

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

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

Assessor's Parcel Number 115-410-05
(Formerly APN 115-010-30)

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

Above section for Recorder's use

GRANT OF SLOPE AND DRAINAGE EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **SPRINGS EQUESTRIAN CENTER, INC.**, hereinafter referred to as "Grantor", hereby grants to the **COUNTY OF EL DORADO, a political subdivision of the State of California**, a slope easement for slope construction, maintenance and drainage together with any and all appurtenances appertaining thereto, over, under, upon and across a portion of all that certain real property 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 its name on this 1 day of OCTOBER, 2008.

GRANTOR

Springs Equestrian Center, Inc.

By: 

President

Its:

(All Signatures Must Be Notarized)

*see attached
notarization*

Exhibit "A"

**APN 115-010-30-100
LEGAL DESCRIPTION**

All that certain real property situate in the County of El Dorado, State of California in the Southeast One-Quarter of the Southwest One-Quarter and the Southwest One-Quarter of the Southeast One-Quarter of Section 19, Township 10 North, Range 9 East, M.D.M., being a portion of "PARCEL NO. 2" as conveyed to "SPRINGS EQUESTRIAN CENTER, INC." per that grant deed filed as "Doc-2003-0043679-00" Official Records of said County, being more particularly described as follows:

SLOPE AND DRAINAGE EASEMENT

Commencing at the Section Corner common to Sections 19, 20, 29 and 30 of said Township and Range at a 1-1/2 inch capped iron pipe, marked appropriately for said Section Corner and stamped "RCE 20462 1974", thence from said point of commencement along the following 3 courses:

1. North 64°08'11" West 2840.95 feet to a 2 inch capped iron pipe set on the Northerly line of Parcel 1 per that particular Parcel Map filed in Book 10 of Parcel Maps at Page 81, El Dorado County Records and stamped "ED. CO. DPW. 40.00 2+59 1976"; thence,
2. Leaving said Northerly line North 81°15'38" West 430.27 feet to a 2-1/2 inch iron pipe with washer stamped RCE 13409 on the Southerly line of Green Valley Road; thence,
3. South 35°23'29" East 273.26 feet to a point on the Southerly line of Deer Valley Road and the **True Point of Beginning** of the herein described strip of land.

Thence from said **Point of Beginning** along the following 10 courses:

1. Leaving said Southerly line North 87° 01'32" East 13.63 feet; thence,
2. North 57°28'38" East 22.64 feet; thence,
3. South 45°58'59" East 178.87 feet; thence,
4. South 44°09'18" East 136.93 feet; thence,
5. South 55°12'22" East 201.33 feet; thence,

Exhibit "A" (Continuation)

6. South 74°08'11" East 25.50 feet to a point on the Southerly line of Green Valley Road; thence,
7. Along said Southerly line North 51°02'46" West 224.26 feet; thence,
8. Continuing along said Southerly line North 45°09'31" West 307.55 feet to the beginning of a 20.00 foot radius tangent curve being concave to the South; thence,
9. To the left, along the arc of said curve, having a central angle of 92°15'53" and being subtended by a chord bearing South 88°42'33" West 28.84 feet to a point of reverse curvature at a 530.00 feet radius tangent curve on the Southerly line of Deer Valley Road; thence,
10. To the right, along the arc of said curve, being concave to the Northwest, having a central angle of 3°53'56" and being subtended by a chord bearing South 44°31'34" West 36.06 feet to the **Point of Beginning** from which said Section Corner bears South 69°02'00" East 3023.59 feet.

Containing 11,492 square feet, more or less.

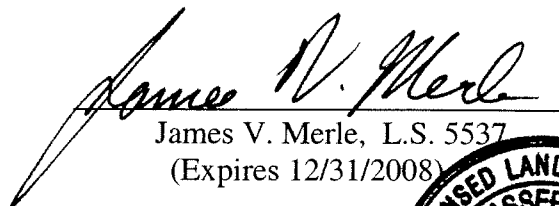
End of Description

The basis for all bearings contained herein is the bearing North 64° 08' 11" West, along a line between a one and one-half inch capped iron pipe, stamped "RCE 20462 1974", marked appropriately for the Section Corner common to Sections 19, 20, 29 and 30, Township 10 North, Range 9 East, M.D.M and a 2 inch capped iron pipe on the Southerly line of "Deer Valley Road", stamped "ED. CO. DPW. 40.00 2+59 1976".

SURVEYOR'S STATEMENT

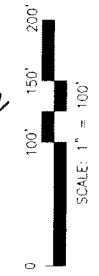
I hereby state that I am a Licensed Land Surveyor of the State of California; that this Plat (and/or) description (were/was) prepared under my supervision.

