

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.: 119-390-003-000 through 009-000
Date:

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

Above section for Recorder's use

IRREVOCABLE OFFER OF DEDICATION FOR SLOPE AND DRAINAGE EASEMENT

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 SLOPE AND DRAINAGE EASEMENT for the construction and maintenance of slopes of cuts and fills adjacent to public sidewalks or public street right-of-way, which shall specifically include the right to use the area, in accordance with generally accepted engineering practices, for excavating, sloping, cutting, filling, the construction of retaining walls, the installation of stormwater drain pipes or other drainage facilities, and including grading or otherwise changing the natural contours of the land in order to support and accommodate the adjacent public street, roadway or sidewalk, and for all other purposes for which the County is authorized by law to use said easement, on, over, under and across 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:



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.

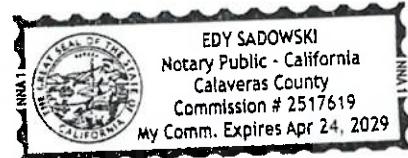
State of California
County of El Dorado)

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

personally appeared William 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



(Seal)

EXHIBIT 'A'

IRREVOCABLE OFFER OF DEDICATION
SLOPE AND DRAINAGE EASEMENT

All that real property situate in County of El Dorado, State of California being a portion of Lots 3 through 9 as shown on the "Large Lot Final Map of Eastridge Village" filed in the office of the County Recorder of El Dorado County in Book J of Subdivision Maps, Page 142 and lying within Sections 12 and 13, Township 9 North, Range 8 East M.D.M., and being more particularly described as follows:

Area 1

All that real property lying between the Southwesterly line of Lot 1 of said Large Lot Final Map and the following described line:

BEGINNING at the Northwest corner of Lot 4 of said Large Lot Final Map, thence along the boundary of said Lot 4 the following five (5) courses:

1. South 33°41'09" West, 16.50 feet,
2. South 56°18'51" East, 699.88 feet,
3. along the arc of a curve concave to the Southwest, having a radius of 752.00 feet, the chord of which bears South 34°11'54" East, 566.23 feet,
4. South 12°04'57" East, 181.23 feet, and
5. along the arc of a curve concave to the Northeast, having a radius of 858.00 feet, the chord of which bears South 51°20'27" East, 1085.91 feet; thence

leaving said boundary of Lot 4, North 76°46'46" East, 515.16 feet; thence North 85°45'15" East, 316.53 feet; thence North 04°14'45" West, 20.00 feet to a point on said Southwesterly line of Lot 1 being the POINT OF TERMINUS, containing 4.435 acres, more or less.

Area 2

All that real property lying between the Northeasterly line of Lot 1 of said Large Lot Final Map and the following described line:

BEGINNING at the West corner of Lot 5 of said Large Lot Final Map; thence along the Northwest line of said Lot 5, North 62°05'42" East, 188.54 feet; thence leaving said Northwest line, South 38°17'28" East, 160.22 feet; thence South 05°32'34" East, 88.33 feet; thence along the arc of a curve, concave to the Southwest, having a radius of 893.50 feet, the chord of which bears South 28°12'40" East, 529.45 feet; thence South 42°12'55" East, 57.46 feet; thence South 01°54'42" East, 126.21 feet; thence along the arc of a curve, concave to the Northeast, having a radius of 701.50 feet, the chord of which bears South 26°17'43" East, 244.23 feet; thence South 55°52'23" East, 43.21 feet; thence South 23°25'15" East, 42.94 feet; thence along the arc of a curve, concave to the Northeast, with a radius of 701.50 feet, the chord of which bears South 68°39'47" East, 605.84 feet; thence North 85°45'15" East, 133.06 feet; thence North 17°26'33" East, 63.39 feet; thence North 87°37'28" East, 337.08 feet; thence North 01°09'32" West, 13.78 feet; thence North 88°25'20" East, 689.45 feet; thence South 01°34'40" East, 63.79 feet; thence South 68°24'21" East, 229.22 feet; South 27°21'18" East, 41.13 feet; thence South 52°51'33 East, 184.96 feet; thence South 63°41'38" West, 29.21 feet to a point on said Northeasterly line of Lot 1 being the POINT OF TERMINUS, containing 6.328 acres, more or less.

