

RECORDING REQUESTED BY  
AND WHEN RECORDED RETURN TO:

**ORIGINAL**

---

Irrevocable Offer of Dedication

This Irrevocable Offer of Dedication, dated for reference purposes April 21  
2010, ~~2009~~, is made by Lawrence E. Abel, also shown of record as Laurance Abel and  
Jacqueline Abel, husband and wife, as joint tenants ("Landowner") the owner in fee of  
that certain real property located in El Dorado County, California (the "County")  
commonly known as APN 051-250-12-100, CA, and more particularly described in  
Exhibit "A" (the "Property"), attached hereto and incorporated herein by this reference.

Recitals

Whereas, the County is in the process of completing environmental review of,  
and designing and engineering, a new roadway to be known as the Diamond Springs  
Parkway (the "Parkway") which will connect Missouri Flat Road to Highway 49; and

Whereas, the studied alternative alignments of Parkway, although not fully  
designed, are anticipated to be constructed on an alignment which would require right  
of way through or along the boundary of the Property; and

Whereas, the County is seeking certainty in the ability to acquire the necessary  
right of way through the Property in accordance with the proposed plans and  
Landowner is willing to provide such assurance for a defined period of fifteen years  
through this irrevocable offer of dedication; and

Whereas, Landowner understands and agrees that it is in Landowner's best  
interest that the Parkway be constructed providing Landowner with frontage on a  
major County road and based on such consideration Landowner is willing to convey  
the portion of the Property associated with this irrevocable offer of dedication to  
County without charge.

This Irrevocable Offer of Dedication is given in conjunction with the Funding Agreement for Diamond Springs Parkway Design and Environmental Costs. Nothing by way of this dedication to County for purpose of construction of the Parkway herein shall be deemed to preclude the County from imposing conditions of approval inclusive of additional dedication necessary to mitigate impacts in conjunction with the future development of Landowner's Property.

Now therefore, in consideration of the foregoing facts, Landowner declares as follows:

1. I, Lawrence E. Abel, also shown of record as Laurance Abel and Jacqueline Abel, husband and wife, as joint tenants, Landowner do hereby make this irrevocable offer of dedication to the County of El Dorado, a political subdivision of the State of California, of that property, in fee, more particularly described in the attached Exhibit "B" for a road and appurtenant easements and right of way inclusive of public utilities easements for all public purposes, and slope and maintenance easements, as depicted in Exhibit "B", attached hereto and incorporated by this reference. The area depicted in Exhibit "B" is not based on a final design of the Parkway and Landowner hereby acknowledges and agrees that the precise alignment determined by the County may change upon completion of the design and engineering of the Parkway, provided however, the final right of way area and all associated easements shall not be more than that depicted in Exhibit "B". At such time as the County accepts this irrevocable offer of dedication, the resolution of the County accepting the dedication will contain the final description of the right of way area, and any excess right-of-way not necessary for the Parkway shall be vacated back to Landowner in accordance with California Government Code section 7050.

2. During the term of the offer, County may accept the irrevocable offer of dedication made herein at such time as the County, after completion of all necessary environmental and engineering studies, and through action of its Board of Supervisors, has adopted the final alignment of the Parkway. In the event that County does not accept the irrevocable offer of dedication within fifteen years of the date this offer is recorded, then County shall vacate the offer in accordance with California Government Code section 7050.

3. Landowner makes no claim and waives any right to compensation for the conveyance of property as described in Exhibit "B".

4. Landowner shall cooperate with the County and will execute any subsequent agreements or documents that may be necessary to effectuate this irrevocable offer of dedication and its acceptance by County.

5. This irrevocable offer of dedication shall be recorded in the official records of El Dorado County and shall inure to the benefit of and be binding on the heirs, successors, assigns, and personal representatives of Landowner in accordance with the terms of this Agreement.

