



## RESOLUTION NO.

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO

**Resolution to Accept  
Irrevocable Offer of Dedication  
Assessor's Parcel Number 051-250-054-000 and to Vacate the Excess**

**WHEREAS**, the authority to invoke the process of dedicating an easement over, under and/or across property by the County is established under Section 7050 of the California Government Code and Section 66475 of the Subdivision Map Act; and

**WHEREAS**, the authority to accept right of way, road, slope, drainage, and public utilities easements by the County, at its discretion, is established under Section 7050 of the California Government Code and Section 66477.1 of the Subdivision Map Act; and

**WHEREAS**, on November 25, 2009, Michael D. Lindeman and Lorraine D. Lindeman, Trustees of the Lindeman Family 2005 Trust dated October 17, 2005 executed an Irrevocable Offer of Dedication ("Offer") to the County of El Dorado for road right-of-way in fee, public utilities easement, public service easement, slope and drainage easement, storm drain easement, and temporary construction easement located along the proposed Diamond Springs Parkway Project (the "Project"), Attachment 1 hereto; and

**WHEREAS**, on May 25, 2010, the County of El Dorado Board of Supervisors signed the Consent to Making of Irrevocable Offer of Dedication; and

**WHEREAS**, Paragraph 1 of the Offer acknowledged that the property dedicated therein was not based on the final design of the Project and that, at such time as the County accepts the Offer, the Resolution will contain the final description of the property being accepted; and

**WHEREAS**, per Paragraph 1 of the Offer, plat and legal descriptions have been prepared by the County attached hereto as Exhibits A, B, A1, B1, A2, and B2 to represent the final areas to be dedicated to and accepted by the County in road right-of-way in fee, slope and drainage and public utilities easement, and temporary construction easement; and

**WHEREAS**, the total areas are not greater than that which was granted in said Offer; and

**WHEREAS**, the County of El Dorado Board of Supervisors has determined that it is in the public's best interest to accept said Offer at this time; and

**WHEREAS**, the Offer provided that if the County accepts the Offer any excess right-of-way not necessary for the Project will be vacated back to the landowner; and

**WHEREAS**, Government Code section 7050 authorizes the County to abandon the right to accept an Irrevocable Offer of Dedication in the same manner as prescribed for summary vacation under the Public Streets, Highways, and Service Easements Vacation Law (Streets and Highways Code, Section 8300 and following); and

**WHEREAS**, the Public Streets, Highways, and Service Easements Vacation Law permits the Board of Supervisors to vacate public streets, highways, and public service easements, and to dispose of any fee interest remaining pursuant to existing law; and

**WHEREAS**, the County Board of Supervisors has determined that the certain property described in the attached plat and legal descriptions attached hereto as Exhibits A3 and B3 are not necessary for current street and highway purposes and therefore summary vacation is appropriate under Government Code section 7050 and Streets and Highways Code 8334; and

**NOW, THEREFORE, BE IT RESOLVED**, that the County of El Dorado Board of Supervisors does hereby accept the Irrevocable Offer of Dedication with its final plat and legal descriptions attached hereto and further consents to the recordation of this Resolution.

**BE IT FURTHER RESOLVED**, that the County of El Dorado Board of Supervisors does hereby summarily vacate under the Public Streets, Highways, and Service Easements Vacation Law that certain property described in the attached plat and legal descriptions attached hereto as Exhibits A3 and B3. Consistent with Streets and Highways Code section 8335, the property described in this paragraph no longer constitutes a street, highways, or public service easement upon the date that this Resolution is recorded.

PASSED AND ADOPTED by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by the following vote of said Board:

Attest:

Kim Dawson

Clerk of the Board of Supervisors

Ayes:

Noes:

Absent:

By: \_\_\_\_\_  
Deputy Clerk

\_\_\_\_\_  
Chair, Board of Supervisors

RECORDING REQUESTED BY AND  
WHEN RECORDED RETURN TO:

05/27/2010, 20100023371

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 25<sup>th</sup> day of MAY, 2010.

**COUNTY OF EL DORADO**

Date: 5-25-10

By: Raymond J. Nutting  
Vice Chairman of the Board **Raymond J. Nutting**  
Board of Supervisors

ATTEST:

Suzanne Allen de Sanchez  
Clerk of the Board of Supervisors

By: Suzanne Allen de Sanchez  
Deputy Clerk

RECORDING REQUESTED BY  
AND WHEN RECORDED RETURN TO:

---

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. Enslin, Notary Public, 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 *[Handwritten Signature]* (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:

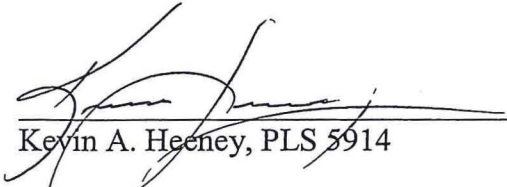
Beginning at the Northeast corner of said Tract 2; thence along the Easterly line of said Tract 2, South 30°56'46" East, 203.05 feet; thence South 13°04'20" East, 78.70 feet; thence along the arc of a curve to the right, having a radius of 594.91 feet, the chord of which bears South 05°39'15" West, 381.99 feet to the Southeast corner of said Tract 2; thence along the South line of said Tract 2, North 65°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°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°32'29" East, 104.84 feet; thence North 02°19'18" West, 148.76 feet; thence North 43°11'04" West, 25.59 feet; thence North 84°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°23'31" West, 30.84 feet; thence North 72°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°23'31" West, 28.28 feet; thence North 84°02'49" West, 318.14 feet to a point on the Westerly line of said Tract 2; thence along said Westerly line, North 47°42'12" West, 163.68 feet; thence leaving said Westerly line, South 84°02'49" East, 374.32 feet to a point on the Northerly line of said Tract 2; thence along said Northerly line, South 63°35'20" East, 153.83 feet; thence North 62°43'30" East, 98.12 feet; thence leaving said Northerly line, South 84°02'49" East, 99.09 feet; thence North 84°38'35" East, 81.58 feet; thence South 84°02'49" East, 51.82 feet; thence South 75°30'58" East, 70.22 feet; thence North 45°35'36" East, 20.67 feet; thence North 13°04'20" West, 158.68 feet to a point on the North line of said Tract 2; thence along said North line, North 62°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.

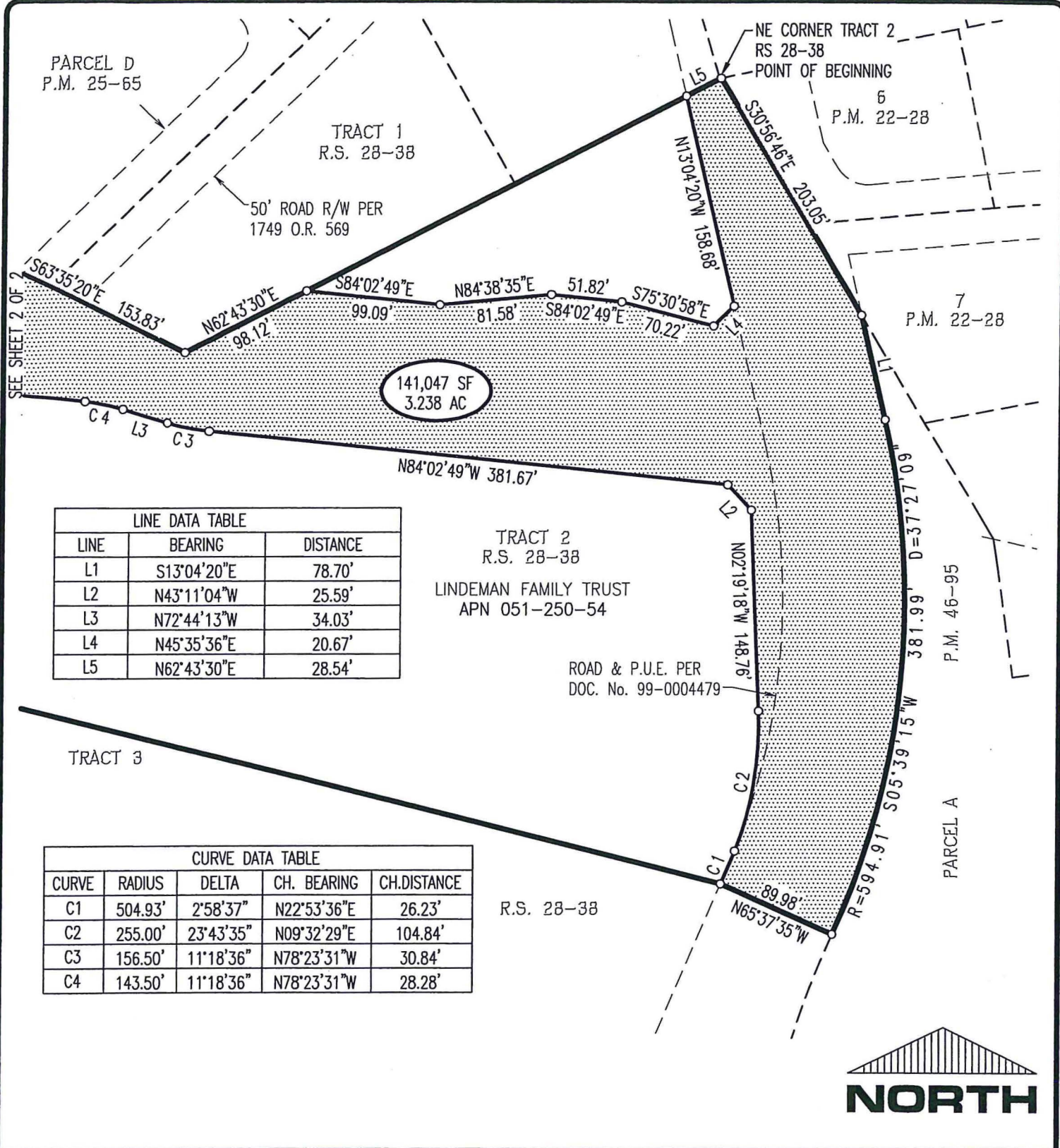
End of Description

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



141,047 SF  
3.238 AC

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'

TRACT 2  
R.S. 28-38  
LINDEMAN FAMILY TRUST  
APN 051-250-54

ROAD & P.U.E. PER  
DOC. No. 99-0004479

TRACT 3

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'

R.S. 28-38



DATE: 11-23-09

Exhibit 'B-2'  
AFFECTED OWNER:  
Lindeman Family Trust  
A.P.N.: 051-250-54

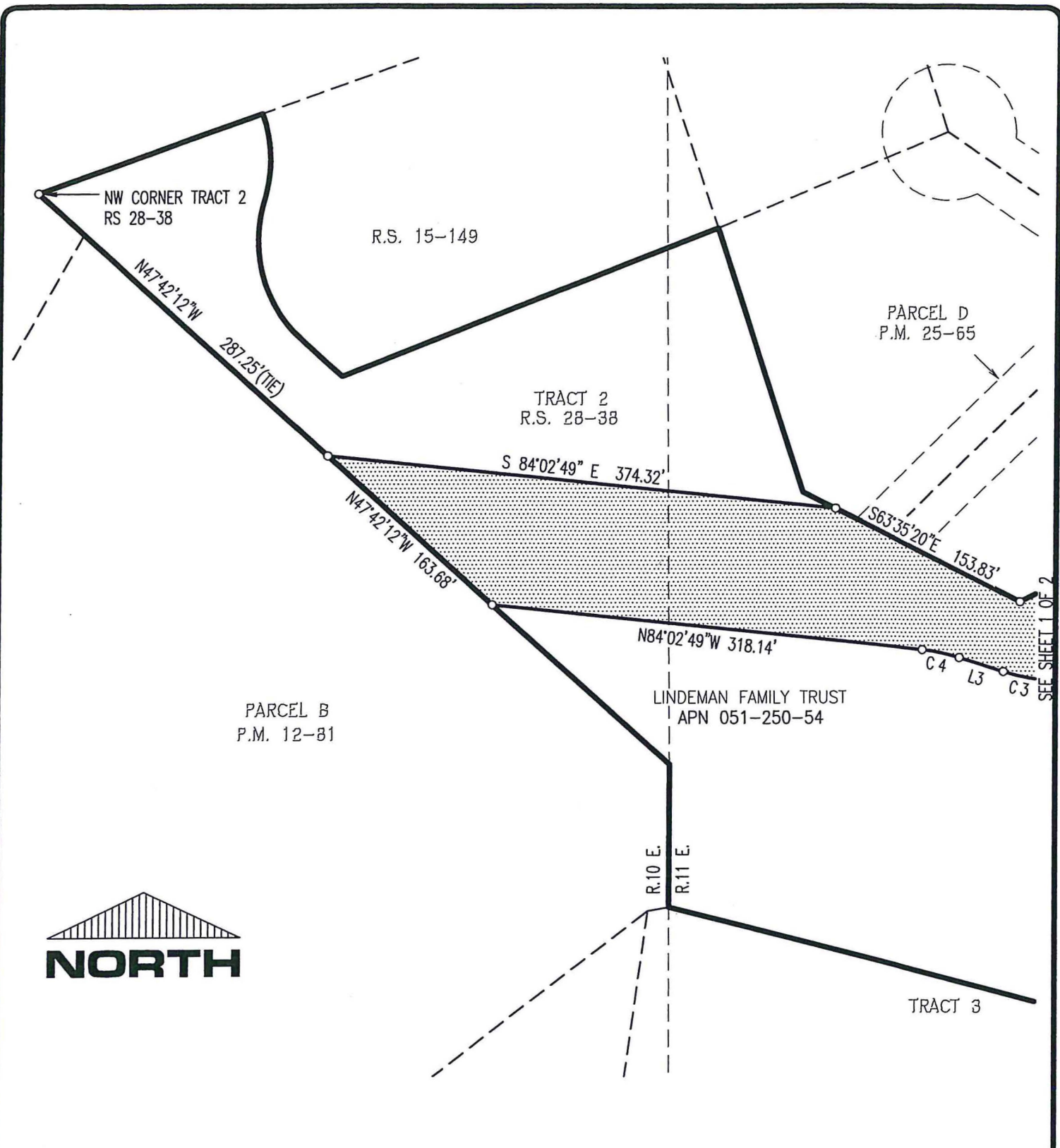
**cta** Engineering & Surveying  
Civil Engineering ■ Land Surveying ■ Land Planning  
3233 Montler Circle, Rancho Conejo, CA 95742  
T (916) 636-0619 • F (916) 636-2478 • www.cta.com

