

RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:

Irrevocable Offer of Dedication

This Irrevocable Offer of Dedication, dated for reference purposes _____, 2009, is made by Lawrence E. Abel, also shown of record as Laurance Abel and Jacqueline Abel, husband and wife, as joint tenants ("Landowner") the owner in fee of that certain real property located in El Dorado County, California (the "County") commonly known as APN 051-250-12-100, 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, Lawrence E. Abel, also shown of record as Laurance Abel and Jacqueline Abel, husband and wife, as joint tenants, 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:

Lawrence E. Abel, Joint Tenant

Date: _____

Jacqueline Abel, Joint Tenant

Date: _____

ACKNOWLEDGEMENT

State of California)
County of El Dorado)
)

On _____, 2009, before me, _____, personally appeared _____ who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

EXHIBIT A

All that certain real property situated in the County of El Dorado, State of California, more particularly described as follows:

Portion of the South one-half of Lot 5 of the Southwest quarter of Section 19, Township 10 North, Range 11 East, M.D.B.& M., described as follows:

BEGINNING at the most Westerly corner of Parcel B as said Parcel B is shown on the Parcel Map filed for record September 18, 1979 in Book 25 of Parcel Map at Page 46, Records El Dorado County; thence on and along the Westerly boundaries of Parcels B, C and D, South 7°44'47" East, 137.99 feet; South 1°39'22" East 153.59 feet; South 1°46'02" East 299.91 feet; South 3°04'33" West, 283.48 feet; and South 12°32'14" West 77.70 feet to the most Westerly corner of said Parcel D; thence on and along the Northwesterly boundary of the parcel described in the deed to Milo Joe Martinovich, et ux, recorded February 2, 1945 in Book 214 Page 180 Official Records, South 17°55'14" West, 133.44 feet to the South line of said Section 19; thence on and along said South section line South 89°50'25" West, 43.15 feet to the Southeast corner of the parcel described in the Deed to Frank DeBenning, et ux, recorded October 17, 1974 in Book 1290 Page 628 of Official Records, thence on and along the exterior boundaries of said DeBenning parcel, North 17°49'25" East, 136.64 feet; North 26°09'35" West 52.12 feet; South 76°30'25" West 102.70 feet; and South 66°38'25" West 34 feet to the Northwest corner of said DeBenning parcel; thence on and along the exterior boundary lines of the parcel described in the Deed to Gary E. Wakefield recorded February 23, 1978 in Book 1601 at Page 34 of Official Records South 66°38'25" West 79.49 feet; thence South 65°53'25" West 243.83 feet, and thence South 35°53'00" West 11.67 feet to the Southwest corner of said Wakefield parcel located on said South line of Section 19; thence on and along said South Section line South 89°50'25" West, 84.14 feet; thence leaving said Section line North 31°49'59" East 55.82 feet to a point on the Southerly boundary line of the Parcel described as Parcel No. 2 of the Quitclaim Deed by Laurance Abel, et ux, to Basic Minerals Inc., recorded February 25, 1980 in Book 1853 Page 569 Official Records; thence on and along the exterior boundary line of said Parcel No. 2, North 69°38'06" East 73 feet; North 47°09'54" West 180 feet; and North 52°10'47" West 336.62 feet to the Northeast corner of said Parcel No. 2; said Northeast corner being on an exterior boundary line of the Parcel described as Parcel No. 1 in the Deed by Basic Minerals Inc. to Maxim Development Co., recorded February 26, 1980 in Book 1853 Page 591 Official Records; thence on and along the exterior boundary lines of said Parcel No. 1, North 65°43'06" East 109.92 feet; North 17°52'00" West 41 feet; North 61°07'42" East 215.67 feet; North 84°22'56" East 99 feet; North 37°22'56" East 35 feet, and North 27°48'24" West 258.33 feet to the Southeast corner of Parcel 9 as said Parcel 9 is delineated on the Parcel Map filed for record on November 5, 1978 in Book 22 of Parcel Maps at Page 28, Records of El Dorado County, thence on and along the exterior boundary lines of Parcels 9, 10 and 11 of said Parcel Map filed for record in Book 22 of Parcel Maps at

Page 28, North 15°04'30" West 80.58 feet; North 26°03'58" East 57.32 feet; North 64°59'48" East 69.57 feet; and South 85°39'06" East 261.45 feet to the Southeast corner of said Parcel 11 located on the West line of the fee parcel of real property on Page 4 of the Decree of Distribution in the Matter of the Estate of Clement H. Mercier, deceased, Recorded March 31, 1977 in Book 1485 Page 41 of Official Records; thence on and along the exterior boundaries of said fee parcel described on said Page 4, South 4°11'00" East 136.75 feet; thence continuing South 4°11'00" East 15.15 feet; and North 50°52'05" East 346.91 feet to the point of beginning.

The herein before described parcel is delineated on the Record of Survey filed for record July 30, 1980 in Book 8 at Page 85 of Record of Surveys, Records of El Dorado County.

EXCEPTING THEREFROM any real property conveyed to Basic Minerals Inc. by virtue of the Quitclaim Deed recorded February 25, 1980 in Book 1853 Page 569 Official Records.

APN: 051-250-12-100

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 A and Exhibit B 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 'A'
Legal Description
Irrevocable Offer of Dedication

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, M.D.M., being a portion of that certain 13.81 acre tract as shown on Record of Survey, filed in the office of the County Recorder of El Dorado County in Book 8 of Surveys, Page 85 and being more particularly described as follows:

Commencing at the Northeast corner of said 13.81 acre tract; thence along the Northerly line of said tract, South 49°56'51" West, 224.56 feet to the Point of Beginning; thence continuing along said Northerly line, South 49°56'51" West, 60.59 feet to a point hereinafter referred to as Point 'A'; thence leaving said Northerly line, South 84°02'49" East, 42.10 feet to a point hereinafter referred to as Point 'B'; thence North 05°56'19" East, 43.59 feet to the Point of Beginning, containing 0.021 acres more or less.

TOGETHER WITH:

Commencing at the aforementioned Point 'A'; thence along the Northerly line of said 13.81 acre tract, South 49°56'51" West, 61.48 feet; thence North 05°03'14" West, 45.06 feet to the Point of Beginning; thence leaving said Northerly line, North 84°02'49" West, 352.38 feet to a point on the Westerly line of said 13.81 acre tract; thence along the Westerly and Northerly line of said tract the following four (4) courses:

1. North 25°09'26" East, 44.25 feet; thence
2. North 64°05'16" East, 69.56 feet; thence
3. South 86°33'38" East, 261.50 feet; thence
4. South 05°03'14" East, 91.67 feet to the Point of Beginning, containing 0.612 acres, more or less.