Landowner:

Lawrence E. Abel  
Lawrence E. Abel, Joint Tenant

Date: 4/21/2010

Jacqueline Abel  
Jacqueline Abel, Joint Tenant

Date: 4-21-2010

ACKNOWLEDGEMENT

City of Cabo San Lucas  
State of ~~California~~ Baja California Sur  
County of ~~El Dorado~~ Mexico )  
US Consular Agency )

On April 21, <sup>2010</sup>~~2009~~, before me, Trena Brown Schjetnan personally appeared ~~Lawrence E. Abel~~ Jacqueline Abel 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 Trena Brown Schjetnan (Seal)



## EXHIBIT A

All that certain real property situated in the County of El Dorado, State of California, more particularly described as follows:

Portion of the South one-half of Lot 5 of the Southwest quarter of Section 19, Township 10 North, Range 11 East, M.D.B.& M., described as follows:

BEGINNING at the most Westerly corner of Parcel B as said Parcel B is shown on the Parcel Map filed for record September 18, 1979 in Book 25 of Parcel Map at Page 46, Records El Dorado County; thence on and along the Westerly boundaries of Parcels B, C and D, South 7°44'47" East, 137.99 feet; South 1°39'22" East 153.59 feet; South 1°46'02" East 299.91 feet; South 3°04'33" West, 283.48 feet; and South 12°32'14" West 77.70 feet to the most Westerly corner of said Parcel D; thence on and along the Northwesterly boundary of the parcel described in the deed to Milo Joe Martinovich, et ux, recorded February 2, 1945 in Book 214 Page 180 Official Records, South 17°55'14" West, 133.44 feet to the South line of said Section 19; thence on and along said South section line South 89°50'25" West, 43.15 feet to the Southeast corner of the parcel described in the Deed to Frank DeBenning, et ux, recorded October 17, 1974 in Book 1290 Page 628 of Official Records, thence on and along the exterior boundaries of said DeBenning parcel, North 17°49'25" East, 136.64 feet; North 26°09'35" West 52.12 feet; South 76°30'25" West 102.70 feet; and South 66°38'25" West 34 feet to the Northwest corner of said DeBenning parcel; thence on and along the exterior boundary lines of the parcel described in the Deed to Gary E. Wakefield recorded February 23, 1978 in Book 1601 at Page 34 of Official Records South 66°38'25" West 79.49 feet; thence South 65°53'25" West 243.83 feet, and thence South 35°53'00" West 11.67 feet to the Southwest corner of said Wakefield parcel located on said South line of Section 19; thence on and along said South Section line South 89°50'25" West, 84.14 feet; thence leaving said Section line North 31°49'59" East 55.82 feet to a point on the Southerly boundary line of the Parcel described as Parcel No. 2 of the Quitclaim Deed by Laurance Abel, et ux, to Basic Minerals Inc., recorded February 25, 1980 in Book 1853 Page 569 Official Records; thence on and along the exterior boundary line of said Parcel No. 2, North 69°38'06" East 73 feet; North 47°09'54" West 180 feet; and North 52°10'47" West 336.62 feet to the Northeast corner of said Parcel No. 2; said Northeast corner being on an exterior boundary line of the Parcel described as Parcel No. 1 in the Deed by Basic Minerals Inc. to Maxim Development Co., recorded February 26, 1980 in Book 1853 Page 591 Official Records; thence on and along the exterior boundary lines of said Parcel No. 1, North 65°43'06" East 109.92 feet; North 17°52'00" West 41 feet; North 61°07'42" East 215.67 feet; North 84°22'56" East 99 feet; North 37°22'56" East 35 feet, and North 27°48'24" West 258.33 feet to the Southeast corner of Parcel 9 as said Parcel 9 is delineated on the Parcel Map filed for record on November 5, 1978 in Book 22 of Parcel Maps at Page 28, Records of El Dorado County, thence on and along the exterior boundary lines of Parcels 9, 10 and 11 of said Parcel Map filed for record in Book 22 of Parcel Maps at

Page 28, North 15°04'30" West 80.58 feet; North 26°03'58" East 57.32 feet; North 64°59'48" East 69.57 feet; and South 85°39'06" East 261.45 feet to the Southeast corner of said Parcel 11 located on the West line of the fee parcel of real property on Page 4 of the Decree of Distribution in the Matter of the Estate of Clement H. Mercier, deceased, Recorded March 31, 1977 in Book 1485 Page 41 of Official Records; thence on and along the exterior boundaries of said fee parcel described on said Page 4, South 4°11'00" East 136.75 feet; thence continuing South 4°11'00" East 15.15 feet; and North 50°52'05" East 346.91 feet to the point of beginning.

