

Recording Requested By:

and

Return to: Town of Truckee
Kelly Carpenter, Town Clerk
10183 Truckee Airport Road
Truckee, CA 96161

A.P.N.: 018-850-019

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Documentary transfer tax is \$0

IRREVOCABLE OFFER OF DEDICATION

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Coldstream Shopping Center, LLC, A Limited Liability Company, the undersigned grantor hereby Grants an easement to the Town of Truckee, a political subdivision of the State of California with the County of Nevada, over a portion of APN 018-850-019 for all public drainage purposes; including right of ingress and egress to the easement area across typical driving surfaces of the property, installation and maintenance of drainage facilities, construction, reconstruction, snow removal/snow storage as necessary to access drainage facilities, and all appurtenances thereto and being further described as follows:

See attached legal description
Entitled

Drainage Easement

Described within attached **Exhibit A**
and
Depicted on attached **Exhibit B**

Grantor: COLDSTREAM SHOPPING CENTER, LLC, A LIMITED LIABILITY COMPANY

By:  Kurt Stitser, Coldstream Shopping Center, LLC

9-20-24
Date

Dated:

September 20, 2024

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 Nevada

County of Washoe

)
) ss.
)

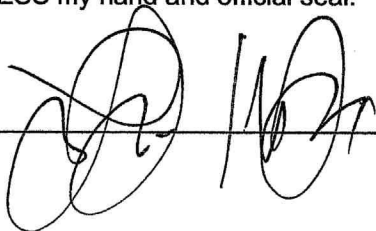
On September 20, 2024 before me

Laksani Marshall

Notary Public personally appeared Kurt Stitser 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



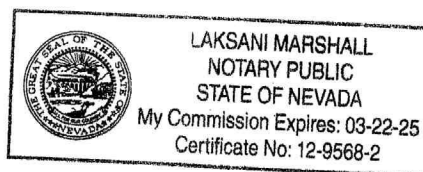


EXHIBIT 'A'
DRAINAGE EASEMENT
LEGAL DESCRIPTION

A portion of the lands granted to PC-1 Investments, LLC, a Nevada limited liability company on March 30, 2022, in Document No. 20220007028, Nevada County Records, being a portion of lands of Lot 19, as shown in Book 9 of Subdivision Maps, at Page 20, Nevada County Records, situate in Sections 16 and 17, Township 17 North, Range 16 East, M.D.B.&M., being more particularly described as follows:

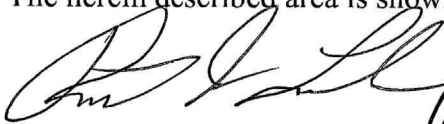
Beginning at the Northeast corner of said Lot 19, thence from the **Point of Beginning** along the East and South property lines the following Four (4) courses;

- 1) South 01° 00' 16" East a distance of 37.30 feet;
- 2) South 88° 59' 44" West a distance of 10.66 feet;
- 3) South 01° 00' 16" East a distance of 65.63 feet;
- 4) South 88° 59' 44" West a distance of 90.74 feet;

Thence leaving said South property line North 76° 20' 00" East a distance of 28.08 feet; thence North 01° 03' 55" West a distance of 17.26 feet; thence North 88° 56' 05" East a distance of 18.85 feet; thence North 01° 06' 59" West a distance of 59.81 feet; thence South 88° 58' 34" West a distance of 5.49 feet; thence North 01° 09' 30" West a distance of 20.12 feet to the North property line of said Lot 19, thence along said North property line North 89° 29' 55" East a distance of 49.87 feet to said **Point of Beginning**.

Containing 5,414.6 Sq.Ft., more or less.

The herein described area is shown on Exhibit B, attached hereto, and made part of thereof.


Robert J. Lawless, P.L.S. 8928
Expires 9-30-26



9-16-2024
Dated:

DUNDAS GEOMATICS, INC.

