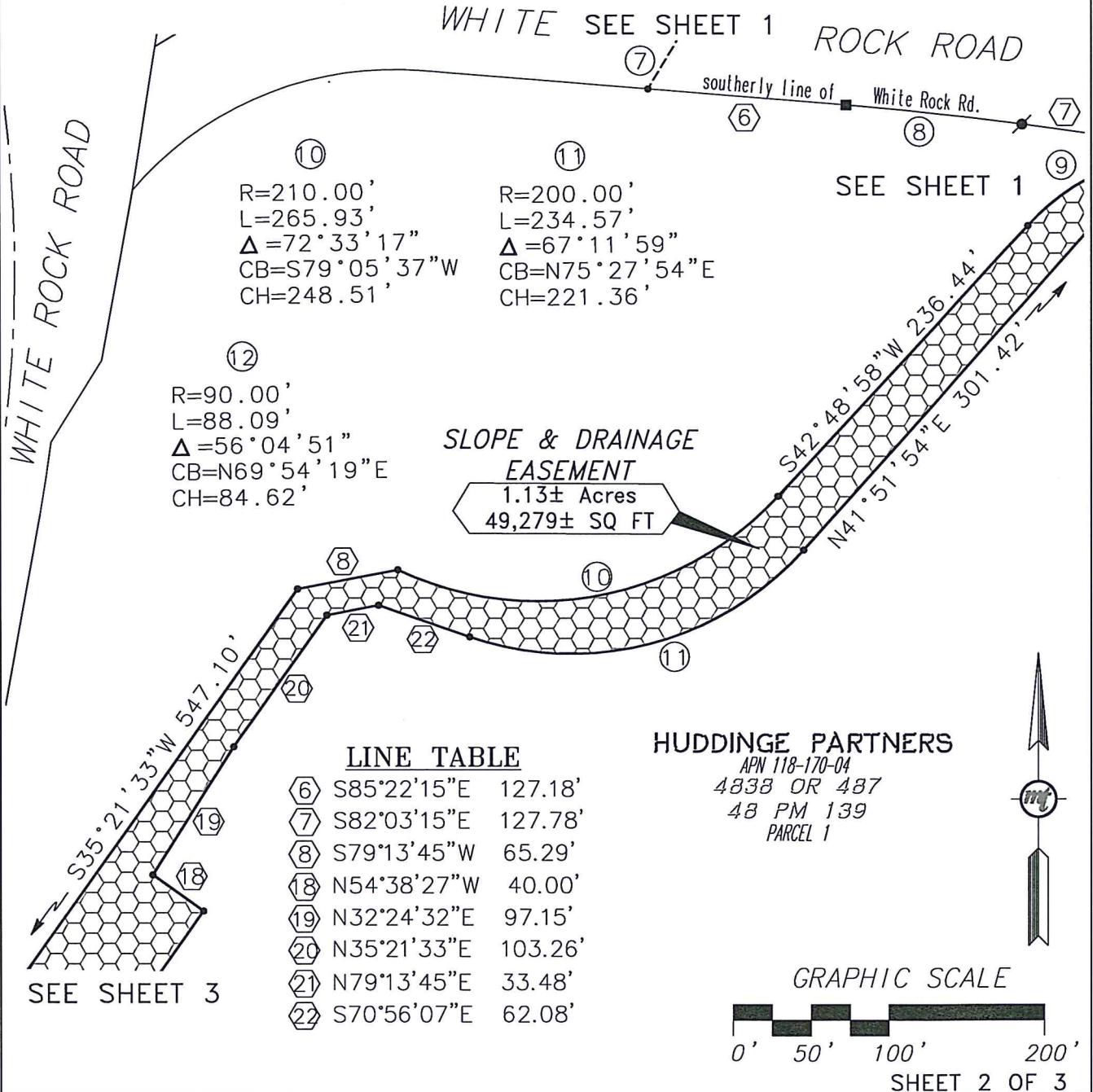
04537.1

**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'




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



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

SEE SHEET 2

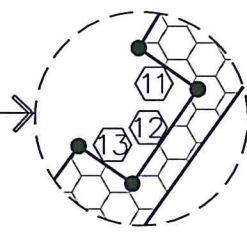
SLOPE & DRAINAGE  
EASEMENT  
1.13± Acres  
49,279± SQ FT

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

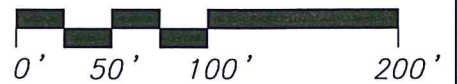
WHITE ROCK ROAD

SEE  
DETAIL

SLOPE EASEMENT PER  
DOC#2004-0048078



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

045371

WHEN RECORDED, RETURN TO:

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

APN 118-170-04

**CERTIFICATE OF ACCEPTANCE**

**This is to certify** that the interest in real property conveyed by the Slope and Drainage Easement Deed dated

August 9, 2013 from **HUDDINGE PARTNERS, A NEVADA LIMITED PARTNERSHIP**, to the **COUNTY OF EL DORADO**, a **political subdivision of the State of California**, 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.

Dated this 11 day of June, 2013.

**COUNTY OF EL DORADO**

By: \_\_\_\_\_

*Ron Briggs*  
Ron Briggs, Chair  
Board of Supervisors

ATTEST:

James S. Mitrison,  
Clerk of the Board of Supervisors

By: \_\_\_\_\_

*James S. Mitrison*  
Deputy Clerk

08/28/2013, 20130045371