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

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) 638-0619 • F (916) 638-2470 • www.ctaeng.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

GOVERNMENT CODE 27361.7

I certify under the penalty of perjury that the portion(s) of the document that will not reproduce a readable copy to which this statement is attached, reads as follows:

Michael D. Lindeman  
Lorraine D. Lindeman

DATED: 5/27/10

*[Signature]*, R/W Manager  
Signature  
EDC DOT  
(Firm Name, if applicable)

05/27/2010, 20100023372

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: Easements

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 25<sup>th</sup> day of MAY, 2010.

**COUNTY OF EL DORADO**

Date: 5-25-10

By: Raymond J. Nutting  
Vice Chairman of the Board  
Board of Supervisors **Raymond J. Nutting**

ATTEST:

Suzanne Allen de Sanchez  
Clerk of the Board of Supervisors

By: Suzanne Allen de Sanchez  
Deputy Clerk

RECORDING REQUESTED BY  
AND WHEN RECORDED RETURN TO:

---

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, 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 *[Handwritten Signature]* (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, B-2, B-3 and B-4 attached thereto, collectively represent the land rights which are being conveyed by the Landowner(s) to the County.

1. Public Service Easement- A public service easement, for any and all public purposes, over, under and across a portion of the subject property, as described in the Exhibit B-1(a) and depicted on Exhibit B-1 (b), attached hereto.
2. Slope and Drainage Easement- A slope and drainage easement for slope construction and maintenance of drainage facilities together with any and all appurtenances appertaining thereto, to points five feet beyond top of cut slopes and toe of fill slopes, over, under, upon and across a portion of the subject property, as described in the Exhibit B-2 (a) and depicted on Exhibit B-2 (b), attached hereto.
3. Storm Drain Easement- A storm drain easement for construction and maintenance of any and all above ground or below ground storm drainage facilities, as described in the Exhibit B-3 (a) and depicted on Exhibit B-3 (b), attached hereto.
4. Temporary Construction Easement- A temporary construction easement, including the right of the Grantee or its agents, employees and contractors, the right of ingress and egress as may be reasonably necessary for construction purposes, inclusive of such repairs, replacements, and removals as may from time to time be required as well as for other purposes incidental to the construction of the project, including any staging, stockpiling, and parking of construction vehicles or equipment. This temporary construction easement shall not be revoked and shall not expire until the recordation of the Notice of Completion of the Project. Included within this temporary construction easement is the right of ingress and egress of Grantee, its agents, employees, and contractors for warranty repairs and the correction of defects in the work within the first year following completion of construction. This right during the one-year warranty period survives the expiration of the temporary easement. The location of the temporary construction easement is as described in the Exhibit B-4 (a) and depicted on Exhibit B-4 (b), attached hereto.

**Exhibit 'B-1 (a)'**  
**Legal Description**  
**Irrevocable Offer of Dedication**  
**Public Service 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:

Commencing at the Northeast corner of said Tract 2; thence along the North line of said Tract 2, South 62°43'30" West, 28.54 feet to the Point of Beginning; thence leaving said North line, South 13°04'20" East, 158.68 feet; thence South 45°35'36" West, 20.67 feet; thence North 75°30'58" West, 70.22 feet; thence North 84°02'49" West, 51.82 feet; thence South 84°38'35" West, 81.58 feet; thence North 84°02'49" West, 99.09 feet to a point on the Northerly line of said Tract 2, hereinafter referred to as Point 'A'; thence along said Northerly line, North 62°43'30" East, 9.12 feet; thence South 84°02'49" East, 90.96 feet; thence North 84°38'35" East, 81.58 feet; thence South 84°02'49" East, 52.69 feet; thence South 75°30'58" East, 67.77 feet; thence North 45°35'36" East, 15.03 feet; thence North 13°04'20" West, 154.61 feet to a point on the Northerly line of said Tract 2; thence along said Northerly line, North 62°43'30" East, 5.16 feet to the Point of Beginning, containing 0.054 acres, more or less.

TOGETHER WITH:

Commencing at the aforementioned Point 'A'; thence along the Northerly line of said Tract 2, South 62°43'30" West, 98.12 feet; thence North 63°35'20" West, 153.83 feet to the Point of Beginning; thence leaving said Northerly line, North 84°02'49" West, 374.32 feet to a point on the Westerly line of said Tract 2, hereinafter referred to as Point 'B'; thence along said Westerly line, North 47°42'12" West, 8.44 feet; thence leaving said Westerly line, South 84°02'49" East, 367.72 feet to a point on the Northerly line of said Tract 2; thence along said Northerly line, South 63°35'20" East, 14.31 feet to the Point of Beginning, containing 0.043 acres, more or less.

TOGETHER WITH:


Commencing at the aforementioned Point 'B'; thence along the Westerly line of said Tract 2, South 47°42'12" East, 163.68 feet to the Point of Beginning; thence continuing along said Westerly line, South 47°42'12" East, 8.44 feet; thence leaving said Westerly line, South 84°02'49" East, 311.35 feet; thence along the arc of a curve to the right, having a radius of 138.50 feet, the chord of which bears South 78°23'31" East, 27.29 feet; thence South 72°44'13" East, 34.03 feet; thence along the arc of a curve to the left, having a radius of 161.50 feet, the chord of which bears South 78°23'31" East, 31.83 feet; thence South 84°02'49" East, 379.81 feet; thence South 43°11'04" East, 29.50 feet; thence North 02°19'18" West, 7.64 feet; thence North 43°11'04" West, 25.59 feet; thence North 84°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°23'31" West, 30.84 feet; thence North 72°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°23'31" West, 28.28 feet; thence North 84°02'49" West, 318.14 feet to the Point of Beginning, containing 0.094 acres, more or less.

See Exhibit 'B-1 (b)' 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.

