

**RESOLUTION NO. \_\_\_\_\_**  
**OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO**  
**Resolution to Accept**  
**Irrevocable Offer of Dedication #08-0003**  
**RS#29/87, Tract 1**  
**Assessor's Parcel Number 118-130-33**  
**East Ridge Investors, a California Limited Liability Company**

**WHEREAS**, the authority to invoke the process of dedicating an easement over, under and/or across property by the County is established under Section 7050 of the California Government Code and Section 66475 of the Subdivision Map Act; and

**WHEREAS**, the authority to accept right of way, road, slope, drainage and public utilities easements by the County, at its discretion, is established under Section 7050 of the California Government Code and Section 66477.1 of the Subdivision Map Act; and

**WHEREAS**, East Ridge Investors, a California Limited Liability Company, has executed an Irrevocable Offer of Dedication to the County of El Dorado for road right of way and public utilities easements, Phase I, which are situated along the westerly boundary of Tract 1, RS#29/87, in El Dorado Hills; and

**WHEREAS**, said road right of way and public utilities easements are described in Exhibit A and depicted on Exhibit B, attached to said offer; and

**WHEREAS**, said offer is necessary to meet the development conditions for the Valley View Specific Plan (VVSP) for the construction of Valley View Parkway, bordering the northwest perimeter of the project site, and will provide a future connection to the East Ridge Village area of the VVSP; and

**WHEREAS**, the Board of Supervisors formed the West Valley Village Zone of Benefit within County Service Area #9, on July 18, 2006 by Resolution 233-2006 to provide for road and drainage facility improvements and maintenance services; and

**WHEREAS**, subject to the development conditions for the Valley View Specific Plan, landscape maintenance of portions of the collector roads will be performed by a master Home Owner's Association; and

**WHEREAS**, the County of El Dorado Board of Supervisors hereby finds that the roadway to be constructed is of local interest and necessity; and

**WHEREAS**, said offer shall remain in effect and run with the land until such time the County of El Dorado Board of Supervisors accepts said offer by Resolution; and

**WHEREAS**, the County of El Dorado Board of Supervisors has determined that it is in the public's best interest to accept said offer, at this time.

**NOW, THEREFORE BE IT RESOLVED**, that from and after the date this Resolution is recorded, said offer for road and drainage facilities is hereby accepted, however any landscape maintenance responsibilities are hereby rejected, at this time, by the County of El Dorado Board of Supervisors.

**PASSED AND ADOPTED** by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held on the \_\_\_\_\_ day of \_\_\_\_\_, 2009, by the following vote of said Board:

**ATTEST**  
**SUZANNE ALLEN DE SANCHEZ**  
Clerk of the Board of Supervisors

**Ayes:**  
**Noes:**  
**Absent:**

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

\_\_\_\_\_  
**Ron Briggs, Chairman**  
Board of Supervisors

**I CERTIFY THAT:**  
**THE FOREGOING INSTRUMENT IS A CORRECT COPY OF THE ORIGINAL ON FILE IN THIS OFFICE.**

**DATE** \_\_\_\_\_

**ATTEST: SUZANNE ALLEN DE SANCHEZ, Clerk of the Board of Supervisors of the County of El Dorado, State of California.**

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

RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:

County of El Dorado  
Board of Supervisors  
330 Fair Lane  
Placerville, CA 95667  
APN: 118-130-33

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  
ROAD RIGHT OF WAY AND PUBLIC UTILITIES EASEMENT**

**EAST RIDGE INVESTORS, LLC**, hereinafter called GRANTOR, owner of the real property herein described, does hereby irrevocably offer for dedication to the **COUNTY OF EL DORADO**, a political subdivision of the State of California, road right of way and a public utilities easement, for all public 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 by reference 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 its name this  
7<sup>th</sup> day of April, 2009.

