

RECORDING REQUESTED BY AND

When recorded, mail to:
County of El Dorado, Board of Supervisors
330 Fair Lane
Placerville, CA 95667

Name: CELTIC PROPERTIES
Address: c/o Woodson L. Philbin
4561 Oxbow Ridge Place
Fair Oaks, CA 95828
Location: RITE AID @ C.R. (DR 06-0008)
Parcel No.: 102-110-19
Date: December 18, 2007

Above section for Recorder's use

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

APN: 102-110-19

**IRREVOCABLE OFFER OF DEDICATION
DRAINAGE EASEMENT**

CELTIC PROPERTIES, a California General Partnership, hereinafter called GRANTOR, owner of the herein described real property, 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 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 necessity for public purposes and accepts said offer by resolution.

IN WITNESS WHEREOF, GRANTOR has hereunto subscribed (his) (her) (their) name(s) this 22nd day of January, 2008.

GRANTOR

CELTIC PROPERTIES
A California General Partnership

By: Gerald L. McIntyre
Gerald L. McIntyre
General Partner

By: Woodson L. Philbin
Woodson L. Philbin
General Partner

NOTARY'S ACKNOWLEDGEMENT(S): See Page 2.

TRUSTEE/BENEFICIARY STATEMENT:

The undersigned, Rabobank, N.A., Trustee/Beneficiary under that Certain Deed of Trust, dated 12-21-07 recorded as Document No. 01-0079207, of the Official Records of El Dorado County, hereby consent to the recording of this document.

Rabobank, N.A.

Signed: Debi Engelbrecht
Name: Debi Engelbrecht
Title: Vice President

Dated: 1/18/08

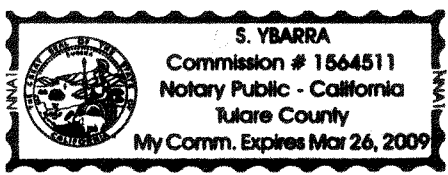
STATE OF CALIFORNIA)
) SS:
COUNTY OF Tulare)

On 1-18-08, before me, S. Ybarra, a notary public, personally appeared Debi Engelbrecht

personally known to me (or 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.

Witness my hand and official seal.

[Signature]
Notary Public



My Principal Place of Business: County of Tulare
My Commission Expires: 3-26-09

GRANTOR'S SIGNATURE(S): See Page 1

STATE OF CALIFORNIA)
) SS:
COUNTY OF Santa Clara)

On 01/04/2008, before me, Shridhar Gore, Notary Public,
a notary public, personally appeared Gerald Lee McIntyre

personally known to me (or 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.

Witness my hand and official seal.



Notary Public

My Principal Place of Business: County of Santa Clara
My Commission Expires: Mar 22, 2011

STATE OF CALIFORNIA)
) SS:
COUNTY OF _____)

On _____, before me, _____,
a notary public, personally appeared _____

personally known to me (or 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.

Witness my hand and official seal.

Notary Public

My Principal Place of Business: County of _____
My Commission Expires: _____

California Acknowledgment Form

State of California }
County of Sacramento } ss.

On 01-22-2007 before me, MIKE V PARKER,
personally appeared Woodson L. Philbin

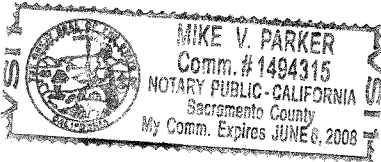
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), 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.

Seal

MIKE V PARKER
Signature of Notary



Notes

Please provide information about the document that this form is attached to.
This is not required under California State notary public law.

IRREVOCABLE OFFER OF DEDICATION DRAINAGE
EASEMENT

EXHIBIT A
DESCRIPTION OF DRAINAGE EASEMENT

All that certain real property located in the County of El Dorado, State of California, consisting of two (2) tracts of land, each being a portion of the Northwest quarter of Section 28, Township 10 North, Range 9 East, M.D.M., each also being a portion of Parcel 1, as said parcel is shown and so designated on that certain Parcel Map, which filed for record in the Office of the El Dorado County Recorder on December 20, 2006, in Book 49 of Parcel Maps at Page 109, more particularly described as follows:

TRACT 1

BEGINNING at a point in the Northerly boundary of said Parcel 1, from which the Northwestern corner thereof, shown as being marked by a three-quarter (3/4") inch capped iron pipe stamped "RCE 20462-2006", bears South 77°18'00" West 23.62 feet; thence, from said POINT OF BEGINNING, Easterly along the Northerly boundary of said Parcel 1, North 77°18'00" East 20.02 feet; thence, leaving the Northerly boundary of said Parcel 1 through the midst thereof, South 10°11'57" East 205.29 feet; thence North 80°02'00" East 26.69 feet to the beginning of a non-tangent curve to the Left with a radius of 24.75 feet, concave to the Northeast, the radial to which bears South 35°50'56" West; thence, Southeasterly along the arc of said curve through a central angle of 08°45'11", an arc distance of 3.78 feet (said curve being subtended by a chord that bears South 58°31'39" East 3.78 feet); thence, Easterly along a non-tangent line, North 80°02'00" East 22.36 feet; thence South 09°58'19" East 5.00 feet; thence South 80°02'00" West 86.41 feet to the Westerly boundary of said Parcel 1; thence, Northerly along the Westerly boundary of said Parcel 1, North 12°39'17" West 5.11 feet to the beginning of a non-tangent curve to the Left with a radius of 24.75 feet, concave to the Northwest, the radial to which bears South 47°25'48" East; thence, leaving the Westerly boundary of said Parcel 1 through the midst thereof, Northeasterly along the arc of said curve through a central angle of 08°21'08", an arc distance of 3.61 feet (said curve being subtended by a chord that bears North 38°23'38" East 3.60 feet); thence, Easterly along a non-tangent line, North 80°02'00" East 12.07 feet; thence North 10°11'57" West 204.34 feet to the point of beginning.

TRACT 2

BEGINNING at a point in the Easterly boundary of said Parcel 1, from which the Northeasterly corner thereof, shown as being marked by a three-quarter (3/4") inch capped iron pipe stamped "RCE 20462-2006", bears two (2) courses: (1) Northerly along the Easterly boundary of said Parcel 1, North 06°49'22" West 11.15 feet to the beginning of a non-tangent curve to the Left with a radius of 1170.00 feet, concave to the West, the radial to which bears North 83°12'54" East; and (2) continuing along the Easterly boundary of said Parcel 1, Northerly along the arc of said curve through a central angle of 00°06'13", an arc distance of 2.12 feet (said curve being subtended by a chord that bears North 06°50'13" West 2.12 feet); thence, from said POINT OF BEGINNING, Southerly along the Easterly boundary of said Parcel 1, South 06°49'22" East 87.79 feet to a point of cusp, the beginning of a curve to the Left with a radius of 25.00 feet, concave to the Southwest, the radial to which bears North 83°10'38" East; thence, leaving the Easterly boundary of said Parcel 1 through the midst thereof, Northwesterly along the arc of said curve through a central angle of 45°34'23", an arc distance of 19.88 feet (said curve being subtended by a chord that bears North 29°36'34" West 19.36 feet); thence, Northerly along a non-tangent line, North 06°49'22" West 54.32 feet to the beginning of a non-tangent curve to the Left with a radius of 20.00 feet, concave to the West, the radial to which bears South 45°30'18" East; thence, Northerly along the arc of said curve

through a central angle of 51°19'04", an arc distance of 17.91 feet (said curve being subtended by a chord that bears North 18°50'10" East 17.32 feet) to the point of beginning.

End of Description

See EXHIBIT B for delineation of the herein described easement.

This real property description was prepared by Gene E. Thorne & Associates, Inc., under the direction of Gene E. Thorne, RCE 20462, in conformance with the Professional Land Surveyor's Act.