-continued-

EXHIBIT 'A'

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

End of Description

The Basis of Bearings for this description is identical with the "Large Lot Final Map of Eastridge Village" recorded in the office of the County Recorder of El Dorado County in Book J of Maps at Page 142.

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

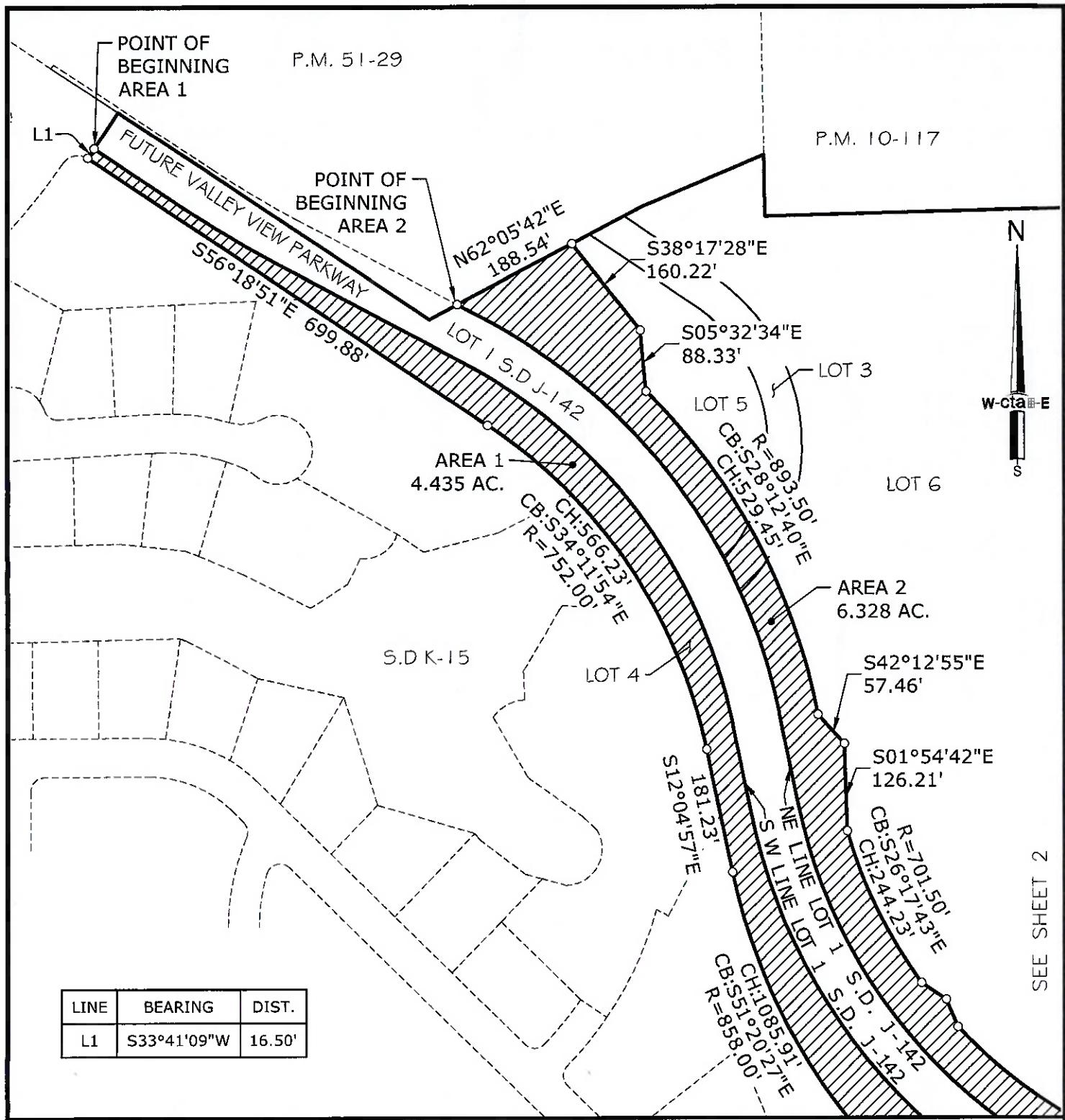


Timothy E. Peterson, P.L.S. 9891



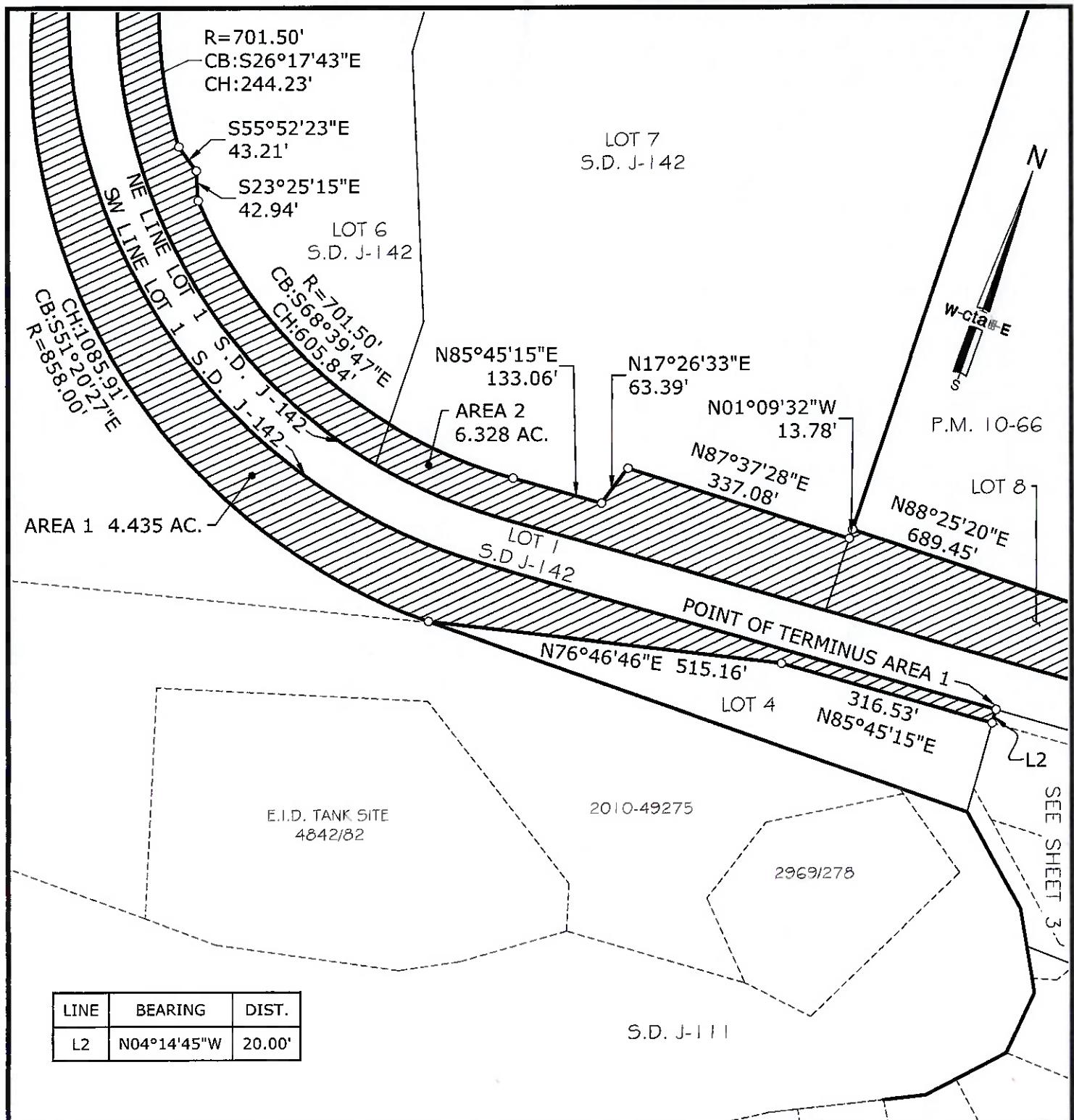
10/23/2025