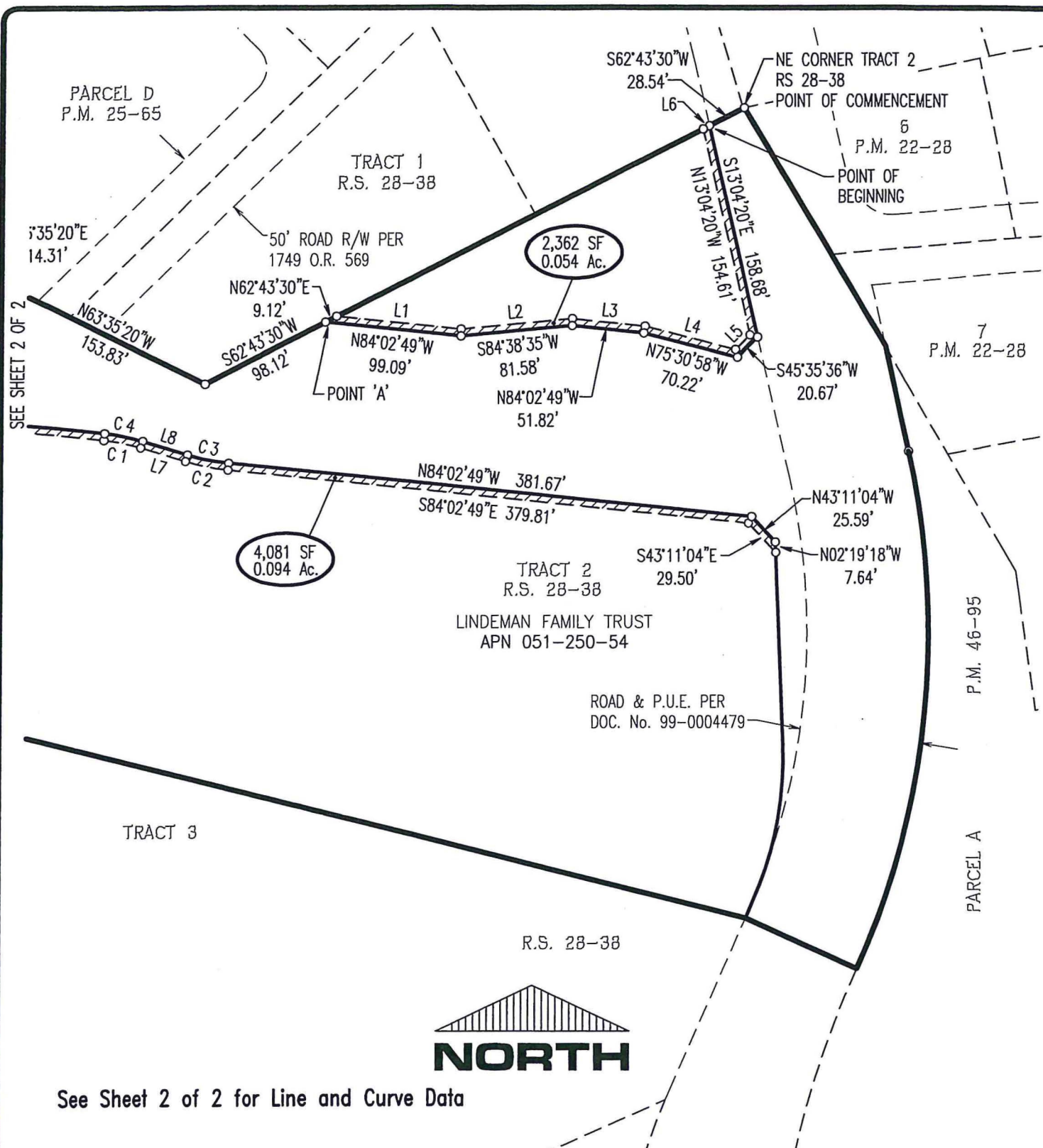
End of Description

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

  
\_\_\_\_\_  
Kevin A. Heehey, PLS 5914  
Dated: 11-23-09



A.P.N. 051-250-54



See Sheet 2 of 2 for Line and Curve Data

LICENSED LAND SURVEYOR  
KEVIN A. HEENEY  
NO. 5914  
Exp. 12-31-2010  
STATE OF CALIFORNIA

DATE: 11-23-09

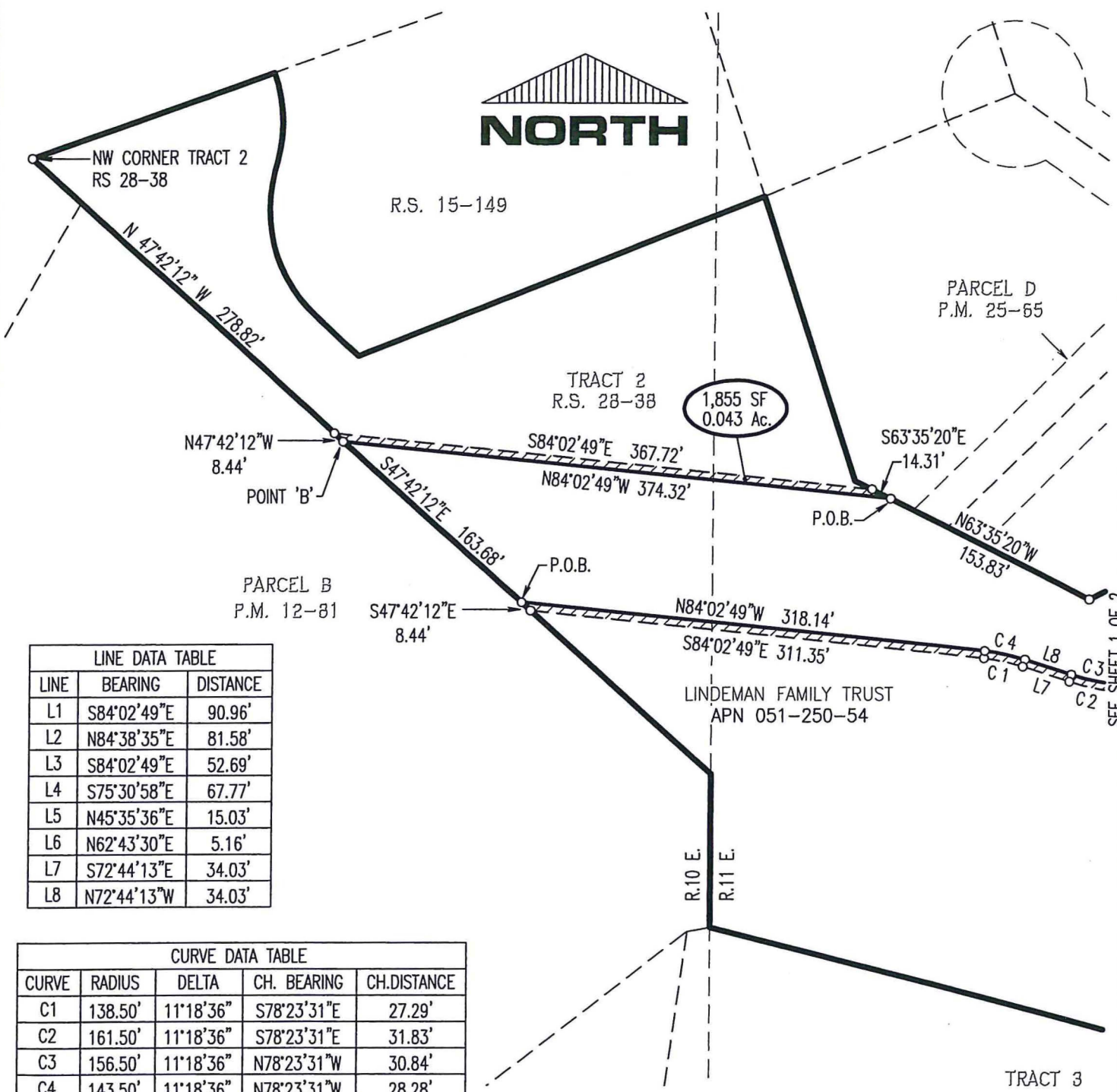
Exhibit 'B-1 (b)'

AFFECTED OWNER:  
Lindeman Family Trust

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

cta Engineering & Surveying  
Civil Engineering • Land Surveying • Land Planning  
3233 Monier Circle, Rancho Cordova, CA 95742  
T (916) 838-0619 • F (916) 838-2479 • www.ctaes.net

DATE: 10/28/09	DRAWN BY: KAH	SHEET 1 OF 2
SCALE: 1"=100'	JOB NO. 09-001-001	
<b>DIAMOND SPRINGS PARKWAY PROJECT</b>		
<b>Irrevocable Offer of Dedication Public Service Easement</b>		
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		



LINE DATA TABLE		
LINE	BEARING	DISTANCE
L1	S84°02'49"E	90.96'
L2	N84°38'35"E	81.58'
L3	S84°02'49"E	52.69'
L4	S75°30'58"E	67.77'
L5	N45°35'36"E	15.03'
L6	N62°43'30"E	5.16'
L7	S72°44'13"E	34.03'
L8	N72°44'13"W	34.03'

CURVE DATA TABLE				
CURVE	RADIUS	DELTA	CH. BEARING	CH. DISTANCE
C1	138.50'	11°18'36"	S78°23'31"E	27.29'
C2	161.50'	11°18'36"	S78°23'31"E	31.83'
C3	156.50'	11°18'36"	N78°23'31"W	30.84'
C4	143.50'	11°18'36"	N78°23'31"W	28.28'



DATE: 11-23-09

Exhibit 'B-1 (b)'  
 AFFECTED OWNER: Lindeman Family Trust  
 A.P.N.: 051-250-54

**cta** Engineering & Surveying  
 Civil Engineering • Land Surveying • Land Planning  
 3233 Monier Circle, Rancho Cordova, CA 95742  
 T (916) 838-0619 • F (916) 838-2470 • www.ctaenr.net

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**  
**Public Service 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

**Exhibit 'B-2 (a)'**  
**Legal Description**  
**Irrevocable Offer of Dedication**  
**Slope and Drainage 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:

Commencing at the Northeast corner of said Tract 2; thence along the Northerly line of said Tract 2, South 62°43'30" West, 33.70 feet; thence leaving said Northerly line, South 13°04'20" East, 93.75 feet to the Point of Beginning; thence South 26°22'34" West, 24.77 feet; thence North 77°26'21" West, 69.57 feet; thence North 87°28'20" West, 36.13 feet; thence South 85°27'54" West, 95.40 feet; thence North 17°45'54" West, 6.25 feet to a point on the Northerly line of said Tract 2; thence along said Northerly line, South 62°43'30" West, 84.02 feet to a point hereinafter referred to as Point 'A'; thence leaving said Northerly line, South 84°02'49" East, 90.96 feet; thence North 84°38'35" East, 81.58 feet; thence South 84°02'49" East, 52.69 feet; thence South 75°30'58" East, 67.77 feet; thence North 45°35'36" East, 15.03 feet; thence North 13°04'20" West, 60.86 feet to the Point of Beginning, containing 0.263 acres, more or less.

TOGETHER WITH:

Commencing at the aforementioned Point 'A'; thence along the Northerly line of said Tract 2, South 62°43'30" West, 107.25 feet; thence North 63°35'20" West, 168.14 feet to the Point of Beginning; thence leaving said Northerly line, North 84°02'49" West, 367.72 feet to a point on the Westerly line of said Tract 2, hereinafter referred to as Point 'B'; thence along said Westerly line, North 47°42'12" West, 102.33 feet; thence leaving said Westerly line, North 60°22'17" East, 6.46 feet; thence South 68°57'31" East, 35.99 feet; thence South 82°13'50" East, 95.60 feet; thence South 83°32'00" East, 269.85 feet; thence South 63°46'27" East, 16.12 feet to a point on the Northerly line of said Tract 2; thence along said Northerly line, South 18°01'13" East, 43.23 feet; thence South 63°35'20" East, 12.89 feet to the Point of Beginning, containing 0.456 acres, more or less.

TOGETHER WITH:

Commencing at the aforementioned Point 'B'; thence along the Westerly line of said Tract 2, South 47°42'12" East, 180.55 feet to the Point of Beginning; thence continuing along said Westerly line, South 47°42'12" East, 117.33 feet; thence leaving said Westerly line, North 18°12'39" East, 13.50 feet; thence South 86°21'09" East, 139.24 feet; thence South 87°49'08" East, 68.86 feet; thence South 78°05'01" East, 64.13 feet; thence South 82°36'00" East, 34.59 feet; thence South 88°50'46" East, 286.14 feet; thence South 83°42'44" East, 102.65 feet; thence South 30°07'21" East, 29.91 feet; thence North 02°19'18" West, 23.02 feet; thence North 43°11'04" West, 29.50 feet; thence North 84°02'49" West, 379.81 feet; thence along the arc of a curve to the right, having a radius of 161.50 feet, the chord of which bears North 78°23'31" West, 31.83 feet; thence North 72°44'13" West, 34.03 feet; thence along the arc of a curve to the left, having a radius of 138.50 feet, the chord of which bears North 78°23'31"



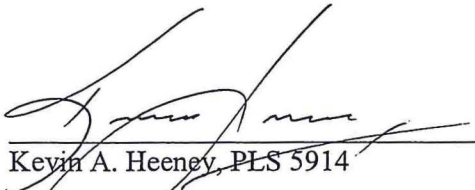
West, 27.29 feet; thence North 84°02'49" West, 311.35 feet to the Point of Beginning, containing 0.666 acres, more or less.

See Exhibit 'B-2 (b)' 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.

