

RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:

CITY OF GRASS VALLEY  
Attn.: City Clerk  
125 East Main Street  
Grass Valley, CA 95945

*(Space above for Recorder's use only.)*

## GRANT OF OPEN SPACE LAND TO THE CITY OF GRASS VALLEY

THIS GRANT OF OPEN SPACE LAND ("Agreement") is made as of this \_\_\_\_ day of \_\_\_\_\_, 2024 by GVC Property 18 LLC, a California limited liability company ("Grantor"), and the City of Grass Valley, a municipal corporation ("Grantee").

### RECITALS

- A. Grantor is the owner in fee simple of that certain real properties Easterly of Brunswick Road described and recorded in Document No.2018-021263, Official Records, County of Nevada, State of California and incorporated herein by this reference "The Property").
- B. Portions of the "The Property" possess natural, wildlife habitat and open space values (collectively "Conservation Values").
- C. The preservation of open space, wildlife habitat lands and scenic vistas is consistent with the adopted policies of the State of California, the County of Nevada and the City of Grass Valley.
- D. A portion of the Property containing such Conservation Values will be protected as open space in perpetuity pursuant to this Agreement, as said portion is described on Exhibit A and shown on Exhibit B attached hereto and incorporated herein by this reference (the "Open Space Land Dedication").
- E. Grantor, as owner of the Property, intends to convey in fee simple to Grantee a portion of "The Property", being described as Lot "A" and Lot "B" with the requirement to enforce the protection, in perpetuity, of the natural, scenic, historical, recreation, open space and other Conservation Values of the Open Space Property, pursuant to the restrictions contained herein.
- F. Grantee is authorized to implement and/or enforce a program of natural area conservation and stewardship.
- G. The parties herein agree to preserve and protect in perpetuity the Conservation Values of the Open Space Property, for the benefit of this generation and generations to come, with the primary obligation of conveyance falling upon Grantor or its successors and assigns and the primary responsibility of maintenance and enforcement falling upon Grantee.

## AGREEMENT

NOW, THEREFORE, in consideration of the above and for a valuable consideration, and the mutual covenants, terms, conditions and restrictions contained herein, Grantor hereby grants to Grantee an Open Space Land Dedication **Lot "A"** and **Lot "B"** in fee simple, as described in attached **Exhibit "A"** and depicted on **Exhibit "B"**, attached herein and subject to the following terms and conditions:

1. Purpose. The purpose of this Dedication of Land is to assure that the Open Space Property will be retained in perpetuity generally in its natural, scenic and open space condition and to prevent any use of the Open Space Property, that will significantly impair or interfere with its Conservation Values. Accordingly, this Open Space Land Dedication restricts the use of the Open Space Property, **Lot "A" and Lot "B"** to uses that do not degrade the Conservation Values, including hiking and biking trails (which may be paved), equestrian trails, wildlife enhancement, ecological enhancement treatments, timber harvest (for enhancing wildlife habitat, fuels reduction, removal of hazards and appropriate thinning), signage, drainage facilities, trail infrastructure, picnic areas (which may include the construction, use and maintenance of shelters related to such picnic areas), nature study, enjoyment of views (which may include the construction, use and maintenance of viewing decks and viewing facilities), open space, temporary uses that do not degrade the Conservation Values, natural habitat, water wells and infrastructure, and environmental protection consistent with this Dedication. Roadways and roadway uses including infrastructure and utilities shall be allowed for the development and buildout of the Loma Rica Ranch Specific Plan and allow roadway infrastructure and utility locations to be modified and/or relocated but not substantially expanded in land coverage over the Open Space Property as needed.
2. Rights of Grantor. To accomplish the purposes of this Dedication, Grantor hereby irrevocably dedicates **Lot "A"** and **Lot "B"**, but retains the right to enter upon the Open Space Property at reasonable times following notice to identify the current condition of the Open Space Property and monitor compliance with the terms of this Open Space Land Dedication and to take all steps reasonably necessary to prevent or mitigate any activity or condition on the Open Space Property which is inconsistent with the purposes of this Dedication.
3. Prohibited Uses. Any activity on or use of the Open Space Property that is inconsistent with the purposes of this Dedication is prohibited, including development of commercial, industrial or residential uses, mineral exploration, hunting, discharge of firearms and use of off-road vehicles.
4. Reserved Rights. Grantor reserves unto itself and to its successors and assigns all rights which are not transferred and conveyed by this Agreement and which are not inconsistent with the purposes of this Easement, including motorized and non-commercial uses, which do not substantially diminish or detract from the Conservation Values of the Open Space Property, Trails, utilities, roads and roadway uses as per the Loma Rica Specific Plan, appropriately designed fencing, signage, culverts, landscaping, mailbox areas, utilities, easements and other appropriate improvements.
5. Maintenance. Grantee retain the responsibility for ownership, operation, upkeep and maintenance of the Open Space Property (Lot "A" and Lot "B") and for payment of real property taxes, if any.
6. Amendment. If circumstances arise under which an amendment to or modification of this Agreement would be appropriate, Grantor and Grantee may jointly amend this Agreement.

The parties' consent to any such amendment shall not unreasonably be withheld. Any such amendment shall be in writing and recorded in the Official Records of the County of Nevada, California.

7. Notices. Any notice, demand, request or communication that any party desires shall be in writing and delivered as follows:

To Grantor: GVC Property 18, LLC  
Attn.: Thomas A. Baldacci  
12885 Alcosta Blvd. Suite A  
San Ramon, CA 94583

To Grantee: City of Grass Valley  
125 East Main Street  
Grass Valley, CA 95945

8. Recordation. When effective, this instrument shall be recorded by Grantor or Grantee in the Official Records of the County of Nevada, California.

9. General Provisions.

- a. The interpretation and performance of this Agreement shall be governed by the laws of the State of California with venue in the County of Nevada.
- b. This Agreement is made for the sole benefit and protection of Grantor and Grantee and their respective successors and assigns and no other entity, person or party shall have any right of action under this Agreement or any right to enforce the terms and provisions hereof.
- c. The covenants, terms, conditions and restrictions of this Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns and shall continue as a servitude running with the Open Space Property, Lot "A" and Lot "B".

