

EXHIBIT B

RECORDING REQUESTED BY

TRUCKEE TAHOE AIRPORT DISTRICT

AND WHEN RECORDED MAIL TO:

NAME JOERGER ASSOCIATES, LLC

STREET ADDRESS 13333 QUARTERHORSE DRIVE

CITY & STATE ZIP GRASS VALLEY, CA 95949

SPACE ABOVE THIS LINE FOR RECORDERS USE ONLY

**QUITCLAIM DEED**

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$0.00 City transfer tax is \$0.00

(x) computed on full value of property conveyed, or

( ) computed on full value less value of liens and encumbrances remaining at time of sale.

**FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the TRUCKEE TAHOE AIRPORT DISTRICT**

Hereby QUITCLAIMS to **JOERGER ASSOCIATES, LLC**

The land described herein is situated in the State of California, County of Nevada, Town of Truckee, and is described as follows:

Parcel J1 as shown on the attached exhibit more particularly described as follows:

All that certain real property situate in Section 13, Township 17 North, Range 16 East, M.D.M., County of Nevada, State of California, being a portion of that parcel of land conveyed by Grant Deed to the Truckee Tahoe Airport District on September 30, 2003 recorded in Document 2003-0052309, Official Records of Nevada County, more particularly described as follows:

Commencing at the southwest corner of Parcel "A" as shown on the Record of Survey for The Truckee Tahoe Airport District, recorded on May 17, 1967, in Book 2, Page 157, in the Official Records of Nevada County, California, being a point on the northerly line of said Airport parcel, from which the southwest corner of said Section 13 bears South 58°46'48" West, 2877.58 feet, thence, along said northerly line the following two courses, North 28°48'51" East, 30.00 feet, thence, North 63°01'58" West, 727.89 feet, thence, North 51°47'31" West, 138.62 feet to the True Point of Beginning for Parcel J1.

Thence, from said point of beginning, leaving said northerly line, along a non-tangent curve to the left with a radial bearing of South 24°53'09" West, having an arc length of 58.01 feet, a central angle of 5°24'44" and a radius of 614.15 feet, to the westerly line of said Airport parcel; thence, along the westerly and northerly lines of said Airport parcel the following two (2) courses, North 18°48'00" East, 16.98 feet, thence South 51°47'31" East, 61.38 feet to the True

Point of Beginning of Parcel J1. Said parcel containing 0.01 acres or 465 Square Feet more or less.

Together With:

Parcel J3 as shown on the attached exhibit "B" more particularly described as follows:

All that certain real property situate in Section 13, Township 17 North, Range 16 East, M.D.M., County of Nevada, State of California, being a portion of that parcel of land conveyed by Grant Deed to the Truckee Tahoe Airport District on September 30, 2003 by Document 2003-0052309, Official Records of Nevada County, more particularly described as follows:

Commencing at the southwest corner of Parcel "A" as shown on the Record of Survey for The Truckee Tahoe Airport District, recorded on May 17, 1967, in Book 2, Page 157, in the Official Records of Nevada County, California, being a point on the northerly line of said Airport parcel, from which the southwest corner of said Section 13 bears South 58°46'48" West, 2877.58 feet, thence South 28°48'51" West, 30.03 feet to point B, the True Point of Beginning for Parcel J3, being a point on the southerly line of said Airport parcel.

Thence, from said point of beginning, along the southerly and westerly lines of said Airport parcel, the following two (2) courses, North 63°01'58" West, 907.90 feet, thence North 18°48'00" East, 23.02 feet to the beginning of a non-tangent curve to the right; thence, leaving said westerly line, along the arc of a curve to the right with a radial bearing of North 19°32'56" East having an arc length of 89.99 feet, a central angle of 9°18'04" and a radius of 554.34 feet; thence South 61°08'29" East, 821.83 feet to the True Point of Beginning of Parcel J3. Said parcel containing 0.31 acres or 13,454 square feet more or less.

**Reserving:** Public Utility Easements (P.U.E.) over, on, across and under the above described parcels for water, gas, sewer, and drainage pipes and appurtenances thereto for street lighting, poles, overhead and underground wires, anchors, conduit and appurtenances thereto for electric, television, lighting and communication services. Together with the right of ingress and egress for maintenance purposes and to trim and remove trees, limbs, and brush.