TOGETHER WITH:

Commencing at the aforementioned Point 'B'; thence South 05°56'19" West, 21.50 feet; thence South 84°02'49" East, 38.52 feet; thence along the arc of a curve to the right, having a radius of 100.00 feet, the chord of which bears South 42°39'36" East, 132.23 feet; thence along the arc of a curve to the right, having a radius of 2450.00 feet, the chord of which bears South 01°39'02" West, 249.89 feet; thence South 11°07'46" West, 255.34 feet; thence South 51°25'37" West, 127.59 feet to the Point of Beginning; thence South 64°58'53" West, 283.88 feet; thence North 48°04'26" West, 5.22 feet to an angle point in the Westerly line of said 13.81 acre Tract; thence along the Westerly and Southerly line of said Tract the following six (6) courses:

1. South 68°43'34" West, 72.99 feet; thence
2. South 30°55'27" West, 55.05 feet; thence
3. North 88°55'00" East, 84.19 feet; thence
4. North 35°14'09" East, 10.91 feet; thence
5. North 64°58'53" East, 248.73 feet; thence
6. North 65°43'53" East, 69.22 feet; thence

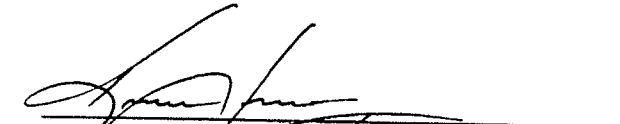
leaving said South line, North 25°01'07" West, 50.90 feet to the Point of Beginning, containing 0.451 acres, more or less.

See Exhibit '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

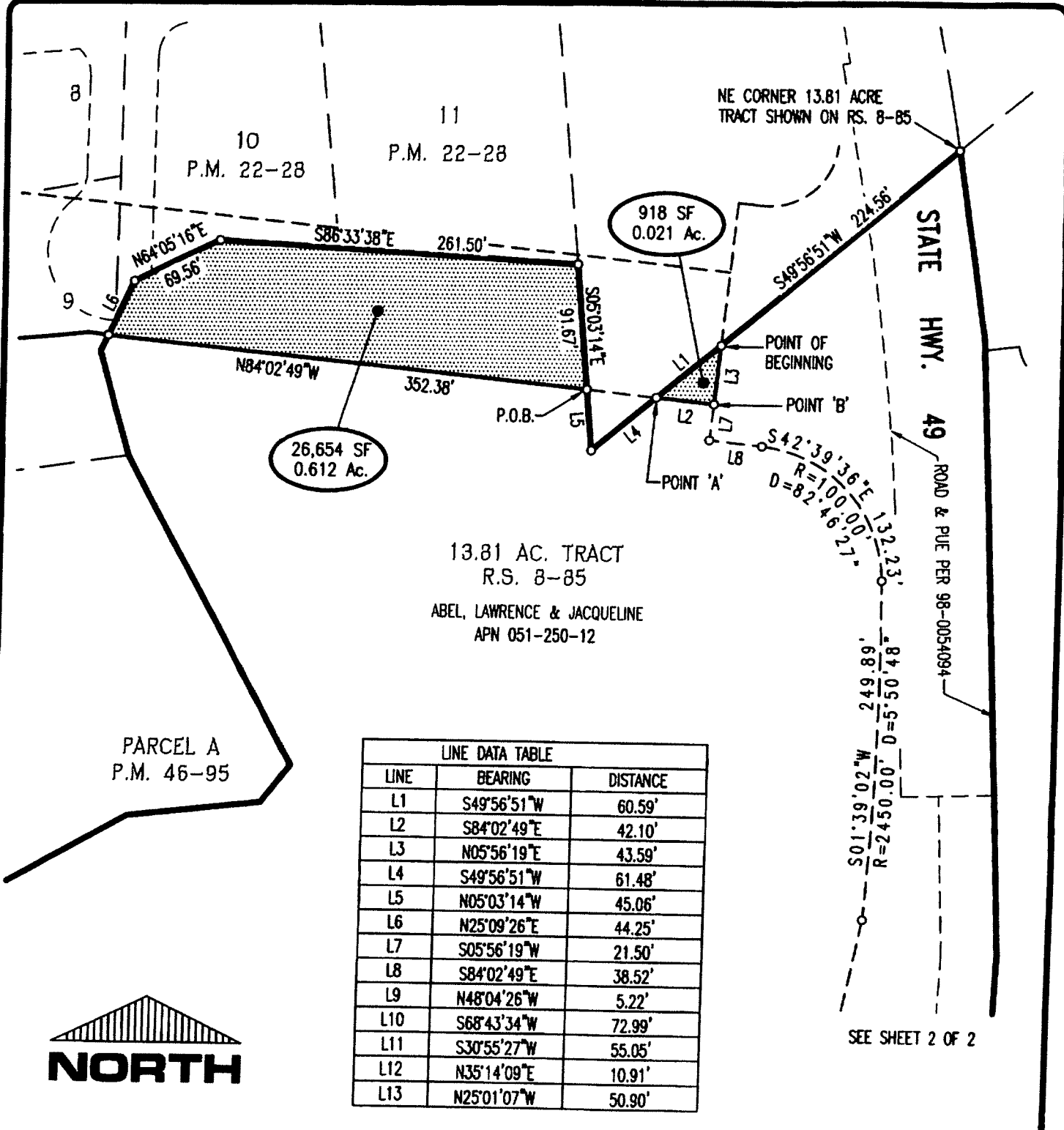
Prepared by CTA Engineering & Surveying under the direct supervision of the undersigned.



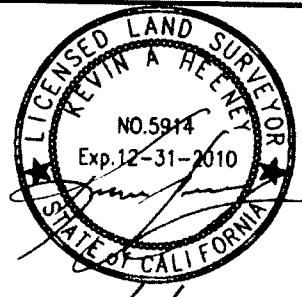
Kevin A. Heeney, PLS 5914
Dated: 11/10/09



A.P.N. 051-250-12



LINE DATA TABLE		
LINE	BEARING	DISTANCE
L1	S49°56'51"W	60.59'
L2	S84°02'49"E	42.10'
L3	N05°56'19"E	43.59'
L4	S49°56'51"W	61.48'
L5	N05°03'14"W	45.06'
L6	N25°09'26"E	44.25'
L7	S05°56'19"W	21.50'
L8	S84°02'49"E	38.52'
L9	N48°04'26"W	5.22'
L10	S68°43'34"W	72.99'
L11	S30°55'27"W	55.05'
L12	N35°14'09"E	10.91'
L13	N25°01'07"W	50.90'