**GRANTOR:**

GVC Property 18, LLC

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

Name: \_\_\_\_\_

Title: \_\_\_\_\_

**GRANTEE:**

City of Grass Valley, a municipal corporation

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

Name: \_\_\_\_\_

Title: \_\_\_\_\_

## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of \_\_\_\_\_)

On \_\_\_\_\_ before me, \_\_\_\_\_  
(insert name and title of the officer)

personally appeared \_\_\_\_\_,  
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)

## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of \_\_\_\_\_)

On \_\_\_\_\_ before me, \_\_\_\_\_  
(insert name and title of the officer)

personally appeared \_\_\_\_\_,  
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"**  
**LEGAL DESCRIPTION**

**Lot "A"**  
**Open Space Land Dedication**

All that real property situated in the incorporated City of Grass Valley, County of Nevada, State of California being a portion of Resultant Parcel 3, Resultant Parcel 4 and Resultant Parcel 5 as described in that Lot Line Adjustment LA01-035 Grant Deed, recorded as Document No. 2001-0045279, Official Records of Nevada County; said property being a portion of Sections 24 and 25, Township 16 North, Range 8 East, and Sections 19 and 30, Township 16, Range 9 East, Mount Diablo Base and Meridian, and being more particularly described as follows:

**Beginning** at a point on the easterly right of way line of Brunswick Road, being the northwesterly corner of Resultant Parcel 3 as described in that Lot Line Adjustment LA01-035 Grant Deed, recorded as Document No. 2001-0045279, Official Records of Nevada County. Thence from said point of beginning along the boundary of said Resultant Parcel 3 the following four (4) courses:

- 1) Thence North 70°10'50" East, 137.48 feet;
- 2) Thence North 61°42'00" East, 182.98 feet;
- 3) Thence North 55°32'00" East, 173.63 feet;
- 4) Thence North 63°54'00" East, 200.00 feet to the northeasterly corner of said Resultant Parcel 3 and the northwesterly corner of Resultant Parcel 4 as described in that Lot Line Adjustment LA01-035 Grant Deed, recorded as Document No. 2001-0045280, Official Records of Nevada County;

Thence along the boundary of said Resultant Parcel 4 the following twelve (12) courses:

- 1) Thence North 63°54'00" East, 87.84 feet;
- 2) Thence North 40°02'00" East, 148.07 feet;
- 3) Thence North 53°16'00" East, 80.63 feet;
- 4) Thence North 64°17'00" East, 25.65 feet;
- 5) Thence North 01°21'00" West, 371.13 feet;
- 6) thence North 88°55'19" East, 1,347.22 feet;
- 7) Thence North 86°44'23" East, 36.24 feet;
- 8) Thence North 07°32'39" West, 45.64 feet;
- 9) Thence North 82°27'21" East, 600.00 feet;
- 10) Thence South 07°32'39" East, 90.56 feet;
- 11) Thence North 86°44'16" East, 1,989.75 feet to the northeasterly corner of said Resultant Parcel 4;
- 12) Thence South 01°18'43" East, 350.00 feet to the southeasterly corner of said Resultant Parcel 4 and the northeasterly corner of Resultant Parcel 5 as described in that Lot Line Adjustment LA01-035 Grant Deed, recorded as Document No. 2001-0045281, Official



## LEGAL DESCRIPTION(continued)

Records of Nevada County;

Thence along the boundary of said Resultant Parcel 5 the following thirty-two (32) courses:

- 1) Thence South  $01^{\circ}18'43''$  East, 966.97 feet;
- 2) Thence South  $01^{\circ}20'13''$  East, 385.73 feet to the southeasterly corner of Said Resultant Parcel 5;
- 3) Thence South  $71^{\circ}37'00''$  West, 47.28 feet;
- 4) Thence along the arc of a curve to the left having a radius of 485.00 feet, a delta angle of  $19^{\circ}17'00''$  and an arc length of 163.23 feet;
- 5) Thence South  $52^{\circ}20'00''$  West, 117.98 feet;
- 6) Thence along the arc of a curve to the right having a radius of 315.00 feet, a delta angle of  $56^{\circ}19'00''$  and an arc length of 309.62 feet;
- 7) Thence North  $71^{\circ}21'00''$  West, 123.19 feet;
- 8) Thence along the arc of a curve to the left having a radius of 385.00 feet, a delta angle of  $13^{\circ}35'00''$  and an arc length of 91.27 feet;
- 9) Thence North  $84^{\circ}56'00''$  West, 83.48 feet;
- 10) Thence along the arc of a curve to the right having a radius of 715.00 feet, a delta angle of  $04^{\circ}30'00''$  and an arc length of 56.16 feet;
- 11) Thence North  $80^{\circ}26'00''$  West, 149.84 feet;
- 12) Thence along the arc of a curve to the right having a radius of 615.00 feet, a delta angle of  $18^{\circ}50'00''$  and an arc length of 202.15 feet;
- 13) Thence North  $61^{\circ}36'00''$  West, 118.77 feet;
- 14) Thence North  $29^{\circ}41'18''$  East, 66.34 feet;
- 15) Thence North  $60^{\circ}18'42''$  West, 150.00 feet;
- 16) Thence North  $29^{\circ}41'18''$  East, 10.00 feet;
- 17) Thence South  $60^{\circ}18'42''$  East, 71.21 feet;
- 18) Thence along the arc of a curve to the left having a radius of 490.00 feet, a delta angle of  $37^{\circ}49'58''$  and an arc length of 323.55 feet;
- 19) Thence South  $12^{\circ}10'28''$  East, 10.00 feet;
- 20) Thence from a tangent bearing of South  $77^{\circ}49'32''$  West along the arc of a curve to the left having a radius of 480.00 feet, a delta angle of  $12^{\circ}43'55''$  and an arc length of 106.66 feet;
- 21) Thence North  $24^{\circ}54'23''$  West, 20.00 feet;
- 22) Thence from a tangent bearing of South  $65^{\circ}05'37''$  West along the arc of a curve to the left having a radius of 500.00 feet, a delta angle of  $12^{\circ}43'57''$  and an arc length of 111.11 feet;
- 23) Thence South  $37^{\circ}38'20''$  East, 20.00 feet;
- 24) Thence from a tangent bearing of South  $52^{\circ}21'40''$  West along the arc of a curve to the left having a radius of 480.00 feet, a delta angle of  $10^{\circ}23'00''$  and an arc length of 86.99 feet;



## LEGAL DESCRIPTION(continued)

- 25) Thence South 41°58'40" West, 18.45 feet;
- 26) Thence North 48°01'20" West, 20.00 feet;
- 27) Thence South 41°58'40" West, 82.03 feet;
- 28) Thence along the arc of a curve to the right having a radius of 550.00 feet, a delta angle of 14°20'52" and an arc length of 137.73 feet;
- 29) Thence South 56°19'32" West, 67.72 feet;
- 30) Thence South 33°40'28" East, 20.00 feet;
- 31) Thence South 56°19'32" West, 480.69 feet;
- 32) Thence along the arc of a curve to the right having a radius of 870.00, a delta angle of 01°16'30" and an arc length of 19.36 feet;

