
Irrevocable Offer of Dedication

This Irrevocable Offer of Dedication, dated for reference purposes November 25, 2009, is made by Michael D. Lindeman and Lorraine D. Lindeman, Trustees of the Lindeman Family 2005 Trust dated October 17, 2005 ("Landowner") the owner in fee of that certain real property located in El Dorado County, California (the "County") commonly known as APN 051-250-54-100, CA, and more particularly described in Exhibit "A" (the "Property"), attached hereto and incorporated herein by this reference.

Recitals

Whereas, the County is in the process of completing environmental review of, and designing and engineering, a new roadway to be known as the Diamond Springs Parkway (the "Parkway") which will connect Missouri Flat Road to Highway 49; and

Whereas, the studied alternative alignments of Parkway, although not fully designed, are anticipated to be constructed on an alignment which would require right of way through or along the boundary of the Property; and

Whereas, the County is seeking certainty in the ability to acquire the necessary right of way through the Property in accordance with the proposed plans and Landowner is willing to provide such assurance for a defined period of fifteen years through this irrevocable offer of dedication; and

Whereas, Landowner understands and agrees that it is in Landowner's best interest that the Parkway be constructed providing Landowner with frontage on a major County road and based on such consideration Landowner is willing to convey the portion of the Property associated with this irrevocable offer of dedication to County without charge.

This Irrevocable Offer of Dedication is given in conjunction with the Funding Agreement for Diamond Springs Parkway Design and Environmental Costs. Nothing by way of this dedication to County for purpose of construction of the Parkway herein shall be deemed to preclude the County from imposing conditions of approval inclusive of additional dedication necessary to mitigate impacts in conjunction with the future development of Landowner's Property.

Now therefore, in consideration of the foregoing facts, Landowner declares as follows:

1. I, Michael D. Lindeman and Lorraine D. Lindeman, Trustees of the Lindeman Family 2005 Trust dated October 17, 2005, Landowner do hereby make this irrevocable offer of dedication to the County of El Dorado, a political subdivision of the State of California, of that property, in fee, more particularly described in the attached Exhibit "B" for a road and appurtenant easements and right of way inclusive of public utilities easements for all public purposes, and slope and maintenance easements, as depicted in Exhibit "B", attached hereto and incorporated by this reference. The area depicted in Exhibit "B" is not based on a final design of the Parkway and Landowner hereby acknowledges and agrees that the precise alignment determined by the County may change upon completion of the design and engineering of the Parkway, provided however, the final right of way area and all associated easements shall not be more than that depicted in Exhibit "B". At such time as the County accepts this irrevocable offer of dedication, the resolution of the County accepting the dedication will contain the final description of the right of way area, and any excess right-of-way not necessary for the Parkway shall be vacated back to Landowner in accordance with California Government Code section 7050.

2. During the term of the offer, County may accept the irrevocable offer of dedication made herein at such time as the County, after completion of all necessary environmental and engineering studies, and through action of its Board of Supervisors, has adopted the final alignment of the Parkway. In the event that County does not accept the irrevocable offer of dedication within fifteen years of the date this offer is recorded, then County shall vacate the offer in accordance with California Government Code section 7050.

3. Landowner makes no claim and waives any right to compensation for the conveyance of property as described in Exhibit "B".

4. Landowner shall cooperate with the County and will execute any subsequent agreements or documents that may be necessary to effectuate this irrevocable offer of dedication and its acceptance by County.

5. This irrevocable offer of dedication shall be recorded in the official records of El Dorado County and shall inure to the benefit of and be binding on the heirs, successors, assigns, and personal representatives of Landowner in accordance with the terms of this Agreement.