Parcel G4

A strip of land ten (10.00) feet in width the Southwesterly line of which is described as follows:

Beginning at the true point of beginning of parcel J1 as described above; thence along a non-tangent curve to the left with a radial bearing of South 24°53'09" West, having an arc length of 58.01 feet, a central angle of 5°24'44" and a radius of 614.15 feet.

Parcel G5

A strip of land ten (10.00) feet in width the Northeasterly line of which is described as follows:

Beginning at the true point of beginning of parcel J3 as described above; thence North 61°08'29" West, 821.83 feet to the beginning of a non-tangent curve to the left; thence, along the arc of a

curve to the left with a radial bearing of North 28°51'00" East having an arc length of 89.99 feet, a central angle of 9°18'04" and a radius of 554.34 feet.

**BASIS OF BEARINGS**

The Basis of Bearing for this legal description is the California Coordinate System of 1927, Zone 2. The Record of Survey for The Truckee Tahoe Airport District, recorded on May 17, 1967, in Book 2, Page 157, in the Official Records of Nevada County, California must be rotated 1°06'09" counterclockwise to agree with State Plane.

GRANTOR(S)

\_\_\_\_\_

Dated this \_\_\_\_\_ Day of \_\_\_\_\_, 20\_\_\_\_\_.

Sandy Korth, President

Trustee / Beneficiary \_\_\_\_\_

Truckee Tahoe Airport District

Recording Reference \_\_\_\_\_

10356 Truckee Airport Road

Truckee, CA 96161



## SOARING WAY RIGHT-OF-WAY

All that certain real property situate in Section 13, Township 17 North, Range 16 East, M.D.M., County of Nevada, State of California more particularly described as follows:

Beginning at the southwest corner of Parcel "A" as shown on the Record of Survey for The Truckee Tahoe Airport District, recorded on May 17, 1967, in Book 2, Page 157, in the Official Records of Nevada County, California from which the southwest corner of said Section 13 bears South 58°46'48" West, 2877.58 feet;

Thence North 28°48'51" East along the westerly line of said Parcel A, 30.00 feet to the True Point of Beginning, herein referred to as Point A;

Thence South 61°11'09" East, 359.78 feet to the beginning of a tangent curve to the left;

Thence along a tangent curve to the left having an arc length of 23.56 feet, a central angle of 90°00'00" , a radius of 15.00 feet, and being subtended by a chord of North 73°48'51" East, 21.21 feet;

Thence North 28°48'51" East, 5.00 feet to an angle point, herein referred to as Point E;

Thence South 61°11'09" East, 50.00 feet to an angle point, herein referred to as Point F;

Thence South 28°48'51" West, 5.00 feet to the beginning of a tangent curve to the left;

Thence along a tangent curve to the left having an arc length of 23.56 feet, a central angle of 90°00'00", a radius of 15.00 feet, and being subtended by a chord of South 16°11'09" East 21.21 feet;

Thence South 61°11'09" East, 1221.08 feet to an angle point and the westerly right-of-way line for the Truckee Airport Road, herein referred to as Point B;

Thence South 28°48'51" West, 30.00 feet along the right-of-way line for the Truckee Airport Road to an angle point and the centerline of Soaring Way as said centerline is shown on Parcel Map 86-07 filed in Book 17 of Parcel Maps at Page 122, Nevada County Records;

Thence North 61°11'09" West, 840.17 feet along the centerline of Soaring Way to the northeast corner of Parcel 2 as shown on Parcel Map 85-52 filed in Book 17 of Parcel Maps at Page 79, Nevada County Records, being the most easterly corner of that parcel of land conveyed by Grant Deed to the Truckee Tahoe Airport District on September 30, 2003 by Document 2003-0052309, Official Records of Nevada County;

Thence leaving said centerline and along the north line of said Parcel 2, and the southerly line of said Airport parcel, South 87°51'18" West, 58.34 feet, to a point herein referred to as Point C;

Thence leaving said north line, and said Airport parcel, North 61°11'09" West, 769.62 feet;

