

RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:

COUNTY OF EL DORADO
BOARD OF SUPERVISORS OFFICE
330 FAIR LANE
PLACERVILLE, CA 95667

Name: Valley View Improvement Company, LLC

Project: Eastridge Village-Valley View Parkway
A.P.N.: 119-390-001-000

Date:

Mail Tax Statement to above.

Exempt from Documentary Tax Transfer
Per Revenue and Taxation Code 11922

Recorded in Official Records
County of El Dorado
Janelle K. Horne
Recorder-Clerk

2026-0003640

01/29/2026 Titles: 1 Pages: 5
01:33:24 PM
PL Fees: \$0.00
Taxes: \$0.00
GL CA SB2 Fee: \$0.00
Total: \$0.00

Above section for Recorder's use

**IRREVOCABLE OFFER OF DEDICATION FOR
ROAD RIGHT OF WAY**

VALLEY VIEW IMPROVEMENT COMPANY, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, 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, including the underlying fee, for any and all public purposes, that certain real property situate in the unincorporated area of the County of El Dorado, State of California, described as follows:

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 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
23 day of October, 2025.

GRANTOR

**VALLEY VIEW IMPROVEMENT COMPANY, LLC
A CALIFORNIA LIMITED LIABILITY COMPANY**

BY:

Wesley

Name: William B. Bunce
Title: President

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 El Dorado)

On Oct. 23, 2025 before me, Edy Sadowski, Notary Public
(insert name and title of the officer)

personally appeared Whitton B. Bunce,
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 Edy Sadowski

(Seal)

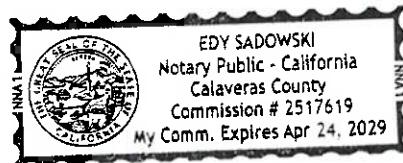


EXHIBIT 'A'

IRREVOCABLE OFFER OF DEDICATION
ROAD RIGHT OF WAY, IN FEE

All that real property situate in the County of El Dorado, State of California being described as follows:

Lot 1, as shown on the "Large Lot Final Map of Eastridge Village", filed in the office of the County Recorder of El Dorado County on December 18, 2015 in Book J of Subdivision Maps, Page 142.

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

End of Description.

