

**2026-0015776**

RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:

COUNTY OF EL DORADO  
BOARD OF SUPERVISORS  
330 Fair Lane  
Placerville CA 95667

05/13/2026  
02:29:15 PM  
PL  
MW

Titles: 1 Pages: 5

Fees: \$0.00  
Taxes: \$0.00  
CA SB2 Fee: \$0.00  
Total: \$0.00



Name: Millrose Properties California, LLC  
Project: Silver Springs Unit 3  
APN: 115-500-001-000  
Date:

Mail Tax Statements to above.  
Exempt from Documentary Tax Transfer  
Per Revenue and Taxation Code 11922

Above section for Recorder's use

**IRREVOCABLE OFFER OF DEDICATION  
DRAINAGE EASEMENT**

**MILLROSE PROPERTIES CALIFORNIA, LLC** hereinafter called GRANTOR/GRANTORS, owner/owners of the real property herein described, does/do hereby irrevocably offer for dedication to the **COUNTY OF EL DORADO**, a political subdivision of the State of California, an easement, for drainage purposes, over, under, and across that certain real property situate in the unincorporated area of the County of El Dorado, State of California, described as:

**See Exhibits A & B, attached hereto and made a part hereof.**

It is understood that this offer of dedication shall remain in effect and run with the land until such time as the County of El Dorado Board of Supervisors makes a finding of necessity for public purposes and accepts said offer by resolution.

IN WITNESS WHEREOF, GRANTOR has hereunto subscribed (his) (her) (their) name(s) this 31<sup>st</sup> day of March, 2026.

GRANTOR

**MILLROSE PROPERTIES CALIFORNIA, LLC  
A CALIFORNIA LIMITED LIABILITY COMPANY**

BY:

Signature

Lamy Gualco-Vice President  
Printed name and title

(All signatures must be acknowledged by a Notary Public)

# ACKNOWLEDGMENT

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 Placer )

On March 31, 2026 before me, Jessica D. Granzella, Notary Public,  
(Insert name and title of the officer)

personally appeared Larry Gualco  
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 [Handwritten Signature] (Seal)

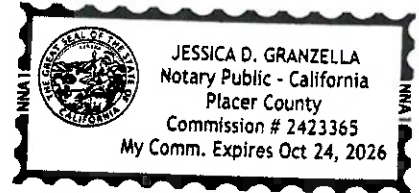


EXHIBIT 'A'

LEGAL DESCRIPTION  
IRREVOCABLE OFFER OF DEDICATION – DRAINAGE EASEMENT


All that real property situate in the County of El Dorado, State of California, lying within the Southwest One-quarter of Section 29, Township 10 North, Range 9 East, M.D.M., being a portion of Lot 1 as shown on the plat of "Silver Springs Unit 3", filed in the office of the County Recorder of El Dorado County in Book 'K' of Subdivision Maps, Page 72 and being more particularly described as follows:

BEGINNING at the Southeast corner of said Lot 1; thence along the Southerly line of said Lot 1, being also the Northerly line of Willamette Road, along the arc of a curve, concave to the Southwest, having a radius of 225.00 feet, the chord of which bears North 74°56'49" West, 10.00 feet, thence leaving said Southerly line, parallel with and 10.00 feet distant measured at right angle from the Southeasterly line of said Lot 1, North 16°21'14" East, 151.03 feet to a point on the Northerly line of said Lot 1; thence along said Northerly line, South 68°20'13" East, 10.04 feet to the Northeast corner of said Lot 1; thence along the Southeasterly line of said Lot 1, South 16°21'14" West, 149.87 feet to the POINT OF BEGINNING.

The Basis of Bearings for this description is identical to the plat of "Silver Springs Large Lot Subdivision" filed in the office of the County Recorder of El Dorado County in Book 'I' of Subdivision Maps, Page 133.