Thence North 61°08'34" West, 821.83 feet to the beginning of a tangent curve to the left;

## **SOARING WAY RIGHT-OF-WAY**

Cont'd

Thence along a tangent curve to the left having an arc length of 92.11 feet, a central angle of  $9^{\circ}31'13''$ , a radius of 554.34 feet, and being subtended by a chord bearing North  $65^{\circ}54'37''$  West, 92.00 feet ;

Thence along said right-of-way North  $18^{\circ}56'09''$  East, 60.00 feet to an angle point herein referred to as Point D;

Thence leaving said Joerger Road right-of-way, along a non-tangent curve to the right concave to the southwest, having an arc length of 102.49 feet, a central angle of  $9^{\circ}33'42''$ , a radius of 614.15 feet and being subtended by a chord bearing South  $65^{\circ}55'27''$  East, 102.37 feet;

Thence South  $61^{\circ}08'36''$  East, 820.75 feet to the True Point of Beginning containing 2.98 acres more or less.

**TOGETHER WITH** Public Utility Easements (P.U.E.) over, on, across and under the following described parcels for water, gas, sewer, and drainage pipes and appurtenances thereto for street lighting, poles, overhead and underground wires, anchors, conduit and appurtenances thereto for electric, television, lighting and communication services. Together with the right of ingress and egress for maintenance purposes and to trim and remove trees, limbs, and brush.

### **PARCEL A**

A strip of land ten (10.00) feet in width the Southwesterly line of which is described as follows:

Beginning at Point A described above; thence from said point of beginning South  $61^{\circ}11'09''$  East a distance of 374.78 feet.

### **PARCEL B**

A strip of land ten (10.00) feet in width the Southwesterly line of which is described as follows:

Beginning at Point B described above; thence from said point of beginning North  $61^{\circ}11'09''$  West a distance of 1236.08 feet.

### **PARCEL C**

A strip of land ten (10.00) feet in width the Northeasterly line of which is described as follows:

Beginning at Point C described above; thence from said point of beginning North  $61^{\circ}11'09''$  West a distance of 769.62 feet; thence North  $61^{\circ}08'36''$  West a distance of 821.83 feet; thence along a tangent curve to the left having an arc length of 92.11 feet, a central angle of  $9^{\circ}31'13''$ , a radius of 554.34 feet, and being subtended by a chord of North  $65^{\circ}54'37''$  West a distance of 92.00 feet to a point on the easterly right of way of Joerger Road.

### **PARCEL D**

A strip of land ten (10.00) feet in width the Southwesterly line of which is described as follows:

Beginning at Point D described above; thence from said point of beginning along a non-tangent curve to the right concave to the southwest having an arc length of 102.49 feet, a central angle of  $9^{\circ}33'42''$ , a radius of 614.15 feet and being subtended by a chord bearing South  $65^{\circ}55'49''$  East 102.37 feet; thence South  $61^{\circ}08'36''$  East a distance of 820.75 feet to the Westerly line of said Parcel A as shown on the Record of Survey filed in Book 2 of Surveys at Page 157, Nevada County Records.

**ALSO TOGETHER WITH** easements for snow storage purposes and incidences thereto on and over the following describe parcels:

#### PARCEL E

Beginning at Point E described above; thence from said point of beginning South  $28^{\circ}48'51''$  West a distance of 5.00 feet; thence along a tangent curve to the right having an arc length of 23.56 feet, a central angle of  $90^{\circ}00'00''$ , a radius of 15.00 feet, and being subtended by a chord of North  $73^{\circ}48'51''$  West 21.21 feet; thence, North  $61^{\circ}11'09''$  West a distance of 5.00 feet; North  $28^{\circ}48'51''$  East a distance of 20.00 feet; thence South  $61^{\circ}11'09''$  East a distance of 20.00 feet to the point of beginning.

