

When Recorded, Mail to:
County of El Dorado
Board of Supervisors
330 Fair Lane
Placerville, CA 95667
A.P.N.: 051-461-67
Date:

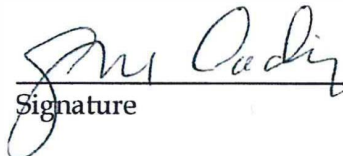
IRREVOCABLE OFFER OF DEDICATION
ROAD RIGHT OF WAY AND PUBLIC UTILITIES EASEMENT

Courtside Manor Homes, Inc., A California Corporation, 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, a road, right of way and public utilities easement for all public purposes, over, under and across that certain real property situated in 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 El Dorado County Board of Supervisors makes a finding of the necessity for public purposes and accepts said offer by resolution.

IN WITNESS WHEREOF, GRANTOR has hereunto subscribed their name this
30th day of September, 2022.



Signature

GRANTOR: Gerald Caditz, CEO

Printed Name and Title

BENEFICIARY:

The Undersigned, **OAK VALLEY COMMUNITY BANK**, Beneficiary under that Certain Deed of Trust dated May 1, 2020, Recorded as **Document No. 2020-21064**, and Deed of Trust dated August 2, 2021, Recorded as **Document No. 2021-51873**, of the Official Records of El Dorado County, hereby consent to the recording of this document.



Signature

Kim Booze, SVP

Printed Name and Title

CALIFORNIA ALL-PURPOSE CERTIFICATE OF 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 }

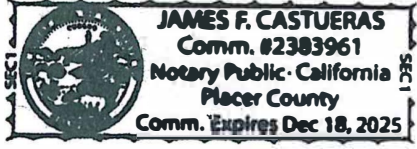
County of PLACER }

On SEPT. 30, 2022 before me, JAMES F. CASTUERAS, NOTARY PUBLIC
(Here insert name and title of the officer)

personally appeared GERALD COVITZ
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]
Notary Public Signature

(Notary Public Seal)

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT
IRREVOCABLE OFFER OF PEDIATION
(Title or description of attached document)

REAL RIGHT OF WAY & PUBLIC UTILITIES
ASSIGNMENT
(Title or description of attached document continued)

Number of Pages 4 Document Date 9/30/22

CAPACITY CLAIMED BY THE SIGNER

Individual (s)
 Corporate Officer

(Title)


Partner(s)
 Attorney-in-Fact
 Trustee(s)
 Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

- This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgements from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.
- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
 - Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
 - The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
 - Print the name(s) of document signer(s) who personally appear at the time of notarization.
 - Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
 - The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
 - Signature of the notary public must match the signature on file with the office of the county clerk.
 - Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - Indicate title or type of attached document, number of pages and date.
 - Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
 - Securely attach this document to the signed document with a staple.

TRUSTEE:

The Undersigned, **OAK VALLEY BANCORP**, Trustee under that Certain Deed of Trust dated May 1, 2020, Recorded as **Document No. 2020-21064**, and Deed of Trust dated August 2, 2021, Recorded as **Document No. 2021-51873**, of the Official Records of El Dorado County, hereby consent to the recording of this document



Signature



Printed Name and Title

All signatures must be acknowledged by a notary public; attaching an All-Purpose Acknowledgement.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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 Stanislaus)
On October 11, 2022 before me, S. Sanders, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Kim Brooke
Name(s) of Signer(s)

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 [Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Public Utility Easement Document Date: September 30, 2022
Number of Pages: 4 Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name: Kim Brooke
 Corporate Officer — Title(s): SVP
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: Oak Valley Community Bank

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Exhibit A

A portion of Parcel D as shown on the Map filed in El Dorado County Records at Book 25 of Parcel Maps, Page 46, also being a portion of the South 1/2 of Section 19, T.10N., R.11E., M.D.M. and being more particularly described as follows:

BEGINNING at the intersection of two 50 foot Non-Exclusive Road & Public Utilities Easements on the Northerly and Easterly sides of said parcel D, as shown upon said map and from which the Northeast corner of said Parcel D lies N 25°41'52"E, a distance of 57.80'; THENCE S 00°00'00" E a distance of 27.73' to a point on the West line of said Easterly 50' Easement, now known as 'Racquet Way'; THENCE N 90°00'00" W a distance of 14.10'; THENCE N 00°00'00" W a distance of 9.64'; THENCE through a curve turning to the left with an arc length of 23.96', with a radius of 14.17', with a chord bearing of N 48°26'26" W, and a chord length of 21.21'; THENCE N 04°25'23" W a distance of 1.70' to a point on the South line of said Northerly 50' Easement, now known as 'Black Rice Road'; THENCE N 85°34'37" E a distance of 30.20' to the POINT OF BEGINNING. Containing 472 square feet, more or less.

End Description

See Exhibit B, attached hereto and made part hereof.

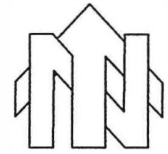


Daniel E. Hoagland

Line Table

LINE	BEARING	DISTANCE
L1	N 00°00'00" W	27.73'
L2	N 90°00'00" W	14.10'
L3	N 00°00'00" W	9.64'
L4	N 04°25'23" W	1.70'
L5	N 85°34'37" E	30.20'

C1	RADIUS	14.17'	CHORD LENGTH	21.21'
	ARC LENGTH	23.96'	CHORD BEARING	S 48°26'26" E



Scale 1" = 20'

NORTHEAST CORNER
PARCEL D, P.M. 25-46



COURTSIDE MANOR HOMES, INC.
PARCEL D
PM 25/46
APN 051-461-67

ACCESS & UTILITY
RIGHT OF WAY
472 SQ. FT. +/-



Sheet 1 of 1 Exhibit B	Project No. D22-001	PUBLIC RIGHT OF WAY EL DORADO COUNTY SITUATE IN SECTION 19, T. 10 N., R. 11 E., M.D.M. APN 051-461-67	Prepared By: Compass Consulting Incorporated 14743 Stinson Drive Grass Valley, California 95949 Phone (530) 210-6398

CONSENT TO OFFER DEDICATION AND REJECTION OF OFFER

At a regular meeting of the Board of Supervisors of the County of El Dorado held on _____, the County of El Dorado consented to the foregoing attached Irrevocable Offer of Dedication dated September 30, 2022 from Courtside Manor Homes, Inc., a California Corporation, for a Road Right of Way and Public Utilities Easement and authorized the recording of said offer pursuant to Government Code Section 7050, and further reject said offer at this time.

Dated this _____ day of _____, 20_____

COUNTY OF EL DORADO

By: _____
Lori Parlin
Chair, Board of Supervisors

Attest:
Kim Dawson
Clerk of the Board of Supervisors

By: _____
Deputy Clerk