

**RECORDING REQUESTED BY:**

County of Mendocino  
Clerk of the Board of Supervisors  
501 Low Gap Road, Room 1090  
Ukiah, Ca 95482

WHEN RECORDED MAIL TO:

County of Mendocino  
Department of Transportation  
340 Lake Mendocino Drive  
Ukiah, Ca 95482-9432  
Attn: Howard N. Dashiell, Director

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**MAIL TAX STATEMENTS TO:**

County of Mendocino  
Clerk of the Board of Supervisors  
501 Low Gap Road, Room 1090  
Ukiah, Ca 95482

**DOCUMENTARY TRANSFER TAX: \$ \_\_\_\_\_**

- N.A non-taxable public agency R&T 11922
- Computed on the consideration or value of property conveyed; OR
- Computed on the consideration or value less liens or encumbrances remaining at time of sale.

APN 170-120-07 & a portion of APN 170-100-10

\_\_\_\_\_  
Lisa Foster, Right of Way Agent  
Signature of declarant or Agent determining tax

**GRANT DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**Ukiah Pacific Associates II**

does hereby GRANT to:

**The County of Mendocino**, a political subdivision of the State of California

The property in the **unincorporated area** in  
County of Mendocino, State of California

described as: See Exhibit "A" attached hereto and made a part hereof.

Dated: \_\_\_\_\_

Grantor:  
Ukiah Pacific Associates II

\_\_\_\_\_  
By Caleb Roope  
President of Pacific West Communities, Inc.  
Manager, TPC Holdings IX, LLC, General Partner

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, \_\_\_\_\_, 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 \_\_\_\_\_

(This area for official notarial seal)

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SPACE BELOW FOR OFFICIAL USE:

## EXHIBIT "A"

Being a dedication to the County of Mendocino of a portion of the lands of Ukiah Pacific Associates II, a California limited partnership, as conveyed by Grant Deed at Document number 2021-06671, Mendocino County Records, situated in the County of Mendocino, State of California:

**Beginning** at the Southwest corner of said lands of Ukiah Pacific Associates II, a California limited partnership, as described by Grant Deed at Document number 2021-06671, said **Point of Beginning** also being the Southwest corner of Parcel One and marked by a 1/2" rebar with a yellow plastic cap, stamped" PLS 5520 Thomas", as shown on that Record of Survey, recorded in Maps at Drawer 87, Page 42, Mendocino County Records;

**Thence** northerly along the westerly boundary line of Parcel One, North 06°03'30" West, 27.23 feet to a point on the said westerly line;

**Thence** leaving said westerly boundary line, North 83°56'30" East, 5.51 feet to the beginning of a non-tangent curve;

**Thence** along a 19.50 foot radius curve to the left, through a central angle of 90°51'25", an arc length of 30.92 feet to a point of intersection with a tangential line;

**Thence** along said tangential line, North 84°33'14" East, 291.24 feet to the beginning of a tangent curve;

**Thence** along a 29.50 foot radius curve to the left, through a central angle of 75°41'02", an arc length of 38.97 feet to a point of intersection with a non-tangential line;

**Thence** along said non-tangential line, being the easterly boundary line of said Parcel One, South 27°19'21" East, 33.72 feet to the Southeast corner of said Parcel One, said point also being the Northeast corner of the lands of Ukiah Pacific Associates II, a California limited partnership, as described by Grant Deed at Document number 2021-06671, Mendocino County Records and the Northeast Corner of Parcel Two as shown on that Record of Survey, recorded in Maps at Drawer 87, Page 42, Mendocino County Records;

**Thence** along the easterly boundary line of Parcel Two, South 27°19'21" East, 44.09 feet;

**Thence** along the southerly line of said Parcel Two, South 84°33'14" West, 365.65 feet;

**Thence** along the westerly line of said Parcel Two, North 02°51'19" West, 42.50 feet to the Northwest corner of said Parcel Two;

**Thence** along the southerly line of said Parcel One, South 84°48'30" West, 9.80 feet to the **Point of Beginning**.

Containing 18,250.60 square feet or 0.42 acres, more or less.

The basis of bearings for this description is North 06°03'30" West between two 1/2" rebars with yellow plastic caps, stamped" PLS 5520", being the westerly boundary line of Parcel One as shown on that Record of Survey, recorded in Maps at Drawer 87, Page 42, Mendocino County Records.

This description has been prepared by me or under my direct supervision in June 2021.

