

RECORDING REQUESTED BY:

Grays Crossing Investments, LLC

WHEN RECORDED, RETURN TO:

Kelly Carpenter, Town Clerk
10183 Truckee Airport Road
Truckee, CA 96161

APN 043-070-004-000

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The undersigned grantor(s) declare(s)
Documentary transfer tax is \$ 0

IRREVOCABLE OFFER OF DEDICATION

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **GRAY'S CROSSING INVESTMENTS, LLC**, a California Limited Liability Company, the undersigned grantor hereby makes an irrevocable offer for dedication in fee to the Town of Truckee, a political subdivision of the State of California, all that real parcel of land within Nevada County described as **HENNESS WAY RIGHT-OF-WAY** for all roadway, drainage and public utilities purposes; including all appurtenances thereto.

See attached legal description
Entitled

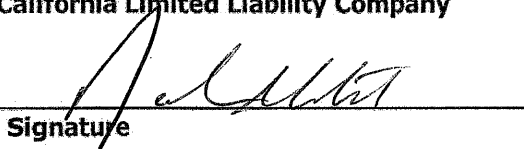
HENNESS WAY RIGHT-OF-WAY

Depicted on attached **Exhibit A**

and

Supporting **Exhibit B**

Grantor: Gray's Crossing Investments, LLC
A California Limited Liability Company


Signature

8/15/25
Date

Printed name: John Abbate

Title: Manager

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 Merced

On May 15, 2025 before me, Ka Yang, Notary Public
(insert name and title of the officer)

personally appeared John Abbate
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.

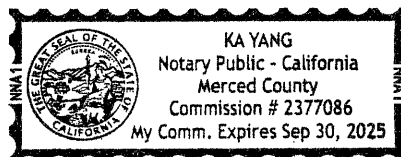
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

Ka Yang

(Seal)



**ACCEPTANCE OF IRREVOCABLE OFFER OF DEDICATION
HENNESS WAY RIGHT-OF-WAY IN FEE
TOWN OF TRUCKEE**

The Town Manager, on behalf of the Town Council of the Town of Truckee, hereby consents to the recording of this Acceptance of Irrevocable Offer of Dedication for a Henness Way Right-of-way, described in "Exhibit A" and "Exhibit B" attached hereto by **Gray's Crossing Investments, LLC, a California Limited Liability Company**, and in accordance with Town Resolution 20__-__ and takes the following action:

The Town Manager hereby certifies that the right-of-way conveyed in fee by the above mentioned offer of dedication is ACCEPTED for public use and maintenance on behalf of the Town Council of the Town of Truckee.

**Town of Truckee:
State of California**

By:

**Jennifer Callaway
Town Manager**

Date: _____

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

HENNESS WAY IRREVOCABLE OFFER OF DEDICATION OF RIGHT-OF-WAY

A portion of that parcel of land identified as Lot I as shown on that Final Map NO. 02-007 for the Village at Gray’s Crossing, Phase 1, recorded in Book 9 of Subdivisions, Page 26, Official Records of Nevada County (O.R.N.C.), also identified as Lot I as shown on that Final Map for The Village at Gray’s Crossing, Phase 1, recorded in Book 8 of Subdivisions, Page 182, O.R.N.C., being a portion of Section 11, Township 17 North, Range 16 East, Mount Diablo Meridian, in the Incorporated Town of Truckee, County of Nevada, State of California and being more particularly described as follows:

Beginning at the intersection of the easterly right-of-way line of State Route Highway 89 and the northerly right-of-way line of Henness Way; said point being the southernmost corner of said Lot I as shown on said Final Map, recorded in Book 8 of Subdivisions, Page 182; thence from said **Point of Beginning** along the following four (4) consecutive courses:

1. Along the westerly line of Said Lot I North 25°42’31” West, 10.00 feet;
2. Thence leaving said westerly line of Lot I North 62°37’17” East, 166.27 feet to the westerly right-of-way line of Edwin Way;
3. Thence from a tangent bearing of South 02°37’20” West along the arc of a curve to the right having a radius of 20.00 feet, a delta angle of 59°59’58” and an arc length of 20.94 feet to a point on the northerly right-of-way line of Henness Way;
4. Thence South 62°37’20” West, 149.24 feet to the **Point of Beginning**.

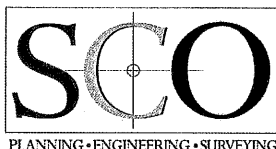
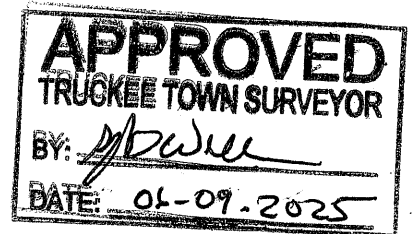
The herein described parcel covers 1,614 sq.ft., more or less.

Said parcel is shown on Exhibit “B” attached hereto and made a part hereof.

END OF DESCRIPTION

This description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors Act.