Date



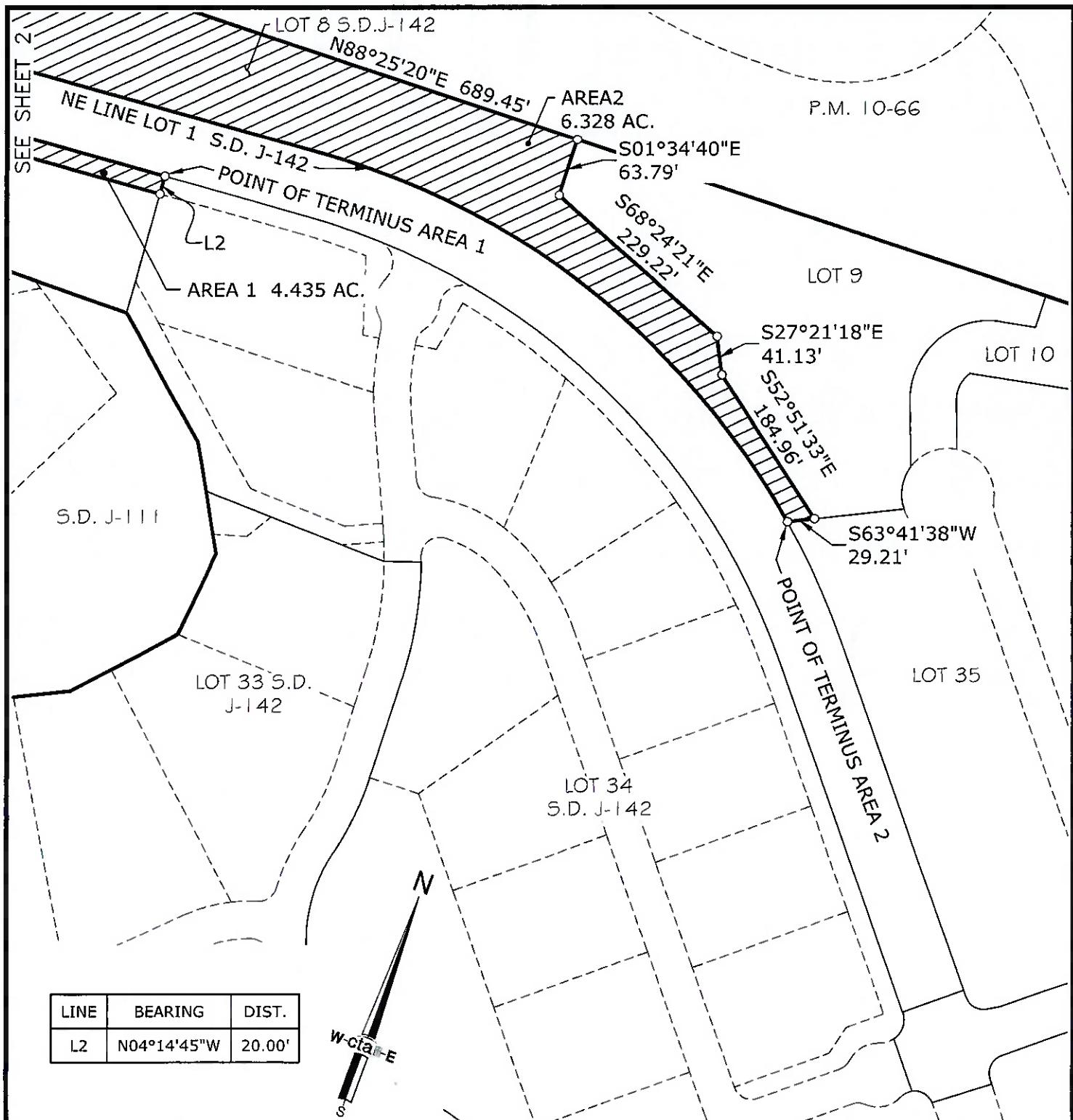
THE BASIS OF BEARINGS FOR THIS EXHIBIT IS IDENTICAL WITH THE PLAT OF "EASTRIDGE VILLAGE" FILED IN THE OFFICE OF THE COUNTY RECORDER OF EL DORADO COUNTY IN BOOK 'J' OF SUBDIVISION MAPS, PAGE 142