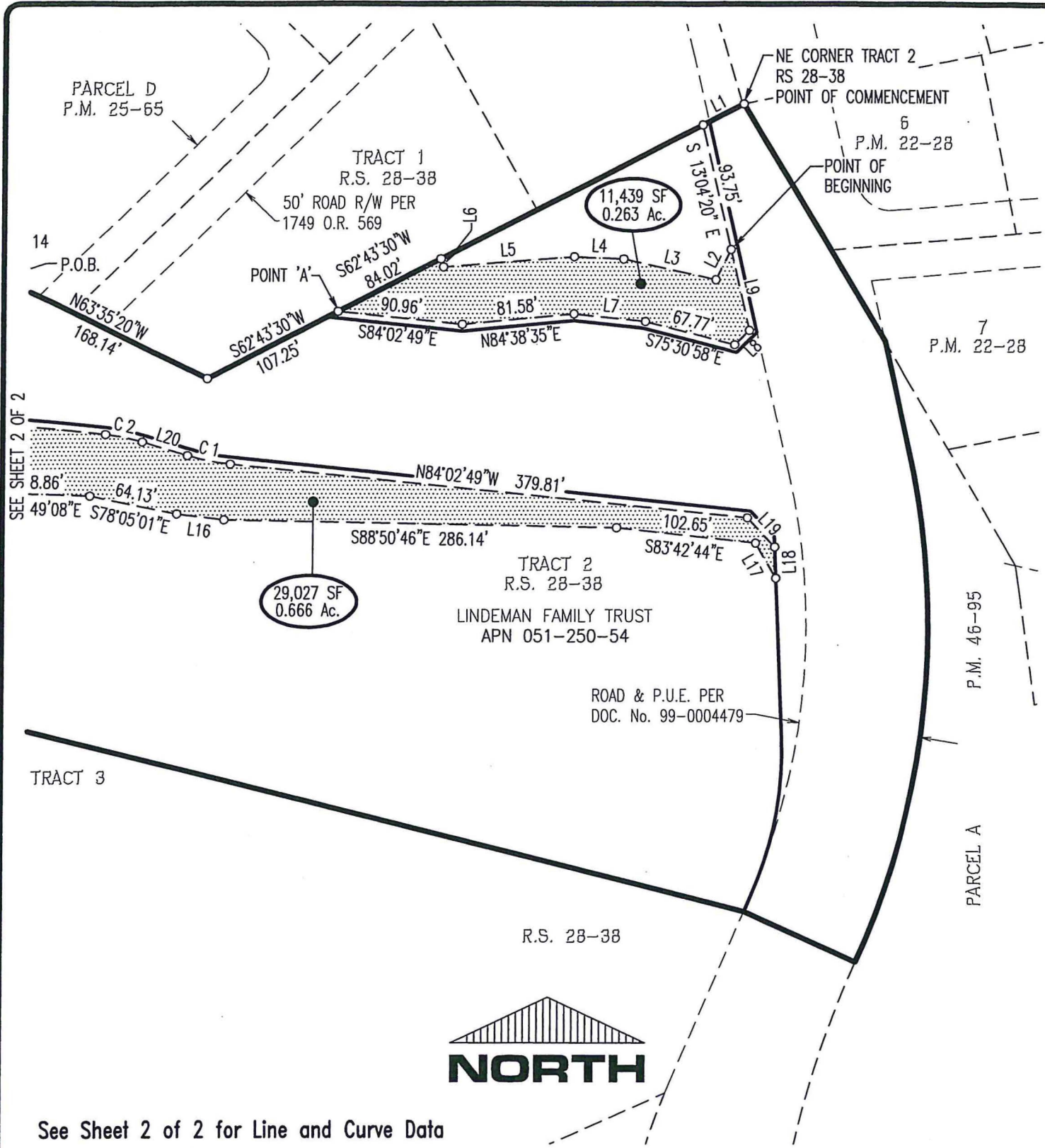
End of Description

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

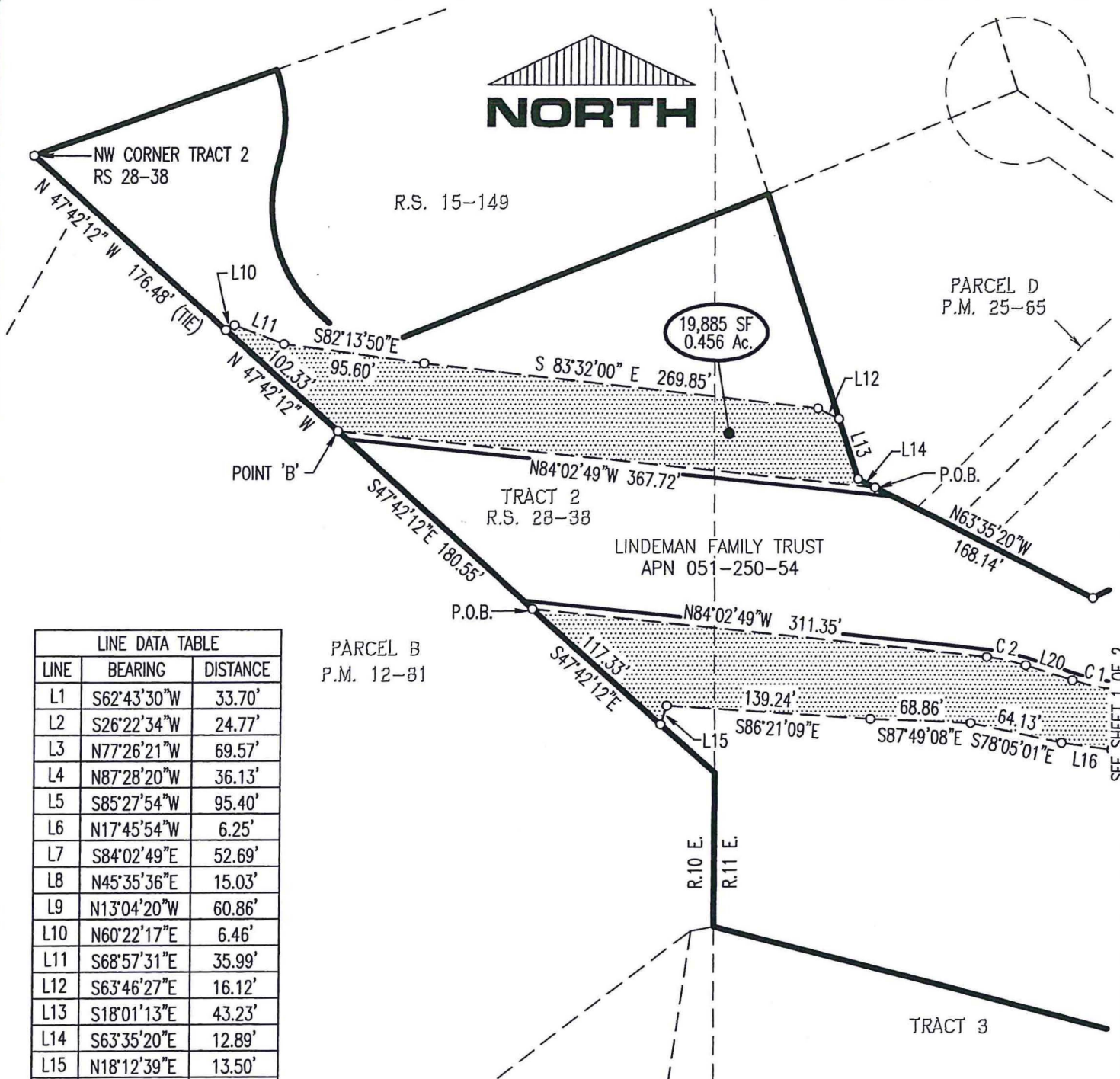


See Sheet 2 of 2 for Line and Curve Data



DATE: 11-23-09

Exhibit 'B-2 (b)'		DATE: 10/29/09	DRAWN BY: KAH	SHEET 1 OF 2
AFFECTED OWNER: Lindeman Family Trust		SCALE: 1"=100'	JOB NO. 09-001-001	
A.P.N.: 051-250-54		<b>DIAMOND SPRINGS PARKWAY PROJECT</b>		
<b>cta</b> Engineering & Surveying		<b>Irrevocable Offer of Dedication Slope and Drainage Easement</b>		
Civil Engineering • Land Surveying • Land Planning 3233 Monier Circle, Rancho Cordova, CA 95742 T (916) 638-0810 • F (916) 638-2478 • www.ctaeng.net		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		



LINE DATA TABLE

LINE	BEARING	DISTANCE
L1	S62°43'30"W	33.70'
L2	S26°22'34"W	24.77'
L3	N77°26'21"W	69.57'
L4	N87°28'20"W	36.13'
L5	S85°27'54"W	95.40'
L6	N17°45'54"W	6.25'
L7	S84°02'49"E	52.69'
L8	N45°35'36"E	15.03'
L9	N13°04'20"W	60.86'
L10	N60°22'17"E	6.46'
L11	S68°57'31"E	35.99'
L12	S63°46'27"E	16.12'
L13	S18°01'13"E	43.23'
L14	S63°35'20"E	12.89'
L15	N18°12'39"E	13.50'
L16	S82°36'00"E	34.59'
L17	S30°07'21"E	29.91'
L18	N02°19'18"W	23.02'
L19	N43°11'04"W	29.50'
L20	N72°44'13"W	34.03'

PARCEL B  
P.M. 12-81

CURVE DATA TABLE

CURVE	RADIUS	DELTA	CH. BEARING	CH. DISTANCE
C1	161.50'	11°18'36"	N78°23'31"W	31.83'
C2	138.50'	11°18'36"	N78°23'31"W	27.29'

SEE SHEET 1 OF 2



DATE: 11-23-09

Exhibit 'B-2 (b)'  
AFFECTED OWNER:  
**Lindeman Family Trust**  
A.P.N.: 051-250-54

**cta** Engineering & Surveying  
Civil Engineering • Land Surveying • Land Planning  
3233 Monier Circle, Rancho Cordova, CA 95742  
T (916) 858-0219 • F (916) 858-2479 • www.cta.net

DATE: 10/29/09 DRAWN BY: KAH SHEET 2 OF 2  
SCALE: 1"=100' JOB NO. 09-001-001

**DIAMOND SPRINGS PARKWAY PROJECT**  
**Irrevocable Offer of Dedication**  
**Slope and Drainage 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

**Exhibit 'B-3 (a)'**  
**Legal Description**  
**Irrevocable Offer of Dedication**  
**Storm Drain Easement**

All that real property situate in the County of El Dorado, State of California and lying within 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:

Commencing at the Northwest corner of said Tract 2; thence along the Westerly line of said Tract 2, South 47°42'12" East, 166.39 feet to the Point of Beginning; thence continuing along said Westerly line, South 47°42'12" East, 120.87 feet to a point hereinafter referred to as Point 'A'; thence leaving said Westerly line, South 84°02'49" East, 39.97 feet; thence North 47°46'43" West, 153.09 feet; thence South 42°13'17" West, 23.49 feet to the Point of Beginning, containing 0.074 acres, more or less.

TOGETHER WITH:


Commencing at the aforementioned Point 'A'; thence along the Westerly line of said Tract 2, South 47°42'12" East, 163.68 feet to the Point of Beginning; thence continuing along said Westerly line, South 47°42'12" East, 137.95 feet; thence leaving said Westerly line, North 42°13'17" East, 24.04 feet; thence North 47°46'43" West, 105.43 feet; thence North 84°02'49" West, 40.33 feet to the Point of Beginning, containing 0.067 acres, more or less.

See Exhibit 'B-3 (b)' 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.

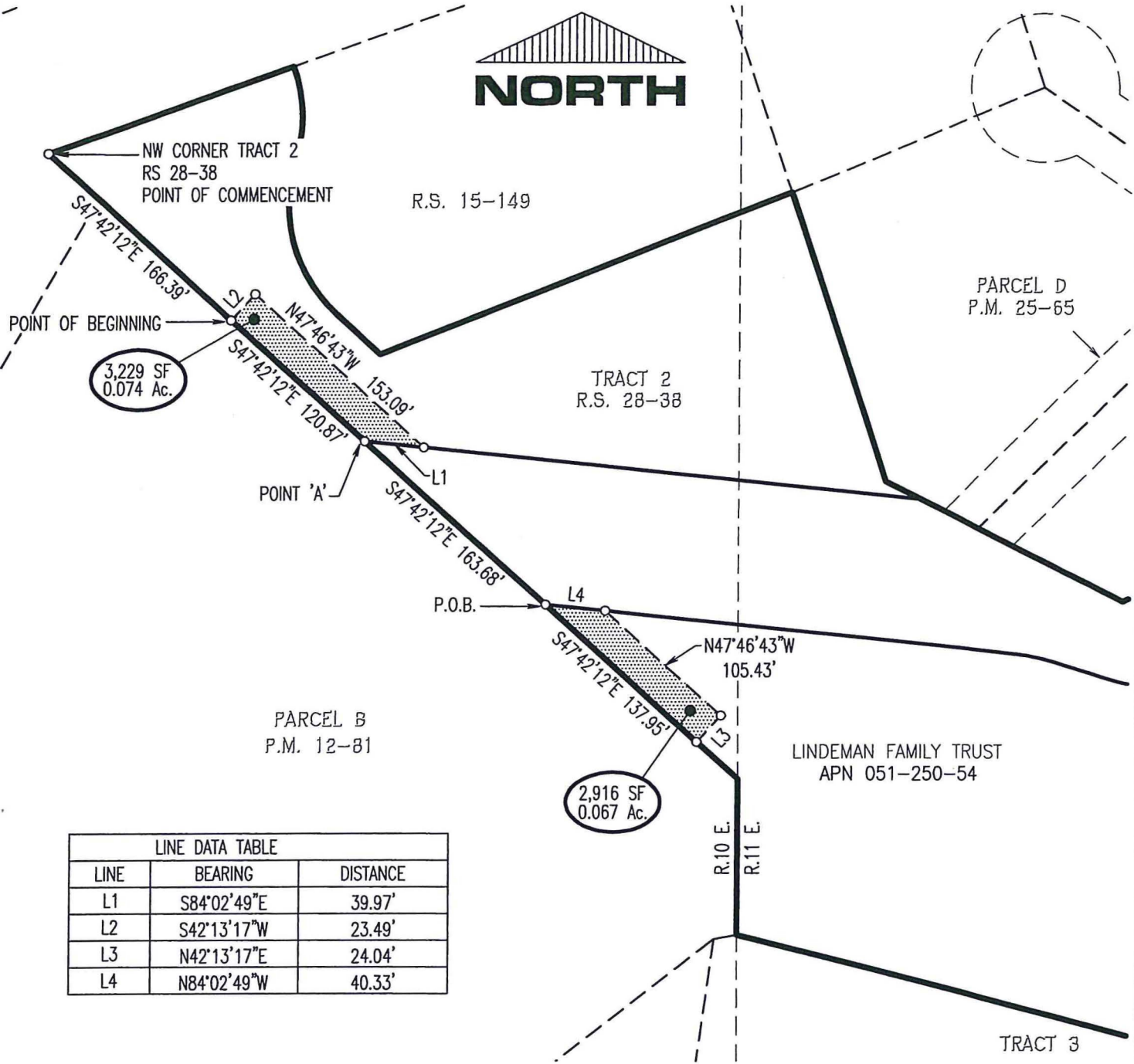
End of Description

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	S84°02'49"E	39.97'
L2	S42°13'17"W	23.49'
L3	N42°13'17"E	24.04'
L4	N84°02'49"W	40.33'



DATE: 11-23-09

Exhibit 'B-3 (b)'  
 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) 638-0819 • F (916) 638-2470 • www.cta.net

DATE: 10/29/09 DRAWN BY: KAH SHEET 1 OF 1  
 SCALE: 1"=100' JOB NO. 09-001-001

**DIAMOND SPRINGS PARKWAY PROJECT**

**Irrevocable Offer of Dedication  
 Storm Drain Easement**

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

**Exhibit 'B-4 (a)'**  
**Legal Description**  
**Irrevocable Offer of Dedication**  
**Temporary Construction 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:

Commencing at the Northeast corner of said Tract 2; thence along the North line of said Tract 2, South 62°43'30" West, 33.70 feet; thence leaving said North line, South 13°04'20" East, 78.01 feet to the Point of Beginning; thence continuing South 13°04'20" East, 15.74 feet; thence South 26°22'34" West, 24.77 feet; thence North 77°26'21" West, 69.57 feet; thence North 87°28'20" West, 36.13 feet; thence South 85°27'54" West, 95.40 feet; thence North 17°45'54" West, 6.25 feet to a point on the Northerly line of said Tract 2, hereinafter referred to as Point 'A'; thence along said Northerly line, North 62°43'30" East, 10.14 feet; thence leaving said Northerly line, North 85°27'54" East, 88.10 feet; thence South 87°28'20" East, 37.63 feet; thence South 77°26'21" East, 62.61 feet; thence North 26°22'34" East, 29.09 feet to the Point of Beginning, containing 0.052 acres, more or less.