Martin D. Wood 4-15-25
Martin D. Wood Date
LS 8321



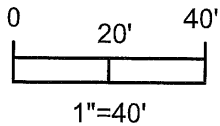
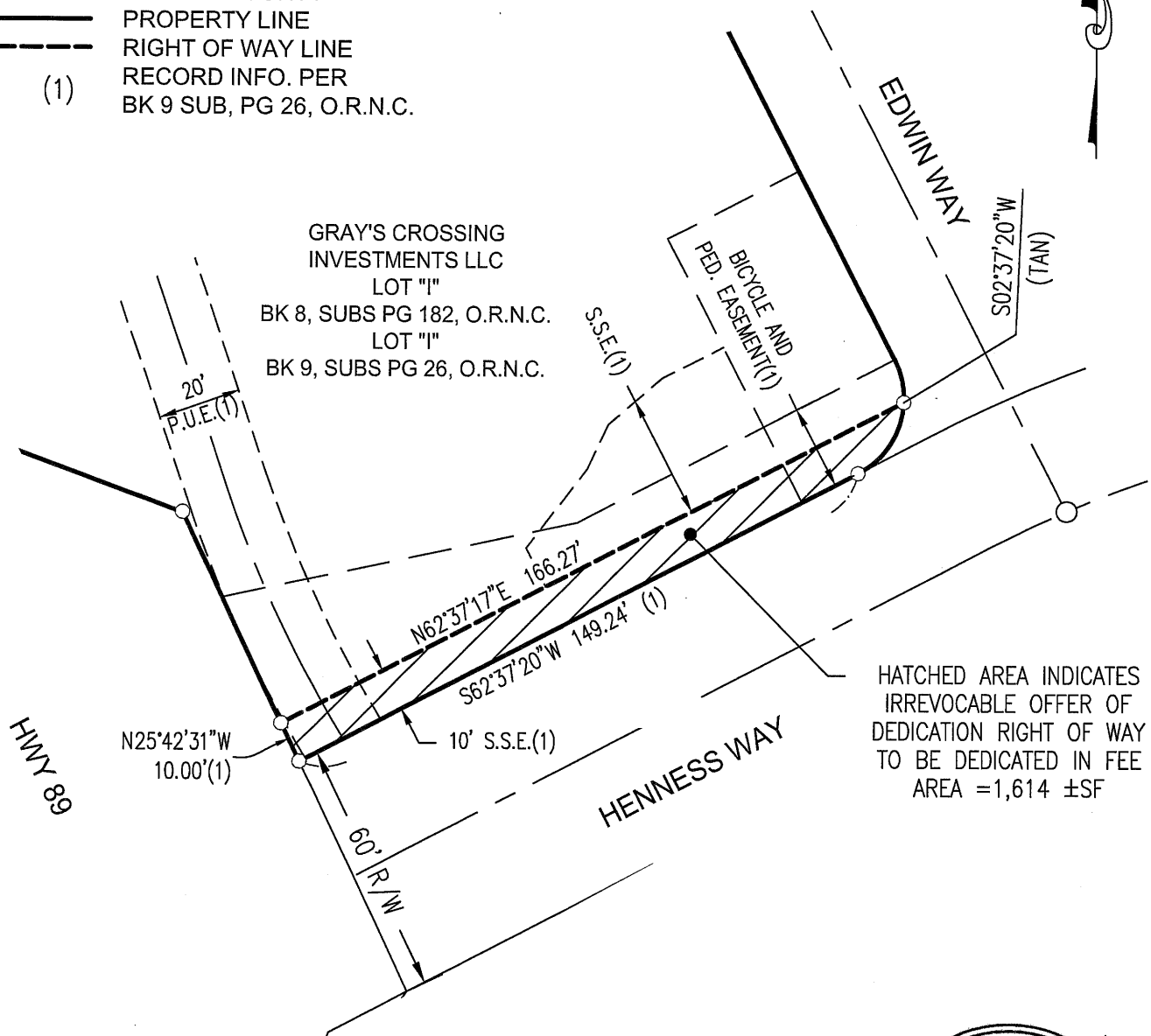


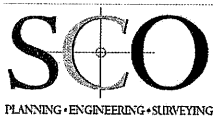
EXHIBIT "B"
IRREVOCABLE OFFER OF
DEDICATION OF RIGHT OF WAY
 SAID LAND BEING A PORTION OF SECTION 11,
 T. 17 NORTH, R. 16 EAST, M.D.M.,
 TOWN OF TRUCKEE, NEVADA COUNTY, CALIFORNIA.
 MAY, 2025 SCALE: 1"=40'

LEGEND

- DIMENSION POINT
- O.R.N.C. OFFICIAL RECORDS
- NEVADA COUNTY
- PROPERTY LINE
- - - - - RIGHT OF WAY LINE
- (1) RECORD INFO. PER
BK 9 SUB, PG 26, O.R.N.C.



HATCHED AREA INDICATES
 IRREVOCABLE OFFER OF
 DEDICATION RIGHT OF WAY
 TO BE DEDICATED IN FEE
 AREA = 1,614 ± SF



BASIS OF BEARINGS:

THE BASIS OF BEARINGS IS THE VILLAGE AT GRAY'S CROSSING FINAL MAP
 RECORDED IN BOOK 9 SUBD. PAGE 26, OFFICIAL RECORDS OF NEVADA COUNTY.



5-14-25