GRANTOR

EAST RIDGE INVESTORS, LLC, a California Limited Liability Company

BY: ER MANAGEMENT, LLC, a California Limited Liability Company,  
Managing Member

BY: AKT INVESTMENTS, INC., a California Corporation, Manager

BY: 

Title: EXEC VICE PRESIDENT

**(A Notary Public must acknowledge all signatures)**

**ACKNOWLEDGMENT**

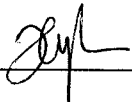
State of California  
County of           Sacramento          )

On April 7, 2009 before me, Tawny Por, Notary Public  
(insert name and title of the officer)

personally appeared Mark Enes,  
who proved to me on the basis of satisfactory evidence to be the pers on(~~e~~) 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 pers on(~~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 

(Seal)



EXHIBIT 'A'

**Irrevocable Offer of Dedication**  
Road Right of Way  
**Valley View Parkway – Phase I**


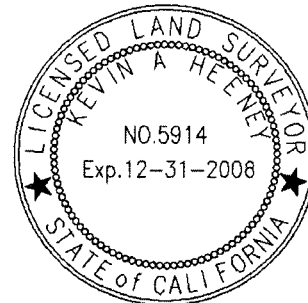
All that real property situate in the County of El Dorado, State of California, being a portion of Tract 1, as shown on that certain Record of Survey filed in the office of the County Recorder of El Dorado County in Book 29 of Maps, Page 87, lying within Sections 11 and 12, Township 9 North, Range 8 East, M.D.M., and being more particularly described as follows:

Beginning at the Northwest corner of said Tract 1, being a point on the South line of White Rock Road; thence along the North line of said Tract 1, North 63°13'06" East, 392.93 feet; thence leaving said North line, South 56°46'53" West, 83.17 feet; thence South 45°24'09" West, 152.45 feet; thence South 27°11'15" East, 313.24 feet; thence South 62°48'45" West, 25.00 feet; thence South 27°11'15" East, 241.26 feet; thence along the arc of a curve to the left, having a radius of 2,468.00 feet and being subtended by a chord bearing South 31°00'50" East, 329.39 feet; thence South 34°50'25" East, 200.00 feet; thence along the arc of a curve to the left, having a radius of 6,468.00 feet and being subtended by a chord bearing South 38°49'19" East, 898.24 feet; thence South 47°11'47" West, 80.00 feet to a point on the Southwesterly line of said Tract 1; thence along said Southwesterly line and the arc of a curve, concave to the Northeast, having a radius of 6548.00 feet, the chord of which bears North 38°49'19" West, 909.35 feet; thence North 34°50'25" West, 200.00 feet; thence along the arc of a curve to the right, having a radius of 2548.00 feet and being subtended by a chord bearing North 31°00'50" West, 340.07 feet; thence continuing along said Southwesterly line and the prolongation thereof, North 27°11'15" West, 549.27 feet; thence South 82°00'41" West, 82.10 feet to a point on the West line of said Tract 1; thence along said West line, North 00°28'56" West, 39.59 feet to the Point of Beginning, containing 4.175 acres more or less.