Dated: March 4, 2008


James V. Merle, L.S. 5537
(Expires 12/31/2008)

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CURVE TABLE			
CURVE	RADIUS	CH. BEARING & DISTANCE	
C1	20.00'	92°15'53"	S88°42'33"W 28.84'
C2	530.00'	3°53'56"	S44°31'34"W 36.06'

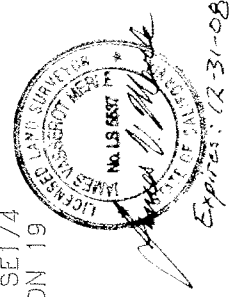
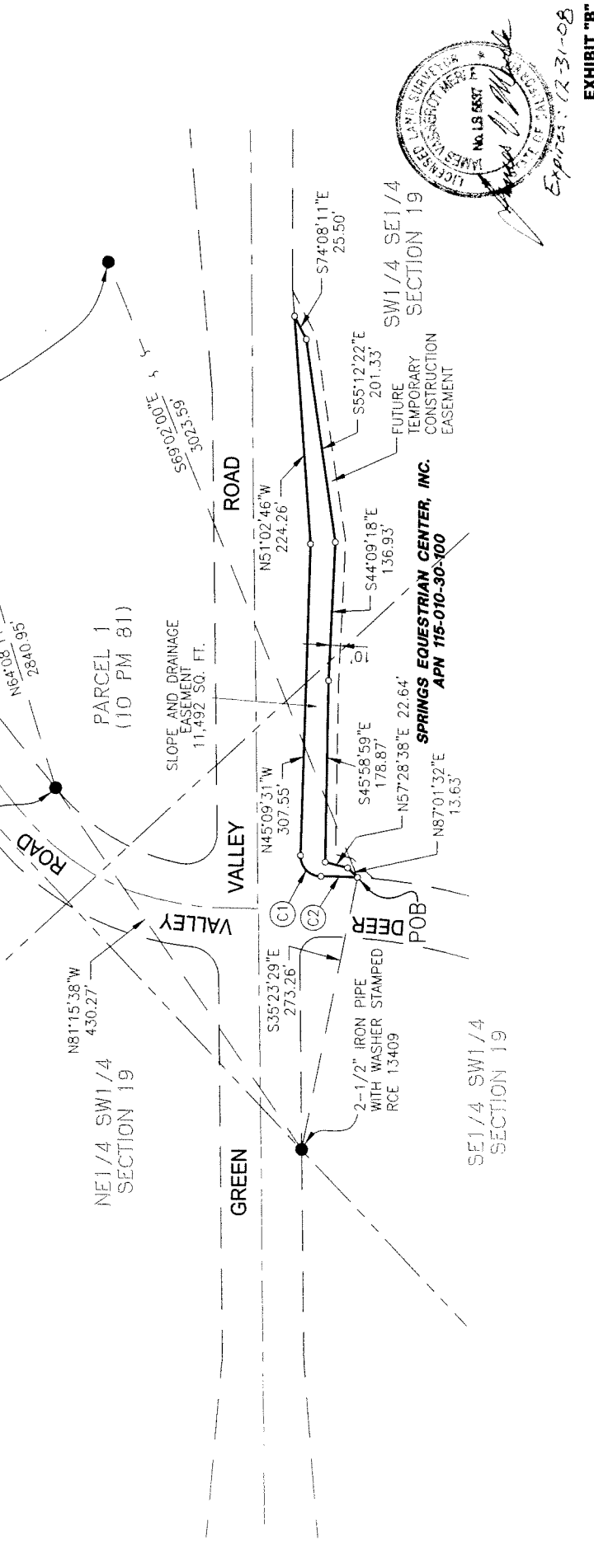
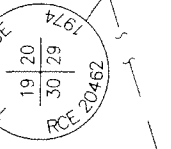
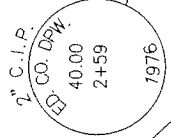


EXHIBIT "B"

Client/Project
SILVER SPRINGS, LLC
OFFSITE IMPROVEMENTS
GREEN VALLEY ROAD/DEER VALLEY ROAD

SLOPE & DRAINAGE EASEMENT

March, 2008
154412000



Stantec

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Placer }

On Oct. 1, 2008 before me, John F. Johnson, Notary Public
Date Here Insert Name and Title of the Officer

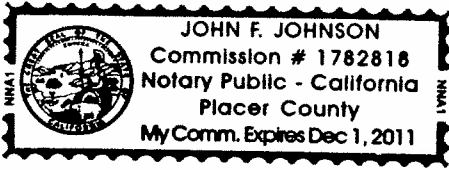
personally appeared Dennis Fay Graham
Name(s) of Signer(s)

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 John F. Johnson
Signature of Notary Public



Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Grant of Slope and Drainage Easement
 Document Date: Oct. 1, 2008 Number of Pages: 4 pages
 Signer(s) Other Than Named Above: None

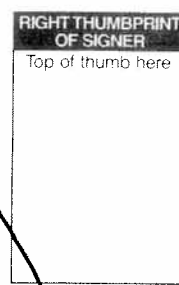
Capacity(ies) Claimed by Signer(s)

Signer's Name: Dennis Fay Graham
 Individual
 Corporate Officer — Title(s): President
 Partner — Limited General
 Attorney in Fact
 Trustee
 Guardian or Conservator
 Other: _____



Signer Is Representing: _____

Signer's Name: _____
 Individual
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Attorney in Fact
 Trustee
 Guardian or Conservator
 Other: _____



Signer Is Representing: _____