Thence leaving the boundary of said Resultant Parcel 5 the following forty-nine (49) courses:

- 1) Thence South 78°03'53" West, 189.11 feet;
- 2) Thence North 39°41'11" West, 185.20 feet;
- 3) Thence South 84°51'25" West, 122.21 feet;
- 4) Thence South 89°33'34" West, 178.43 feet;
- 5) Thence South 69°17'53" West, 632.93 feet;
- 6) Thence North 81°20'19" West, 45.70 feet;
- 7) Thence South 64°24'04" West, 222.99 feet;
- 8) Thence South 81°06'45" West, 248.66 feet;
- 9) Thence South 31°04'14" West, 265.73 feet;
- 10) Thence South 63°31'07" West, 256.48 feet to an angle point on the easterly right of way line of Brunswick Road;
- 11) Thence South 83°50'49" West, 30.00 feet along the easterly right of way line of Brunswick Road;
- 12) Thence North 06°09'11" West, 508.17 feet along the easterly right of way line of Brunswick Road;
- 13) Thence leaving said easterly Brunswick Road right of way South 64°28'57" East, 17.62 feet;
- 14) Thence South 06°09'11" East, 405.29 feet;
- 15) Thence North 75°51'20" East, 235.91 feet;
- 16) Thence North 31°04'14" East, 319.51 feet;
- 17) Thence North 63°00'15" East, 34.16 feet;
- 18) Thence South 76°30'02" East, 139.03 feet;
- 19) Thence North 57°45'35" East, 322.29 feet;
- 20) Thence South 76°02'54" East, 107.21 feet;
- 21) Thence North 68°40'43" East, 406.28 feet;
- 22) Thence North 75°14'23" East, 210.84 feet;
- 23) Thence North 45°19'45" East, 141.74 feet;
- 24) Thence North 75°47'41" East, 169.35 feet;





## LEGAL DESCRIPTION(continued)

- 25) Thence South 45°18'41" East, 86.89 feet;
- 26) Thence North 82°57'38" East, 328.52 feet;
- 27) Thence North 50°15'26" East, 493.93 feet;
- 28) Thence North 67°52'01" East, 84.12 feet;
- 29) Thence North 31°22'39" East, 89.25 feet;
- 30) Thence North 82°03'57" East, 129.06 feet;
- 31) Thence North 48°39'45" East, 183.10 feet;
- 32) Thence North 73°35'32" East, 138.00 feet;
- 33) Thence North 50°41'27" East, 154.11 feet;
- 34) Thence along the arc of a curve to the right having a radius of 450.00 feet, a delta angle of 28°04'41" and an arc length of 220.53 feet;
- 35) Thence North 78°46'08" East, 95.67 feet;
- 36) Thence North 11°13'52" West, 625.63 feet;
- 37) Thence North 89°31'02" West, 401.37 feet;
- 38) Thence North 72°16'00" West, 515.82 feet;
- 39) Thence South 71°05'00" West, 621.23 feet;
- 40) Thence North 84°44'27" West, 136.14 feet;
- 41) Thence North 46°12'36" West, 146.50 feet;
- 42) Thence South 83°36'26" West, 471.41 feet;
- 43) Thence South 58°45'38" West, 406.52 feet;
- 44) Thence South 41°22'21" West, 187.22 feet;
- 45) Thence South 63°54'00" West, 294.75 feet;
- 46) Thence South 55°32'00" West, 172.67 feet;
- 47) Thence South 61°51'44" West, 193.05 feet;
- 48) Thence South 70°10'50" West, 159.75 feet to the westerly boundary of said Resultant Parcel 3;
- 49) Thence along the easterly right of way line of Brunswick North 04°11'28" East, 54.74 feet to the **Point of Beginning**.

Containing 88.612 acres more, or less.

Basis of Bearings: The basis of bearings is identical and based upon that Record of Survey for F. Knoop, recorded in Book 8 of Surveys, Page 37, Official Records of Nevada County.



## LEGAL DESCRIPTION (continued)

### Lot "B" Open Space Land Dedication

All that real property situated in the incorporated City of Grass Valley, County of Nevada, State of California, being a portion of Resultant Parcel 6 and Resultant Parcel 7 as described in that Lot Line Adjustment LA01-035 Grant Deed, recorded as Document No. 2001-0045279, Official Records of Nevada County; said property being a portion of Section 25, Township 16 North, Range 8 East, and Section 30, Township 16 North, Range 9 East, Mount Diablo Base and Meridian, and being more particularly described as follows:

**Beginning** at a point on the southerly right of way line of Idaho Maryland road, being the northeasterly corner of Resultant Parcel 6 as described in that Lot Line Adjustment LA01-035 Grant Deed, recorded as Document No. 2001-0045282, Official Records of Nevada County. Thence from said point of beginning along the boundary of said Resultant Parcel 6, as described in that Lot Line Adjustment LA01-035 Grant Deed, recorded as Document No. 2001-0045282 and Resultant Parcel 7, as described in that Lot Line Adjustment LA01-035 Grant Deed, recorded as Document No. 2001-0045283 the following three (3) courses:

- 1) Thence South  $07^{\circ}32'39''$  East, 1,198.20 feet;
- 2) Thence North  $86^{\circ}58'31''$  East, 169.59 feet;
- 3) Thence South  $00^{\circ}18'09''$  East, 355.78 feet;

Thence leaving the boundary of said Resultant Parcel 7 the following eighteen (18) Courses:

- 1) Thence from a tangent bearing of North  $07^{\circ}16'33''$  West along the arc of a curve to the left having a radius of 51.98 feet, a delta angle of  $151^{\circ}28'27''$  and an arc length of 137.43 feet;
- 2) Thence South  $29^{\circ}32'38''$  West, 15.30 feet;
- 3) Thence along the arc of a curve to the right having a radius of 200.00 feet, a delta angle of  $43^{\circ}10'49''$  and an arc length of 150.73 feet;
- 4) Thence South  $72^{\circ}43'27''$  West, 146.48 feet;
- 5) Thence South  $82^{\circ}46'30''$  West, 567.91 feet;
- 6) Thence South  $45^{\circ}29'02''$  West, 122.73 feet;
- 7) Thence along the arc of a curve to the left having a radius of 300.00 feet, a delta angle of  $11^{\circ}22'32''$  and an arc length of 59.56 feet;
- 8) Thence South  $34^{\circ}06'31''$  West, 157.59 feet;
- 9) Thence South  $50^{\circ}26'08''$  West, 111.76 feet;
- 10) Thence South  $44^{\circ}49'36''$  West, 131.76 feet;
- 11) Thence along the arc of a curve to the left having a radius of 200.00 feet, a delta angle of  $65^{\circ}56'05''$  and an arc length of 230.16 feet;
- 12) Thence along the arc of a curve to the right having a radius of 200.00 feet, a delta angle of  $41^{\circ}28'53''$  and an arc length of 144.80 feet;