Landowner:

Michael D. Lindeman

Date: 11/25/09

Michael D. Lindeman, Trustee of the Lindeman Family 2005 Trust dated October 17, 2005

Lorraine D. Lindeman

Date: 11/25/09

Lorraine D. Lindeman, Trustee of the Lindeman Family 2005 Trust dated October 17, 2005

ACKNOWLEDGEMENT

State of California)
County of El Dorado)
)

On 11/25/09, 2009, before me, A. Enslen, Notary Public, Michael D. Lindeman and Lorraine D. Lindeman personally appeared Michael D. Lindeman & Lorraine D. Lindeman, 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 *A. Enslen* (Seal)

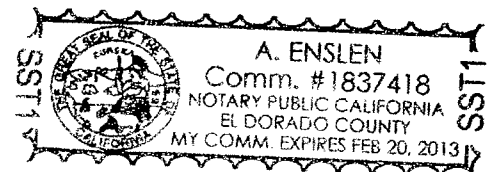


EXHIBIT A

Real property in the unincorporated area of the County of El Dorado, State of California, described as follows:

TRACT 2 AS SHOWN ON THE RECORD OF SURVEY MAP FILED APRIL 18, 2005, IN BOOK 28 OF SURVEY MAPS AT PAGE 38, EL DORADO COUNTY RECORDS.

APN: 051-250-54-100

EXHIBIT B

This Exhibit B and the attachments hereto consist of the following legal descriptions and depictions, individually identified below and as shown in the Exhibit B-1 and Exhibit B-2 attached thereto, collectively represent the land rights which are being conveyed by the Landowner(s) to the County.

1. Grant in Fee, and Public Utilities Easement

Exhibit 'B-1'
Legal Description
Irrevocable Offer of Dedication
Grant in Fee, and Public Utilities Easement

All that real property situate in the County of El Dorado, State of California and lying within the Southwest One-Quarter of Section 19, Township 10 North, Range 11 East and the Southeast One-Quarter of Section 24, Township 10 North, Range 10 East, M.D.M., being a portion of Tract 2 as shown on that certain Record of Survey filed in the office of the County Recorder of El Dorado County in Book 28 of Surveys, Page 38 and being more particularly described as follows:

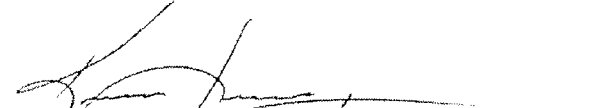
Beginning at the Northeast corner of said Tract 2; thence along the Easterly line of said Tract 2, South $30^{\circ}56'46''$ East, 203.05 feet; thence South $13^{\circ}04'20''$ East, 78.70 feet; thence along the arc of a curve to the right, having a radius of 594.91 feet, the chord of which bears South $05^{\circ}39'15''$ West, 381.99 feet to the Southeast corner of said Tract 2; thence along the South line of said Tract 2, North $65^{\circ}37'35''$ West, 89.98 feet; thence leaving said South line and along the arc of a curve, concave to the Northwest, having a radius of 504.93 feet, the chord of which bears North $22^{\circ}53'36''$ East, 26.23 feet to a point of compound curvature; thence along the arc of a curve to the left, having a radius of 255.00 feet, the chord of which bears North $09^{\circ}32'29''$ East, 104.84 feet; thence North $02^{\circ}19'18''$ West, 148.76 feet; thence North $43^{\circ}11'04''$ West, 25.59 feet; thence North $84^{\circ}02'49''$ West, 381.67 feet; thence along the arc of a curve to the right, having a radius of 156.50 feet, the chord of which bears North $78^{\circ}23'31''$ West, 30.84 feet; thence North $72^{\circ}44'13''$ West, 34.03 feet; thence along the arc of a curve to the left, having a radius of 143.50 feet, the chord of which bears North $78^{\circ}23'31''$ West, 28.28 feet; thence North $84^{\circ}02'49''$ West, 318.14 feet to a point on the Westerly line of said Tract 2; thence along said Westerly line, North $47^{\circ}42'12''$ West, 163.68 feet; thence leaving said Westerly line, South $84^{\circ}02'49''$ East, 374.32 feet to a point on the Northerly line of said Tract 2; thence along said Northerly line, South $63^{\circ}35'20''$ East, 153.83 feet; thence North $62^{\circ}43'30''$ East, 98.12 feet; thence leaving said Northerly line, South $84^{\circ}02'49''$ East, 99.09 feet; thence North $84^{\circ}38'35''$ East, 81.58 feet; thence South $84^{\circ}02'49''$ East, 51.82 feet; thence South $75^{\circ}30'58''$ East, 70.22 feet; thence North $45^{\circ}35'36''$ East, 20.67 feet; thence North $13^{\circ}04'20''$ West, 158.68 feet to a point on the North line of said Tract 2; thence along said North line, North $62^{\circ}43'30''$ East, 28.54 feet to the Point of Beginning, containing 3.238 acres, more or less.