DATE: 11/10/09

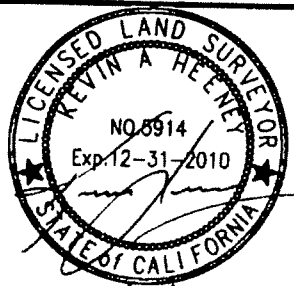
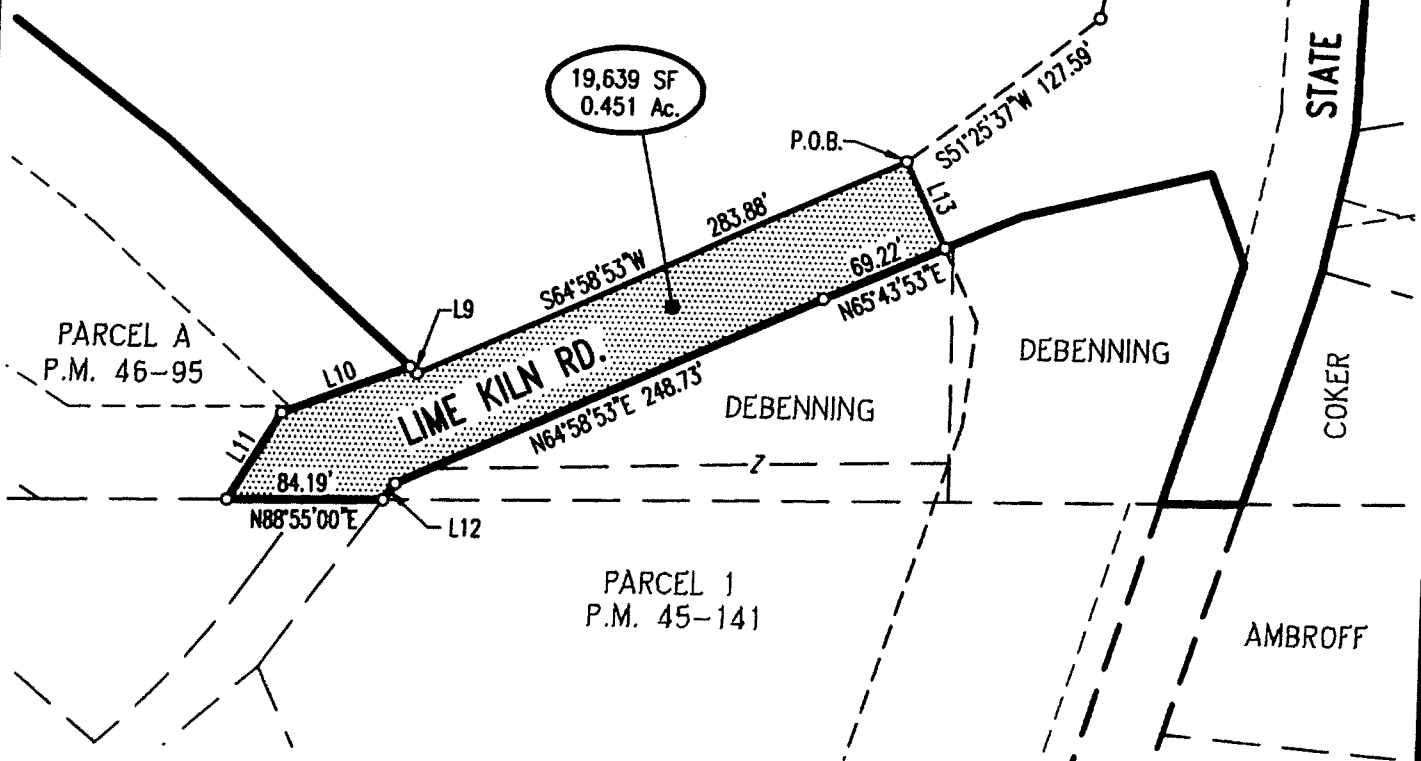
Exhibit 'B'		DATE: 11/02/09	DRAWN BY: KAH	SHEET 1 OF 2
AFFECTED OWNER: Abel, Lawrence & Jacqueline		SCALE: 1"=100'	JOB NO. 09-001-001	
A.P.N.: 051-250-12		DIAMOND SPRINGS PARKWAY PROJECT		
Irrevocable Offer of Dedication Grant in Fee & Public Utility Easement				
PORTION OF THE S.W. 1/4 OF SEC. 19, T10N, R11E, M.D.M. COUNTY OF EL DORADO STATE OF CALIFORNIA				

cta Engineering & Surveying
 Civil Engineering • Land Surveying • Land Planning
 2228 Mosler Circle, Rancho Cordova, CA 95742
 T (916) 488-0910 • F (916) 488-0910 • www.cta.com

PARCEL A
P.M. 46-95



LINE DATA TABLE		
LINE	BEARING	DISTANCE
L1	S49°56'51"W	60.59'
L2	S84°02'49"E	42.10'
L3	N05°56'19"E	43.59'
L4	S49°56'51"W	61.48'
L5	N05°03'14"W	45.06'
L6	N25°09'26"E	44.25'
L7	S05°56'19"W	21.50'
L8	S84°02'49"E	38.52'
L9	N48°04'26"W	5.22'
L10	S68°43'34"W	72.99'
L11	S30°55'27"W	55.05'
L12	N35°14'09"E	10.91'
L13	N25°01'07"W	50.90'



DATE: 11/10/09

Exhibit 'B'
AFFECTED OWNER:
Abel, Lawrence & Jacqueline
A.P.N.: **051-250-12**

cta Engineering & Surveying
Civil Engineering • Land Surveying • Land Planning
3229 Monitor Circle, Rancho Cordova, CA 95742
T (916) 438-6973 • F (916) 438-6975 • www.cta.com

DATE: 11/02/09	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

PORTION OF 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 051-250-12
For: County R/W & 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 _____, 2009 from **Lawrence E. Abel, also shown of record as Laurance Abel and Jacqueline Abel, husband and wife, as joint tenants (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 _____, 2009.

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

RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:

Irrevocable Offer of Dedication

This Irrevocable Offer of Dedication, dated for reference purposes _____, 2009, is made by Lawrence E. Abel, also shown of record as Laurance Abel and Jacqueline Abel, husband and wife, as joint tenants ("Landowner") the owner in fee of that certain real property located in El Dorado County, California (the "County") commonly known as APN 051-250-12-100, 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, Lawrence E. Abel, also shown of record as Laurance Abel and Jacqueline Abel, husband and wife, as joint tenants, 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:

Lawrence E. Abel, Joint Tenant

Date: _____

Jacqueline Abel, Joint Tenant

Date: _____

ACKNOWLEDGEMENT

State of California)
County of El Dorado)
)

On _____, 2009, before me, _____, personally appeared _____ who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

EXHIBIT A

All that certain real property situated in the County of El Dorado, State of California, more particularly described as follows:

Portion of the South one-half of Lot 5 of the Southwest quarter of Section 19, Township 10 North, Range 11 East, M.D.B.& M., described as follows:

BEGINNING at the most Westerly corner of Parcel B as said Parcel B is shown on the Parcel Map filed for record September 18, 1979 in Book 25 of Parcel Map at Page 46, Records El Dorado County; thence on and along the Westerly boundaries of Parcels B, C and D, South 7°44'47" East, 137.99 feet; South 1°39'22" East 153.59 feet; South 1°46'02" East 299.91 feet; South 3°04'33" West, 283.48 feet; and South 12°32'14" West 77.70 feet to the most Westerly corner of said Parcel D; thence on and along the Northwesterly boundary of the parcel described in the deed to Milo Joe Martinovich, et ux, recorded February 2, 1945 in Book 214 Page 180 Official Records, South 17°55'14" West, 133.44 feet to the South line of said Section 19; thence on and along said South section line South 89°50'25" West, 43.15 feet to the Southeast corner of the parcel described in the Deed to Frank DeBenning, et ux, recorded October 17, 1974 in Book 1290 Page 628 of Official Records, thence on and along the exterior boundaries of said DeBenning parcel, North 17°49'25" East, 136.64 feet; North 26°09'35" West 52.12 feet; South 76°30'25" West 102.70 feet; and South 66°38'25" West 34 feet to the Northwest corner of said DeBenning parcel; thence on and along the exterior boundary lines of the parcel described in the Deed to Gary E. Wakefield recorded February 23, 1978 in Book 1601 at Page 34 of Official Records South 66°38'25" West 79.49 feet; thence South 65°53'25" West 243.83 feet, and thence South 35°53'00" West 11.67 feet to the Southwest corner of said Wakefield parcel located on said South line of Section 19; thence on and along said South Section line South 89°50'25" West, 84.14 feet; thence leaving said Section line North 31°49'59" East 55.82 feet to a point on the Southerly boundary line of the Parcel described as Parcel No. 2 of the Quitclaim Deed by Laurance Abel, et ux, to Basic Minerals Inc., recorded February 25, 1980 in Book 1853 Page 569 Official Records; thence on and along the exterior boundary line of said Parcel No. 2, North 69°38'06" East 73 feet; North 47°09'54" West 180 feet; and North 52°10'47" West 336.62 feet to the Northeast corner of said Parcel No. 2; said Northeast corner being on an exterior boundary line of the Parcel described as Parcel No. 1 in the Deed by Basic Minerals Inc. to Maxim Development Co., recorded February 26, 1980 in Book 1853 Page 591 Official Records; thence on and along the exterior boundary lines of said Parcel No. 1, North 65°43'06" East 109.92 feet; North 17°52'00" West 41 feet; North 61°07'42" East 215.67 feet; North 84°22'56" East 99 feet; North 37°22'56" East 35 feet, and North 27°48'24" West 258.33 feet to the Southeast corner of Parcel 9 as said Parcel 9 is delineated on the Parcel Map filed for record on November 5, 1978 in Book 22 of Parcel Maps at Page 28, Records of El Dorado County, thence on and along the exterior boundary lines of Parcels 9, 10 and 11 of said Parcel Map filed for record in Book 22 of Parcel Maps at

Page 28, North 15°04'30" West 80.58 feet; North 26°03'58" East 57.32 feet; North 64°59'48" East 69.57 feet; and South 85°39'06" East 261.45 feet to the Southeast corner of said Parcel 11 located on the West line of the fee parcel of real property on Page 4 of the Decree of Distribution in the Matter of the Estate of Clement H. Mercier, deceased, Recorded March 31, 1977 in Book 1485 Page 41 of Official Records; thence on and along the exterior boundaries of said fee parcel described on said Page 4, South 4°11'00" East 136.75 feet; thence continuing South 4°11'00" East 15.15 feet; and North 50°52'05" East 346.91 feet to the point of beginning.

The herein before described parcel is delineated on the Record of Survey filed for record July 30, 1980 in Book 8 at Page 85 of Record of Surveys, Records of El Dorado County.

EXCEPTING THEREFROM any real property conveyed to Basic Minerals Inc. by virtue of the Quitclaim Deed recorded February 25, 1980 in Book 1853 Page 569 Official Records.

APN: 051-250-12-100

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 A and Exhibit B 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 'A'
Legal Description
Irrevocable Offer of Dedication

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, M.D.M., being a portion of that certain 13.81 acre tract as shown on Record of Survey, filed in the office of the County Recorder of El Dorado County in Book 8 of Surveys, Page 85 and being more particularly described as follows:

Beginning at the Northeast corner of said 13.81 acre tract of land; thence along the Easterly and Southerly line of said tract, the following eleven (11) courses:

1. South 08°39'19" East, 137.97 feet; thence
2. South 02°33'54" East, 153.57 feet; thence
3. South 02°40'34" East, 299.87 feet; thence
4. South 02°10'01" West, 283.44 feet; thence
5. South 11°37'42" West, 77.69 feet; thence
6. South 16°59'43" West, 132.47 feet; thence
7. South 88°55'00" West, 43.14 feet; thence
8. North 16°53'44" East, 135.78 feet; thence
9. North 21°23'12" West, 52.12 feet; thence
10. South 75°35'53" West, 102.69 feet; thence
11. South 65°43'53" West, 44.25 feet; thence

leaving said Southerly line, North 25°01'07" West, 50.90 feet; thence North 51°25'37" East, 127.59 feet; thence North 11°07'46" East, 255.34 feet; thence along the arc of a curve to the left, having a radius of 2450.00 feet, the chord of which bears North 01°39'02" East, 249.89 feet to a point of compound curvature; thence along the arc of a curve to the left, having a radius of 100.00 feet, the chord of which bears North 42°39'36" West, 132.23 feet; thence North 84°02'49" West, 38.52 feet; thence North 05°56'19" East, 70.09 feet to a point on the Northerly line of said 13.81 acre tract; thence along said Northerly line, North 49°56'51" East, 224.56 feet to the Point of Beginning, containing 2.694 acres, more or less.

See Exhibit '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 CFA Engineering & Surveying under the direct supervision of the undersigned.