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

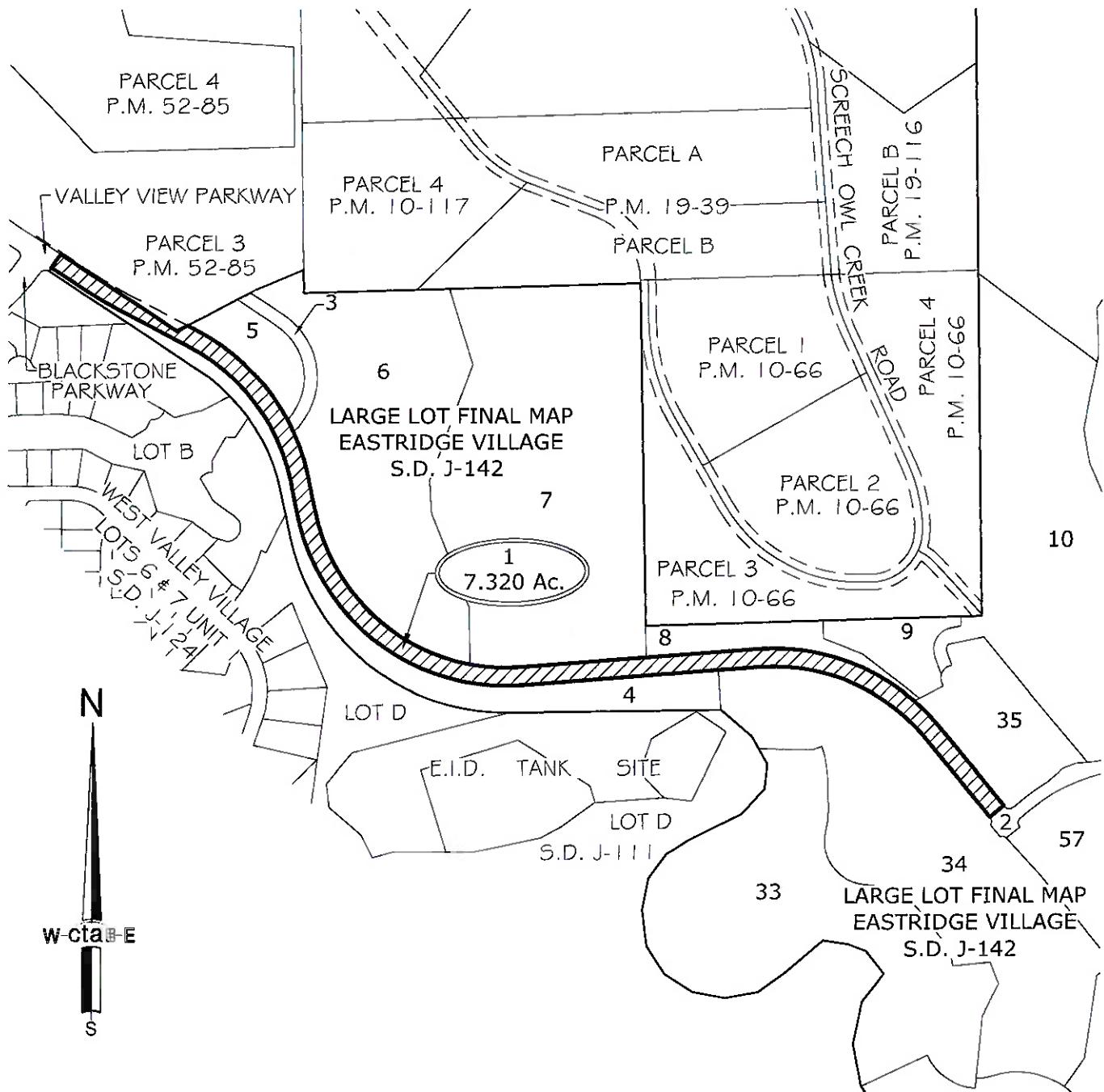


Timothy E. Peterson, P.L.S. 9891



10/23/2025

Date



THE BASIS OF BEARINGS FOR THIS EXHIBIT IS IDENTICAL WITH THE PLAT OF "EASTRIDGE VILLAGE" FILED IN THE OFFICE OF THE COUNTY RECORDER OF EL DORADO COUNTY IN BOOK 'J' OF SUBDIVISION MAPS, PAGE 142



DATE: 10/23/2025

EXHIBIT 'B'
PLAT TO ACCOMPANY LEGAL DESCRIPTION

DATE: 10/01/2025 DRAWN BY: KAH SHEET
SCALE: 1"=600' JOB NO. 15-025-110 1 OF 1

IRREVOCABLE OFFER OF DEDICATION

OWNER:
VALLEY VIEW IMPROVEMENT COMPANY, LLC

ROAD RIGHT OF WAY

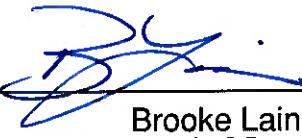
LOT 1, LARGE LOT FINAL MAP OF EASTRIDGE VILLAGE, S.D. J-142 LYING IN SECTION 12 & 13, T.9 N., R.8 E. AND SECTION 18, T.9 N., R.9 E., M.D.M.

CONSENT TO OFFER DEDICATION AND ACCEPTANCE OF OFFER

At a regular meeting of the Board of Supervisors of the County of El Dorado held on 1/27/20, the County of El Dorado consented to the foregoing attached Irrevocable Offer of Dedication dated October 23, 2025 from Valley View Improvement Company, LLC, a California Limited Liability Company, for Road Right of Way easement and authorized the recording of said offer pursuant to Government Code Section 7050, and further accept said offer at this time.

Dated this 27th day of January, 2020

COUNTY OF EL DORADO

By: 

Brooke Laine
Chair, Board of Supervisors

Attest:
Kim Dawson
Clerk of the Board of Supervisors

By: Kaylee Runkle
Deputy Clerk Kaylee Runkle