GEOMATIC ENGINEERS

Grass Valley Office

159 South Auburn Street

Grass Valley, Ca. 95945

EXHIBIT 'B'

DRAINAGE EASEMENT

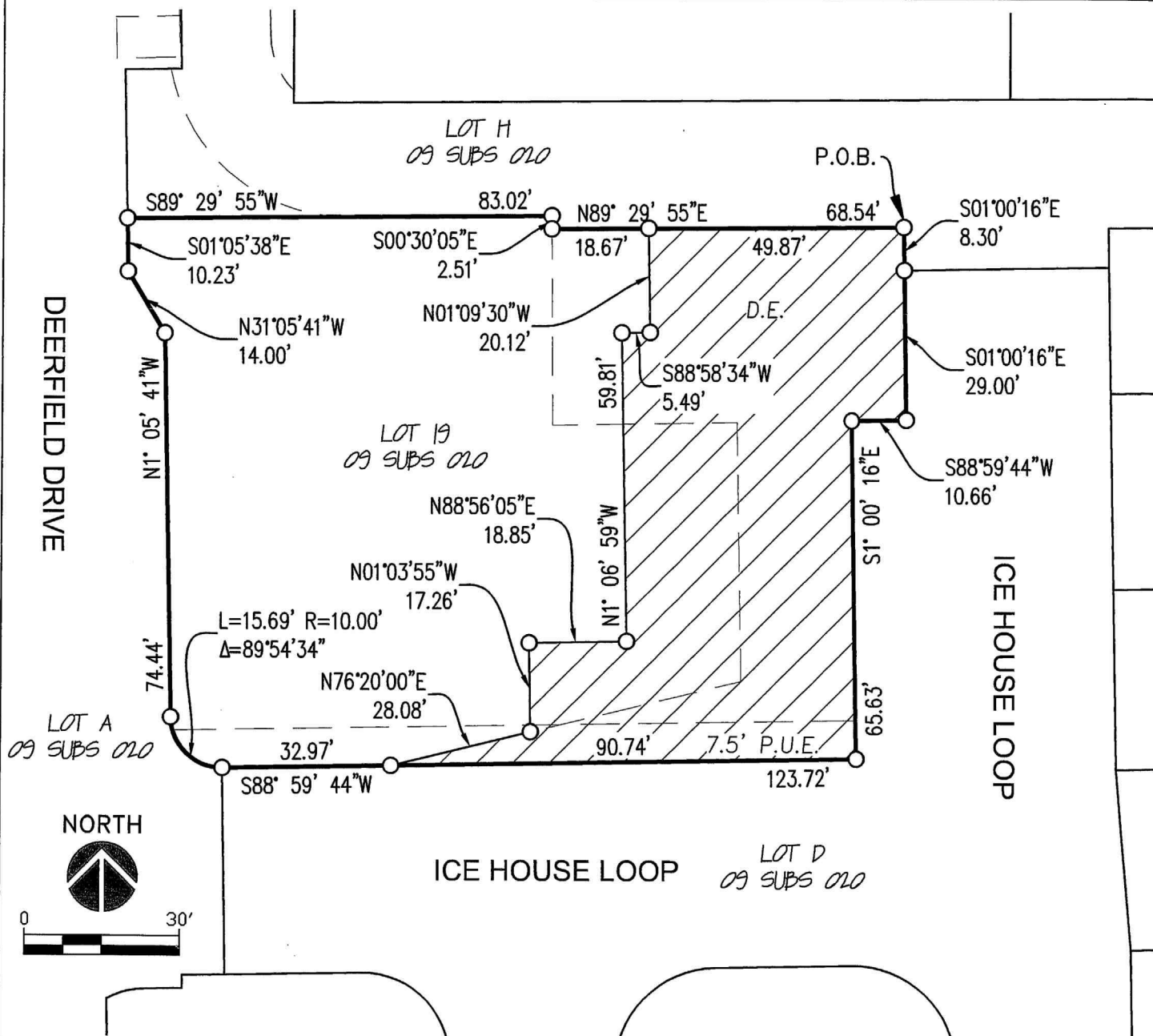
BEING A PORTION OF SECTIONS 16 & 17, T.17N., R.16E.,
M.D.B.&M. IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF NEVADA, STATE OF CALIFORNIA

SCALE: 1"=30'

DATE: 06-06-24

SHEET: 1

OF
1



LEGEND

- P.O.B. POINT OF BEGINNING
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT AREA
- DIMENSION POINT (DOES NOT INDICATE MONUMENT)

BASIS OF BEARING:

IDENTICAL TO THAT SUBDIVISION
MAP IN BK 9 SUBS PG 20.