Kevin A. Heeney, PL8 5914

Dated: 11/10/09

A.P.N. 051-250-12



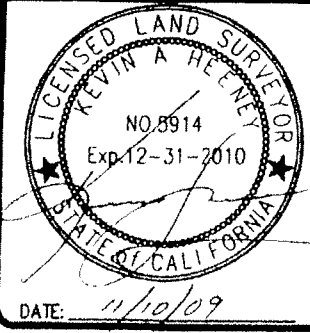
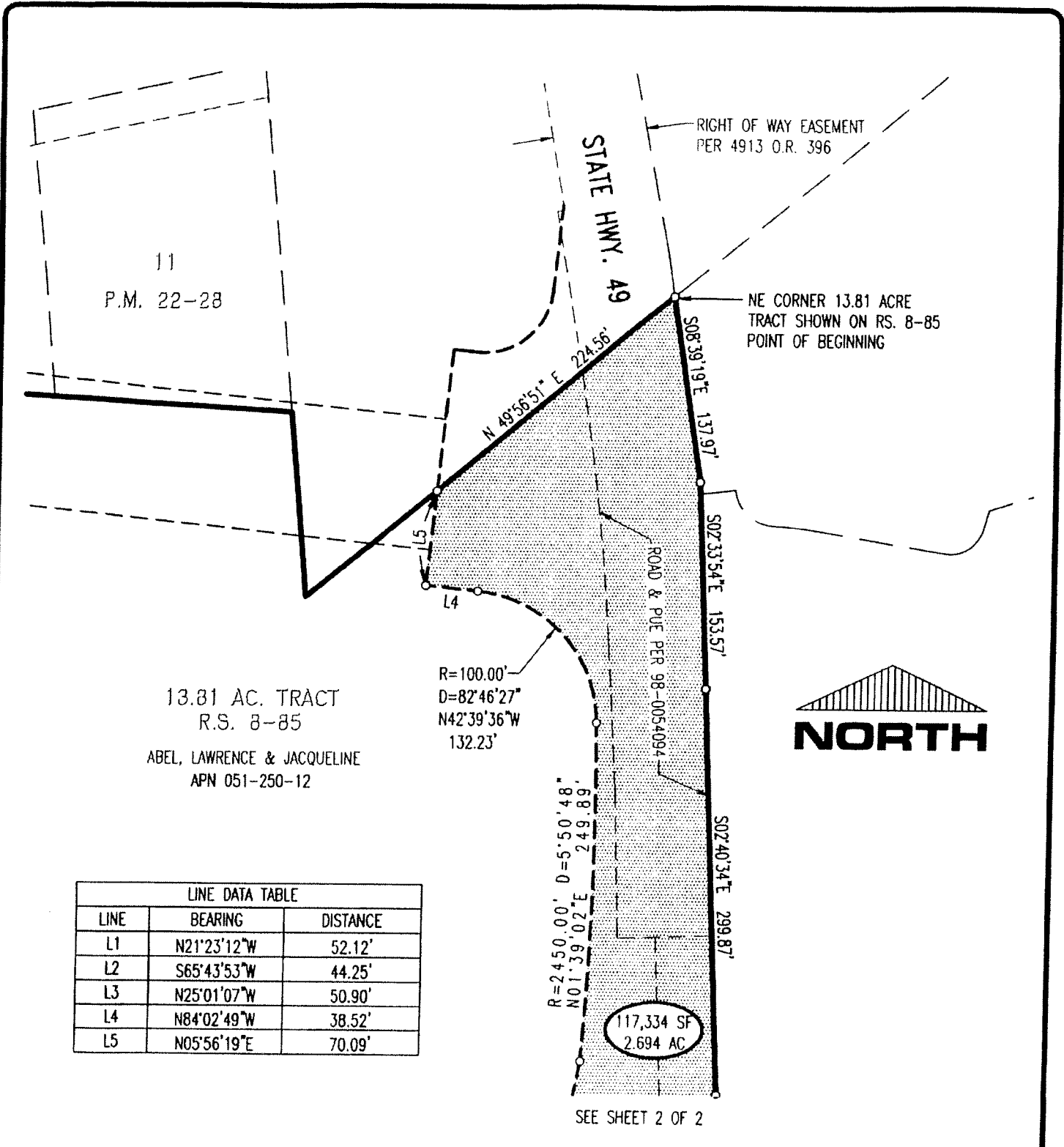


Exhibit 'B'

AFFECTED OWNER:
Abel, Lawrence & Jacqueline

A.P.N.: 051-250-12

cta Engineering & Surveying
Civil Engineering • Land Surveying • Land Planning
3233 Monitor Circle, Rancho Cordova, CA 95742
T (916) 836-0818 • F (916) 836-2178 • www.cta.com

DATE: 11/02/09	DRAWN BY: KAH	SHEET 1 OF 2
SCALE: 1"=100'	JOB NO. 09-001-001	
DIAMOND SPRINGS PARKWAY PROJECT		
STATE HIGHWAY ROUTE 49		
Grant in Fee & Public Utility Easement		
PORTION OF 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	N21°23'12"W	52.12'
L2	S65°43'53"W	44.25'
L3	N25°01'07"W	50.90'
L4	N84°02'49"W	38.52'
L5	N05°56'19"E	70.09'



SEE SHEET 1 OF 2

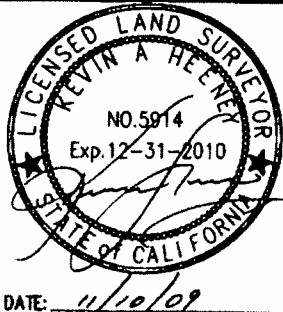
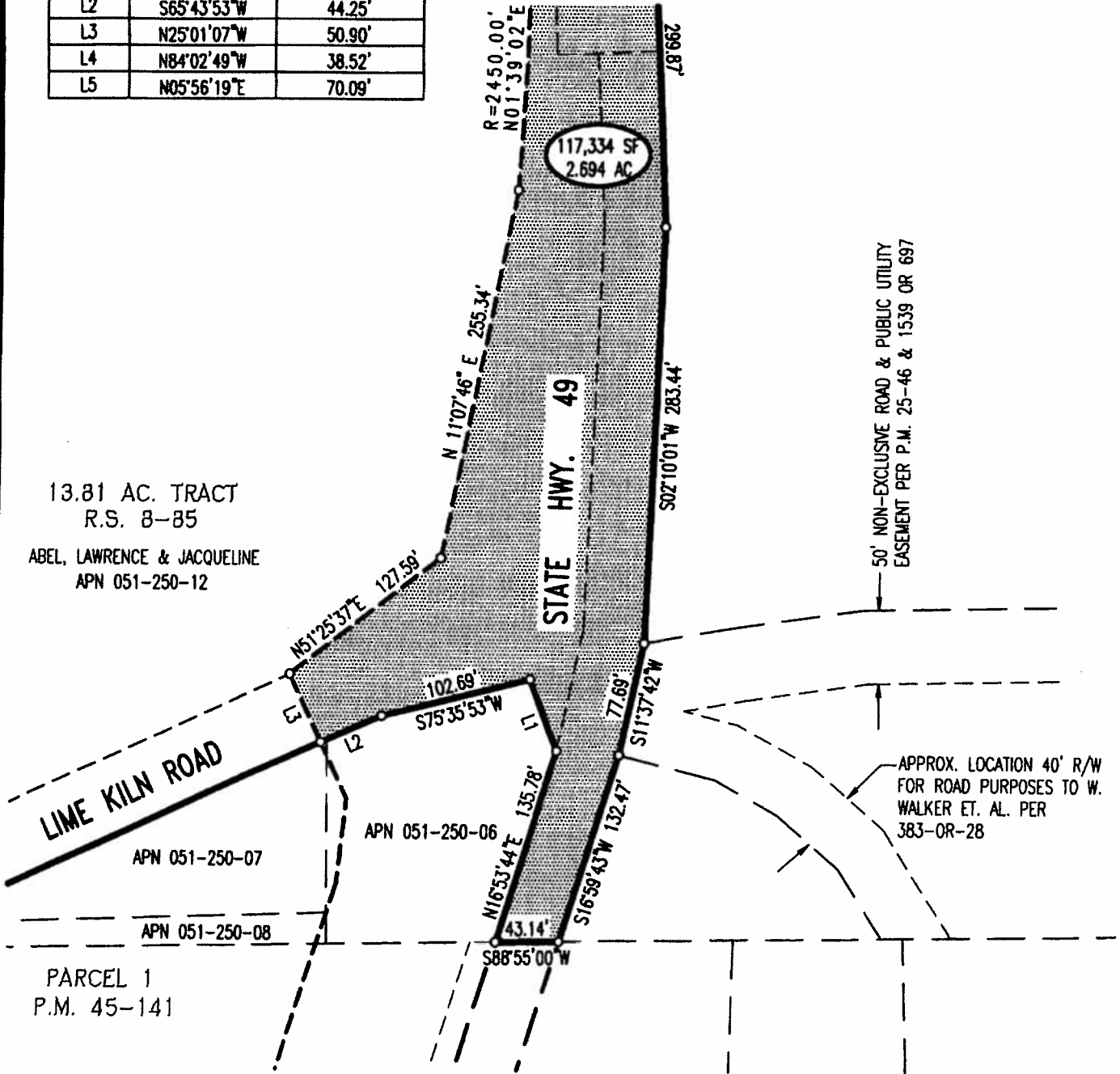