## LEGAL DESCRIPTION(continued)

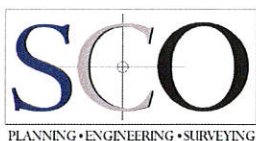
- 13) Thence South  $19^{\circ}24'22''$  West, 211.64 feet;
- 14) Thence South  $04^{\circ}41'28''$  West, 390.43 feet;
- 15) Thence South  $01^{\circ}57'13''$  East, 113.72 feet;
- 16) Thence along a curve to the left having a radius of 300.00 feet, a delta angle of  $33^{\circ}40'50''$  and an arc length of 176.35 feet;
- 17) Thence along the arc of a curve to the left having a radius of 70.00 feet, a delta angle of  $59^{\circ}56'11''$  and an arc length of 73.23 feet;
- 18) Thence North  $84^{\circ}25'46''$  East, 59.81 feet to the northerly right of way line of Loma Rica Drive

Thence along the northerly right of way line of Loma Rica Drive and the southerly boundary of said Resultant Parcels 6 and 7 the following ten (10) courses:

- 1) Thence from a tangent bearing of South  $53^{\circ}42'31''$  West along the arc of a curve to the right having a radius of 380.00 feet, a delta angle of  $24^{\circ}06'01''$  and an arc length of 159.84 feet;
- 2) Thence South  $77^{\circ}48'32''$  West, 218.23 feet;
- 3) Thence along the arc of a curve to the right with a radius of 300.00 feet, a delta angle of  $55^{\circ}09'58''$  and an arc length of 288.85 feet;
- 4) Thence North  $47^{\circ}01'30''$  West, 57.72 feet;
- 5) Thence North  $42^{\circ}58'30''$  East, 35.00 feet;
- 6) Thence North  $47^{\circ}01'30''$  West, 513.56 feet;
- 7) Thence North  $42^{\circ}58'30''$  East, 15.00 feet;
- 8) Thence from a tangent bearing of North North  $47^{\circ}01'30''$  West along the arc of a curve to the left having a radius of 120.00 feet, a delta angle of  $100^{\circ}06'27''$  and an arc length of 209.66 feet;
- 9) Thence South  $32^{\circ}52'03''$  West, 23.92 feet;
- 10) Thence North  $56^{\circ}50'00''$  West, 106.33 feet;

Thence leaving the northerly right of way line of Loma Rica Drive and the southerly boundary line of said Resultant Parcel 6 the following twenty-two (22) courses:

- 1) Thence from a tangent bearing of North  $77^{\circ}47'01''$  East along the arc of a curve to the left having a radius of 592.51 feet, a delta angle of  $23^{\circ}59'05''$  and an arc length of 248.03 feet;
- 2) Thence along the arc of a curve to the left having a radius of 50.00 feet, a delta angle of  $135^{\circ}17'41''$  and an arc length of 118.07 feet;
- 3) Thence North  $81^{\circ}29'46''$  West, 47.25 feet;
- 4) Thence along the arc of a curve to the right having a radius of 100.00 feet, a delta angle of  $53^{\circ}15'46''$  and an arc length of 92.96 feet;
- 5) Thence North  $28^{\circ}14'00''$  West, 55.97 feet;



## LEGAL DESCRIPTION(continued)

- 6) Thence along the arc of a curve to the right having a radius of 40.00 feet, a delta angle of  $166^{\circ}36'04''$  and an arc length of 116.31 feet;
- 7) Thence along the arc of a curve to the left having a radius of 34.22 feet, a delta angle of  $107^{\circ}16'20''$  and an arc length of 64.07 feet;
- 8) Thence along the arc of a curve to the left having a radius of 272.47 feet, a delta angle of  $27^{\circ}06'07''$  and an arc length of 128.89 feet;
- 9) Thence along the arc of a curve to the left having a radius of 46.49 feet, a delta angle of  $46^{\circ}45'35''$  and an arc length of 37.94 feet;
- 10) Thence along the arc of a curve to the right having a radius of 40.00 feet, a delta angle of  $65^{\circ}47'32''$  and an arc length of 45.93 feet;
- 11) Thence North  $23^{\circ}01'34''$  East, 59.35 feet;
- 12) Thence along the arc of a curve to the right having a radius of 40.00 feet, a delta angle of  $95^{\circ}00'23''$  and an arc length of 66.33 feet;
- 13) Thence along the arc of a curve to the left having a radius of 75.00 feet, a delta angle of  $103^{\circ}28'37''$  and an arc length of 135.45 feet;
- 14) Thence North  $14^{\circ}33'20''$  East, 29.81 feet;
- 15) Thence along the arc of a curve to the left having a radius of 75.00 feet, a delta angle of  $77^{\circ}22'04''$  and an arc length of 101.27 feet;
- 16) Thence along the arc of a curve to the right having a radius of 65.00 feet, a delta angle of  $84^{\circ}53'37''$  and an arc length of 96.31 feet;
- 17) Thence along the arc of a curve to the left having a radius of 100.00 feet, a delta angle of  $91^{\circ}23'46''$  and an arc length of 159.52 feet;
- 18) Thence along the arc of a curve to the right having a radius of 80.00 feet, a delta angle of  $104^{\circ}59'34''$  and an arc length of 146.60 feet;
- 19) Thence along the arc of a curve to the left having a radius of 328.99 feet, a delta angle of  $41^{\circ}37'36''$  and an arc length of 239.02 feet;
- 20) Thence along the arc of a curve to the right having a radius of 100.00 feet, a delta angle of  $45^{\circ}57'09''$  and an arc length of 80.20 feet;
- 21) Thence North  $40^{\circ}00'14''$  East, 598.29 feet;
- 22) Thence North  $52^{\circ}44'59''$  East, 826.10 feet to the southerly right of way line of Idaho Maryland Road and the northerly boundary of Resultant Parcel 6;

Thence along the southerly right of way line of Idaho Maryland Road and the southerly boundary of said Resultant Parcel 6 the following eighteen (18) courses:

