

Placer Title Company  
Escrow No. 205-10797-BAS  
RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:

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



El Dorado, County Recorder  
William Schultz Co Recorder Office  
**DOC- 2013-0045369-00**

Acct 6-PLACER TITLE CO  
Wednesday, AUG 28, 2013 14:46:54  
Ttl Pd \$0.00 Rcpt # 0001550064  
KMV/C1/1-9

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

PCOS  
FILED

## GRANT DEED

**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**, in fee, 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 8 day of August, 2013. 9

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

  
By: BRADLEY N. ROTTER

Its: General Partner

Notary Acknowledgement Follows


CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

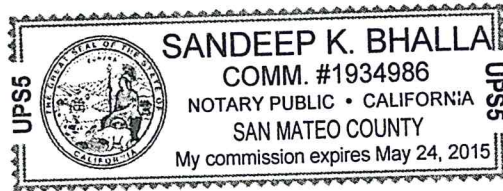
State of California )

County of San Mateo )ss.  
)

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  (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:

**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*

Albert DeLeon, LS 7716

License expires 3-31-13



*August 25, 2011*  
Date

045369

EXHIBIT "B"

LEGEND

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

■ 6x6 CONC. MONUMENT

⊙ 5/8" REBAR W/ ALUMINUM CAP "RCE 26342"

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'



*Albert De Leon*  
August 25, 2011

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

③  
R=1035.00'  
L=194.12'  
Δ=10°44'47"  
CB=N26°21'27"E  
CH=193.84'

④  
R=1165.00'  
L=66.48'  
Δ=03°16'10"  
CB=S30°08'18"W  
CH=66.47'

HUDDINGE PARTNERS

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

FEE

0.52± Acres  
22,579± SQ FT

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

⑤  
R=1969.82'  
L=114.03'  
Δ=03°19'00"  
CB=S83°42'45"E  
CH=114.01'

LINE TABLE

①	S17°28'44"W	16.94'
②	N85°22'15"W	143.96'
③	S85°22'15"E	127.18'
④	S82°03'15"E	127.78'
⑨	S85°22'15"E	145.40'

SEE SHEET 2 FOR CURVE DATA OF:

⑥ ⑩

POINT OF BEGINNING  
northerly ② line of White Rock Rd.

POINT "A"

WHITE ROCK ROAD

southerly line of White Rock Rd.

FEE

4.53± Acres  
197,467± SQ FT

SEE SHEET 2

GRAPHIC SCALE



SHEET 1 OF 3



DWG. BY RPM  
CK. BY MJS

SCALE  
1"=100'