*Steven J. Klein*


6/10/2021

Steven J. Klein, PLS 8155

Date



**LEGEND**

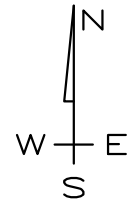
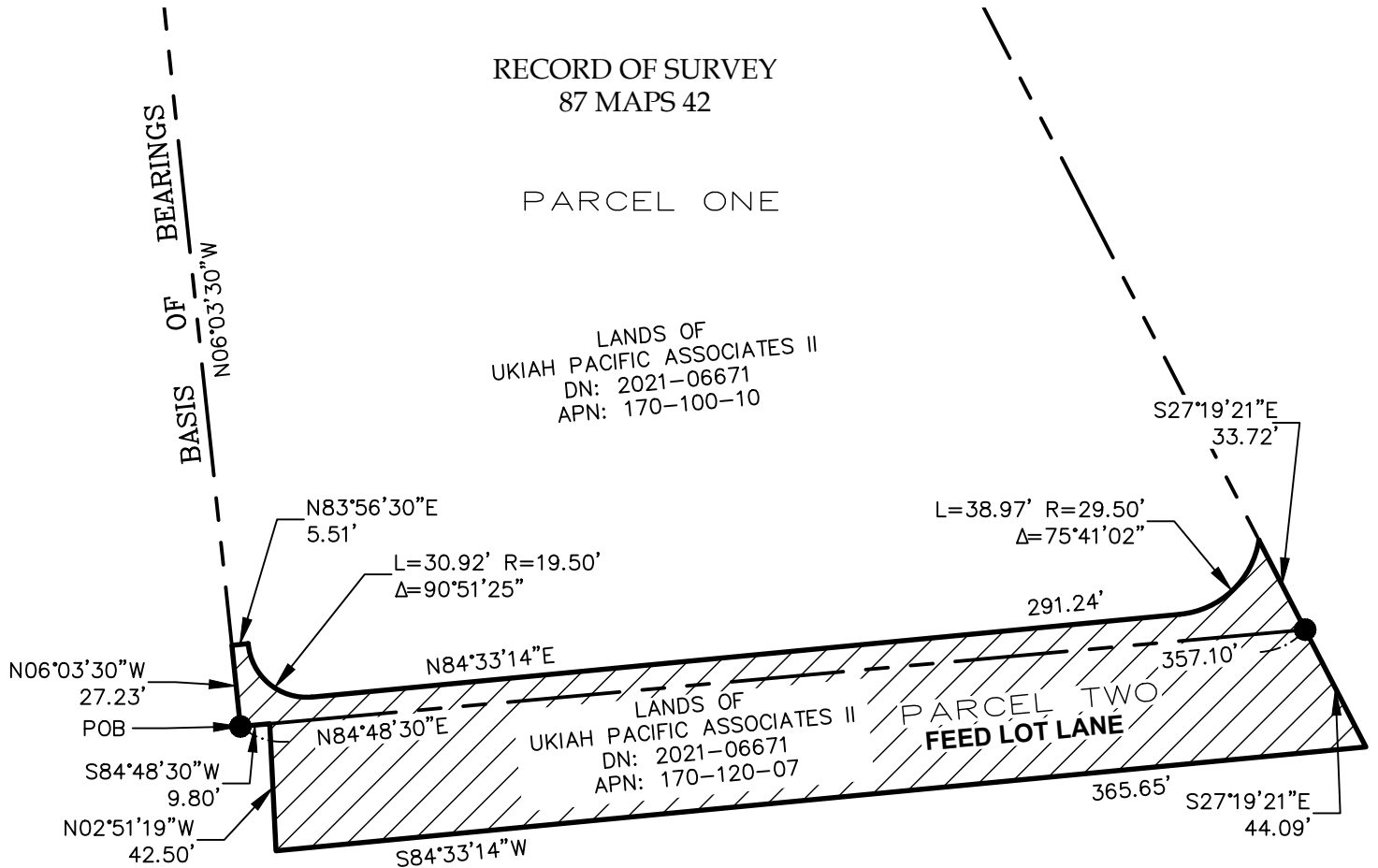
- RECORD BOUNDARY LINE
- R-O-W BOUNDARY LINE
-  R-O-W AREA TO BE DEDICATED
- POB
- DN
- APN
- 1/2" REBAR WITH CAP, PLS 5520



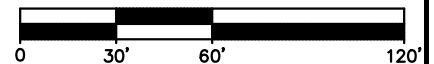
RECORD OF SURVEY  
87 MAPS 42

PARCEL ONE

LANDS OF  
UKIAH PACIFIC ASSOCIATES II  
DN: 2021-06671  
APN: 170-100-10



SCALE: 1" = 60'



THIS EXHIBIT HAS BEEN PREPARED FOR GRAPHICAL PURPOSES ONLY. ANY ERRORS OR OMISSIONS CONTAINED ON THIS EXHIBIT WILL NOT AFFECT THE DESCRIPTION.

DATE: JUNE 2021	<b>EXHIBIT "B"</b>	<b>MUNSELLE CIVIL ENGINEERING</b>
JOB NO. 124-20	<b>R-O-W DEDICATION</b>	CIVIL ENGINEERING ♦ LAND SURVEYING
SHEET 1 OF 1	APN 170-120-07, 170-100-10 <b>FEED LOT LANE</b> UKIAH, CALIFORNIA	513 CENTER STREET HEALDSBURG, CA 95448 <b>(707) 395-0968</b>