- 1) Thence from a tangent bearing of North  $57^{\circ}36'02''$  East along the arc of a curve to the left having a radius of 940.00 feet, a delta angle of  $01^{\circ}16'30''$  and an arc length of 20.92 feet;
- 2) Thence North  $56^{\circ}19'32''$  East, 180.69 feet;
- 3) Thence North  $33^{\circ}40'28''$  West, 10.00 feet;
- 4) Thence North  $56^{\circ}19'32''$  East, 150.00 feet;



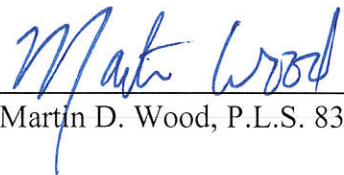
## LEGAL DESCRIPTION(continued)

- 5) Thence South 33°40'28" East, 10.00 feet;
- 6) Thence North 56°19'32" East, 50.00 feet;
- 7) Thence South 33°40'28" East, 10.00 feet;
- 8) Thence North 56°19'32" East, 100.00 feet;
- 9) Thence North 33°40'28" West, 10.00 feet;
- 10) Thence North 56°19'32" East, 67.72 feet;
- 11) Thence along the arc of a curve to the left having a radius of 640.00 feet, a delta angle of 12°37'54" and an arc length of 141.10 feet;
- 12) Thence South 46°18'22" East, 10.00 feet;
- 13) Thence North 41°58'40" East, 100.48 feet;
- 14) Thence along the arc of a curve to the right having a radius of 400.00 feet, a delta angle of 10°23'00" and an arc length of 72.49 feet;
- 15) Thence North 37°38'20" West, 10.00 feet;
- 16) Thence from a tangent bearing of North 53°03'44" East along the arc of a curve to the right having a radius of 410.00 feet, a delta angle of 05°39'54" and an arc length of 40.54 feet;
- 17) Thence North 31°16'22" West, 10.00 feet;
- 18) Thence from a tangent bearing of North 58°43'38" East along the arc of a curve to the right having a radius of 420.00 feet, a delta angle of 22°08'34" and an arc length of 162.32 feet to the **Point of Beginning**.

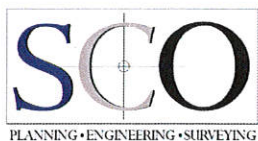
Containing 87.98 acres more, or less.

Basis of Bearings: The basis of bearings is identical and based upon that Record of Survey for F. Knoop, recorded in Book 8 of Surveys, Page 37, Official Records of Nevada County.

### **End of Description**

  
\_\_\_\_\_  
Martin D. Wood, P.L.S. 8321

10-28-24  
Date



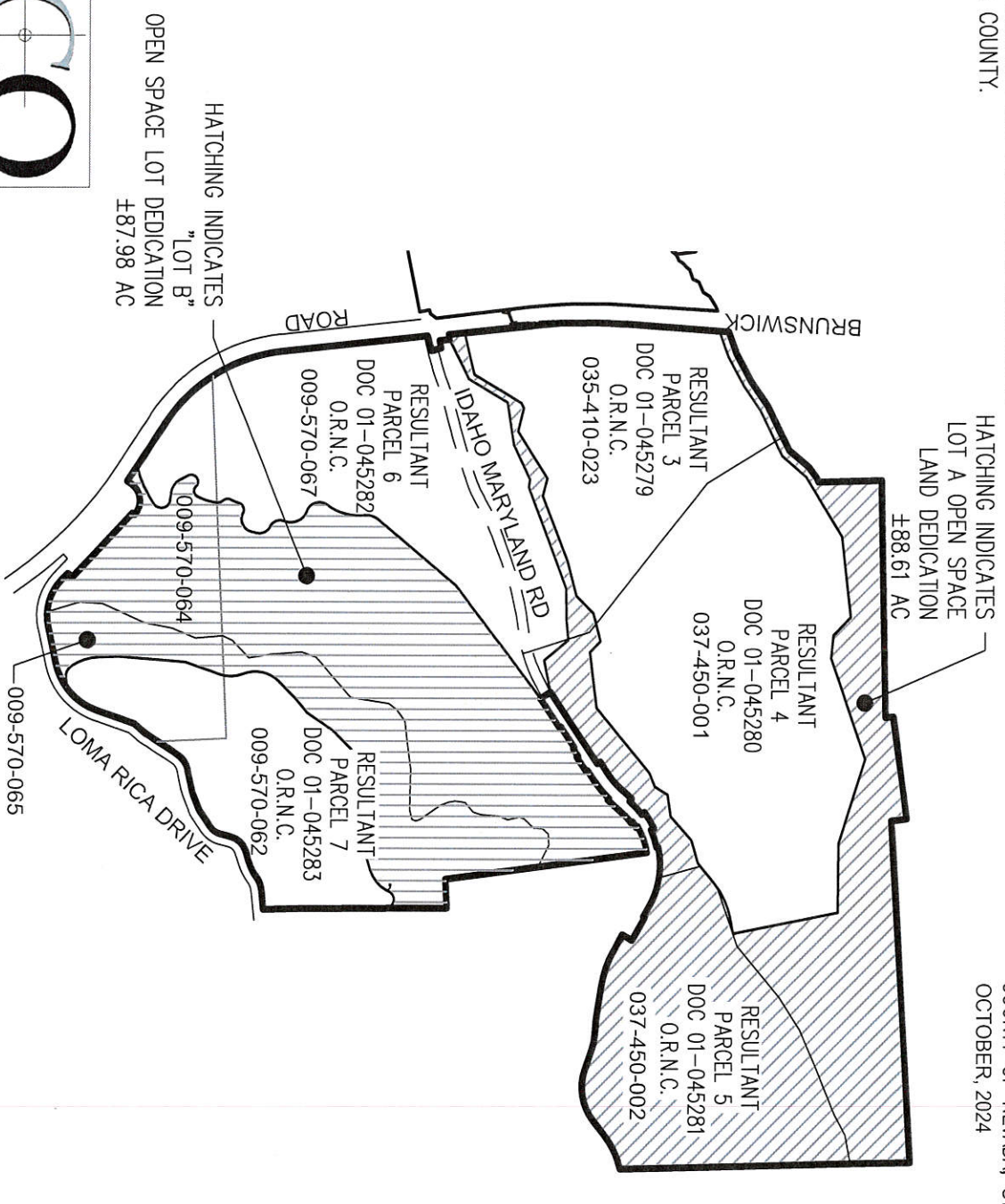
**BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THIS MAP IS BASED UPON FOUND MONUMENTS AND IS IDENTICAL TO THAT RECORD OF SURVEY AS SHOWN IN BOOK 8 OF SURVEYS AT PAGE 37 OFFICIAL RECORDS OF NEVADA COUNTY.