Recording Requested By:

and

Return to: Town of Truckee
Kelly Carpenter, Town Clerk
10183 Truckee Airport Road
Truckee CA 96161

APN 018-850-019-000

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

**ACCEPTANCE OF IRREVOCABLE OFFER OF DEDICATION
DRAINAGE EASEMENT
TOWN OF TRUCKEE**

The Town Manager, on behalf of the Town Council of the Town of Truckee pursuant to Town Council Resolution 94-40, hereby consents to the recording of this Acceptance of Irrevocable Offer of Dedication for a Drainage Easement across APN 018-850-019-000 as described and depicted in "Exhibit A" and "Exhibit B" attached hereto, offered by Coldstream Shopping Center, LLC, a Nevada limited liability company.

The Town Manager hereby certifies that the easement conveyed by the above-mentioned Offer of Dedication is hereby ACCEPTED on behalf of the Town Council of the Town of Truckee. Neither the Town's acceptance nor the recordation of this document shall create any explicit or implied obligation for the Town to maintain the drainage facilities within the easement area. The Town's acceptance is made subject to Coldstream Shopping Center, maintenance obligations of the drainage facilities pursuant to the Operations and Maintenance Plan recorded in the records of Nevada County as Document #: 20240009083.

TOWN OF TRUCKEE:


Jennifer Callaway
Town Manager

Date: 10/28/24

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

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.

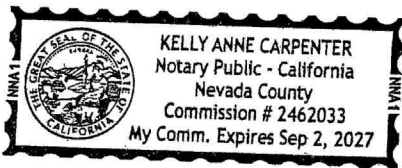
State of California

County of Nevada }

On 10/28/24 before me, Kelly Carpenter, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Jennifer Callaway
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 Kelly Carpenter
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

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☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____

EXHIBIT 'A'
DRAINAGE EASEMENT
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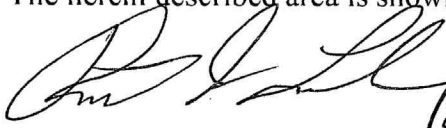
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Robert J. Lawless, P.L.S. 8928
Expires 9-30-26



9-16-2024
Dated:

DUNDAS GEOMATICS, INC.

GEOMATIC ENGINEERS

Grass Valley Office

159 South Auburn Street

Grass Valley, Ca. 95945

EXHIBIT 'B'