See Exhibit 'B-2' attached hereto and made a part of this description.

The Basis of Bearings for this description is grid North, California Coordinate System, Zone II, NAD 83 (Epoch 2004.69), based on GPS observations of NGS monuments "HPGN D CA 03 DM", "El Dorado" and "Airport". All distances are grid distances. Multiply grid distances by 1.000145 to obtain ground distances.

End of Description

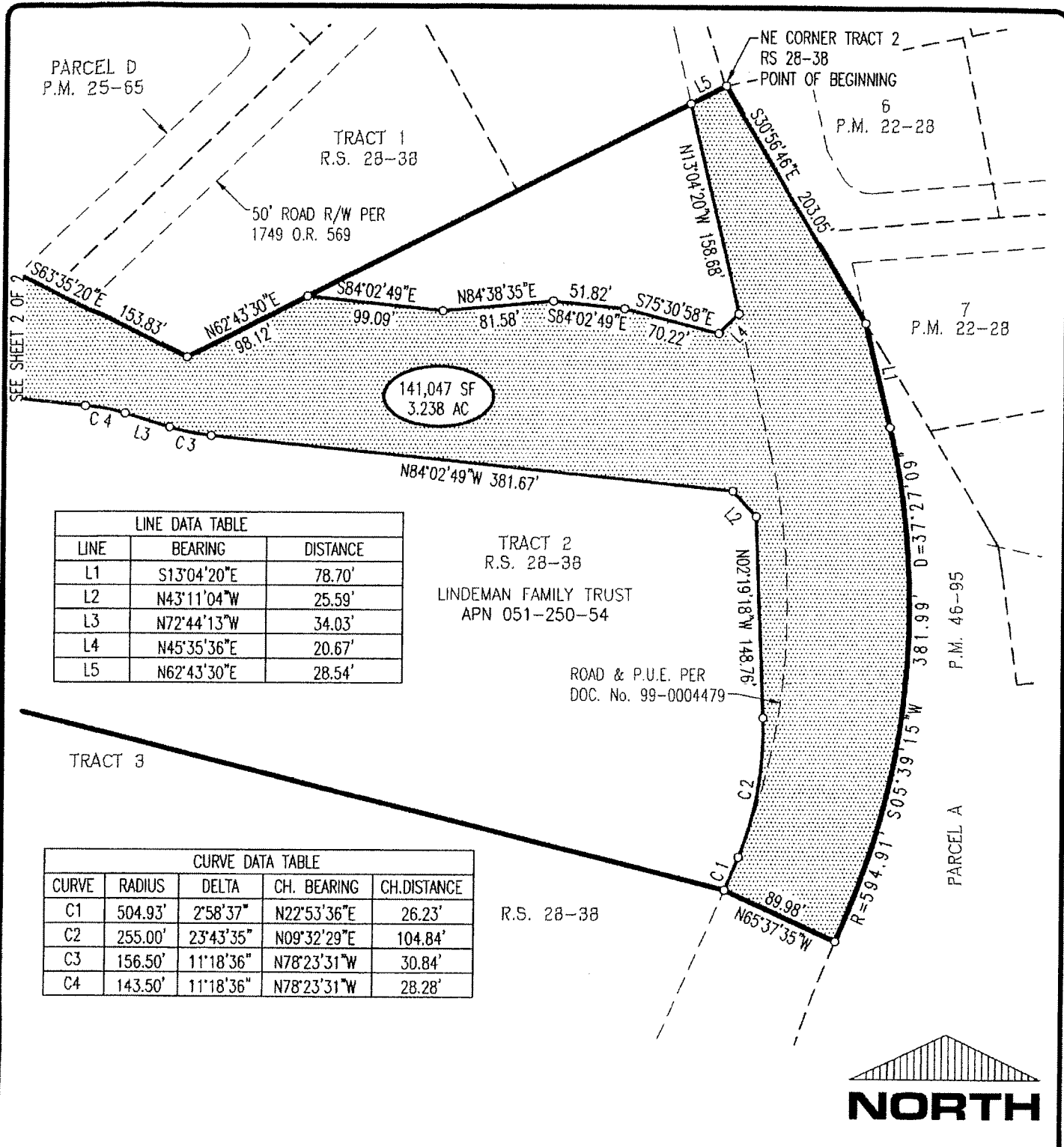
Prepared by CTA Engineering & Surveying under the direct supervision of the undersigned.