**EXHIBIT "B"**

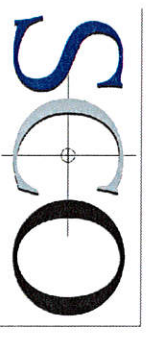
**OPEN SPACE LAND DEDICATION**

BEING A PORTION OF SECTION 19, 24, 25, 30, T.16N., R8E. MDB& M. WITHIN THE INCORPORATED CITY OF GRASS VALLEY, COUNTY OF NEVADA, STATE OF CALIFORNIA  
 OCTOBER, 2024  
 SCALE: 1"=1000'



HATCHING INDICATES  
 "LOT B"  
 OPEN SPACE LOT DEDICATION  
 ±87.98 AC

HATCHING INDICATES  
 LOT A OPEN SPACE  
 LAND DEDICATION  
 ±88.61 AC



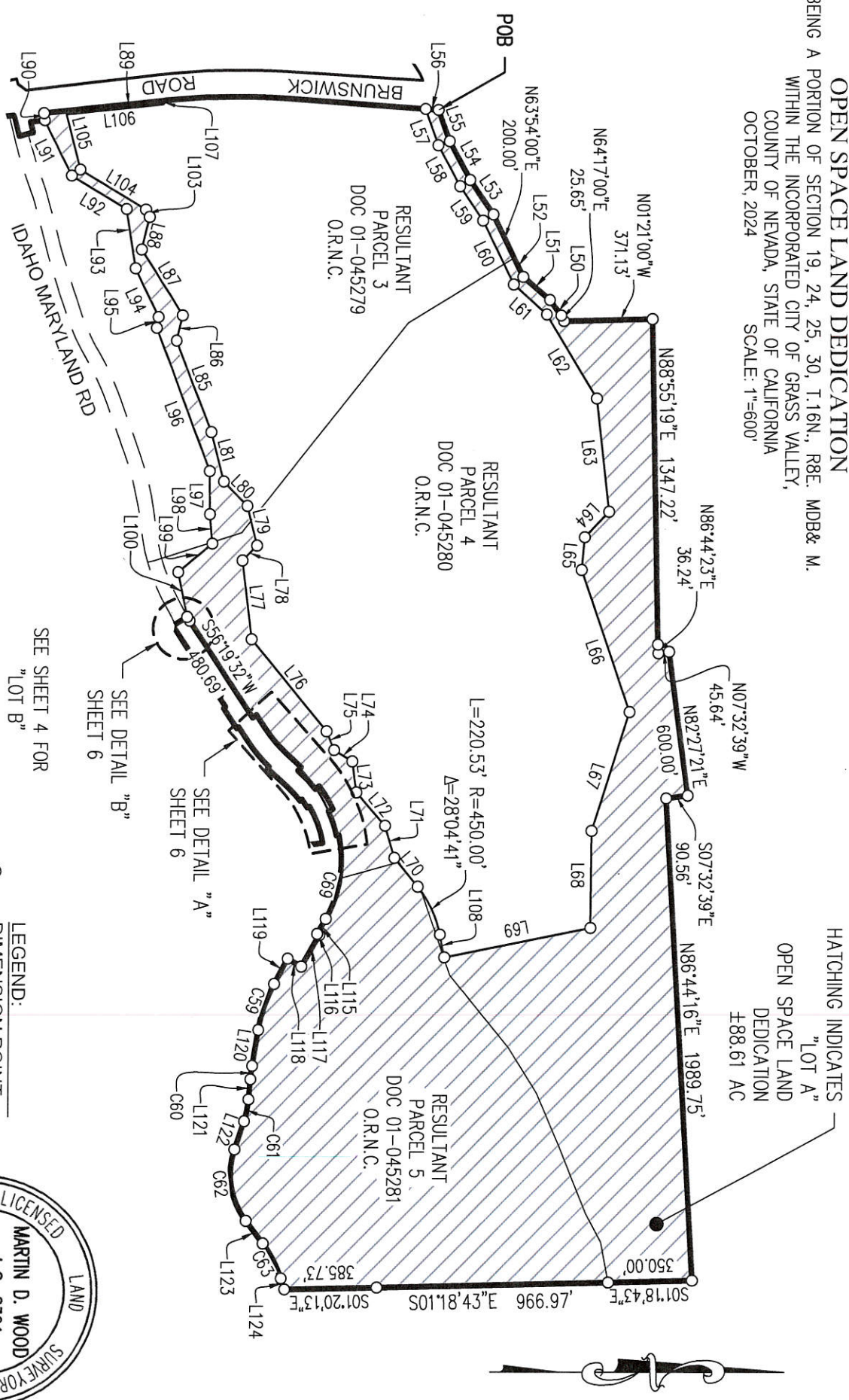
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# EXHIBIT "B"

## OPEN SPACE LAND DEDICATION

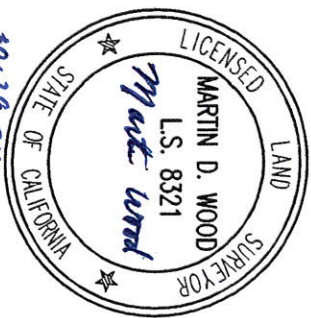
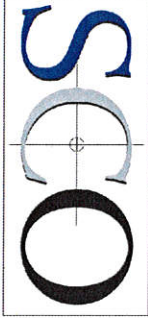
BEING A PORTION OF SECTION 19, 24, 25, 30, T.16N., R8E. MDB& M.  
 WITHIN THE INCORPORATED CITY OF GRASS VALLEY,  
 COUNTY OF NEVADA, STATE OF CALIFORNIA  
 OCTOBER, 2024  
 SCALE: 1"=600'



HATCHING INDICATES  
 "LOT A"  
 OPEN SPACE LAND  
 DEDICATION  
 ±88.61 AC

SEE SHEET 4 FOR  
 "LOT B"  
 SEE DETAIL "A"  
 SHEET 6  
 SEE DETAIL "B"  
 SHEET 6

- LEGEND:
- DIMENSION POINT
  - OFFICIAL RECORDS OF NEVADA COUNTY PARCEL MAP
  - PM POINT OF BEGINNING
  - POB PARCEL MAP
  - ESMT EASEMENT
  - O.R.N.C. OFFICIAL RECORDS OF NEVADA COUNTY PARCEL MAP



