

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

2020-0067700

11/23/2020
10:20:21 AM
PL
MW

Titles: 1 Pages: 7
Fees: \$0.00
Taxes: \$0.00
CA SB2 Fee: \$0.00
Total: \$0.00



REGORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:

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

Name: Treviso Ridgeview 7, LLC

Project: Ridgeview West Unit 5
A.P.N.: 120-720-004
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
A DRAINAGE EASEMENT**

TREVISO RIDGEVIEW 7, 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, 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 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, 2020.

GRANTORS

TREVISO RIDGEVIEW 7, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

**BY: LA JOLLA PACIFIC INVESTMENTS, LLC,
A California Limited Liability Company
ITS: Managing Member**

By: Michael C. Stettner,

Title: Its Managing Member

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 10/23 2020, before me, Julie Hammond,
a Notary Public, personally appeared Michael Stettner,
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.

Julie Hammond
Notary Public in and for said County and State



Notary Public Seal

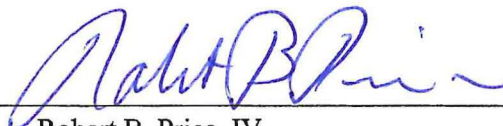
BENEFICIARY:

The undersigned, BELLSTONE LOAN FUND, LLC, a California limited liability company, Beneficiary under that certain Deed of Trust dated October 1, 2020, Recorded as Document No. 2020-0055113, of the Official Records of El Dorado County, hereby consents to the recording of this document.

BELLSTONE LOAN FUND, LLC
a California limited liability company

BY: Bellstone Commercial, Inc.,
a California limited liability company,
Its Managing Member

By: _____



Robert B. Price, IV
Its President and Secretary

(A Notary Public must acknowledge all signatures)

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.

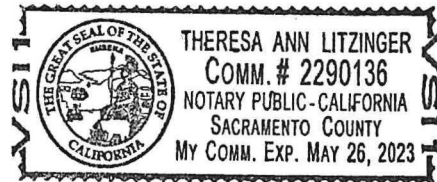
STATE OF CALIFORNIA
COUNTY OF Sacramento

On 10/08 2020, before me, Theresa Ann Litzinger,
a Notary Public, personally appeared Robert B. Price, IV,
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.

Theresa Ann Litzinger
Notary Public in and for said County and State



Notary Public Seal

EXHIBIT 'A'

Irrevocable Offer of Dedication
Drainage Easement

All that real property situate in the County of El Dorado, State of California being a portion of Lot 4 as shown on the plat of "Ridgeview West Unit No. 5" filed in the office of the County Recorder of El Dorado County in Book 'J' of Maps, Page 150 and being more particularly described as follows:

A strip of land fifteen (15) feet wide and being further described as follows:

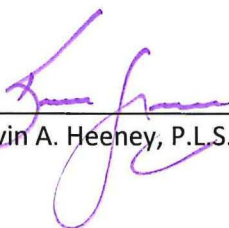
COMMENCING at the Southwest corner of said Lot 4; thence along the West line of said Lot 4, North 01°38'43" West, 20.19 feet; thence leaving said West line, North 89°00'11" East, 15.00 feet to a point on the East line of the fifteen (15) feet wide Drainage Easement as shown on said Lot 4 and the true POINT OF BEGINNING; thence continuing North 89°00'11" East, 38.09 feet; thence North 80°13'09" East, 38.17 feet; thence North 59°50'58" East, 25.41 feet to a point on the East line of said Lot 4; thence along the East line of said Lot 4, South 00°25'52" East, 17.42 feet; thence leaving said East line, South 59°50'58" West, 19.24 feet; thence South 80°13'09" West, 42.01 feet; thence South 89°00'11" West, 39.07 feet to a point on the East line of said fifteen (15) feet wide Drainage Easement; thence along the East line of said Drainage Easement, North 01°38'43" West, 15.00 feet to the POINT OF BEGINNING, containing 1,515 square feet, more or less.

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

The basis of bearings for this description is identical with that of said Ridgeview West Unit No. 5.