Gene E. Thorne, RCE 20462

Reg. Exp. Date: 09/30/09



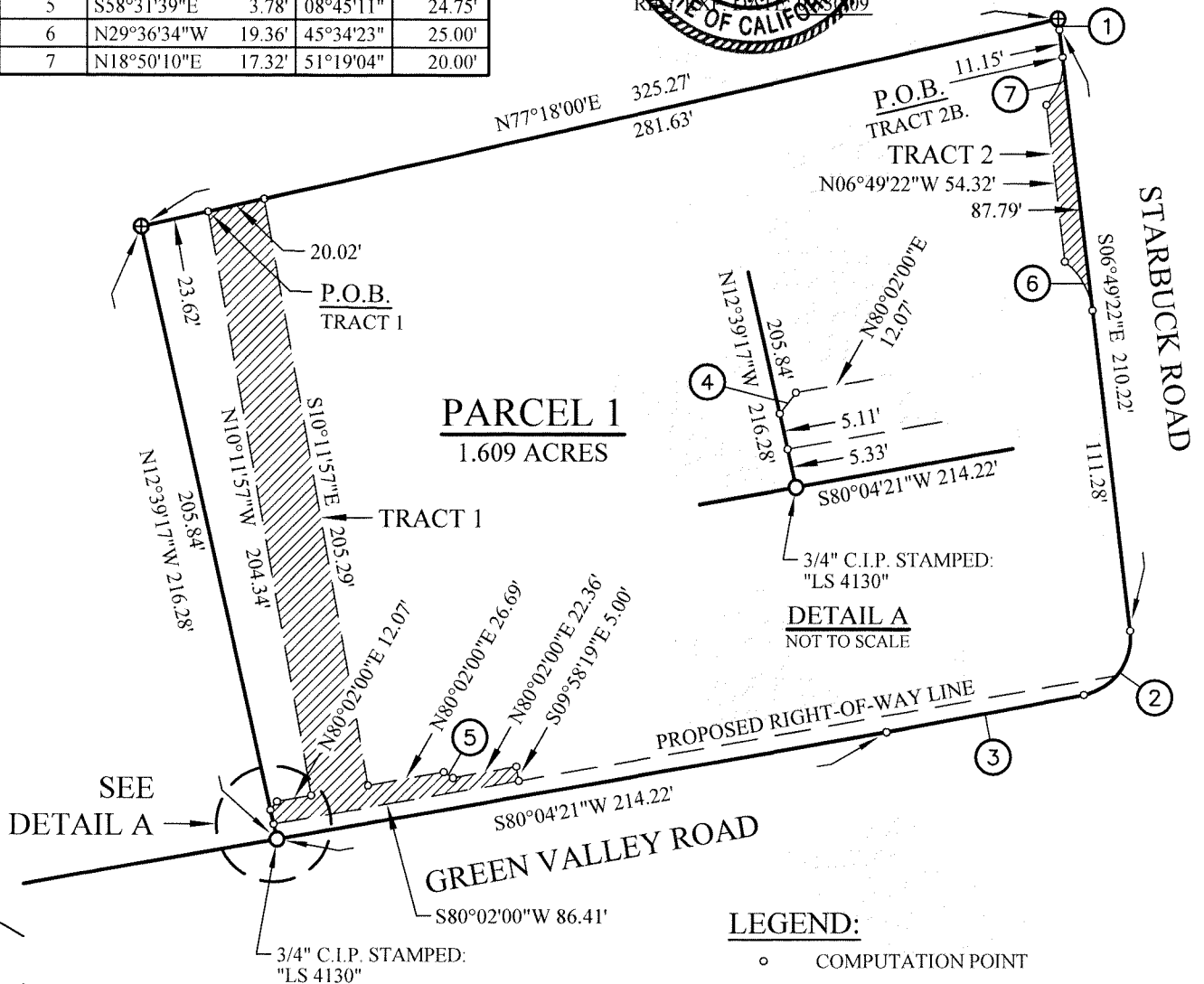
Portions of A.P.N. 102-110-19

EXHIBIT B

PLAT OF DRAINAGE EASEMENT
 PORTIONS OF THE NW 1/4 OF SECTION 28, T. 10 N., R. 9 E., M.D.M.
 BEING PORTIONS OF PARCEL 1 OF PM 49-109
 COUNTY OF EL DORADO, CALIFORNIA

GENE E. THORNE & ASSOCIATES, INC.

CURVE DATA TABLE				
CURVE	CHORD	DELTA	RADIUS	
1	S06°50'13"E 2.12'	00°06'13"	1170.00'	
2	S35°55'58"W 27.16'	85°31'52"	20.00'	
3	S79°23'57"W 69.40'	01°20'36"	2960.00'	
4	N38°23'38"E 3.60'	08°21'08"	24.75'	
5	S58°31'39"E 3.78'	08°45'11"	24.75'	
6	N29°36'34"W 19.36'	45°34'23"	25.00'	
7	N18°50'10"E 17.32'	51°19'04"	20.00'	



- LEGEND:**
- COMPUTATION POINT
 - 3/4" C.I.P. STAMPED: "LS 4130"
 - ⊕ 3/4" C.I.P. STAMPED: "RCE 20462-2006"
 - # CURVE NUMBER, SEE DATA TABLE.
 - ▨ HATCHED AREA INDICATES DRAINAGE EASEMENT