The herein before described parcel is delineated on the Record of Survey filed for record July 30, 1980 in Book 8 at Page 85 of Record of Surveys, Records of El Dorado County.

EXCEPTING THEREFROM any real property conveyed to Basic Minerals Inc. by virtue of the Quitclaim Deed recorded February 25, 1980 in Book 1853 Page 569 Official Records.

APN: 051-250-12-100

## EXHIBIT B

This Exhibit B and the attachments hereto consist of the following legal descriptions and depictions, individually identified below and as shown in the Exhibit B-1 and Exhibit B-2 attached thereto, collectively represent the land rights which are being conveyed by the Landowner(s) to the County.

1. Grant in Fee, and Public Utilities Easement

**Exhibit 'B-1'**  
**Legal Description**  
**Irrevocable Offer of Dedication**  
**Grant in Fee, and Public Utilities Easement**

All that real property situate in the County of El Dorado, State of California and lying within the Southwest One-Quarter of Section 19, Township 10 North, Range 11 East, M.D.M., being a portion of that certain 13.81 acre tract as shown on Record of Survey, filed in the office of the County Recorder of El Dorado County in Book 8 of Surveys, Page 85 and being more particularly described as follows:

Commencing at the Northeast corner of said 13.81 acre tract; thence along the Northerly line of said tract, South 49°56'51" West, 224.56 feet to the Point of Beginning; thence continuing along said Northerly line, South 49°56'51" West, 60.59 feet to a point hereinafter referred to as Point 'A'; thence leaving said Northerly line, South 84°02'49" East, 42.10 feet to a point hereinafter referred to as Point 'B'; thence North 05°56'19" East, 43.59 feet to the Point of Beginning, containing 0.021 acres more or less.

**TOGETHER WITH:**

Commencing at the aforementioned Point 'A'; thence along the Northerly line of said 13.81 acre tract, South 49°56'51" West, 61.48 feet; thence North 05°03'14" West, 45.06 feet to the Point of Beginning; thence leaving said Northerly line, North 84°02'49" West, 352.38 feet to a point on the Westerly line of said 13.81 acre tract; thence along the Westerly and Northerly line of said tract the following four (4) courses:

1. North 25°09'26" East, 44.25 feet; thence
2. North 64°05'16" East, 69.56 feet; thence
3. South 86°33'38" East, 261.50 feet; thence
4. South 05°03'14" East, 91.67 feet to the Point of Beginning, containing 0.612 acres, more or less.

**TOGETHER WITH:**

Commencing at the aforementioned Point 'B'; thence South 05°56'19" West, 21.50 feet; thence South 84°02'49" East, 38.52 feet; thence along the arc of a curve to the right, having a radius of 100.00 feet, the chord of which bears South 42°39'36" East, 132.23 feet; thence along the arc of a curve to the right, having a radius of 2450.00 feet, the chord of which bears South 01°39'02" West, 249.89 feet; thence South 11°07'46" West, 255.34 feet; thence South 51°25'37" West, 127.59 feet to the Point of Beginning; thence South 64°58'53" West, 283.88 feet; thence North 48°04'26" West, 5.22 feet to an angle point in the Westerly line of said 13.81 acre Tract; thence along the Westerly and Southerly line of said Tract the following six (6) courses:

1. South 68°43'34" West, 72.99 feet; thence
2. South 30°55'27" West, 55.05 feet; thence
3. North 88°55'00" East, 84.19 feet; thence
4. North 35°14'09" East, 10.91 feet; thence
5. North 64°58'53" East, 248.73 feet; thence
6. North 65°43'53" East, 69.22 feet; thence


leaving said South line, North 25°01'07" West, 50.90 feet to the Point of Beginning, containing 0.451 acres, more or less.

