

**RECORDING REQUESTED BY:**

Town of Scotia Company, LLC  
PO BOX 245  
Scotia, CA 95565

**WHEN RECORDED MAIL TO:**

Scotia Community Services District  
PO BOX 104  
Scotia, CA 95565

This conveyance is exempt from the document transfer tax  
as Government Agency RNT Section 11922.

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APN: 205-421-006

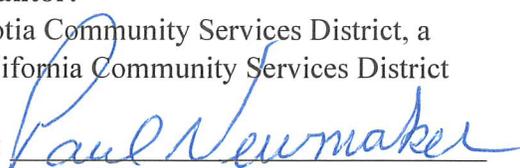
**EASEMENT GRANT DEED**

Scotia Community Services District, a Community Services District formed pursuant to California Government Code §§ 61000, et,seq. (“Grantor”), grants to Town of Scotia Company, LLC, a Delaware Limited Liability Company (“Grantee”), a 30-foot wide non-exclusive easement and right of way across a portion of Grantor’s real property for the purpose of ingress, egress, and public utilities as described in **Exhibit A**, which is attached hereto and incorporated by reference (the “Easement”). For purposes of illustration only, attached hereto as **Exhibit B** is an Easement Plat Map which depicts the linear course of the Easement.

The Easement shall be deemed appurtenant to Grantee’s real property, lots 23 and 24 of Scotia Subdivision as described in **Exhibit C**, attached hereto.

**Grantor:**

Scotia Community Services District, a  
California Community Services District

By: 

Name: Paul Newmaker

Its: President

CERTIFICATE OF ACKNOWLEDGEMENT OF NOTARY PUBLIC

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 HUMBOLDT )

On August 26, 2025 before me,  
K A Spiers, Notary Public, personally appeared  
Paul Newmaker, 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 is/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 K A Spiers (Seal)



EXHIBIT A

A non-exclusive easement, 30 feet in width, for ingress, egress and public utilities the centerline of which is described as follows:

COMMENCING at the Northerly most corner of Parcel 5 of Instrument No. 2017-009269, Humboldt County Records, said point being the Northwesterly terminus of the course "North 30 degrees 15 minutes 31 seconds West, 242.23";

thence South 30 degrees 15 minutes 31 seconds East, 63.96 feet, along the boundary of said Parcel 5, to the TRUE POINT OF BEGINNING of this easement;

thence South 30 degrees 54 minutes 55 seconds West, 89.02 feet;

thence South 25 degrees 16 minutes 48 seconds West, 90.18 feet;

thence South 20 degrees 28 minutes 05 seconds West, 183.41 feet;

thence South 09 degrees 10 minutes 05 seconds West, 72.15 feet, more or less, to the Northeasterly right of way line of Bridge Street (County Road No. 4F065), said point being the terminus of this description.

This easement is based on Book 68 Surveys, Pages 16 and 20, Humboldt County Records.

Prepared by:

Michael J. O'Hern

Michael J. O'Hern LS 4829

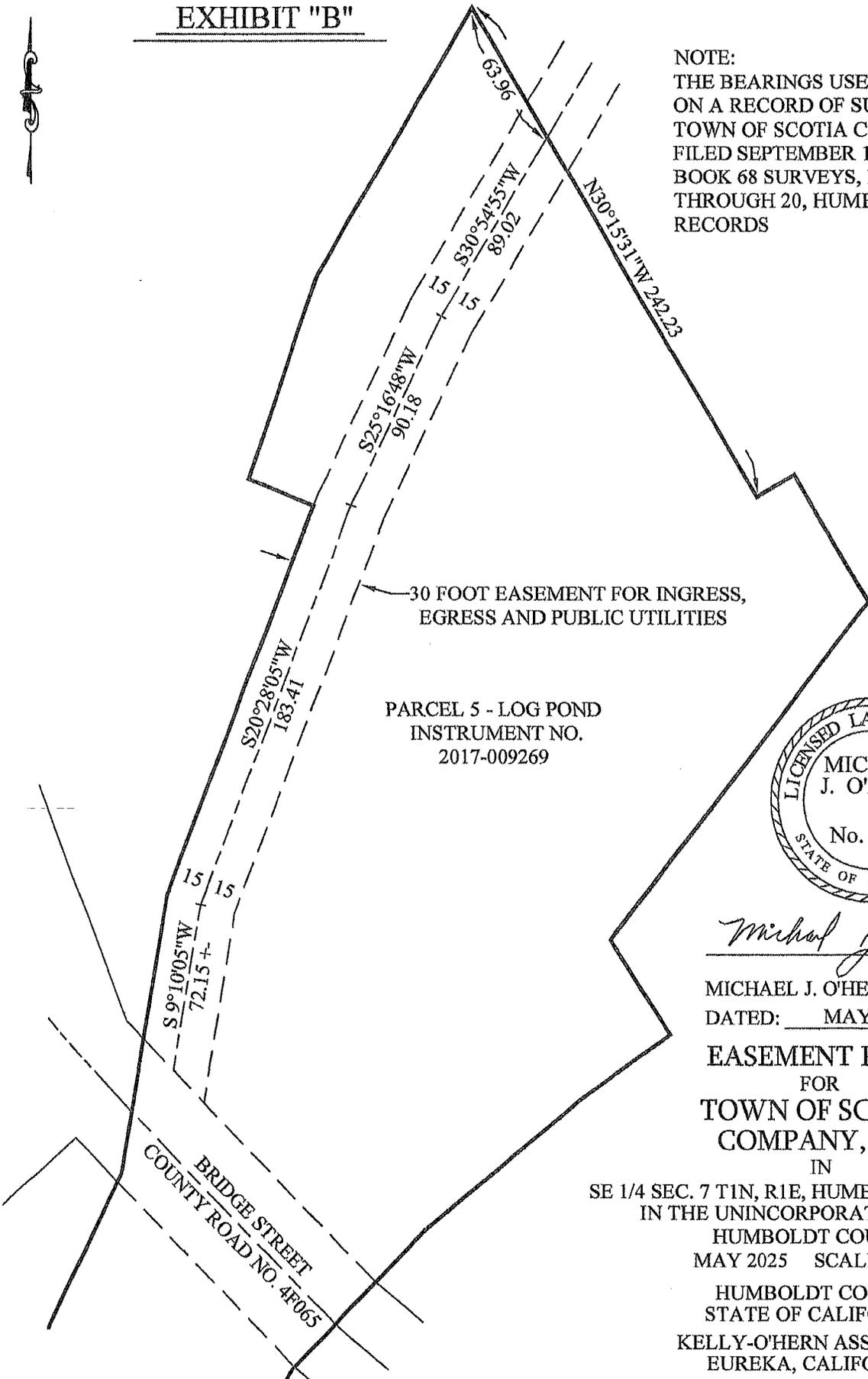
Dated: MAY 27 2025



EXHIBIT "B"

NOTE:

THE BEARINGS USED ARE BASED ON A RECORD OF SURVEY FOR TOWN OF SCOTIA COMPANY, LLC, FILED SEPTEMBER 10, 2010, IN BOOK 68 SURVEYS, PAGES 16 THROUGH 20, HUMBOLDT COUNTY RECORDS



PARCEL 5 - LOG POND  
INSTRUMENT NO.  
2017-009269



*Michael J. O'Hern*

MICHAEL J. O'HERN LS 4829  
DATED: MAY 27, 2025

**EASEMENT PLAT**  
FOR  
**TOWN OF SCOTIA**  
**COMPANY, LLC**  
IN

SE 1/4 SEC. 7 T1N, R1E, HUMBOLDT MERIDIAN  
IN THE UNINCORPORATED AREA OF  
HUMBOLDT COUNTY  
MAY 2025 SCALE 1" = 60'

HUMBOLDT COUNTY  
STATE OF CALIFORNIA  
KELLY-O'HERN ASSOCIATES  
EUREKA, CALIFORNIA

**Exhibit C**

All that certain real property situated in the unincorporated area of Humboldt County, State of California, more particularly described as follows:

Lot 23 and 24 as shown on that certain map entitled "Tract No. \_\_\_\_\_, Town of Scotia Subdivision Phase 4", which map was filed for record in the Office of the Humboldt County Recorder, \_\_\_\_\_, 2026, in Book \_\_\_\_\_ of Maps, at Pages \_\_\_\_\_.