Exhibit 'B'

AFFECTED OWNER:
Abel, Lawrence & Jacqueline

A.P.N.: 051-250-12

cta Engineering & Surveying
 CMA Engineering • Land Surveying • Land Planning
 3333 Moulton Circle, Rancho Cordova, CA 95743
 (916) 438-9770 • Fax: (916) 438-9771 • www.cta.com

DATE: 11/02/09	DRAWN BY: KAH	SHEET 2 OF 2
SCALE: 1"=100'	JOB NO. 09-001-001	
DIAMOND SPRINGS PARKWAY PROJECT		
STATE HIGHWAY ROUTE 49		
Grant in Fee & Public Utility Easement		
PORTION OF THE S.W. 1/4 OF SEC. 19, T10N, R11E, M.D.M.		
COUNTY OF EL DORADO	STATE OF CALIFORNIA	

DATE: 11/02/09

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

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

APN 051-250-12
For: Hwy. 49 R/W & 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 _____, 2009 from **Lawrence E. Abel, also shown of record as Laurance Abel and Jacqueline Abel, husband and wife, as joint tenants (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 _____, 2009.

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

RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:

Irrevocable Offer of Dedication

This Irrevocable Offer of Dedication, dated for reference purposes _____, 2009, is made by Lawrence E. Abel and Jacqueline Abel, Husband and Wife, as Joint Tenants ("Landowner") the owner in fee of that certain real property located in El Dorado County, California (the "County") commonly known as APN 051-250-12-100, 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, Lawrence E. Abel and Jacqueline Abel, Husband and Wife, as Joint Tenants, 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:

Lawrence E. Abel, Joint Tenant

Date: _____

Jacqueline Abel, Joint Tenant

Date: _____

ACKNOWLEDGEMENT

State of California)
County of El Dorado)
)

On _____, 2009, before me, _____, personally appeared _____ who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

EXHIBIT A

All that certain real property situated in the County of El Dorado, State of California, more particularly described as follows:

Portion of the South one-half of Lot 5 of the Southwest quarter of Section 19, Township 10 North, Range 11 East, M.D.B.& M., described as follows:

BEGINNING at the most Westerly corner of Parcel B as said Parcel B is shown on the Parcel Map filed for record September 18, 1979 in Book 25 of Parcel Map at Page 46, Records El Dorado County; thence on and along the Westerly boundaries of Parcels B, C and D, South 7°44'47" East, 137.99 feet; South 1°39'22" East 153.59 feet; South 1°46'02" East 299.91 feet; South 3°04'33" West, 283.48 feet; and South 12°32'14" West 77.70 feet to the most Westerly corner of said Parcel D; thence on and along the Northwesterly boundary of the parcel described in the deed to Milo Joe Martinovich, et ux, recorded February 2, 1945 in Book 214 Page 180 Official Records, South 17°55'14" West, 133.44 feet to the South line of said Section 19; thence on and along said South section line South 89°50'25" West, 43.15 feet to the Southeast corner of the parcel described in the Deed to Frank DeBenning, et ux, recorded October 17, 1974 in Book 1290 Page 628 of Official Records, thence on and along the exterior boundaries of said DeBenning parcel, North 17°49'25" East, 136.64 feet; North 26°09'35" West 52.12 feet; South 76°30'25" West 102.70 feet; and South 66°38'25" West 34 feet to the Northwest corner of said DeBenning parcel; thence on and along the exterior boundary lines of the parcel described in the Deed to Gary E. Wakefield recorded February 23, 1978 in Book 1601 at Page 34 of Official Records South 66°38'25" West 79.49 feet; thence South 65°53'25" West 243.83 feet, and thence South 35°53'00" West 11.67 feet to the Southwest corner of said Wakefield parcel located on said South line of Section 19; thence on and along said South Section line South 89°50'25" West, 84.14 feet; thence leaving said Section line North 31°49'59" East 55.82 feet to a point on the Southerly boundary line of the Parcel described as Parcel No. 2 of the Quitclaim Deed by Laurance Abel, et ux, to Basic Minerals Inc., recorded February 25, 1980 in Book 1853 Page 569 Official Records; thence on and along the exterior boundary line of said Parcel No. 2, North 69°38'06" East 73 feet; North 47°09'54" West 180 feet; and North 52°10'47" West 336.62 feet to the Northeast corner of said Parcel No. 2; said Northeast corner being on an exterior boundary line of the Parcel described as Parcel No. 1 in the Deed by Basic Minerals Inc. to Maxim Development Co., recorded February 26, 1980 in Book 1853 Page 591 Official Records; thence on and along the exterior boundary lines of said Parcel No. 1, North 65°43'06" East 109.92 feet; North 17°52'00" West 41 feet; North 61°07'42" East 215.67 feet; North 84°22'56" East 99 feet; North 37°22'56" East 35 feet, and North 27°48'24" West 258.33 feet to the Southeast corner of Parcel 9 as said Parcel 9 is delineated on the Parcel Map filed for record on November 5, 1978 in Book 22 of Parcel Maps at Page 28,

Records of El Dorado County, thence on and along the exterior boundary lines of Parcels 9, 10 and 11 of said Parcel Map filed for record in Book 22 of Parcel Maps at Page 28, North 15°04'30" West 80.58 feet; North 26°03'58" East 57.32 feet; North 64°59'48" East 69.57 feet; and South 85°39'06" East 261.45 feet to the Southeast corner of said Parcel 11 located on the West line of the fee parcel of real property on Page 4 of the Decree of Distribution in the Matter of the Estate of Clement H. Mercier, deceased, Recorded March 31, 1977 in Book 1485 Page 41 of Official Records; thence on and along the exterior boundaries of said fee parcel described on said Page 4, South 4°11'00" East 136.75 feet; thence continuing South 4°11'00" East 15.15 feet; and North 50°52'05" East 346.91 feet to the point of beginning.