Kevin A. Heeney, PLS 5914
Dated: 11-23-09



A.P.N. 051-250-54



LINE DATA TABLE

LINE	BEARING	DISTANCE
L1	S13°04'20"E	78.70'
L2	N43°11'04"W	25.59'
L3	N72°44'13"W	34.03'
L4	N45°35'36"E	20.67'
L5	N62°43'30"E	28.54'

CURVE DATA TABLE

CURVE	RADIUS	DELTA	CH. BEARING	CH. DISTANCE
C1	504.93'	2°58'37"	N22°53'36"E	26.23'
C2	255.00'	23°43'35"	N09°32'29"E	104.84'
C3	156.50'	11°18'36"	N78°23'31"W	30.84'
C4	143.50'	11°18'36"	N78°23'31"W	28.28'

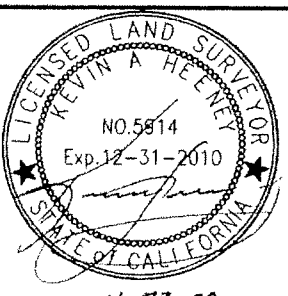


Exhibit 'B-2'

AFFECTED OWNER:
Lindeman Family Trust

A.P.N.:
051-250-54

cta Engineering & Surveying
Civil Engineering • Land Surveying • Land Planning
3233 Monitor Circle, Rancho Cordova, CA 95742
T (916) 638-0018 • F (916) 638-3478 • www.cta.net

DATE: 10/28/09 DRAWN BY: KAH SHEET 1 OF 2

SCALE: 1"=100' JOB NO. 09-001-001

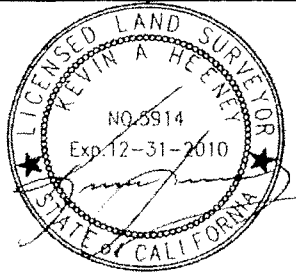
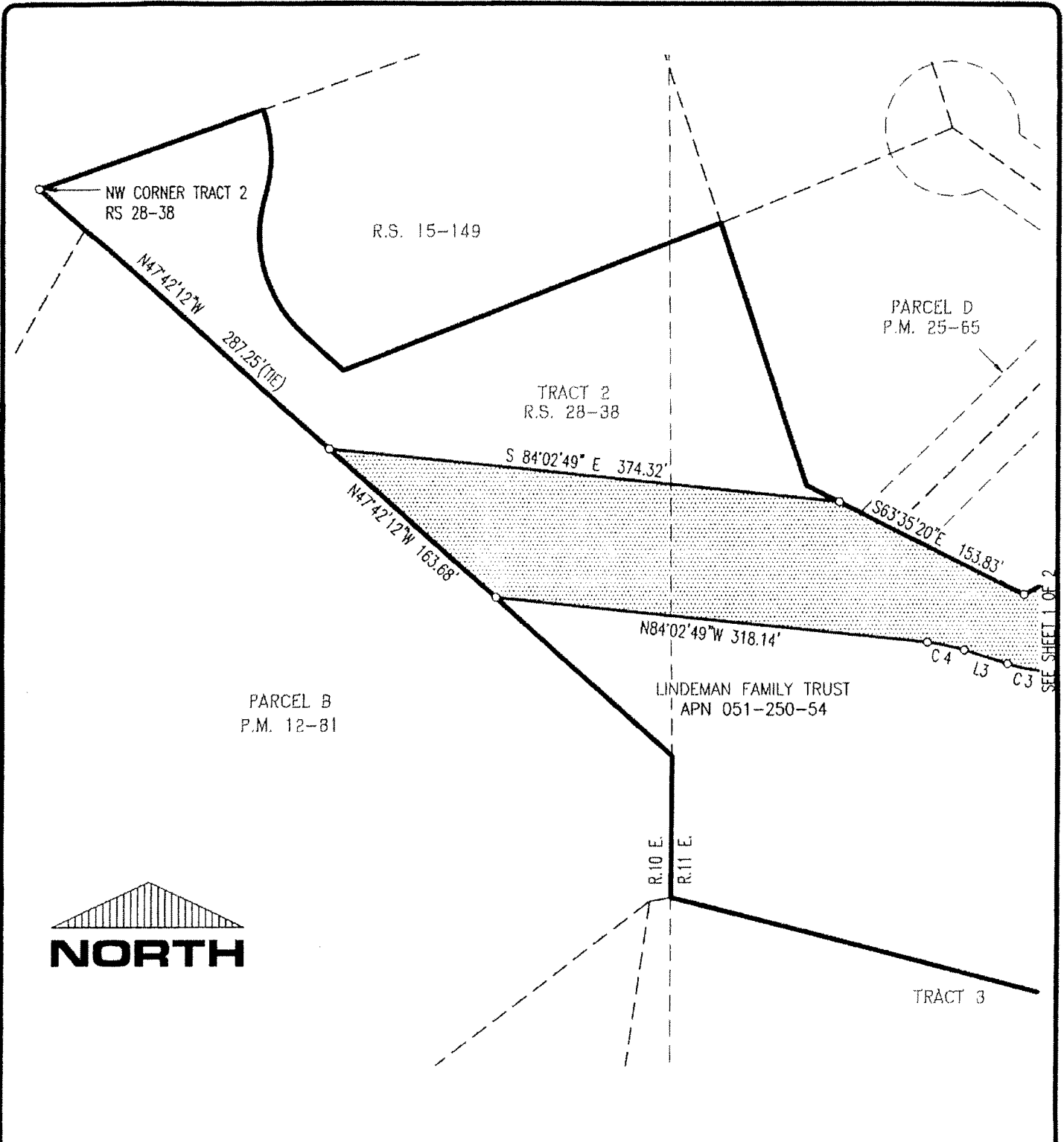
DIAMOND SPRINGS PARKWAY PROJECT