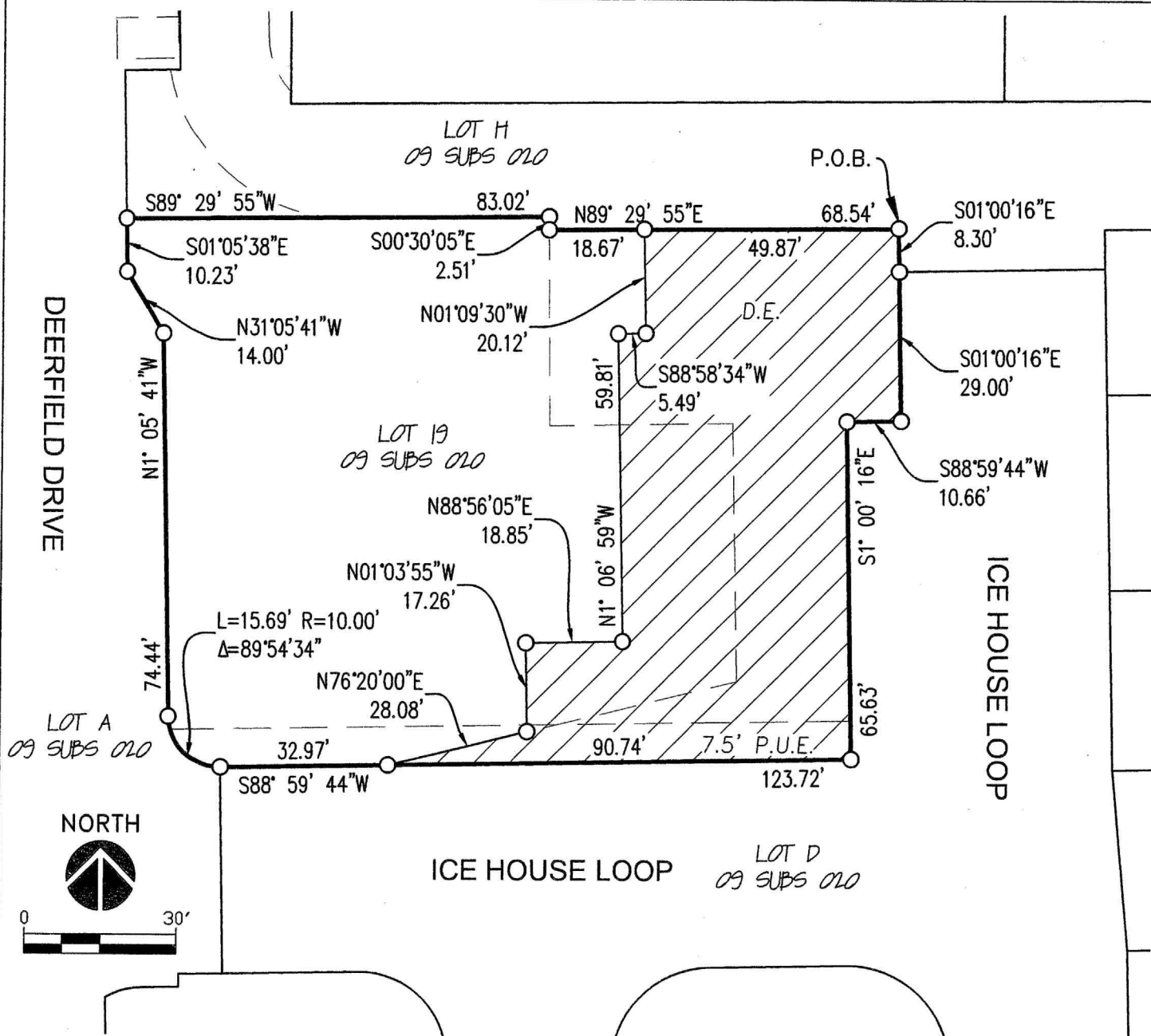
DRAINAGE EASEMENT

BEING A PORTION OF SECTIONS 16 & 17, T.17N., R.16E.,
M.D.B.&M. IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF NEVADA, STATE OF CALIFORNIA

SCALE: 1"=30'

DATE: 06-06-24

SHEET: 1
OF
1



LEGEND

- P.O.B. POINT OF BEGINNING
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT AREA
- DIMENSION POINT (DOES NOT INDICATE MONUMENT)

BASIS OF BEARING:

IDENTICAL TO THAT SUBDIVISION
MAP IN BK 9 SUBS PG 20.