End of Description

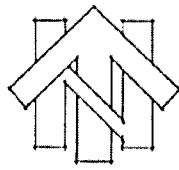
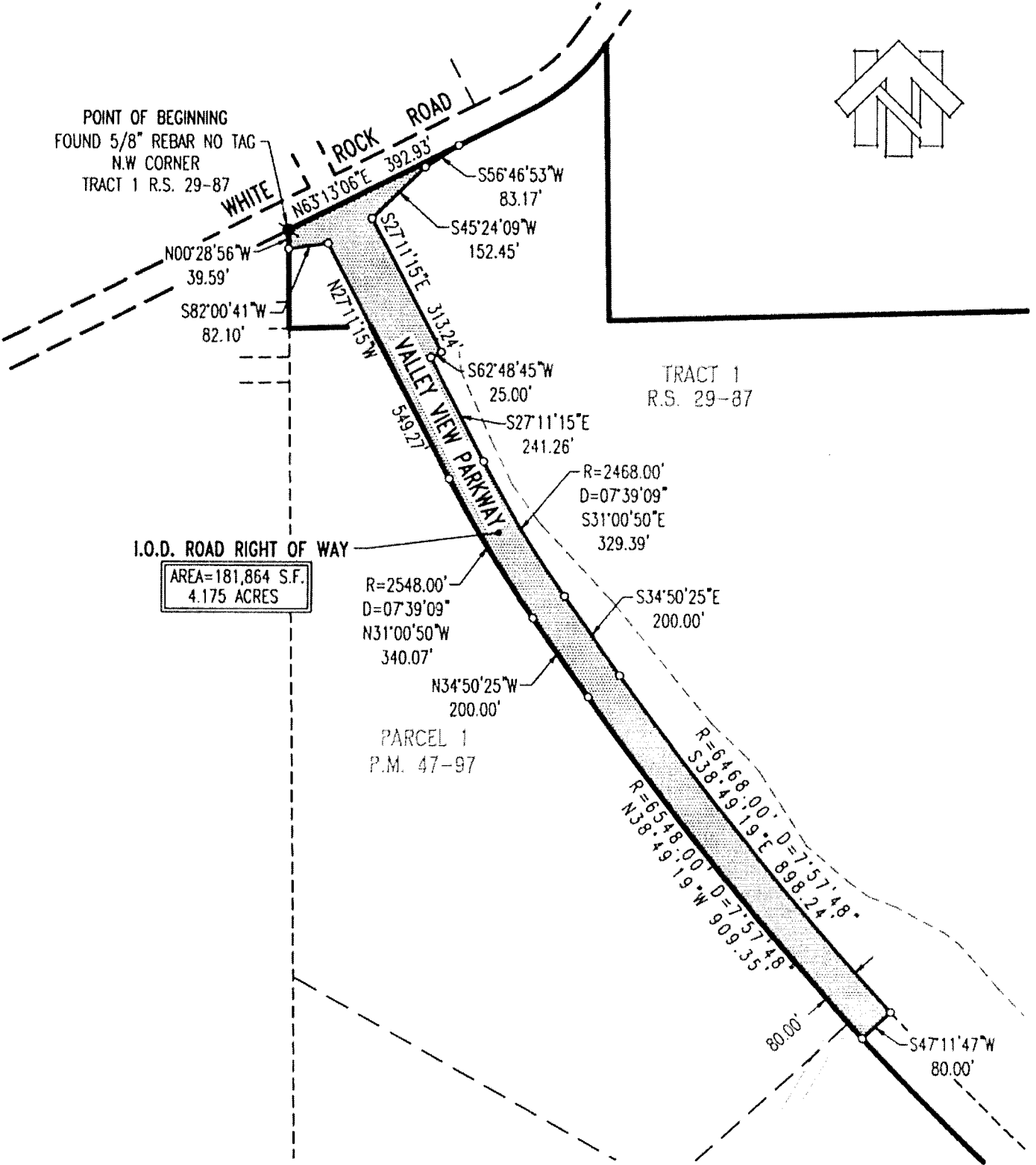
The Basis of Bearings for this description is identical to the Large Lot Final Map of West Valley Village filed in the office of the County Recorder of El Dorado County in Book J of Maps, Page 43.

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

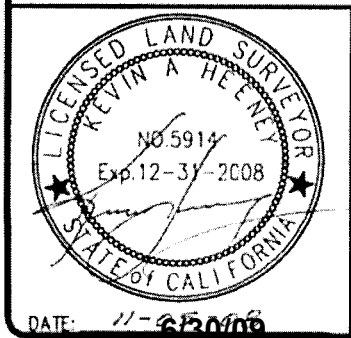
  
\_\_\_\_\_  
Kevin A. Heaney, P.L.S. 5914

Dated: 11-05-08

Exhibit 'B'



AREA=181,864 S.F.  
4.175 ACRES



OWNER:  
EAST RIDGE INVESTORS, L.L.C.

A.P.N. 118-130-33

**CTA Engineering • Surveying**  
3233 Monier Circle, Suite 1  
Rancho Cordova, CA 95742  
(916) 638-0919  
(916) 638-2479 Fax

DATE: 06/10/08  
SCALE: 1"=300'

DRAWN BY: KAH  
JOB NO. 04-19-001

SHEET 1 OF 1

IRREVOCABLE OFFER OF DEDICATION  
ROAD RIGHT OF WAY  
Valley View Parkway - Phase I  
A PORTION OF TRACT 1, R.S. 29-87

COUNTY OF EL DORADO 09-0580 B.6 CALIFORNIA