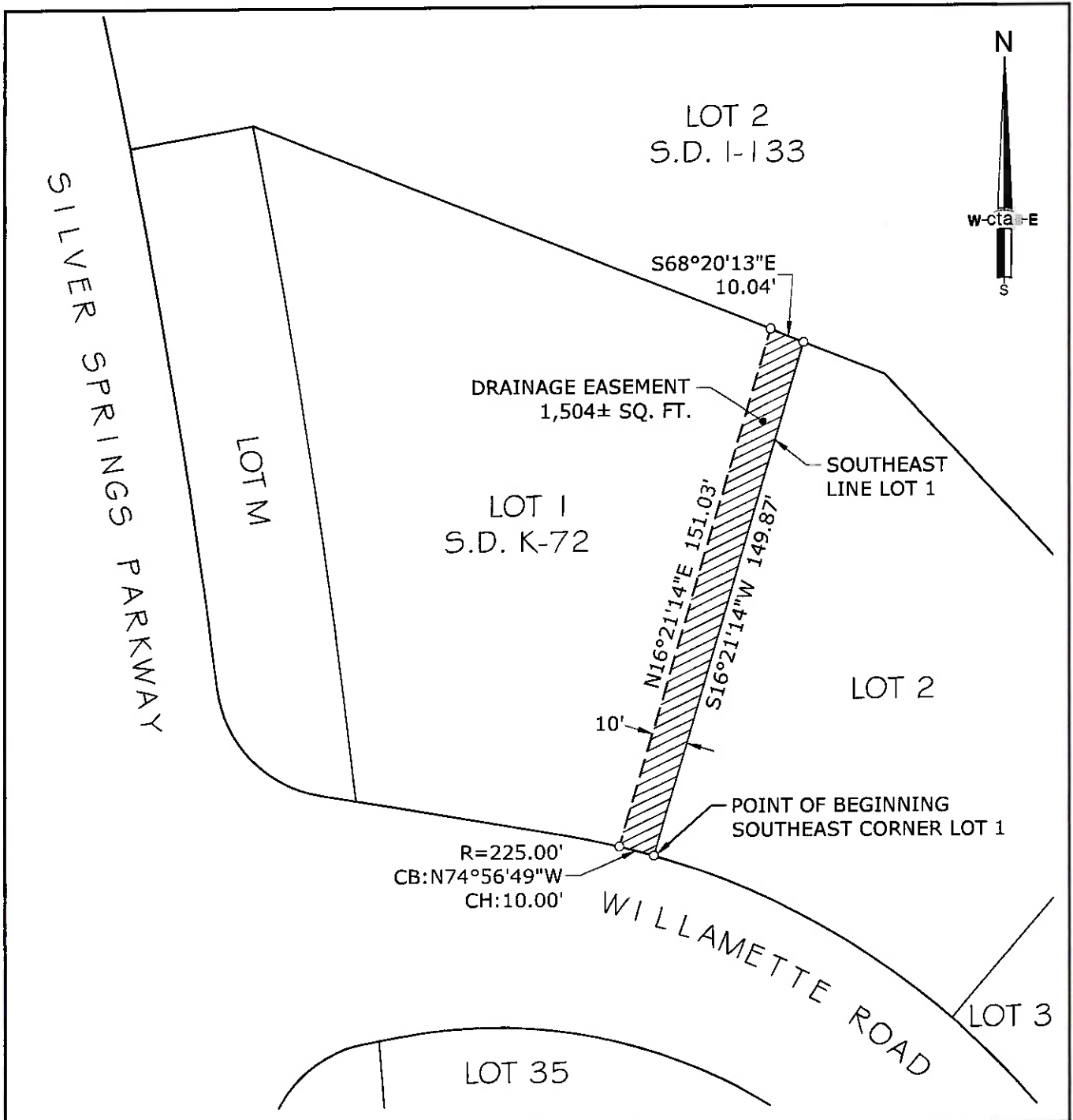
End of Description

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

  
Damon Burns, P.L.S. 9171



12/16/2025  
Date



THE BASIS OF BEARINGS FOR THIS EXHIBIT IS IDENTICAL WITH THE PLAT OF "SILVER SPRINGS LARGE LOT SUBDIVISION" FILED IN THE OFFICE OF THE COUNTY RECORDER OF EL DORADO COUNTY IN BOOK 'I' OF SUBDIVISION MAPS, PAGE 133

	<b>EXHIBIT 'B'</b> PLAT TO ACCOMPANY LEGAL DESCRIPTION	DATE: 12/16/2025    DRAWN BY: DB    SHEET SCALE: 1"=40'    JOB NO. 24-015-001 <b>1 OF 1</b>	
	OWNER: MILLROSE PROPERTIES CALIFORNIA, LLC	<b>IRREVOCABLE OFFER OF DEDICATION</b>	
		<b>DRAINAGE EASEMENT</b> A PORTION OF LOT 1 OF THE FINAL MAP "SILVER SPRINGS UNIT 3" S.D. K-72 LYING IN THE SOUTHWEST ONE-QUARTER OF SECTION 29, T.10 N., R.9 E., M.D.M. COUNTY OF EL DORADO    STATE OF CALIFORNIA	

DATE: 03/30/2026

**CONSENT TO THE MAKING OF AN  
IRREVOCABLE OFFER OF DEDICATION AND REJECTION OF OFFER**

At a regular meeting of the Board of Supervisors of the County of El Dorado held on 5/12/2026, the County of El Dorado consented to the foregoing attached Irrevocable Offer of Dedication dated March 31<sup>st</sup>, 2026 from Millrose Properties California, LLC a California Limited Liability Company, for a Drainage Easement and authorized the recording of said offer pursuant to Government Code Section 7050, and further reject said offer at this time, reserving, however, the right to accept the offer at any time specified in said Section 7050.

Dated this 12<sup>th</sup> day of May, 20 26

COUNTY OF EL DORADO

By: Brian Veerkamp  
Brian Veerkamp

Second Vice Chair, Board of Supervisors

Attest:  
Kim Dawson  
Clerk of the Board of Supervisors

By: Kaylee Runkle  
Kaylee Runkle  
Deputy Clerk