See Exhibit 'B-2' attached hereto and made a part of this description.

The Basis of Bearings for this description is grid North, California Coordinate System, Zone II, NAD 83 (Epoch 2004.69), based on GPS observations of NGS monuments "HPGN D CA 03 DM", "El Dorado" and "Airport". All distances are grid distances. Multiply grid distances by 1.000145 to obtain ground distances.

End of Description

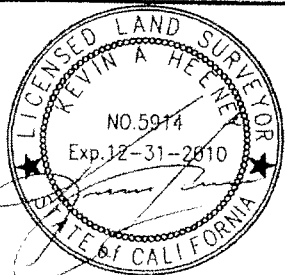
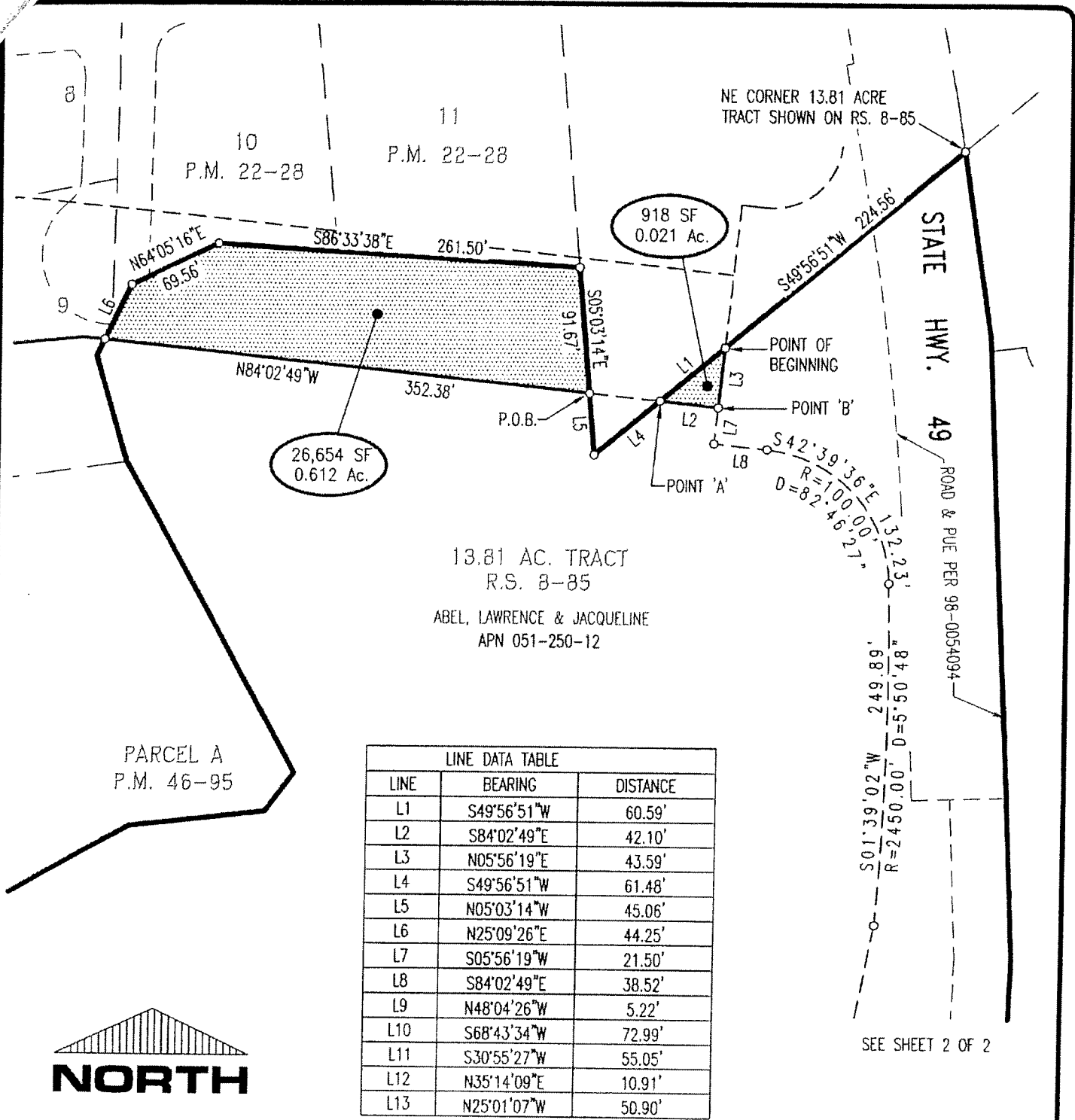
Prepared by CTA Engineering & Surveying under the direct supervision of the undersigned.