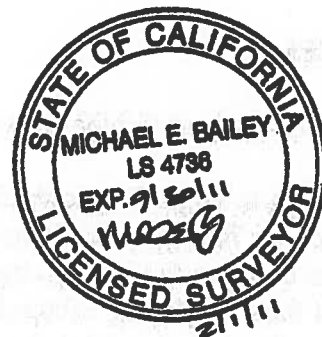
#### PARCEL F

Beginning at Point F described above; thence from said point of beginning South  $28^{\circ}48'51''$  West a distance of 5.00 feet; thence along a tangent curve to the left having an arc length of 23.56 feet, a central angle of  $90^{\circ}00'00''$ , a radius of 15.00 feet and being subtended by a chord of South  $16^{\circ}11'09''$  East a distance of 21.21 feet; thence South  $61^{\circ}11'09''$  East a distance of 5.00 feet; North  $28^{\circ}48'51''$  East a distance of 20.00 feet; thence North  $61^{\circ}11'09''$  West a distance of 20.00 feet to the point of beginning.

#### BASIS OF BEARINGS

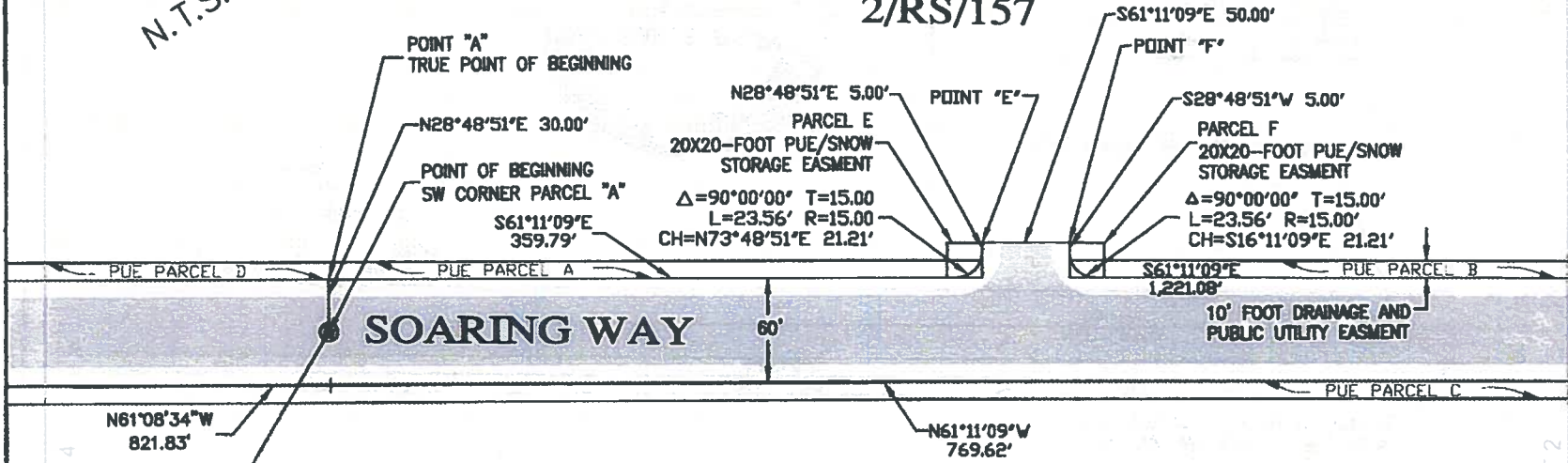
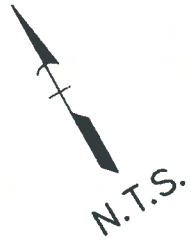
The Basis of Bearing for this legal description is the California Coordinate System of 1927, Zone 2. The Record of Survey for The Truckee Tahoe Airport District, recorded on May 17, 1967, in Book 2, Page 157, in the Official Records of Nevada County, California must be rotated  $1^{\circ}06'09''$  counterclockwise to agree with State Plane.