TOGETHER WITH:

Commencing at the aforementioned Point 'A'; thence along the Northerly line of said Tract 2, South 62°43'30" West, 191.27 feet; thence North 63°35'20" West, 181.03; thence North 18°01'13" West, 43.23 feet to the Point of Beginning; thence leaving said Northerly line, North 63°46'27" West, 16.12 feet; thence North 83°32'00" West, 269.85 feet; thence North 82°13'50" West, 95.60 feet; thence North 68°57'31" West, 35.99 feet; thence South 60°22'17" West, 6.46 feet to a point on the Westerly line of said Tract 2, hereinafter referred to as Point 'B'; thence along said Westerly line, North 47°42'12" West, 10.52 feet; thence leaving said Westerly line, North 60°22'17" East, 14.46 feet; thence South 68°57'31" East, 39.56 feet; thence South 82°13'50" East, 38.64 feet to a point on the Northerly line of said Tract 2; thence along said Northerly line, South 47°42'05" East, 16.06 feet; thence North 68°21'49" East, 18.54 feet; thence leaving said Northerly line, South 82°13'50" East, 26.29 feet; thence South 83°32'00" East, 271.48 feet; thence South 63°46'27" East, 8.12 feet to a point on the Northerly line of said Tract 2; thence along said Northerly line, South 18°01'13" East, 13.96 feet to the Point of Beginning, containing 0.095 acres, more or less.

TOGETHER WITH:

Commencing at the aforementioned Point 'B'; thence along the Westerly line of said Tract 2, South 47°42'12" East, 400.22 feet to the Point of Beginning; thence continuing along said Westerly line, South 47°42'12" East, 22.18 feet; thence leaving said Westerly line, North 42°13'17" East, 21.64 feet; thence South 86°21'09" East, 111.95 feet; thence South 87°49'08" East, 68.14 feet; thence South 78°05'01" East, 63.68 feet; thence South 82°36'00" East, 35.53 feet; thence South 88°50'46" East, 286.24 feet; thence South 83°42'44" East, 97.15 feet; thence South 30°07'21" East, 43.83 feet; thence North 02°19'18" West, 21.44 feet; thence North 30°07'21" West, 29.91 feet; thence North 83°42'44" West, 102.65 feet; thence North 88°50'46" West, 286.14 feet; thence North 82°36'00" West, 34.59 feet;

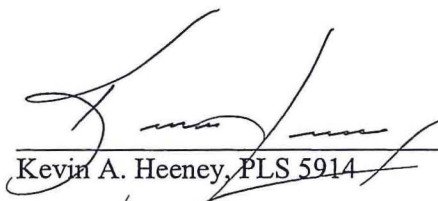
thence North 78°05'01" West, 64.13 feet; thence North 87°49'08" West, 68.86 feet; thence North 86°21'09" West, 139.24 feet; thence South 18°12'39" West, 13.50 feet to the Point of Beginning, containing 0.174 acres, more or less.

See Exhibit 'B-4 (b)' 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

ARCEL D  
A. 25-65

TRACT 1  
R.S. 28-38

NE CORNER TRACT 2  
RS 28-38  
POINT OF COMMENCEMENT

6  
P.M. 22-28

POINT OF BEGINNING

7  
P.M. 22-28

50' ROAD R/W PER  
1749 O.R. 569

2,248 SF  
0.052 Ac.

ROAD & P.U.E. PER  
DOC. No. 99-0004479

7,596 SF  
0.174 Ac.

TRACT 2  
R.S. 28-38  
LINDEMAN FAMILY TRUST  
APN 051-250-54

P.M. 46-95

PARCEL A

TRACT 3

R.S. 28-38



See Sheet 2 of 2 for Line Data



DATE: 11-23-09

Exhibit 'B-4 (b)'

AFFECTED OWNER:  
Lindeman Family Trust

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

**cta** Engineering & Surveying  
Civil Engineering ■ Land Surveying ■ Land Planning  
3233 Monier Circle, Rancho Cordova, CA 95742  
T (916) 838-0910 • F (916) 838-2478 • www.ctaes.net

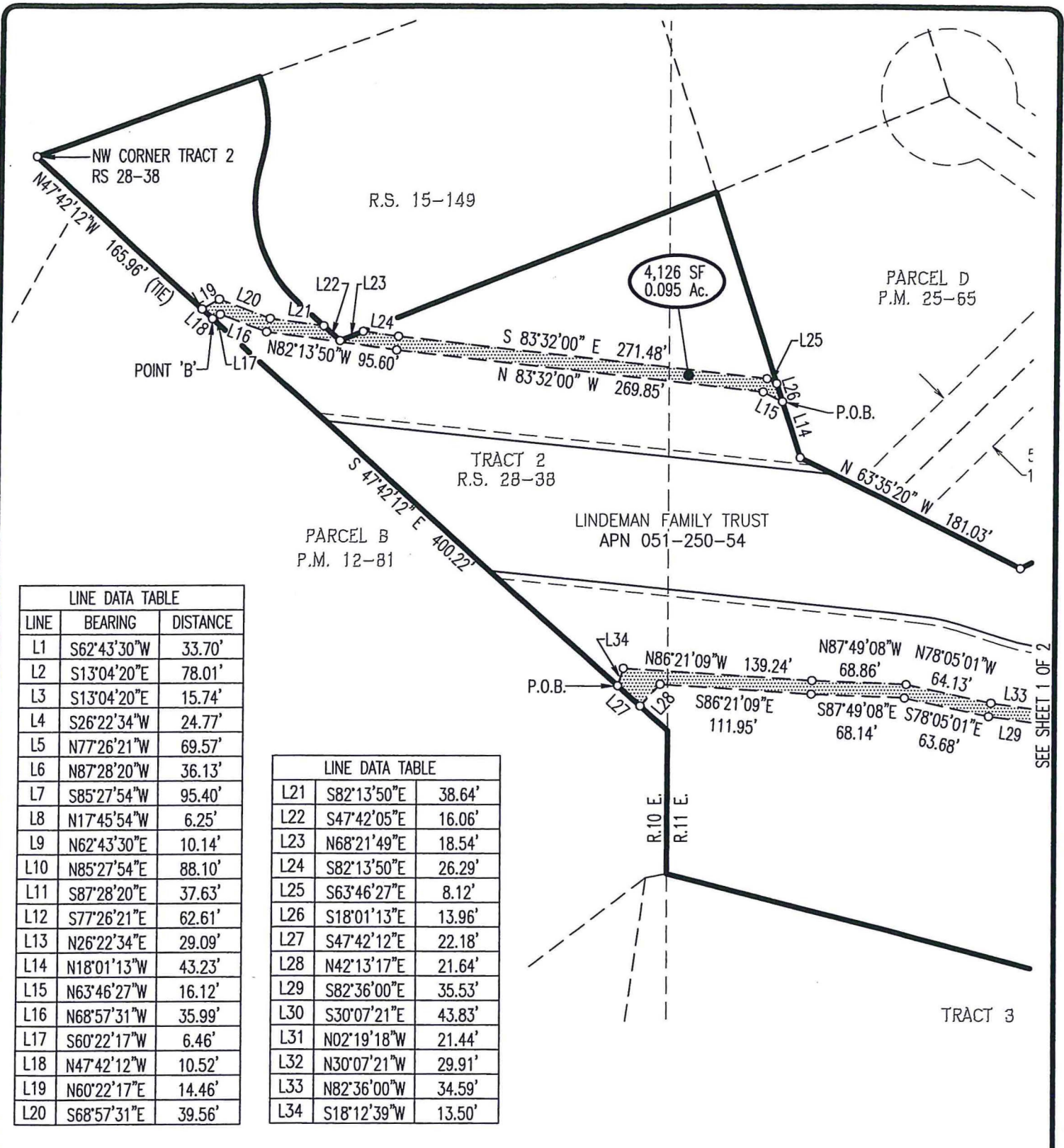
DATE: 10/29/09 DRAWN BY: KAH SHEET 1 OF 2  
SCALE: 1"=100' JOB NO. 09-001-001

**DIAMOND SPRINGS PARKWAY PROJECT**

**Irrevocable Offer of Dedication  
Temporary Construction 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





LINE DATA TABLE		
LINE	BEARING	DISTANCE
L1	S62°43'30"W	33.70'
L2	S13°04'20"E	78.01'
L3	S13°04'20"E	15.74'
L4	S26°22'34"W	24.77'
L5	N77°26'21"W	69.57'
L6	N87°28'20"W	36.13'
L7	S85°27'54"W	95.40'
L8	N17°45'54"W	6.25'
L9	N62°43'30"E	10.14'
L10	N85°27'54"E	88.10'
L11	S87°28'20"E	37.63'
L12	S77°26'21"E	62.61'
L13	N26°22'34"E	29.09'
L14	N18°01'13"W	43.23'
L15	N63°46'27"W	16.12'
L16	N68°57'31"W	35.99'
L17	S60°22'17"W	6.46'
L18	N47°42'12"W	10.52'
L19	N60°22'17"E	14.46'
L20	S68°57'31"E	39.56'

LINE DATA TABLE		
L21	S82°13'50"E	38.64'
L22	S47°42'05"E	16.06'
L23	N68°21'49"E	18.54'
L24	S82°13'50"E	26.29'
L25	S63°46'27"E	8.12'
L26	S18°01'13"E	13.96'
L27	S47°42'12"E	22.18'
L28	N42°13'17"E	21.64'
L29	S82°36'00"E	35.53'
L30	S30°07'21"E	43.83'
L31	N02°19'18"W	21.44'
L32	N30°07'21"W	29.91'
L33	N82°36'00"W	34.59'
L34	S18°12'39"W	13.50'

SEE SHEET 1 OF 2



DATE: 11-23-09

Exhibit 'B-4 (b)'  
 AFFECTED OWNER:  
 Lindeman Family Trust  
 A.P.N.: 051-250-54

**cta** Engineering & Surveying  
 Civil Engineering • Land Surveying • Land Planning  
 3233 Monier Circle, Rancho Cordova, CA 95742  
 T (916) 838-0919 • F (916) 838-2478 • www.cta.com

DATE: 10/29/09      DRAWN BY: KAH      SHEET 2 OF 2  
 SCALE: 1"=100'      JOB NO. 09-001-001

**DIAMOND SPRINGS PARKWAY PROJECT**  
**Irrevocable Offer of Dedication**  
**Temporary Construction 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

GOVERNMENT CODE 27361.7

I certify under the penalty of perjury that the portion(s) of the document that will not reproduce a readable copy to which this statement is attached, reads as follows:

Michael D. Lindeman

Lorraine D. Lindeman

DATED: 5/27/10

*[Handwritten Signature]*, R/W Manager

Signature

EDC DOT

(Firm Name, if applicable)

**EXHIBIT 'A'**

All that real property situate in the Southeast One-Quarter of Section 24, Township 10 North, Range 10 East, and the Southwest One-Quarter of Section 19, Township 10 North, Range 11 East, Mount Diablo Meridian, County of El Dorado, State of California, being a portion of Tract 2 of that certain Record of Survey filed in Book 28 of Surveys, Page 38 in the Official Records of El Dorado County more particularly described as follows:

COMMENCING at the Northeast corner of said Tract 2;

THENCE along the northerly line of said Tract South  $62^{\circ}41'11''$  West, 337.91 feet to the POINT OF BEGINNING;

THENCE from said POINT OF BEGINNING leaving said northerly line South  $84^{\circ}02'49''$  East, 117.27 feet;

THENCE North  $84^{\circ}38'35''$  East, 61.19 feet;

THENCE South  $84^{\circ}02'49''$  East, 51.39 feet;

THENCE South  $75^{\circ}30'58''$  East, 80.85 feet to the beginning of a non-tangent curve concave northerly, said curve has a radius of 22.50 feet;

THENCE easterly along said curve through a central angle of  $22^{\circ}58'46''$  an arc distance of 9.02 feet, said curve being subtended by a chord which bears North  $83^{\circ}03'31''$  East, 8.96 feet to the westerly line of a road and public utilities easement described in that certain document number 99-0004479 recorded in said county;

THENCE along said westerly line the following two (2) courses:

- 1) South  $13^{\circ}06'09''$  East, 87.11 feet to the beginning of a curve concave westerly, said curve has a radius of 504.95 feet;
- 2) THENCE southerly along said curve through a central angle of  $9^{\circ}09'27''$  an arc distance of 80.70 feet, said curve being subtended by a chord which bears South  $8^{\circ}31'25''$  East, 80.62 feet;

THENCE leaving said westerly line South  $87^{\circ}40'42''$  West, 1.66 feet;

THENCE North  $2^{\circ}19'18''$  West, 6.74 feet to the beginning of a curve concave southwesterly, said curve has a radius of 42.00 feet;

THENCE northwesterly along said curve through a central angle of  $81^{\circ}43'31''$  an arc distance of 59.91 feet, said curve being subtended by a chord which bears North  $43^{\circ}11'04''$  West, 54.96 feet;

THENCE North 84°02'49" West, 380.33 feet;

THENCE North 72°44'13" West, 81.58;

THENCE North 84°02'49" West, 331.14 feet to the westerly line of said Tract;

THENCE along said westerly line North 47°44'31" West, 168.89 feet;

THENCE leaving said westerly line South 84°02'49" East, 373.93 feet to the northerly line of said Tract;

THENCE along said northerly line the following two(2) courses:

- 1) South 63°27'23" East, 157.50 feet;
- 2) THENCE North 62°41'11" East, 100.98 feet to the POINT OF BEGINNING.