<p>LICENSED LAND SURVEYOR TIMOTHY E. PETERSON STATE OF CALIFORNIA 9891</p>	<p>EXHIBIT 'B' PLAT TO ACCOMPANY LEGAL DESCRIPTION</p>	<p>DATE: 10/01/2025 DRAWN BY: TEP</p>	<p>SHEET 1 OF 3</p>
		<p>SCALE: 1"=200' JOB NO. 15-025-110</p>	
		<p>IRREVOCABLE OFFER OF DEDICATION</p>	
<p>OWNER: VALLEY VIEW IMPROVEMENT COMPANY, LLC</p>	<p>SLOPE AND DRAINAGE EASEMENT LOTS 3 THROUGH 9 OF THE LARGE LOT MAP "EASTRIDGE VILLAGE" S.D. J-142 LYING IN SECTIONS 12 & 13, T.9 N., R.8 E., M.D.M.</p>		
	<p>COUNTY OF EL DORADO STATE OF CALIFORNIA</p>		
<p>DATE: 10/23/2025</p>	<p>ct a Engineering & Surveying</p>		



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<p>LICENSED LAND SURVEYOR TIMOTHY E. PETERSON 9891 STATE OF CALIFORNIA DATE: 10/23/2025</p>	<p>EXHIBIT 'B' PLAT TO ACCOMPANY LEGAL DESCRIPTION</p> <p>OWNER: VALLEY VIEW IMPROVEMENT COMPANY, LLC</p> <p>cta Engineering & Surveying</p>	DATE: 10/01/2025	DRAWN BY: TEP	<p>SHEET 2 OF 3</p> <p>IRREVOCABLE OFFER OF DEDICATION</p> <p>SLOPE AND DRAINAGE EASEMENT</p> <p>LOTS 3 THROUGH 9 OF THE LARGE LOT MAP "EASTRIDGE VILLAGE" S.D. J-142 LYING IN SECTIONS 12 & 13, T.9 N., R.8 E., M.D.M.</p>
		SCALE: 1"=200'	JOB NO. 15-025-110	
<p>COUNTY OF EL DORADO STATE OF CALIFORNIA</p>				



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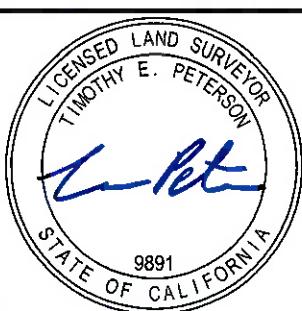


EXHIBIT 'B'
PLAT TO ACCOMPANY LEGAL DESCRIPTION

DATE: 10/01/2025 DRAWN BY: TEP SHEET
SCALE: 1"=150' JOB NO. 15-025-110 3 OF 3

IRREVOCABLE OFFER OF DEDICATION

OWNER:
VALLEY VIEW IMPROVEMENT COMPANY, LLC

SLOPE AND DRAINAGE EASEMENT
LOTS 3 THROUGH 9 OF THE LARGE LOT MAP
"EASTRIDGE VILLAGE" S.D. J-142 LYING IN
SECTIONS 12 & 13, T.9 N., R.8 E., M.D.M.



Engineering & Surveying

COUNTY OF EL DORADO

STATE OF CALIFORNIA

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 _____, 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 two separate Slope and Drainage easements and authorized the recording of said offer pursuant to Government Code Section 7050, and further accept said offer at this time.