PBS&J  
555 Double Eagle Ct, Suite 1000  
Reno, Nevada 89521  
Project No. 587015.05



# TRUCKEE TAHOE AIRPORT DISTRICT

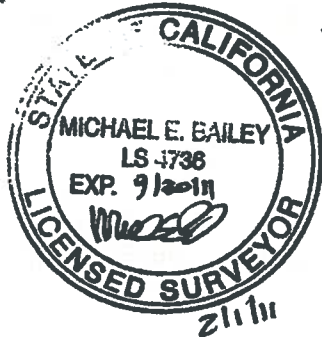
## PARCEL A 2/RS/157



N28°48'51"E 5.00'  
 POINT "E"  
 PARCEL E  
 20X20-FOOT PUE/SNOW  
 STORAGE EASEMENT  
 $\Delta=90^{\circ}00'00"$  T=15.00  
 L=23.56' R=15.00  
 CH=N73°48'51"E 21.21'

S61°11'09"E 50.00'  
 POINT "F"  
 S28°48'51"W 5.00'  
 PARCEL F  
 20X20-FOOT PUE/SNOW  
 STORAGE EASEMENT  
 $\Delta=90^{\circ}00'00"$  T=15.00'  
 L=23.56' R=15.00'  
 CH=S16°11'09"E 21.21'

JOERGER



Truckee Tahoe Airport <b>SOARING WAY</b> Truckee, California	
 <p>           555 Double Eagle Ct            Suite 2000            Reno, Nevada 89521            Telephone: 775/828-1622            Fax: 775/828-1826         </p> <p>ENGINEERING, PLANNING, SURVEYING, CONSTRUCTION SERVICES</p>	<b>PLANNED BY: JWB</b>
	<b>DETAILED BY: JWB</b>
	<b>APPROVED BY: JWB</b>
	<b>DEC. 02, 2010</b>
<b>SHEET 1 OF 4</b>	

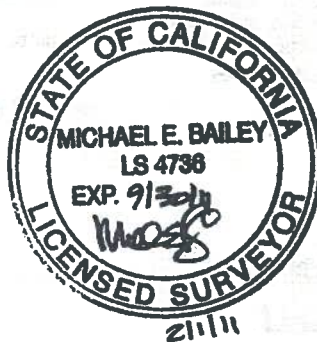
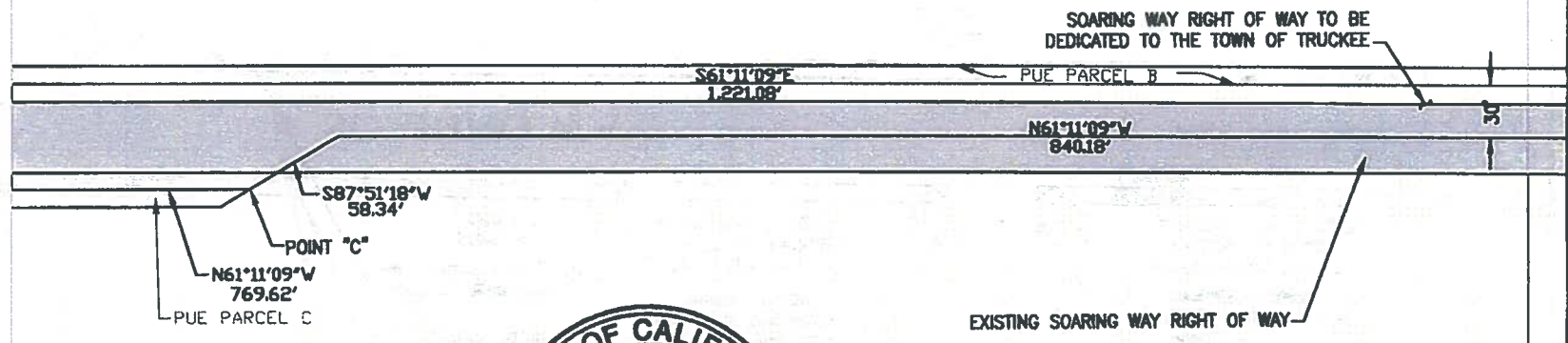
TRUCKEE TAHOE  
AIRPORT DISTRICT  
PARCEL A  
2/RS/157



MATCH SHEET 1

MATCH SHEET 3

SOARING WAY

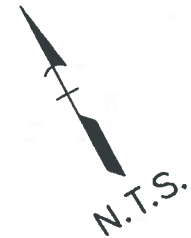


Truckee Tahoe Airport <b>SOARING WAY</b> Truckee, California	
 555 Double Eagle Ct Suite 2000 Reno, Nevada 89521 Telephone: 775/828-1622 Fax: 775/828-1826 ENGINEERING, PLANNING, SURVEYING, CONSTRUCTION SERVICES	PLANNED BY: JWB
	DETAILED BY: JJS
	APPROVED BY: JJS
	DEC. 02, 2010
<b>SHEET 2 OF 4</b>	