The herein before described parcel is delineated on the Record of Survey filed for record July 30, 1980 in Book 8 at Page 85 of Record of Surveys, Records of El Dorado County.

EXCEPTING THEREFROM any real property conveyed to Basic Minerals Inc. by virtue of the Quitclaim Deed recorded February 25, 1980 in Book 1853 Page 569 Official Records.

APN: 051-250-12-100

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 A and Exhibit B 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 A and depicted on Exhibit B, attached hereto
2. **Temporary Construction and Access 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, or any temporary roadways to serve as detours during construction of the primary roadways. 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 A and depicted on Exhibit B, attached hereto.

Exhibit 'A'
Legal Description
Irrevocable Offer of Dedication

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, M.D.M., being a portion of that certain 13.81 acre tract of land as shown on that Record of Survey, filed in the office of the County Recorder of El Dorado County in Book 8 of Surveys, Page 85 and being more particularly described as follows:

Commencing at the Northeast corner of said 13.81 acre tract; thence along the Northerly line of said tract, South 49°56'51" West, 224.56 feet; thence leaving said Northerly line, South 05°56'19" West, 43.59 feet to the Point of Beginning; thence continuing South 05°56'19" West, 5.00 feet; thence North 84°02'49" West, 46.93 feet to a point on said Northerly line hereinafter referred to as Point 'A'; thence along said Northerly line, North 49°56'51" East, 6.95 feet; thence leaving said Northerly line, South 84°02'49" East, 42.10 feet to the Point of Beginning, containing 0.005 acres, more or less.

TOGETHER WITH:

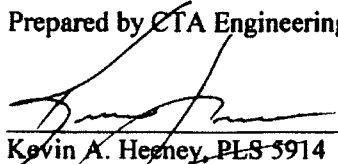
Commencing at the aforementioned Point 'A'; thence along the Northerly line of said 13.81 acre tract, South 49°56'51" West, 54.53 feet; thence North 05°03'14" West, 39.96 feet to the Point of Beginning; thence continuing along said Northerly line, North 05°03'14" West, 5.09 feet; thence leaving said Northerly line, North 84°02'49" West, 352.38 feet to a point on the Westerly line of said tract; thence along said Westerly line, South 25°09'26" West, 5.29 feet; thence leaving said Westerly line, South 84°02'49" East, 355.10 feet to the Point of Beginning, containing 0.041 acres, more or less.

See Exhibit '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

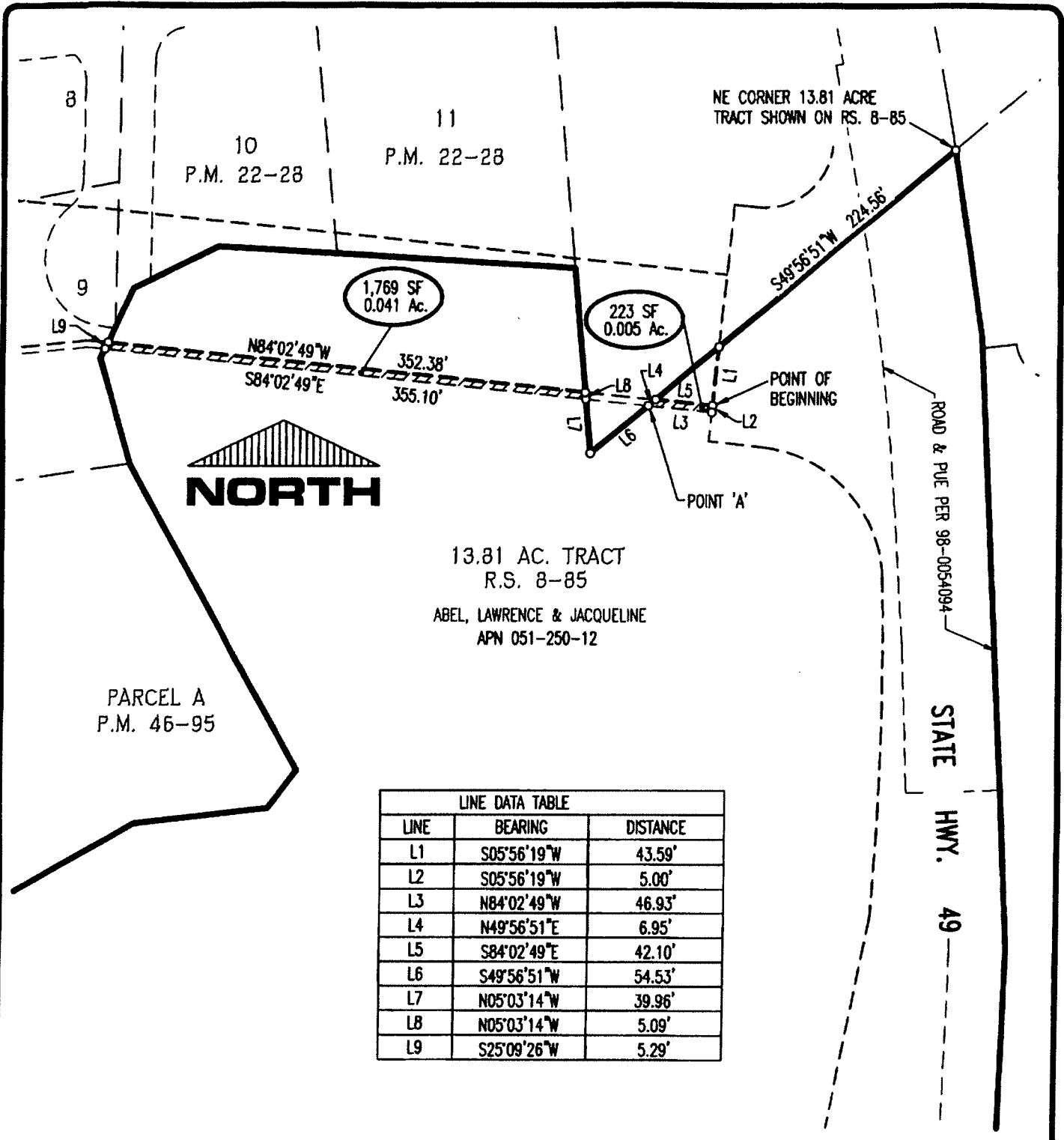
Prepared by CTA Engineering & Surveying under the direct supervision of the undersigned.