End of Description

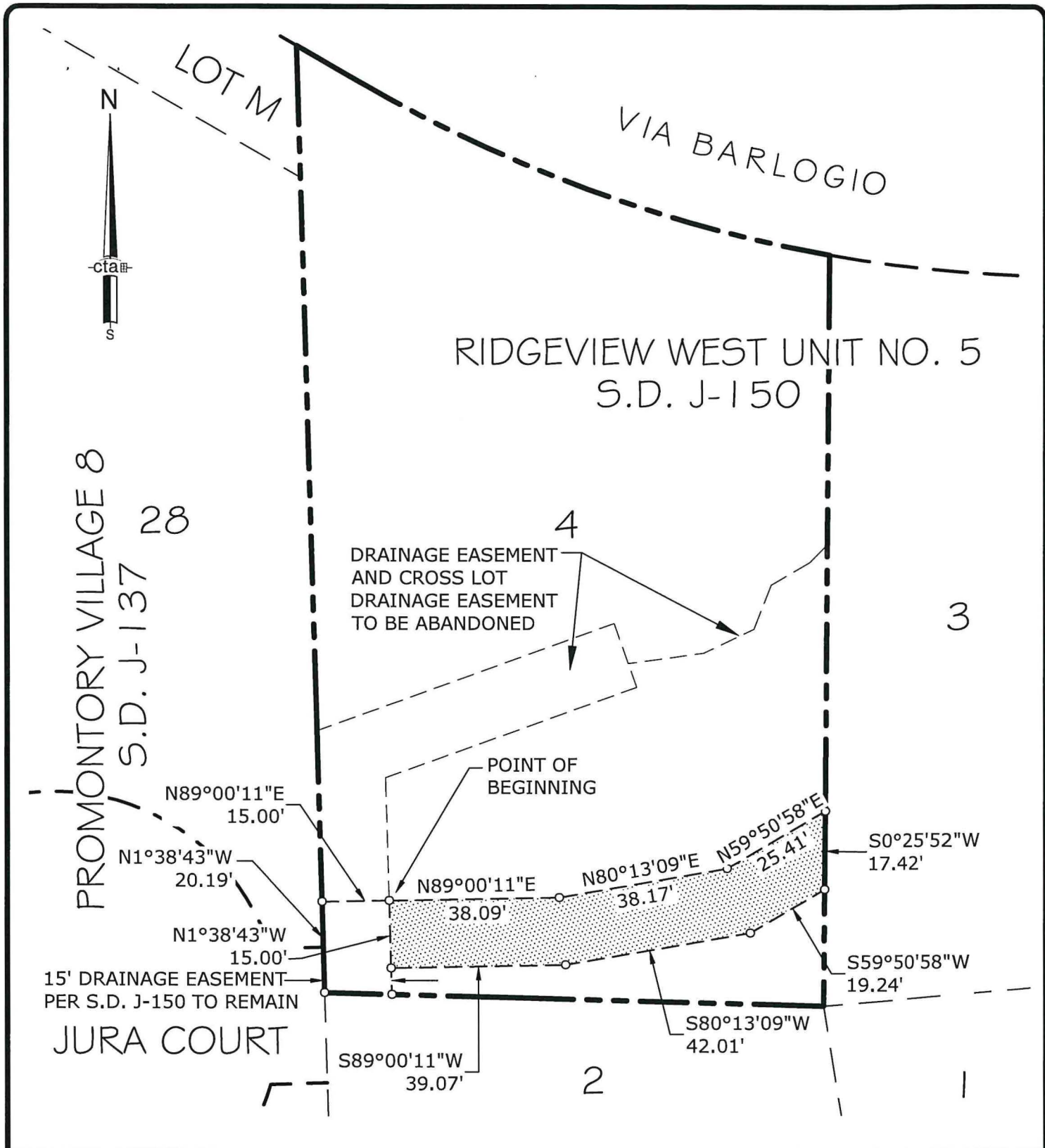
This description has been prepared by me or under my direct supervision.


Kevin A. Heeney, P.L.S. 5914



8/12/2020
Date

CTA Engineering & Surveying
3233 Monier Circle
Rancho Cordova, CA 95742
916-638-0919



DATE: 8/12/2020

EXHIBIT 'B'
PLAT TO ACCOMPANY LEGAL DESCRIPTION

Irrevocable Offer of Dedication

cta Engineering & Surveying
Civil Engineering ■ Land Surveying ■ Land Planning

DATE: 08/06/2020
SCALE: 1"=30'

DRAWN BY: KAH
JOB NO. 19-087-001

SHEET 1 OF 1

Drainage Easement
A portion of Lot 4,
"Ridgeview West Unit No. 5",
S.D. J-150
County of El Dorado State of California

CONSENT TO THE MAKING OF AN IRREVOCABLE OFFER OF DEDICATION

At a regular meeting of the Board of Supervisors of the County of El Dorado held on November 17th, 2020, the County of El Dorado consented to the foregoing attached Irrevocable Offer of Dedication for a Drainage Easement dated October 23, 2020, from Treviso Ridgeview 7, LLC, a California Limited Liability Company, for a drainage easement and authorized the recording of said offer pursuant to Government Code Section 7050.

Said 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.

Dated this 17th day of November, 2020

COUNTY OF EL DORADO

By: Brian Veerkamp
Brian Veerkamp
Chair, Board of Supervisors

Attest:
Kim Dawson
Clerk of the Board of Supervisors

By: Jantha Suijk
Deputy Clerk