  
\_\_\_\_\_  
Kevin A. Heeney, PLS 5914  
Dated: 11-23-09



A.P.N. 051-250-12





DATE: 11-23-09

Exhibit 'B-2'

AFFECTED OWNER:  
Abel, Lawrence & Jacqueline

A.P.N.: 051-250-12

**cta** Engineering & Surveying

Civil Engineering • Land Surveying • Land Planning

3233 Montez Circle, Rancho Cordova, CA 95742  
T (916) 438-0819 • F (916) 438-2478 • www.cta.net

DATE: 11/02/09

SCALE: 1"=100'

DRAWN BY: KAH

JOB NO. 09-001-001

SHEET 1 OF 2

**DIAMOND SPRINGS PARKWAY PROJECT**

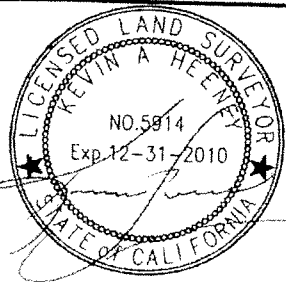
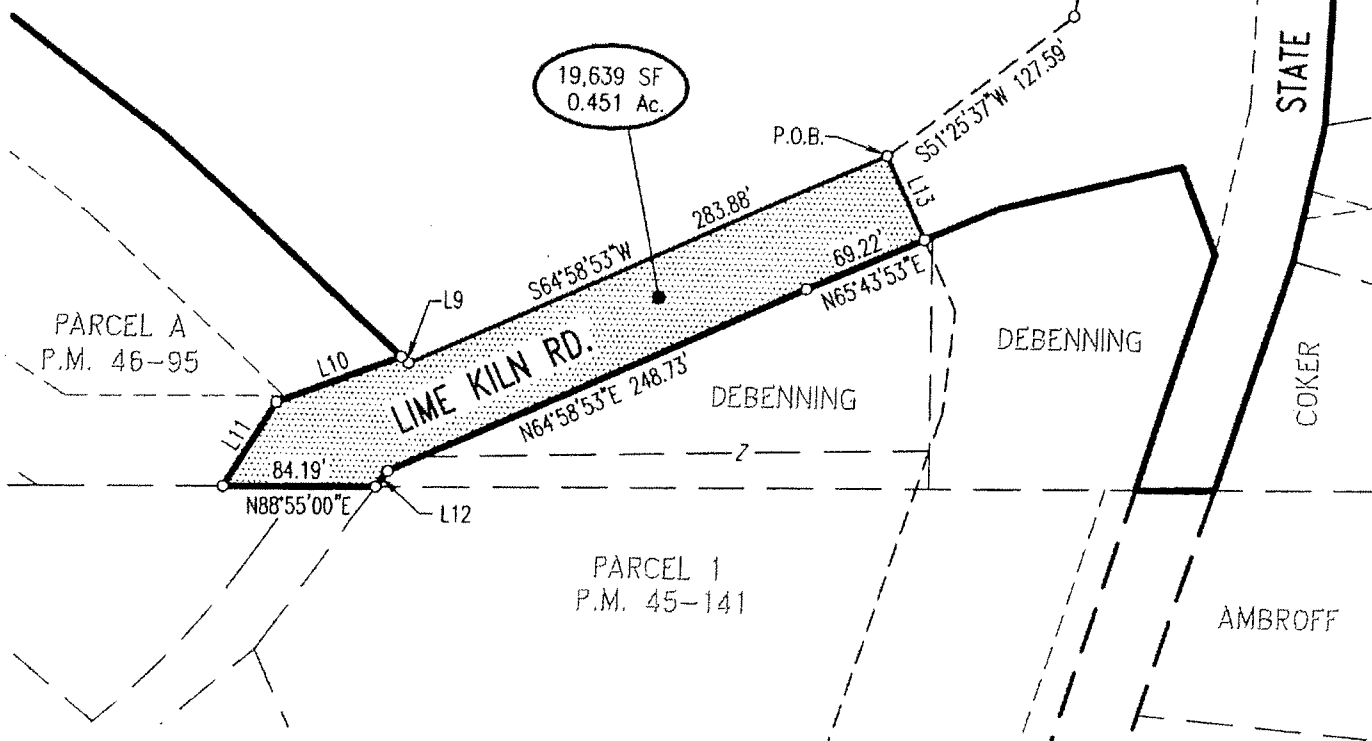
Irrevocable Offer of Dedication  
Grant in Fee & Public Utility Easement