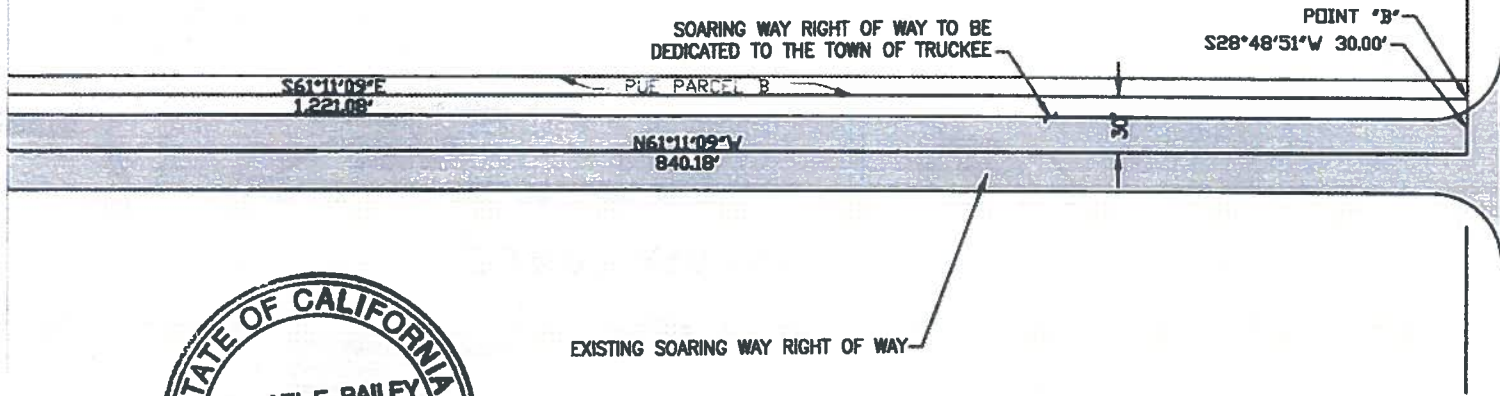


MATCH SHEET 2

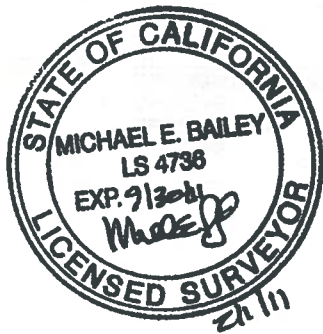
TRUCKEE TAHOE  
AIRPORT DISTRICT  
PARCEL A  
2/RS/157