### LINE TABLE

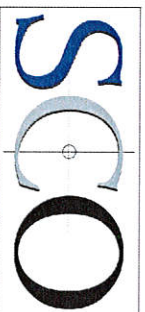
LINE #	LENGTH	DIRECTION
L50	80.63'	N 53°16'00" E
L51	148.07'	N 40°02'00" E
L52	87.84'	N 63°54'00" E
L53	173.63'	N 55°32'00" E
L54	182.98'	N 61°42'00" E
L55	137.48'	N 70°10'50" E
L56	54.74'	N 04°11'28" E
L57	159.75'	S 70°10'50" W
L58	193.05'	S 61°51'44" W
L59	172.67'	S 55°32'00" W
L60	294.75'	S 63°54'00" W
L61	187.22'	S 41°22'21" W
L62	406.52'	S 58°45'38" W
L63	471.41'	S 83°56'26" W
L64	146.50'	N 46°12'36" W
L65	136.14'	N 84°44'27" W
L66	621.23'	S 71°05'00" W
L67	515.82'	N 72°16'00" W
L68	401.37'	N 89°31'02" W
L69	625.63'	N 11°13'52" W
L70	154.11'	N 50°41'27" E
L71	138.00'	N 73°35'32" E
L72	183.10'	N 48°39'45" E
L73	129.06'	N 82°03'57" E

LINE #	LENGTH	DIRECTION
L74	89.25'	N 31°22'39" E
L75	84.12'	N 67°52'01" E
L76	493.93'	N 50°15'26" E
L77	328.52'	N 82°57'38" E
L78	86.89'	S 45°18'41" E
L79	169.35'	N 75°47'41" E
L80	141.74'	N 45°19'45" E
L81	210.84'	N 75°14'23" E
L85	406.28'	N 68°40'43" E
L86	107.21'	S 76°02'54" E
L87	322.29'	N 57°45'35" E
L88	139.03'	S 76°30'02" E
L89	508.17'	N 06°09'11" W
L90	30.00'	S 83°50'49" W
L91	256.48'	S 63°31'07" W
L92	265.73'	S 31°04'14" W
L93	248.66'	S 81°06'45" W
L94	222.99'	S 64°24'04" W
L95	45.70'	N 81°20'19" W
L96	632.93'	S 69°17'53" W
L97	178.43'	S 89°33'34" W
L98	122.21'	S 84°51'25" W
L99	185.20'	N 39°41'11" W
L100	189.11'	S 78°03'53" W

LINE #	LENGTH	DIRECTION
L101	20.00'	N 48°01'20" W
L102	18.45'	S 41°58'40" W
L103	34.16'	N 63°00'15" E
L104	319.51'	N 31°04'14" E
L105	235.91'	N 75°51'20" E
L106	405.29'	S 06°09'11" E
L107	17.62'	S 64°28'57" E
L108	95.67'	N 78°46'08" E
L115	71.21'	S 60°18'42" E
L116	10.00'	N 29°41'18" E
L117	150.00'	N 60°18'42" W
L118	66.34'	N 29°41'18" E
L119	118.77'	N 61°56'00" W
L120	149.84'	N 80°26'00" W
L121	83.48'	N 84°56'00" W
L122	123.19'	N 71°21'00" W
L123	117.98'	S 52°20'00" W
L124	47.28'	S 71°37'00" W

### CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
C59	202.15'	615.00'	1850°00"
C60	56.16'	715.00'	430°00"
C61	91.27'	385.00'	1335°00"
C62	309.62'	315.00'	5619°00"
C63	163.23'	485.00'	1917°00"
C64	19.36'	870.00'	1°16'30"
C65	137.73'	550.00'	1420°52"
C66	86.99'	480.00'	1023°00"
C67	111.11'	500.00'	1243°57"
C68	106.66'	480.00'	1243°55"
C69	323.55'	490.00'	3749°58"



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10-28-24



# EXHIBIT "B"

## OPEN SPACE LAND DEDICATION

BEING A PORTION OF SECTION 19, 24, 25, 30, T.16N., R8E. MDB& M.  
 WITHIN THE INCORPORATED CITY OF GRASS VALLEY,  
 COUNTY OF NEVADA, STATE OF CALIFORNIA  
 OCTOBER, 2024  
 SCALE: 1"=500'

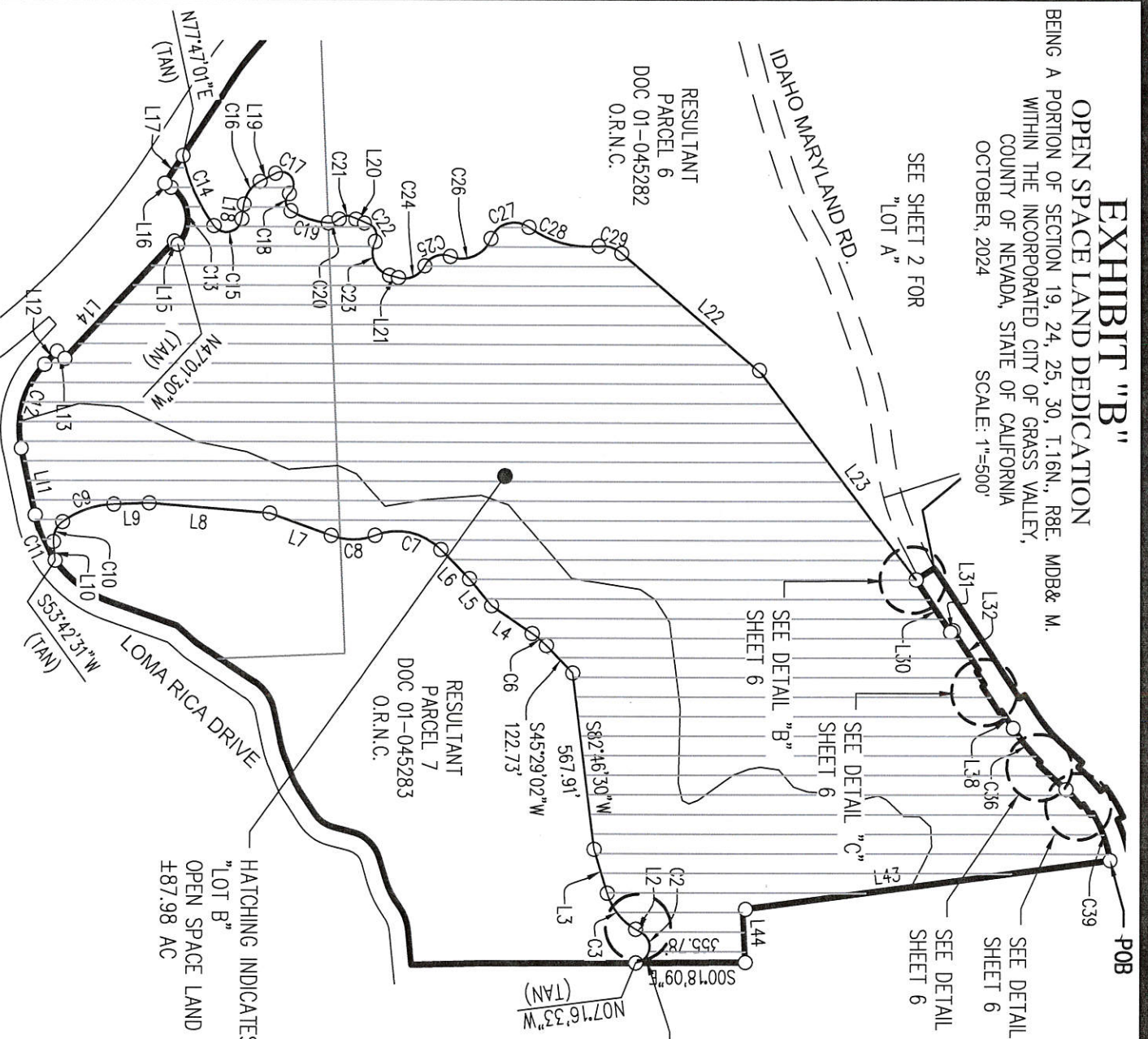
SEE SHEET 2 FOR  
 "LOT A"