Recording Requested By:

and

Return to: Town of Truckee
Kelly Carpenter, Town Clerk
10183 Truckee Airport Road
Truckee, CA 96161

A.P.N.: 018-850-018

Documentary transfer tax is \$0

SPACE ABOVE THIS LINE FOR RECORDER'S USE

IRREVOCABLE OFFER OF DEDICATION

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Coldstream Shopping Center, LLC, A Limited Liability Company, the undersigned grantor hereby Grants an easement to the Town of Truckee, a political subdivision of the State of California with the County of Nevada, over a portion of APN 018-850-018 for all public drainage purposes; including right of ingress and egress to the easement area across typical driving surfaces of the property, installation and maintenance of drainage facilities, construction, reconstruction, snow removal/snow storage as necessary to access drainage facilities, and all appurtenances thereto and being further described as follows:

See attached legal description
Entitled

Drainage Easement

Described within attached **Exhibit A**
and
Depicted on attached **Exhibit B**

Grantor: COLDSTREAM SHOPPING CENTER, LLC, A LIMITED LIABILITY COMPANY

By: 
Kurt Stitser, Coldstream Shopping Center, LLC

9-20-24
Date

Dated:

September 20, 2024

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 Nevada

)

) ss.

County of Washoe

)

On September 20, 2024 before me

Laksani Marshall

Notary Public personally appeared Kurt Stitser 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

[Signature]

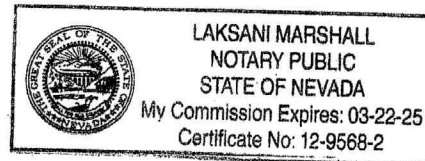


EXHIBIT 'A'
DRAINAGE EASEMENT
LEGAL DESCRIPTION

A portion of the lands granted to PC-1 Investments, LLC, a Nevada limited liability company on March 30, 2022, in Document No. 20220007028, Nevada County Records, being a portion of lands of Lot 18, as shown in Book 9 of Subdivision Maps, at page 20, Nevada County Records, situate in Sections 16 and 17, Township 17 North, Range 16 East, M.D.B.&M., being more particularly described as follows:

Beginning at a point at the intersection of the Southerly Right-of-Way (R.O.W.) line of Cold Stream Road and the Westerly R.O.W. line of Deerfield Drive, said point also being on the Northerly property line of said Lot 18, thence from the **Point of Beginning** along the said Northerly property line the following two (2) courses;

- 1) North 88° 59' 44" East a distance of 27.25 feet to the beginning of a curve to the right having a radius of 20.00 feet,
- 2) along said curve through a central angle of 86° 27' 13" and an arc length of 30.18 feet;

Thence leaving Northerly property line North 58° 56' 20" West a distance of 21.19 feet; thence South 88° 59' 44" West a distance of 27.77 feet; thence South 66° 07' 47" West a distance of 123.14 feet; thence South 23° 52' 13" East a distance of 2.50 feet; thence South 66° 07' 47" West a distance of 9.47 feet to the beginning of a curve to the left having a radius of 960.00 feet, thence along said curve through a central angle of 04° 05' 57" and an arc length of 68.68 feet; thence South 46° 14' 20" East a distance of 12.65 feet; thence to the beginning of a non-tangent curve to the right having a radius of 948.00 feet and a chord bearing North 63° 49' 46" East a distance of 50.95 feet, thence along said curve through a central angle of 03° 04' 47" and an arc length of 50.95 feet; thence South 25° 43' 54" East a distance of 29.84 feet; thence South 01° 00' 56" East a distance of 27.77 feet; thence South 65° 13' 10" East a distance of 51.98 feet; thence South 53° 45' 19" East a distance of 40.14 feet to the South property line of said Lot 18; thence along said property line the following three (3) courses;

- 1) South 88° 59' 20" West a distance of 39.45 feet;
- 2) North 00° 59' 56" West a distance of 12.00 feet;
- 3) South 88° 59' 44" West a distance of 13.01 feet;


Thence leaving said Southerly property line North 65° 13' 10" West a distance of 32.46 feet; thence South 33° 29' 19" West a distance of 13.24 feet to the Southerly property line of said Lot 18 and the beginning of a non-tangent curve to the right having a radius of 103.00 feet and a chord bearing North 62° 31' 48" West a distance of 50.31 feet, thence along the Southerly, Westerly and Northerly lines of said Lot 18 the following seven (9) courses;