Containing 89,880 square feet (2.06 acres) more or less.

-End of Description-

See Exhibit 'B' attached hereto and made a part hereof.

The Basis of Bearings of the above description is grid North and is identical to that shown on that certain Record of Survey filed in Book 31 of Surveys, page 143. Distances used in the above description are grid distances. Divide distances by 0.999855 to obtain ground level distances.

The purpose of the above description is to describe that portion of said Tract as a Right-of-Way for road purposes.

  
\_\_\_\_\_  
Joseph C. Neely, P.L.S. 9026  
Associate Land Surveyor  
El Dorado County  
Department of Transportation



Date: 11/21/2022

# EXHIBIT 'B'

Situate in the Southeast 1/4 of Section 24, T. 10 N., R. 10 E., M.D.M.  
 & the Southwest 1/4 of Section 19, T. 10 N., R. 11 E., M.D.M  
 County of El Dorado, State of California



SECTION 24  
SECTION 19

NORTHEAST CORNER  
TRACT 2, R.S. 28-38

ROAD & P.U.E. PER  
DOC. No. 99-0004479

THROWITA WAY

POINT OF  
BEGINNING

FEE RIGHT-OF-WAY  
AREA=89,880 SQ. FT. ±  
(2.06 ACRES ±)

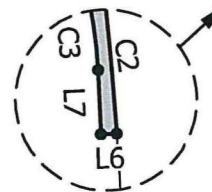
PCI HOLDINGS, LLC  
APN 051-250-054  
TRACT 2, R.S. 28-38



11/21/2022

- L1 ..... S 84° 02' 49" E 117.27'
- L2 ..... N 84° 38' 35" E 61.19'
- L3 ..... S 84° 02' 49" E 51.39'
- L4 ..... S 75° 30' 58" E 80.85'
- C1 ..... R=22.50' L=9.02' Δ=22° 58' 46"  
CH=N 83° 03' 31" E 8.96'

- L5 ..... S 13° 06' 09" E 87.11'
- C2 ..... R=504.95' L=80.70' Δ=9° 09' 27"  
CH=S 8° 31' 25" E 80.62'
- L6 ..... S 87° 40' 42" W 1.66'
- L7 ..... N 2° 19' 18" W 6.74'
- C3 ..... R=42.00' L=59.91' Δ=81° 43' 31"  
CH=N 43° 11' 04" W 54.96'



## EXHIBIT 'A1'

All that real property situate in the Southeast One-Quarter of Section 24, Township 10 North, Range 10 East, and the Southwest One-Quarter of Section 19, Township 10 North, Range 11 East, Mount Diablo Meridian, County of El Dorado, State of California, being a portion of Tract 2 of that certain Record of Survey filed in Book 28 of Surveys, Page 38 in the Official Records of El Dorado County more particularly described as follows:

### AREA 1:

BEGINNING at a point on the northerly line of said Tract which bears South 62°41'11" West, 27.80 feet from the Northeast corner of said Tract, said point being on the westerly line of a road and public utilities easement as described in that certain document number 99-0004479 recorded in said county;

THENCE from said POINT OF BEGINNING along said westerly line South 13°06'09" East, 177.84 feet to the beginning of a non-tangent curve concave northerly, said curve has a radius of 22.50 feet;

THENCE leaving said westerly line westerly along said curve through a central angle of 22°58'46" an arc distance of 9.02 feet, said curve being subtended by a chord which bears South 83°03'31" West, 8.96 feet;

THENCE North 75°30'58" West, 80.85 feet;

THENCE North 84°02'49" West, 51.39 feet;

THENCE South 84°38'35" West, 61.19 feet;

THENCE North 84°02'49" West, 117.27 feet to the northerly line of said Tract and a point hereinafter referred to as POINT 'A';

THENCE along said northerly line North 62°41'11" East, 63.07 feet;

THENCE leaving said northerly line South 84°02'49" East, 229.57 feet;

THENCE North 13°06'09" West, 129.90 feet to said northerly line;

THENCE along said northerly line North 62°41'11" East, 23.20 feet to the POINT OF BEGINNING.

Containing 11,494 square feet (0.26 acres) more or less.

TOGETHER WITH:

AREA 2:

COMMENCING at the aforementioned POINT 'A';

THENCE along the northerly line of said Tract the following two (2) courses:

- 1) South 62°41'11" West, 100.98 feet;
- 2) THENCE North 63°27'23" West, 157.50 feet to the POINT OF BEGINNING;

THENCE from said POINT OF BEGINNING leaving said northerly line North 84°02'49" West, 373.93 feet to the westerly line of said Tract and a point hereinafter referred to as POINT 'B';

THENCE along said westerly line North 47°44'31" West, 120.87 feet;

THENCE leaving said westerly line North 42°13'17" East, 23.49 feet;

THENCE South 47°46'43" East, 94.51 feet;

THENCE South 84°02'49" East, 347.42 feet to said northerly line;

THENCE along said northerly line the following two (2) courses:

- 1) South 18°02'04" East, 28.77 feet;
- 2) THENCE South 63°27'23" East, 23.63 feet to the POINT OF BEGINNING.

Containing 14,769 square feet (0.34 acres) more or less.

TOGETHER WITH:

AREA 3:

COMMENCING at the aforementioned POINT 'B';

THENCE along the westerly line of said Tract the following two (2) courses:

- 1) South 47°44'31" East, 168.89 feet to the POINT OF BEGINNING;
- 2) THENCE from said POINT OF BEGINNING continuing South 47°44'31" East, 137.95 feet;

THENCE leaving said westerly line North 42°13'17" East, 45.49 feet;

THENCE South 84°02'49" East, 670.59 feet;

THENCE South 23°52'47" East, 11.17 feet;

THENCE South 2°19'18" East, 164.69 feet to the westerly line of said road and public utilities easement and the beginning of a non-tangent curve concave westerly, said curve has a radius of 504.95 feet;

THENCE northerly along said easement and curve through a central angle of 18°09'03" an arc distance of 159.96 feet, said curve being subtended by a chord which bears North 5°07'50" East, 159.30 feet;

THENCE leaving said easement South 87°40'42" West, 1.66 feet;

THENCE North 2°19'18" West, 6.74 feet to the beginning of a curve concave southwesterly, said curve has a radius of 42.00 feet;

THENCE northwesterly along said curve through a central angle of 81°43'31" an arc distance of 59.91 feet, said curve being subtended by a chord which bears North 43°11'04" West, 54.96 feet;

THENCE North 84°02'49" West, 380.33 feet;

THENCE North 72°44'13" West, 81.58 feet;

THENCE North 84°02'49" West, 331.14 feet to the POINT OF BEGINNING.

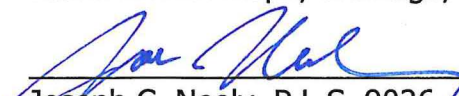
Containing 32,380 square feet (0.74 acres) more or less.

-End of Description-

See Exhibit 'B' attached hereto and made a part hereof.

The Basis of Bearings of the above description is grid North and is identical to that shown on that certain Record of Survey filed in Book 31 of Surveys, page 143. Distances used in the above description are grid distances. Divide distances by 0.999855 to obtain ground level distances.

The purpose of the above description is to describe that portion of said Tract as an easement for slope, drainage, and public utilities purposes.

  
Joseph C. Neely, P.L.S. 9026  
Associate Land Surveyor  
El Dorado County, Department of Transportation

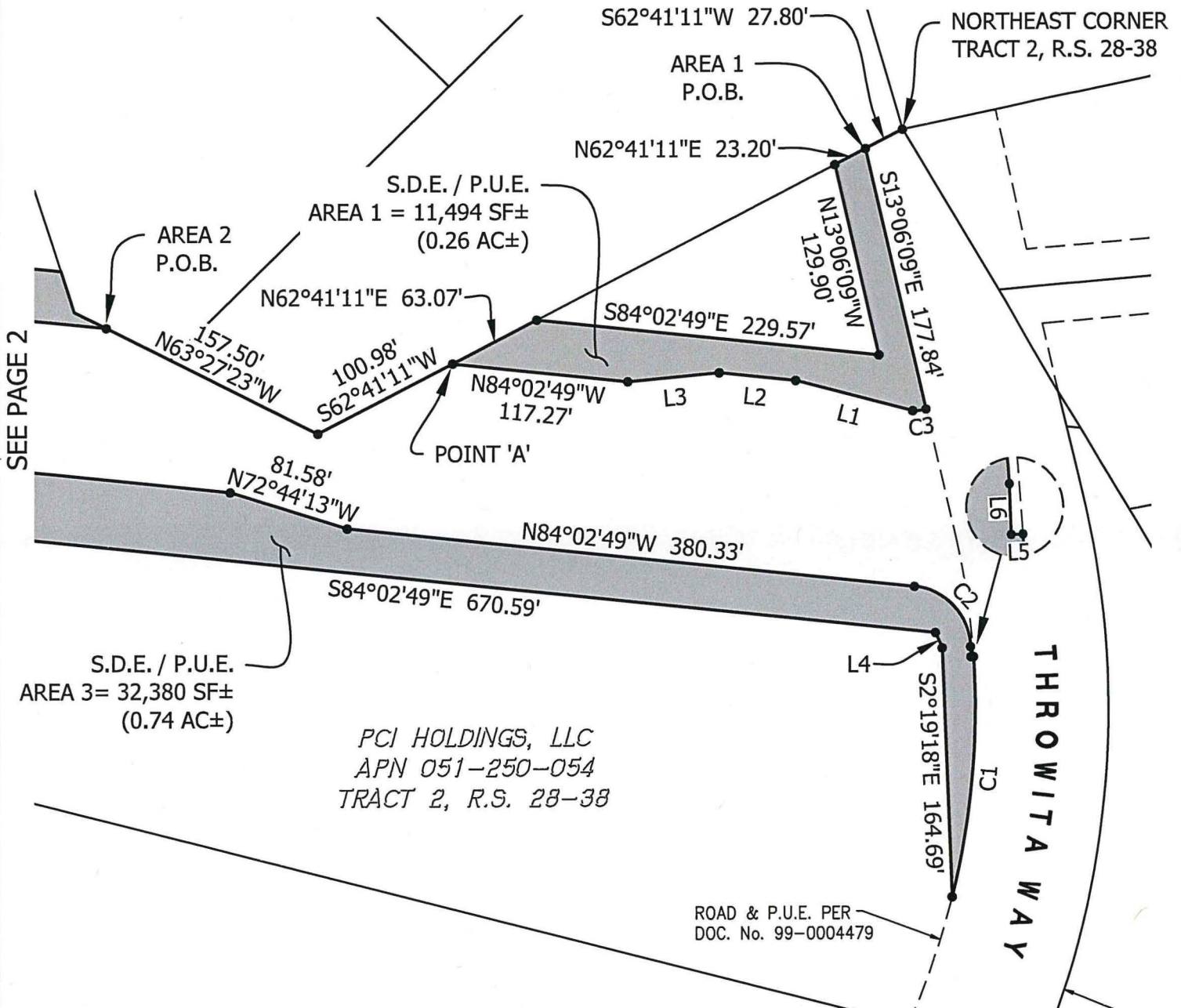
Date: 5/24/2023





# EXHIBIT 'B1'

Situate in the Southeast 1/4 of Section 24, T. 10 N., R. 10 E., M.D.M.  
 & the Southwest 1/4 of Section 19, T. 10 N., R. 11 E., M.D.M  
 County of El Dorado, State of California