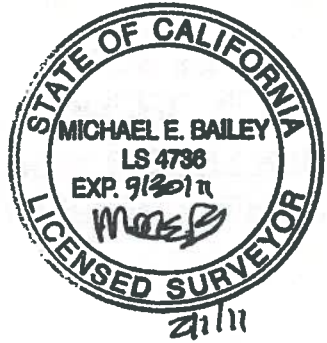
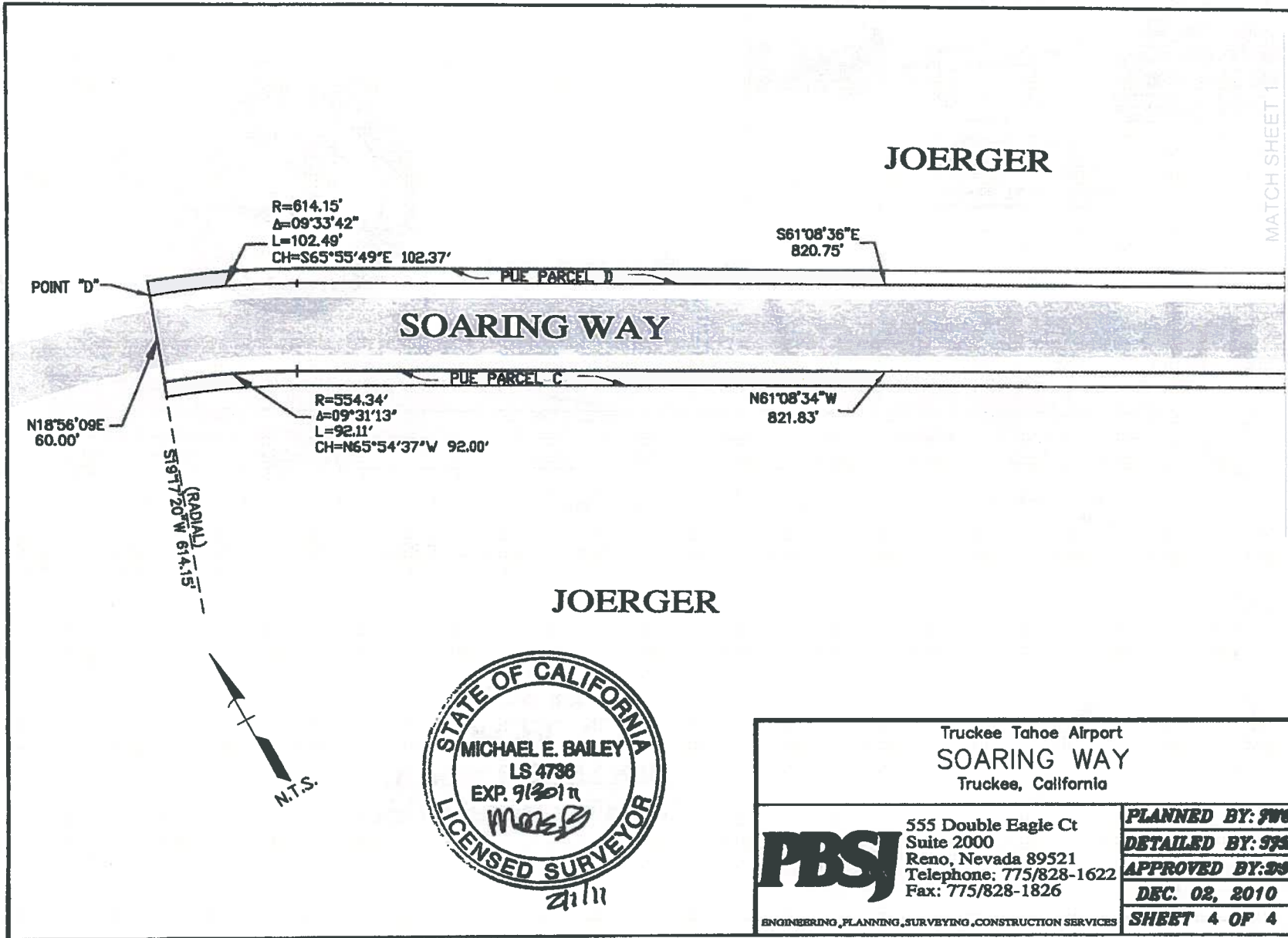
SOARING WAY



TRUCKEE AIRPORT ROAD



Truckee Tahoe Airport <b>SOARING WAY</b> Truckee, California	
 <b>PBSJ</b> <small>ENGINEERING, PLANNING, SURVEYING, CONSTRUCTION SERVICES</small>	555 Double Eagle Ct Suite 2000 Reno, Nevada 89521 Telephone: 775/828-1622 Fax: 775/828-1826
	<b>PLANNED BY: FWB</b>
	<b>DETAILED BY: JTB</b>
	<b>APPROVED BY: JTB</b>
	<b>DEC. 02, 2010</b>
	<b>SHEET 3 OF 4</b>



Truckee Tahoe Airport <b>SOARING WAY</b> Truckee, California	
 555 Double Eagle Ct Suite 2000 Reno, Nevada 89521 Telephone: 775/828-1622 Fax: 775/828-1826 ENGINEERING, PLANNING, SURVEYING, CONSTRUCTION SERVICES	<b>PLANNED BY: JWS</b> <b>DETAILED BY: JWS</b> <b>APPROVED BY: JWS</b> <b>DEC. 02, 2010</b> <b>SHEET 4 OF 4</b>