- 1) along said curve through a central angle of 28° 16' 19" and an arc length of 50.82 feet;
- 2) South 40° 39' 39" West a distance of 12.00 feet to the beginning of a non-tangent curve to the right having a radius of 115.00 feet and a chord bearing North 39° 38' 28" West a distance of 35.39 feet,
- 3) along said curve through a central angle of 17° 42' 14" and an arc length of 35.53 feet;

- 4) North 30° 47' 14" West a distance of 8.95 feet to the beginning of a curve to the right having a radius of 20.01 feet,
- 5) along said curve through a central angle of 92° 13' 43" and an arc length of 32.21 feet to the Southerly line of Cold Stream Road, and the beginning of a curve to the right having a radius of 970.00 feet,
- 6) along said curve through a central angle of 04° 41' 39" and an arc length of 79.47 feet;
- 7) North 66° 07' 47" East a distance of 9.47 feet;
- 8) North 66° 07' 47" East a distance of 19.99 feet;
- 9) North 66° 07' 52" East a distance of 104.70 feet to said **Point of Beginning**.

Containing 8,788.9 Sq.Ft., more or less.

The herein described area is shown on Exhibit B, attached hereto, and made part of thereof.


Robert J. Lawless, P.L.S. 8928
Expires 9-30-26



9-16-2024
Dated:

Grass Valley, Ca. 95945

2



DUNDAS GEOMATICS, INC.

GEOMATIC ENGINEERS

Grass Valley Office

159 South Auburn Street

Grass Valley, Ca. 95945

EXHIBIT 'B'

DRAINAGE EASEMENT

BEING A PORTION OF SECTIONS 16 & 17, T.17N., R.16E.,
M.D.B.&M. IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF NEVADA, STATE OF CALIFORNIA

SCALE: N.T.S.

DATE: 07-02-24

SHEET: 2

OF

2

Line Table

Line #	Length	Direction
L1	21.19	N58° 56' 20"W
L2	27.77	S88° 59' 44"W
L3	2.50	S23° 52' 13"E
L4	9.47	S66° 07' 47"W
L5	12.65	S46° 14' 20"E
L6	29.84	S25° 43' 54"E
L7	27.77	S1° 00' 56"E
L8	51.98	S65° 13' 10"E
L9	40.14	S53° 45' 19"E
L10	13.01	S88° 59' 44"W
L11	32.46	N65° 13' 10"W
L12	13.24	S33° 29' 19"W

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	30.18	20.00	86°27'13"	S47° 46' 39"E	27.40
C2	68.68	960.00	4°05'57"	S64° 05' 58"W	68.67
C3	50.95	948.00	3°04'47"	N63° 49' 46"E	50.95
C4	50.82	103.00	28°16'19"	N62° 31' 48"W	50.31



Recording Requested By:

and

Return to: Town of Truckee
Kelly Carpenter, Town Clerk
10183 Truckee Airport Road
Truckee CA 96161

APN 018-850-018-000

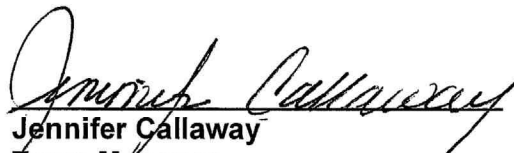
The undersigned grantor(s) declare(s)
Documentary transfer tax is \$0

**ACCEPTANCE OF IRREVOCABLE OFFER OF DEDICATION
DRAINAGE EASEMENT
TOWN OF TRUCKEE**

The Town Manager, on behalf of the Town Council of the Town of Truckee pursuant to Town Council Resolution 94-40, hereby consents to the recording of this Acceptance of Irrevocable Offer of Dedication for a Drainage Easement across APN 018-850-018-000 as described and depicted in "Exhibit A" and "Exhibit B" attached hereto, offered by Coldstream Shopping Center, LLC, a Nevada limited liability company.