- L1 ..... N 75° 30' 58" W 80.85'
- L2 ..... N 84° 02' 49" W 51.39'
- L3 ..... S 84° 38' 35" W 61.19'
- L4 ..... S 23° 52' 47" E 11.17'
- L5 ..... S 87° 40' 42" W 1.66'
- L6 ..... N 2° 19' 18" W 6.74'

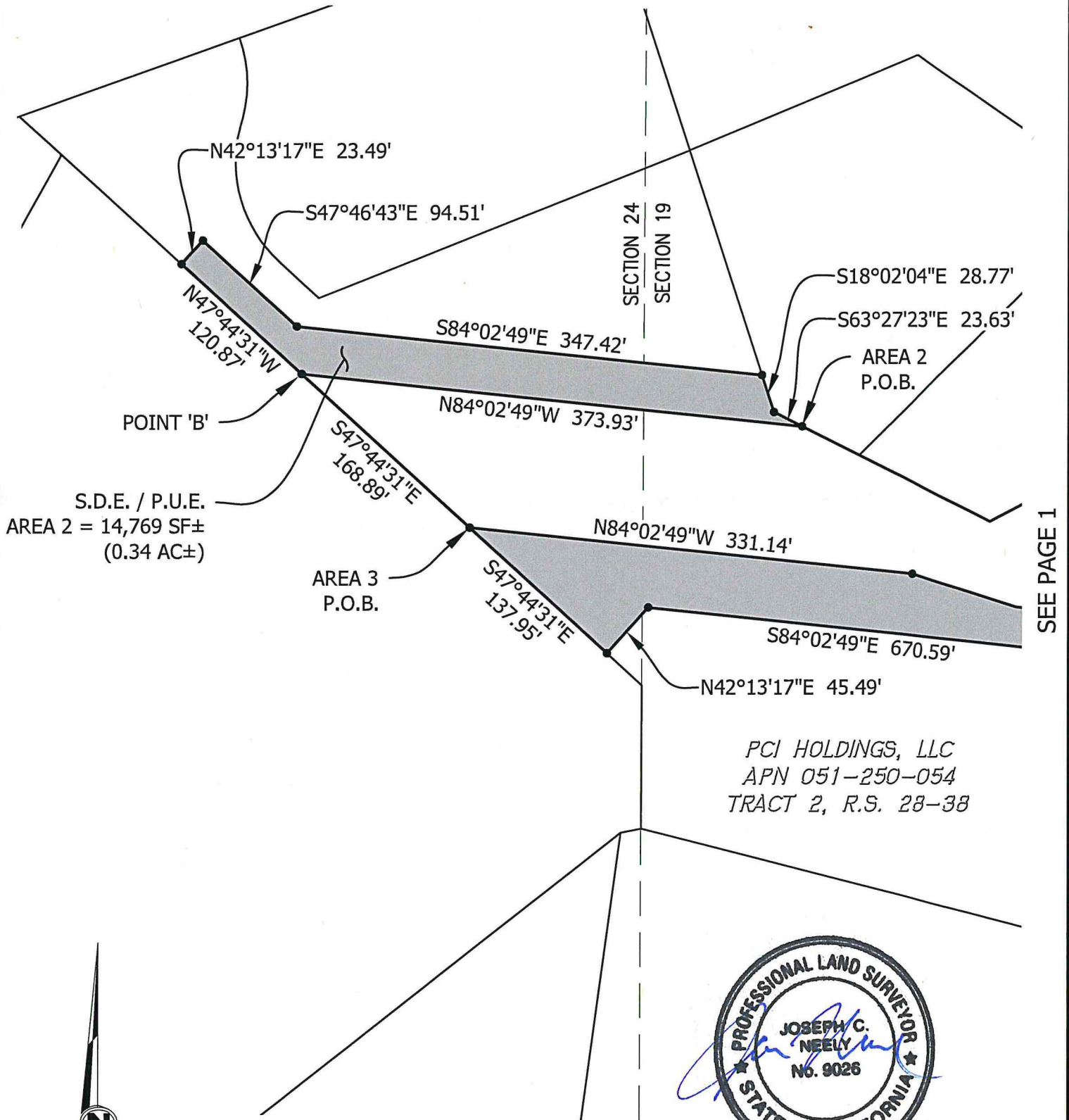
- C1 ..... R=504.95' L=159.96' Δ=18° 09' 03"  
 CH=N 5° 07' 50" E 159.30'
- C2 ..... R=42.00' L=59.91' Δ=81° 43' 31"  
 CH=N 43° 11' 04" W 54.96'
- C3 ..... R=22.50' L=9.02' Δ=22° 58' 46"  
 CH=S 83° 03' 31" W 8.96'



Grid North  
 Scale 1"=100'

# EXHIBIT 'B1'

Situate in the Southeast 1/4 of Section 24, T. 10 N., R. 10 E., M.D.M.  
& the Southwest 1/4 of Section 19, T. 10 N., R. 11 E., M.D.M  
County of El Dorado, State of California



SEE PAGE 1

PCI HOLDINGS, LLC  
APN 051-250-054  
TRACT 2, R.S. 28-38



5/24/2023



Grid North  
Scale 1"=100'

## EXHIBIT 'A2'

All that real property situate in the Southeast One-Quarter of Section 24, Township 10 North, Range 10 East, and the Southwest One-Quarter of Section 19, Township 10 North, Range 11 East, Mount Diablo Meridian, County of El Dorado, State of California, being a portion of Tract 2 of that certain Record of Survey filed in Book 28 of Surveys, Page 38 in the Official Records of El Dorado County more particularly described as follows:

### AREA 1:

BEGINNING at a point on the northerly line of said Tract which bears South 62°41'11" West, 238.38 feet from the Northeast corner of said Tract;

THENCE from said POINT OF BEGINNING leaving said northerly line South 84°02'49" East, 192.17 feet;

THENCE South 13°06'09" East, 21.16 feet;

THENCE North 84°02'49" West, 229.57 feet to said northerly line and a point hereinafter referred to as POINT 'A';

THENCE along said northerly line North 62°41'11" East, 36.46 feet to the POINT OF BEGINNING.

Containing 4,217 square feet (0.10 acres) more or less.

TOGETHER WITH:

### AREA 2:

COMMENCING at the aforementioned POINT 'A';

THENCE along said northerly line the following three (3) courses:

- 1) South 62°41'11" West, 164.05 feet;
- 2) THENCE North 63°27'23" West, 181.13 feet;
- 3) THENCE North 18°02'04" West, 28.77 feet to the POINT OF BEGINNING;

THENCE from said POINT OF BEGINNING leaving said northerly line North 84°02'49" West, 347.42 feet;

THENCE North 47°46'43" West, 33.81 feet;

THENCE South 84°02'49" East, 365.78 feet to said northerly line;

THENCE along said northerly line South 18°02'04" East, 21.89 feet to the POINT OF BEGINNING.

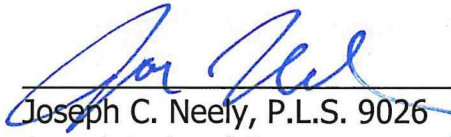
Containing 7,132 square feet (0.16 acres) more or less.

-End of Description-

See Exhibit 'B' attached hereto and made a part hereof.

The Basis of Bearings of the above description is grid North and is identical to that shown on that certain Record of Survey filed in Book 31 of Surveys, page 143. Distances used in the above description are grid distances. Divide distances by 0.999855 to obtain ground level distances.

The purpose of the above description is to describe that portion of said Tract as a temporary easement for construction purposes.

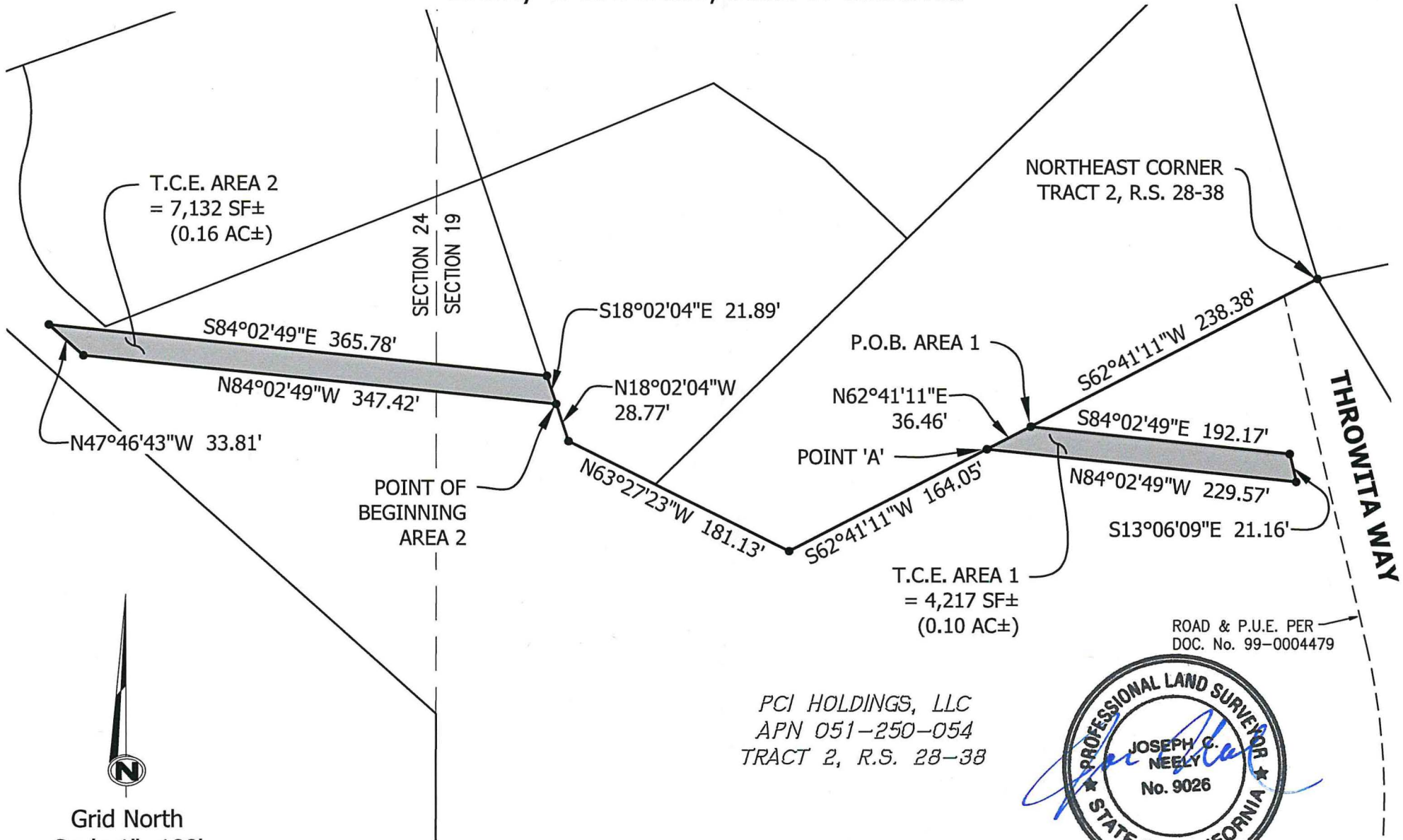
  
\_\_\_\_\_  
Joseph C. Neely, P.L.S. 9026  
Associate Land Surveyor  
El Dorado County  
Department of Transportation



Date: 5/24/2023

# EXHIBIT 'B2'

Situate in the Southeast 1/4 of Section 24, T. 10 N., R. 10 E., M.D.M.  
& the Southwest 1/4 of Section 19, T. 10 N., R. 11 E., M.D.M  
County of El Dorado, State of California



Grid North  
Scale 1"=100'

PCI HOLDINGS, LLC  
APN 051-250-054  
TRACT 2, R.S. 28-38



5/24/2023

**EXHIBIT 'A3'**

All that real property situate in the Southeast One-Quarter of Section 24, Township 10 North, Range 10 East, and the Southwest One-Quarter of Section 19, Township 10 North, Range 11 East, Mount Diablo Meridian, County of El Dorado, State of California, being a portion of the combined AREA described in the CONSENT TO MAKING OF IRREVOCABLE OFFER OF DEDICATION document numbers 2010-0023371 and 2010-0023372 recorded in the Official Records of El Dorado County more particularly described as follows:

**PORTION 1:**

That portion of said AREA lying westerly and northerly of the following described line:

COMMENCING at the Northeast corner of Tract 2 of that certain Record of Survey filed in Book 28 of Surveys, Page 38 in the Official Records of said county;

THENCE along the northerly line of said Tract South 62°41'11" West, 51.01 feet;

THENCE leaving said northerly line South 13°06'09" East, 95.53 feet to the POINT OF BEGINNING;

THENCE South 13°06'09" East, 13.21 feet;

THENCE North 84°02'49" West, 192.17 feet to said northerly line and the POINT OF TERMINUS and a point hereinafter referred to as POINT 'A'.