**Irrevocable Offer of Dedication
Grant in Fee & Public Utility Easement**

A PORTION OF THE S.E. 1/4, SEC. 24, T10N, R10E. AND
THE S.W. 1/4 OF SEC. 19, T10N, R11E, M.D.M.

COUNTY OF EL DORADO STATE OF CALIFORNIA

DATE: 11-23-09



DATE: 11-23-09

Exhibit 'B-2'

AFFECTED OWNER:
Lindeman Family Trust

A.P.N.: 051-250-54

cta Engineering & Surveying
 Civil Engineering • Land Surveying • Land Planning
 3233 Mendel Circle, Rancho Cordova, CA 95742
 T (916) 938-0070 • F (916) 854-3470 • www.cta.com

DATE: 10/28/09 DRAWN BY: KAH SHEET 2 OF 2
 SCALE: 1"=100' JOB NO. 09-001-001

DIAMOND SPRINGS PARKWAY PROJECT

**Irrevocable Offer of Dedication
 Grant in Fee & Public Utility Easement**

A PORTION OF THE S.E. 1/4, SEC. 24, T10N, R10E. AND
 THE S.W. 1/4 OF SEC. 19, T10N, R11E, M.D.M.
 COUNTY OF EL DORADO STATE OF CALIFORNIA

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

County of El Dorado
Board of Supervisors
330 Fair Lane
Placerville, CA 95667

APN 051-250-54
For: Fee & PUE

Above section for Recorder's use

**CONSENT TO MAKING OF
IRREVOCABLE OFFER OF DEDICATION
(Government Code §7050)**

Pursuant to California Government Code section 7050, the County of El Dorado hereby consents to the making of the attached Irrevocable Offer of Dedication dated November 25, 2009 from **Michael D. Lindeman and Lorraine D. Lindeman, Trustees of the Lindeman Family 2005 Trust dated October 17, 2005 (Grantor)**, to the **County of El Dorado, a political subdivision of the State of California (Grantee)** and to the recordation thereof by its duly authorized officer.

Dated this _____ day of _____, 2010.

COUNTY OF EL DORADO

Date: _____

By: _____
Chairman of the Board
Board of Supervisors

ATTEST:

Suzanne Allen de Sanchez
Clerk of the Board of Supervisors

By: _____
Deputy Clerk