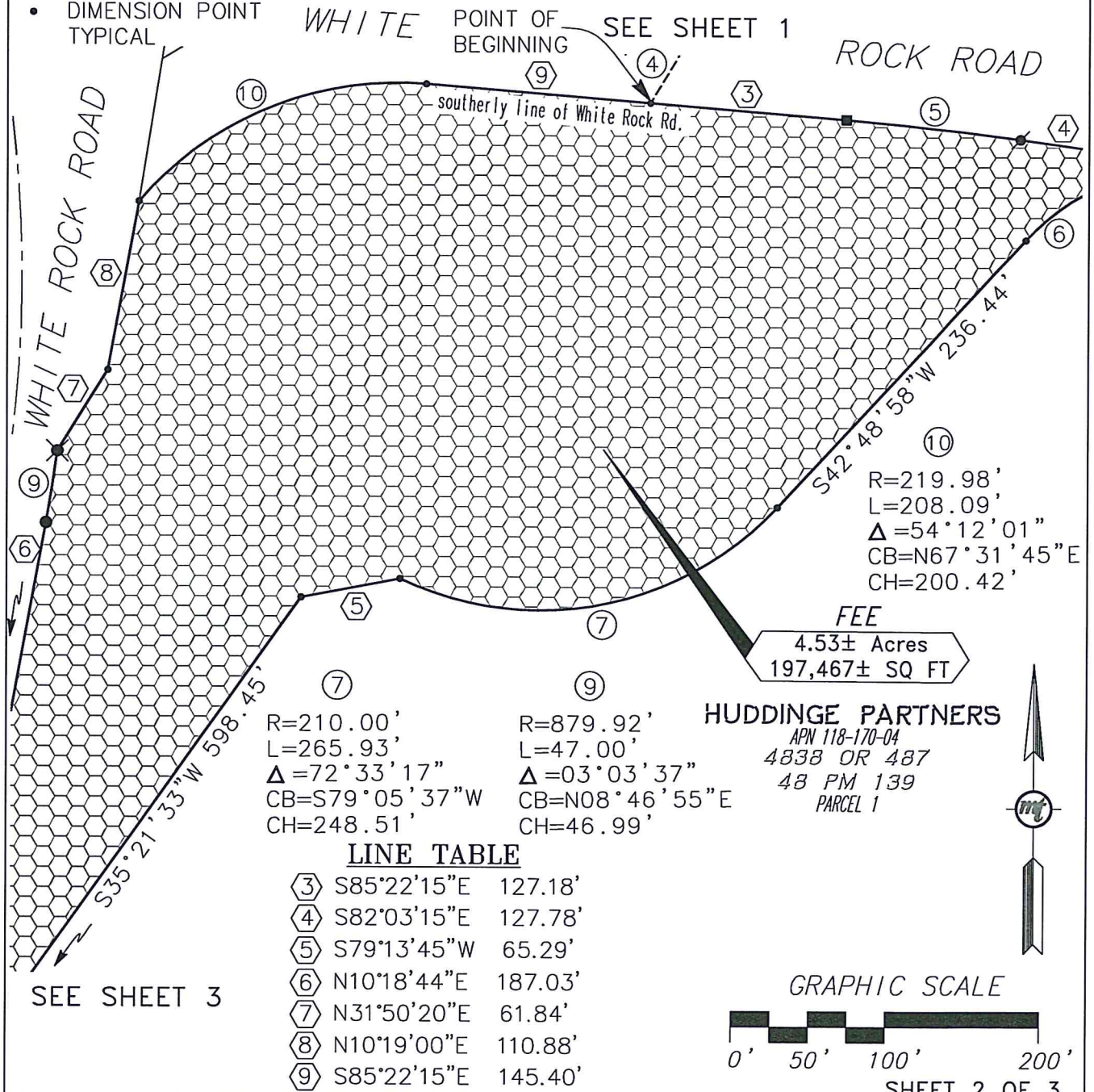
EXHIBIT "B"  
APN 118-170-04  
IN THE COUNTY OF EL DORADO  
STATE OF CALIFORNIA

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

EXHIBIT "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'     |



⑩  
 R=219.98'  
 L=208.09'  
 Δ=54°12'01"  
 CB=N67°31'45"E  
 CH=200.42'

**FEE**  
 4.53± Acres  
 197,467± SQ FT

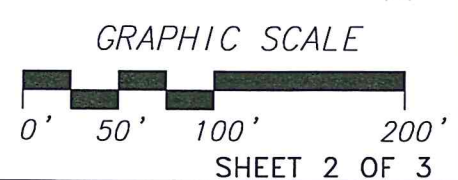

**HUDDINGE PARTNERS**  
 APN 118-170-04  
 4838 OR 487  
 48 PM 139  
 PARCEL 1

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

SEE SHEET 3

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

**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

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  
48 PM 139  
PARCEL 2

**FEE**  
4.53± Acres  
197,467± SQ FT

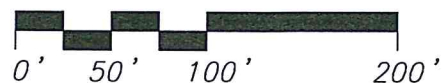
⑧  
R=879.92'  
L=384.66'  
Δ=25°02'49"  
CB=N22°50'08"E  
CH=381.60'

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

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



GRAPHIC SCALE



SHEET 3 OF 3



DWG. BY RPM      SCALE  
CK. BY MJS      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



045369

WHEN RECORDED, RETURN TO:

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

APN 118-170-04

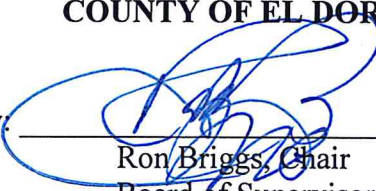
**CERTIFICATE OF ACCEPTANCE**

**This is to certify** that the interest in real property conveyed by the Grant 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, Chair  
Board of Supervisors

ATTEST:

James S. Mitrisin,  
Clerk of the Board of Supervisors

By:   
Deputy Clerk

08/28/2013, 20130045369