Dated this _____ day of _____, 20_____

COUNTY OF EL DORADO

By: _____

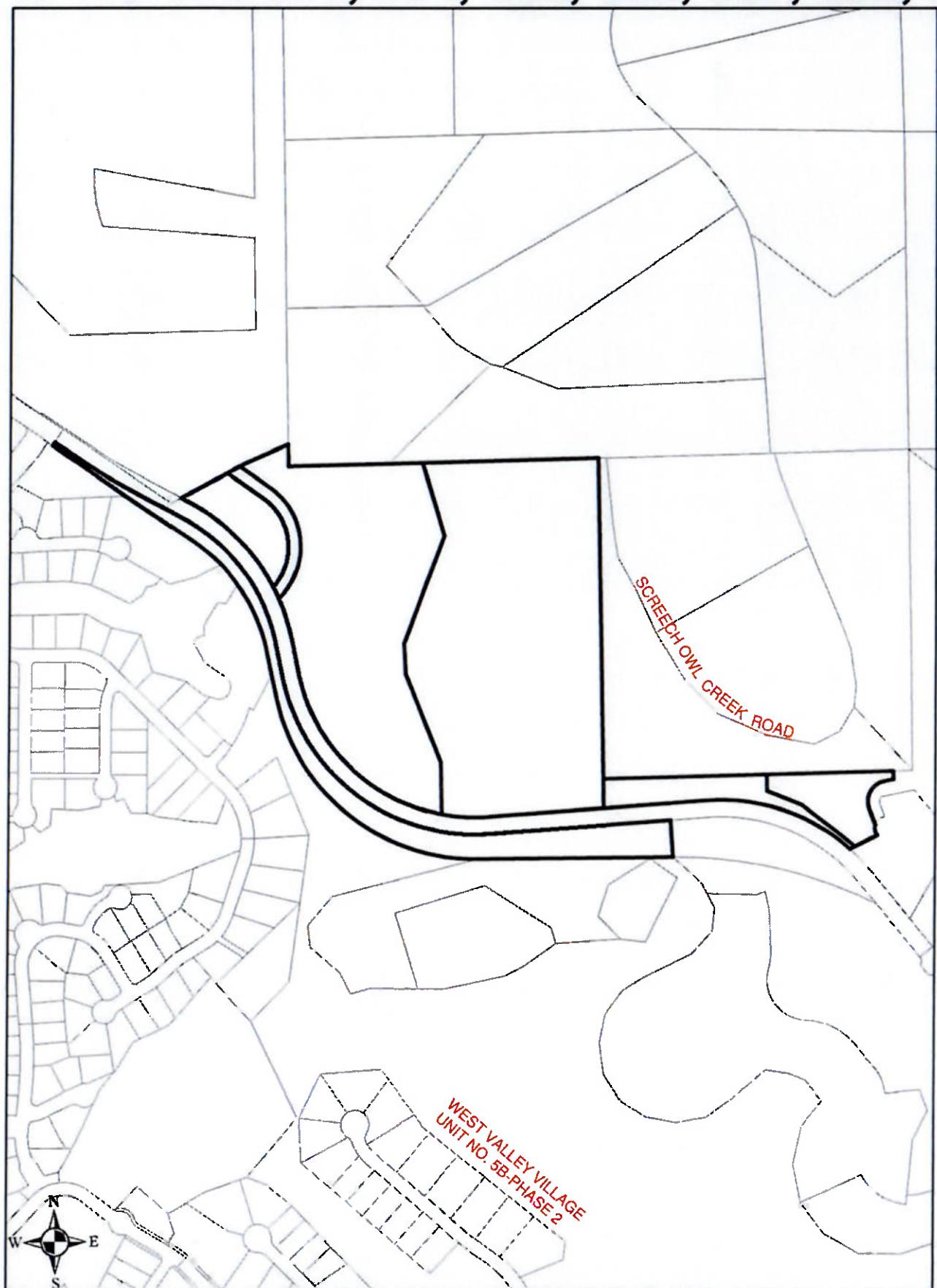
George Turnboo
Chair, Board of Supervisors

Attest:

Kim Dawson
Clerk of the Board of Supervisors

By: _____
Deputy Clerk

APN 119-390-003, 004, 005, 006, 007, 008, 009



Vicinity Map IOD SV25-0002

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