PORTION OF THE S.W. 1/4 OF SEC. 19, T10N, R11E, M.D.M.  
COUNTY OF EL DORADO STATE OF CALIFORNIA

PARCEL A  
P.M. 46-95



LINE DATA TABLE		
LINE	BEARING	DISTANCE
L1	S49°56'51"W	60.59'
L2	S84°02'49"E	42.10'
L3	N05°56'19"E	43.59'
L4	S49°56'51"W	61.48'
L5	N05°03'14"W	45.06'
L6	N25°09'26"E	44.25'
L7	S05°56'19"W	21.50'
L8	S84°02'49"E	38.52'
L9	N48°04'26"W	5.22'
L10	S68°43'34"W	72.99'
L11	S30°55'27"W	55.05'
L12	N35°14'09"E	10.91'
L13	N25°01'07"W	50.90'



DATE: 11-23-09

Exhibit 'B-2'

AFFECTED OWNER:  
Abel, Lawrence & Jacqueline

A.P.N.: 051-250-12

**cta** Engineering & Surveying  
Civil Engineering • Land Surveying • Land Planning  
3233 MacArthur Circle, Rancho Cordova, CA 95742  
T (916) 858-0819 • F (916) 858-3172 • www.cta.com

DATE: 11/02/09    DRAWN BY: KAH    SHEET 2 OF 2  
SCALE: 1"=100'    JOB NO. 09-001-001

**DIAMOND SPRINGS PARKWAY PROJECT**  
Irrevocable Offer of Dedication  
Grant in Fee & Public Utility Easement  
PORTION OF THE S.W. 1/4 OF SEC. 19, T10N, R11E, M.D.M.  
COUNTY OF EL DORADO    STATE OF CALIFORNIA

RECORDING REQUESTED BY AND  
WHEN RECORDED RETURN TO:

County of El Dorado  
Board of Supervisors  
330 Fair Lane  
Placerville, CA 95667

APN 051-250-12  
For: County R/W & PUE

Above section for Recorder's use

**CONSENT TO MAKING OF  
IRREVOCABLE OFFER OF DEDICATION**  
(Government Code §7050)

Pursuant to California Government Code section 7050, the County of El Dorado hereby consents to the making of the attached Irrevocable Offer of Dedication dated April 21, 2010 from **Lawrence E. Abel, also shown of record as Laurance Abel and Jacqueline Abel, husband and wife, as joint tenants (Grantor)**, to the **County of El Dorado, a political subdivision of the State of California (Grantee)** and to the recordation thereof by its duly authorized officer.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

**COUNTY OF EL DORADO**

Date: \_\_\_\_\_

By: \_\_\_\_\_  
Chairman of the Board  
Board of Supervisors

ATTEST:

Suzanne Allen de Sanchez  
Clerk of the Board of Supervisors

By: \_\_\_\_\_  
Deputy Clerk