TOGETHER WITH:

**PORTION 2:**

That portion of said AREA lying northerly of the following described line:

COMMENCING at the aforementioned POINT 'A';

THENCE along said northerly line the following three (3) courses:

- 1) South 62°41'11" West, 200.51 feet;
- 2) THENCE North 63°27'23" West, 181.13 feet;
- 3) THENCE North 18°02'04" West, 50.66 feet to the POINT OF BEGINNING;

THENCE leaving said northerly line North 84°02'49" West, 365.78 feet;

THENCE North 47°46'43" West, 30.59 feet to the POINT OF TERMINUS and a point hereinafter referred to as POINT 'B'.

TOGETHER WITH:

PORTION 3:

That portion of said AREA lying southerly of the following described line:

COMMENCING at the aforementioned POINT 'B';

THENCE North 47°46'43" West, 30.11 feet;

THENCE South 42°13'17" West, 23.49 feet to the westerly line of said Tract;

THENCE along said westerly line South 47°44'31" East, 427.71 feet to the POINT OF BEGINNING;

THENCE leaving said westerly line North 42°13'17" East, 45.49 feet;

THENCE South 84°02'49" East, 554.84 feet to the POINT OF TERMINUS and a point hereinafter referred to as POINT 'C';

TOGETHER WITH:

PORTION 4:

That portion of said AREA lying southerly of the following described line:

COMMENCING at the aforementioned POINT 'C';

THENCE South 84°02'49" East, 46.60 feet to the POINT OF BEGINNING;

THENCE South 84°02'49" East, 69.14 feet;

THENCE South 23°52'47" East, 0.47 feet to the POINT OF TERMINUS and a point hereinafter referred to as POINT 'D';

TOGETHER WITH:

PORTION 5:

That portion of said AREA lying westerly of the following described line:

COMMENCING at the aforementioned POINT 'D';

THENCE South 23°52'47" East, 10.70 feet;

THENCE South 2°19'18" East, 121.25 feet to the POINT OF BEGINNING;

THENCE South 2°19'18" East, 43.44 feet to a point on the westerly line of a ROAD & PUBLIC UTILITIES EASEMENT described in document number 1999-0004479 recorded in the Official Records of said county, said point being the beginning of a non-tangent curve concave westerly, having a radius of 504.95 feet;


THENCE southerly along said westerly line and curve through a central angle of 10°08'45" an arc distance of 89.42 feet, said curve being subtended by a chord which bears South 19°16'45" West, 89.30 feet to and angle point in the southerly line of said Tract and the POINT OF TERMINUS.

-End of Description-

See Exhibit 'B3' attached hereto and made a part hereof.

The Basis of Bearings of the above description is grid North and is identical to that shown on that certain Record of Survey filed in Book 31 of Surveys, page 143. Distances used in the above description are grid distances. Divide distances by 0.999855 to obtain ground level distances.

The purpose of the above description is to describe those PORTIONS of said AREA for vacation purposes.

  
Joseph C. Neely, P.L.S. 9026  
Associate Land Surveyor  
El Dorado County  
Department of Transportation

Date: 6/23/2023

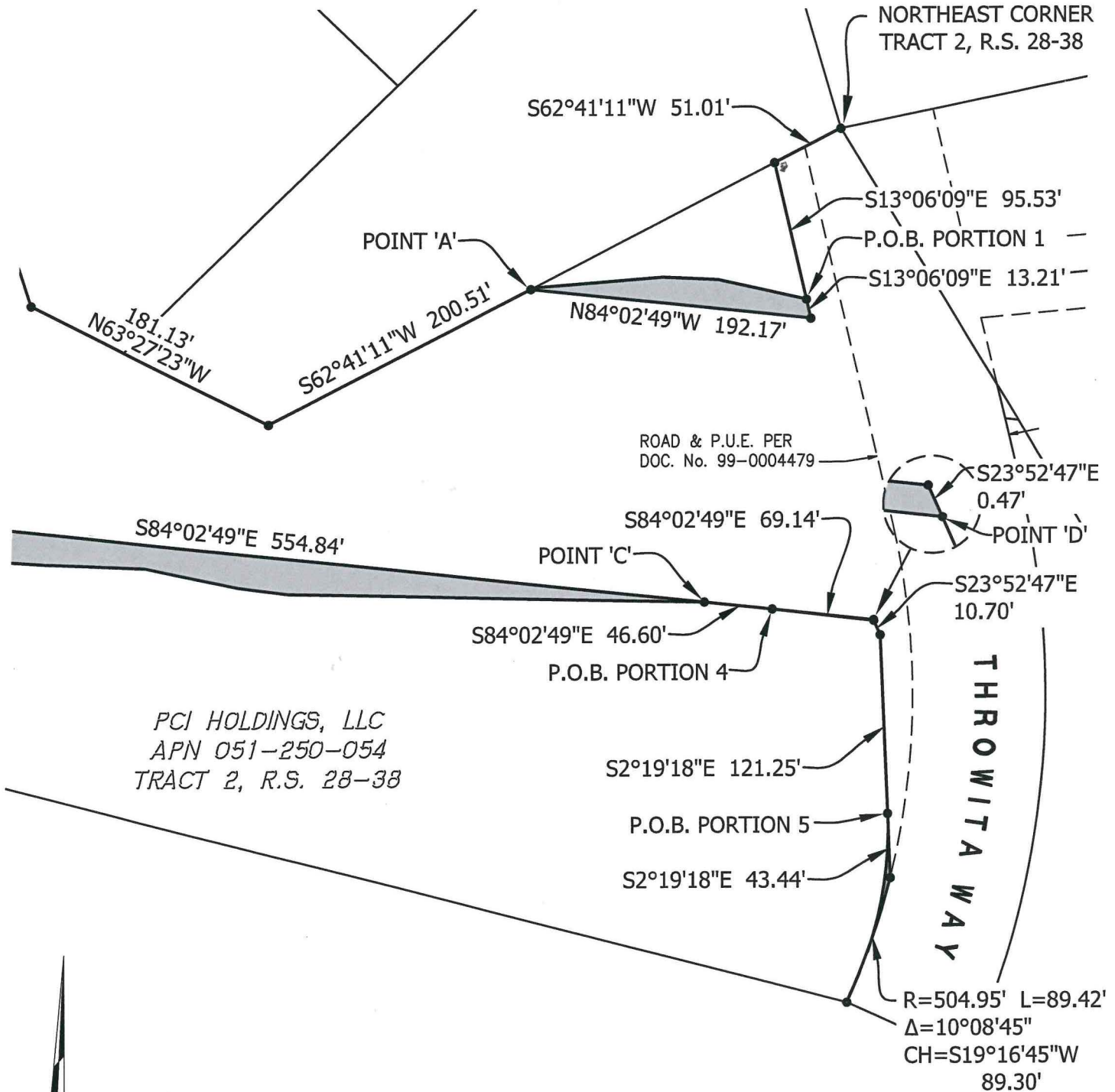




# EXHIBIT 'B3'

Situate in the Southeast 1/4 of Section 24, T. 10 N., R. 10 E., M.D.M.  
 & the Southwest 1/4 of Section 19, T. 10 N., R. 11 E., M.D.M  
 County of El Dorado, State of California

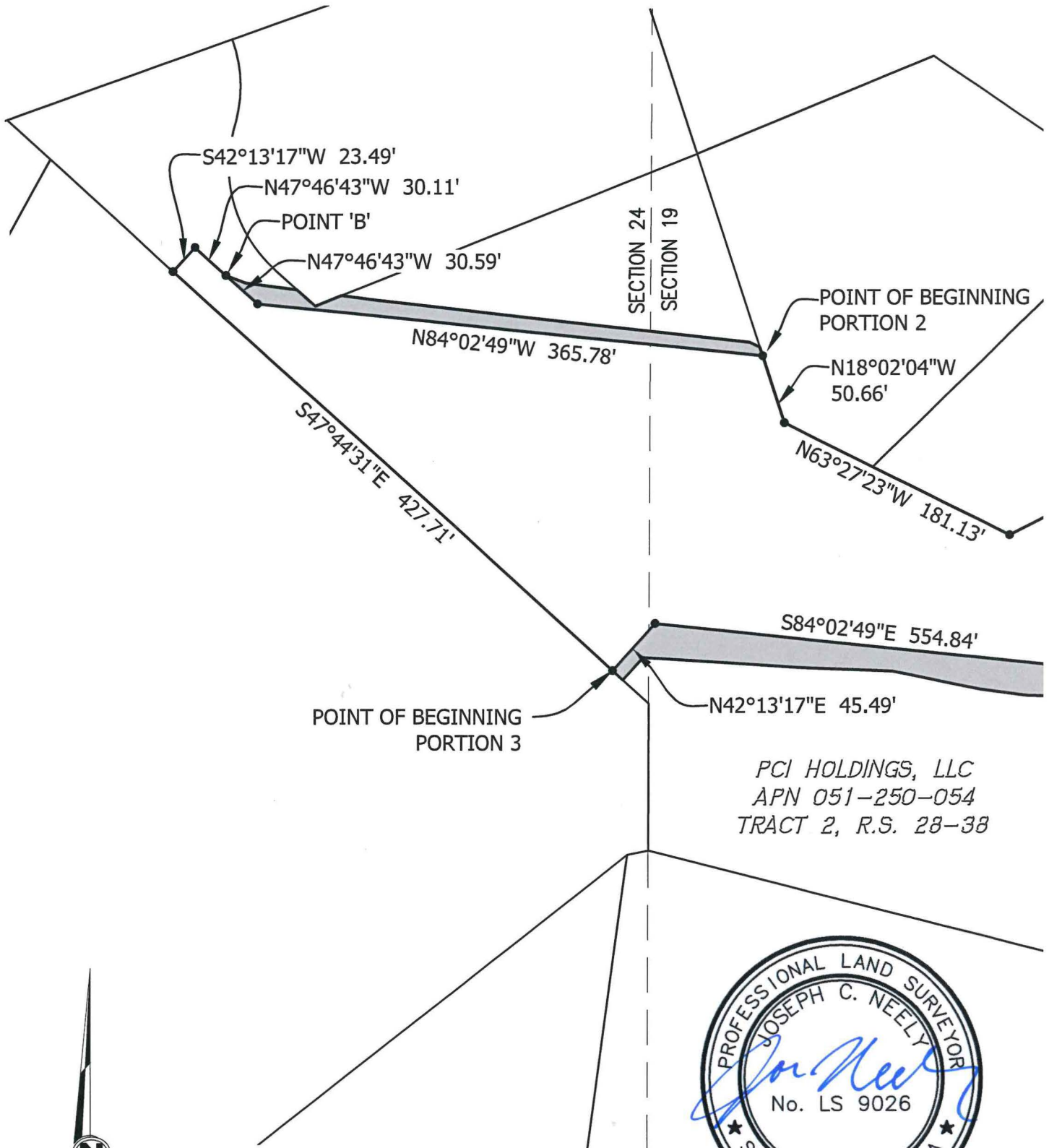
SEE PAGE 2



Grid North  
 Scale 1"=100'

# EXHIBIT 'B3'

Situate in the Southeast 1/4 of Section 24, T. 10 N., R. 10 E., M.D.M.  
& the Southwest 1/4 of Section 19, T. 10 N., R. 11 E., M.D.M  
County of El Dorado, State of California



SEE PAGE 1

PCI HOLDINGS, LLC  
APN 051-250-054  
TRACT 2, R.S. 28-38



6/23/2023

Grid North  
Scale 1"=100'

**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**  
**Seller: Michael D. Lindeman and Lorraine D. Lindeman, Trustees of the Lindeman Family 2005 Trust dated October 17, 2005**  
**Project: Diamond Springs Parkway - Phase 1B, CIP 72334/36105011**

**CERTIFICATE OF ACCEPTANCE**

**This is to certify** that portion of the interest in real property conveyed by the Irrevocable Offer of Dedication, dated November 25, 2009 to the County of El Dorado, a political subdivision of the State of California, from Michael D. Lindeman and Lorraine D. Lindeman, Trustees of the Lindeman Family 2005 Trust dated October 17, 2005, described in the attached plats and legals is hereby accepted by order of the Board of Supervisors of the County of El Dorado on May 25, 2010 and the grantees consent to the recordation thereof by its duly authorized officer.

**APN: 051-250-54**

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

**COUNTY OF EL DORADO**

By: \_\_\_\_\_  
Wendy Thomas, Chair  
Board of Supervisors

ATTEST:

Kim Dawson  
Clerk of the Board of Supervisors

By: \_\_\_\_\_  
Deputy Clerk