The Town Manager hereby certifies that the easement conveyed by the above-mentioned Offer of Dedication is hereby ACCEPTED on behalf of the Town Council of the Town of Truckee. Neither the Town's acceptance nor the recordation of this document shall create any explicit or implied obligation for the Town to maintain the drainage facilities within the easement area. The Town's acceptance is made subject to Coldstream Shopping Center, maintenance obligations of the drainage facilities pursuant to the Operations and Maintenance Plan recorded in the records of Nevada County as Document #: 20240009083.

TOWN OF TRUCKEE:


Jennifer Callaway
Town Manager

Date: 10/28/24

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

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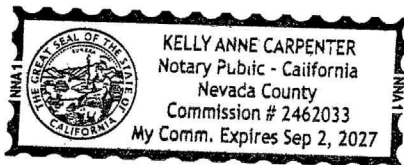
State of California

County of Nevada }

On 10/28/24 before me, Kelly Carpenter, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Jennifer Callaway
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 Kelly Carpenter
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____

Signer's Name: _____

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Signer is Representing: _____

EXHIBIT 'A'
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- 1) North 88° 59' 44" East a distance of 27.25 feet to the beginning of a curve to the right having a radius of 20.00 feet,
- 2) along said curve through a central angle of 86° 27' 13" and an arc length of 30.18 feet;

Thence leaving Northerly property line North 58° 56' 20" West a distance of 21.19 feet; thence South 88° 59' 44" West a distance of 27.77 feet; thence South 66° 07' 47" West a distance of 123.14 feet; thence South 23° 52' 13" East a distance of 2.50 feet; thence South 66° 07' 47" West a distance of 9.47 feet to the beginning of a curve to the left having a radius of 960.00 feet, thence along said curve through a central angle of 04° 05' 57" and an arc length of 68.68 feet; thence South 46° 14' 20" East a distance of 12.65 feet; thence to the beginning of a non-tangent curve to the right having a radius of 948.00 feet and a chord bearing North 63° 49' 46" East a distance of 50.95 feet, thence along said curve through a central angle of 03° 04' 47" and an arc length of 50.95 feet; thence South 25° 43' 54" East a distance of 29.84 feet; thence South 01° 00' 56" East a distance of 27.77 feet; thence South 65° 13' 10" East a distance of 51.98 feet; thence South 53° 45' 19" East a distance of 40.14 feet to the South property line of said Lot 18; thence along said property line the following three (3) courses;

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Containing 8,788.9 Sq.Ft., more or less.

The herein described area is shown on Exhibit B, attached hereto, and made part of thereof.



Robert J. Lawless, P.L.S. 8928
Expires 9-30-26



9-16-2024
Dated:

Grass Valley, Ca. 95945



DUNDAS GEOMATICS, INC.

GEOMATIC ENGINEERS

Grass Valley Office

159 South Auburn Street

Grass Valley, Ca. 95945

EXHIBIT 'B'

DRAINAGE EASEMENT

BEING A PORTION OF SECTIONS 16 & 17, T.17N., R.16E.,
M.D.B.&M. IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF NEVADA, STATE OF CALIFORNIA

SCALE: N.T.S.

DATE: 07-02-24

SHEET: 2

OF

2

Line Table

Line #	Length	Direction
L1	21.19	N58° 56' 20"W
L2	27.77	S88° 59' 44"W
L3	2.50	S23° 52' 13"E
L4	9.47	S66° 07' 47"W
L5	12.65	S46° 14' 20"E
L6	29.84	S25° 43' 54"E
L7	27.77	S1° 00' 56"E
L8	51.98	S65° 13' 10"E
L9	40.14	S53° 45' 19"E
L10	13.01	S88° 59' 44"W
L11	32.46	N65° 13' 10"W
L12	13.24	S33° 29' 19"W

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	30.18	20.00	86°27'13"	S47° 46' 39"E	27.40
C2	68.68	960.00	4°05'57"	S64° 05' 58"W	68.67
C3	50.95	948.00	3°04'47"	N63° 49' 46"E	50.95
C4	50.82	103.00	28°16'19"	N62° 31' 48"W	50.31