IDAHO MARYLAND RD.

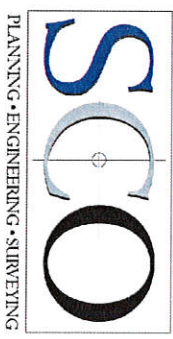
RESULTANT  
 PARCEL 6  
 DOC 01-045282  
 O.R.N.C.

RESULTANT  
 PARCEL 7  
 DOC 01-045283  
 O.R.N.C.

HATCHING INDICATES  
 "LOT B"  
 OPEN SPACE LAND DEDICATION  
 ±87.98 AC



- LEGEND:**
- O DIMENSION POINT
  - O.O.R.N.C. OFFICIAL RECORDS OF NEVADA COUNTY
  - PM PARCEL MAP
  - POB POINT OF BEGINNING
  - ESMT EASEMENT



**LINE TABLE**

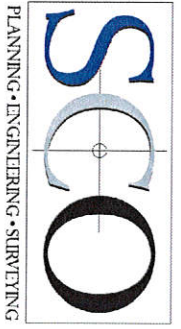
LINE #	LENGTH	DIRECTION
L1	355.78'	S 00°18'09" E
L2	15.30'	S 29°32'38" W
L3	146.48'	S 72°43'27" W
L4	157.59'	S 34°06'31" W
L5	111.76'	S 50°26'08" W
L6	131.76'	S 44°49'36" W
L7	211.64'	S 19°24'22" W
L8	390.43'	S 04°41'28" W
L9	113.72'	S 01°57'13" E
L10	59.81'	N 84°25'46" E
L11	218.23'	S 77°48'32" W
L12	57.72'	N 47°01'30" W
L13	35.00'	N 42°58'30" E
L14	513.56'	N 47°01'30" W
L15	15.00'	N 42°58'30" E
L16	23.92'	S 32°52'03" W
L17	106.33'	N 56°50'00" W
L18	47.25'	N 81°29'46" W
L19	55.97'	N 28°14'00" W
L20	59.35'	N 23°01'34" E
L21	29.81'	N 14°33'20" E
L22	598.29'	N 40°00'14" E
L23	826.10'	N 52°44'59" E

**CURVE TABLE**

LINE #	LENGTH	DIRECTION
L30	180.69'	N 56°19'32" E
L31	10.00'	N 33°40'28" W
L32	150.00'	N 56°19'32" E
L33	10.00'	S 33°40'28" E
L34	50.00'	N 56°19'32" E
L35	10.00'	S 33°40'28" E
L36	100.00'	N 56°19'32" E
L37	10.00'	N 33°40'28" W
L38	67.72'	N 56°19'32" E
L39	10.00'	S 46°18'22" E
L40	100.48'	N 41°58'40" E
L41	10.00'	S 37°38'20" E
L42	10.00'	S 31°16'22" E
L43	1198.20'	S 07°32'39" E
L44	169.59'	N 86°58'31" E

CURVE #	LENGTH	RADIUS	DELTA
C2	137.43'	51.98'	151°28'27"
C3	150.73'	200.00'	43°10'49"
C6	59.56'	300.00'	11°22'32"
C7	230.16'	200.00'	65°56'05"
C8	144.80'	200.00'	41°28'53"
C9	176.35'	300.00'	33°40'50"
C10	73.23'	70.00'	59°56'11"
C11	159.84'	380.00'	24°06'01"
C12	288.85'	300.00'	55°09'58"
C13	209.66'	120.00'	100°06'27"
C14	248.03'	592.51'	23°59'05"
C15	118.07'	50.00'	135°17'41"
C16	92.96'	100.00'	53°15'46"
C17	116.31'	40.00'	166°36'04"
C18	64.07'	34.22'	107°16'20"
C19	128.89'	272.47'	27°06'07"
C20	37.94'	46.49'	46°45'35"
C21	45.93'	40.00'	65°47'32"
C22	66.33'	40.00'	95°00'23"
C23	135.45'	75.00'	103°28'37"
C24	101.27'	75.00'	77°22'04"
C25	96.31'	65.00'	84°53'37"
C26	159.52'	100.00'	91°23'46"
C27	146.60'	80.00'	104°59'34"

CURVE #	LENGTH	RADIUS	DELTA
C28	239.02'	328.99'	41°37'36"
C29	80.20'	100.00'	45°57'09"
C35	20.92'	940.00'	1°16'30"
C36	141.10'	640.00'	12°37'54"
C37	72.49'	400.00'	10°23'00"
C38	40.54'	410.00'	5°39'54"
C39	162.32'	420.00'	22°08'34"



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# EXHIBIT "B"

## OPEN SPACE LAND DEDICATION

BEING A PORTION OF SECTION 19, 24, 25, 30, T.16N., R.8E. MDB& M.  
 WITHIN THE INCORPORATED CITY OF GRASS VALLEY,  
 COUNTY OF NEVADA, STATE OF CALIFORNIA  
 OCTOBER, 2024 SCALE: 1"=100'

LEGEND:  
 ○ DIMENSION POINT