Kevin A. Hezney, PLS 5914

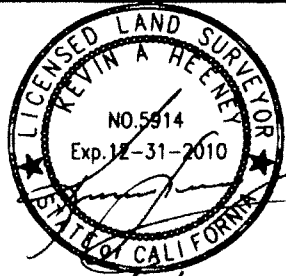
Dated: 11/10/09

A.P.N. 051-250-12





LINE DATA TABLE		
LINE	BEARING	DISTANCE
L1	S05°56'19"W	43.59'
L2	S05°56'19"W	5.00'
L3	N84°02'49"W	46.93'
L4	N49°56'51"E	6.95'
L5	S84°02'49"E	42.10'
L6	S49°56'51"W	54.53'
L7	N05°03'14"W	39.96'
L8	N05°03'14"W	5.09'
L9	S25°09'26"W	5.29'



DATE: 11/10/09

Exhibit 'B'

AFFECTED OWNER:
Abel, Lawrence & Jacqueline

A.P.N.: 051-250-12

cta Engineering & Surveying
Civil Engineering • Land Surveying • Land Planning
2223 Market Circle, Rancho Cordova, CA 95742
707-928-0910 • 707-928-0970 • www.cta.com

DATE: 11/02/09	DRAWN BY: KAH	SHEET 1 OF 1
SCALE: 1"=100'	JOB NO. 09-001-001	

DIAMOND SPRINGS PARKWAY PROJECT

Irrevocable Offer of Dedication
Public Service Easement

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

Exhibit 'A'
Legal Description
Irrevocable Offer of Dedication

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, M.D.M., being a portion of that certain 13.81 acre tract of land as shown on that Record of Survey, filed in the office of the County Recorder of El Dorado County in Book 8 of Surveys, Page 85 and being more particularly described as follows:

Beginning at the Western most corner of said 13.81 acre tract of land; thence along the Westerly line of said tract, South 53°05'19" East, 336.57 feet; thence South 48°04'26" East, 179.97 feet to an angle point in said Westerly line; thence continuing South 48°04'26" East, 5.22 feet; thence North 64°58'53" East, 283.88 feet; thence North 51°25'37" East, 127.59 feet; thence North 11°07'46" East, 255.34 feet; thence along the arc of a non-tangent curve, concave to the West, having a radius of 2450.00 feet, the chord of which bears North 01°39'02" East, 249.89 feet; thence along the arc of a curve to the left, having a radius of 100.00 feet, the chord of which bears North 42°39'36" West, 132.23 feet; thence North 84°02'49" West, 38.52 feet; thence North 05°56'19" East, 21.50 feet; thence North 84°02'49" West, 46.93 feet to a point on the Northerly line of said 13.81 acre tract; thence along said North line, South 49°56'51" West, 54.53 feet; thence North 05°03'14" West, 39.96 feet; thence leaving said North line, North 84°02'49" West, 355.10 feet to a point on the Westerly line of said 13.81 acre tract; thence along said Westerly line the following eight (8) courses:


1. South 25°09'26" West, 7.77 feet; thence
2. South 15°59'02" East, 80.57 feet; thence
3. South 28°42'56" East, 258.29 feet; thence
4. South 36°28'24" West, 34.99 feet; thence
5. South 83°28'24" West, 98.99 feet; thence
6. South 60°13'10" West, 215.64 feet; thence
7. South 18°46'32" East, 40.99 feet; thence
8. South 64°48'34" West, 109.90 feet to the Point of Beginning, containing 9.974 acres, more or less.

See Exhibit '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

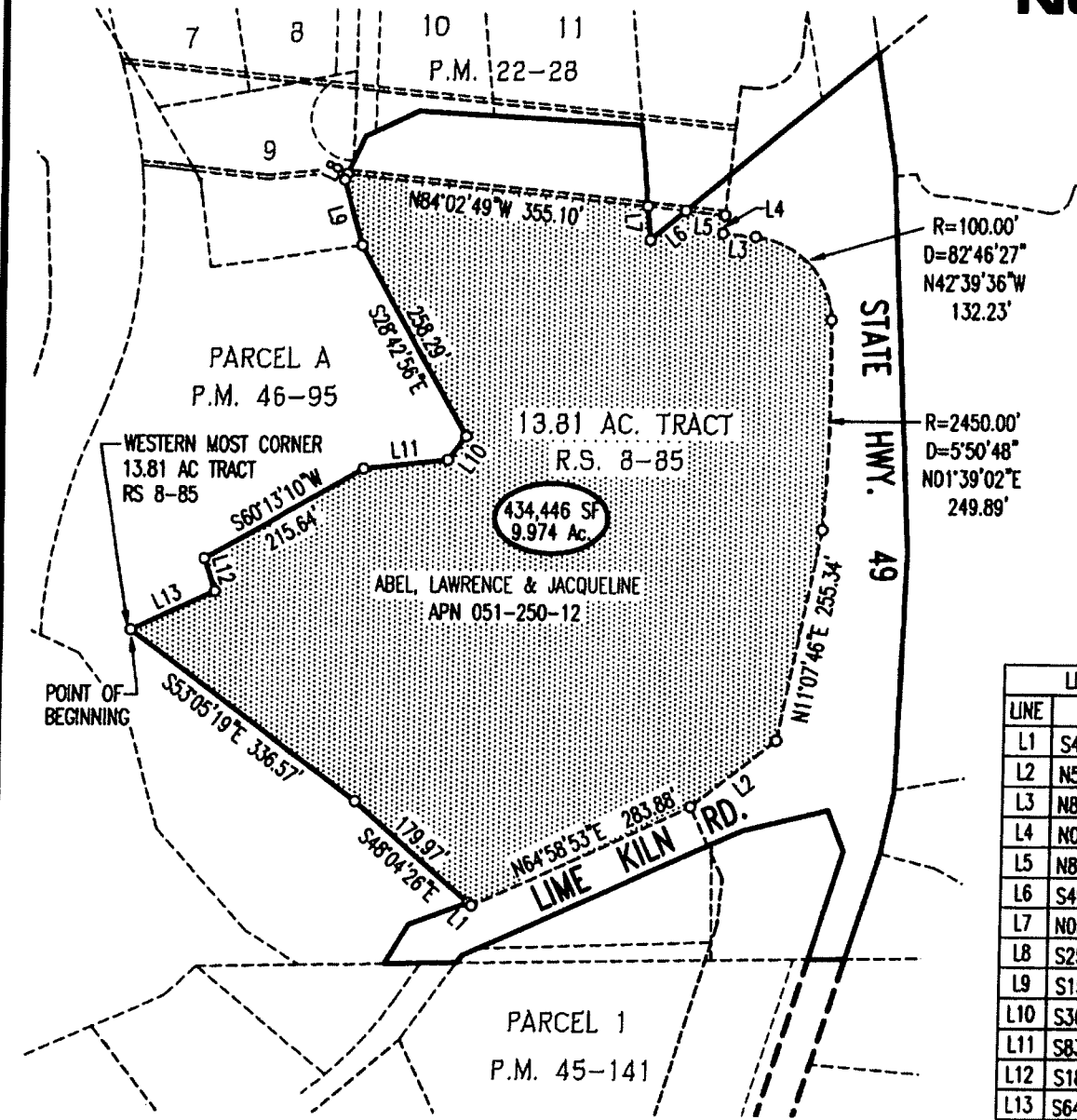
Prepared by CTA Engineering & Surveying under the direct supervision of the undersigned.



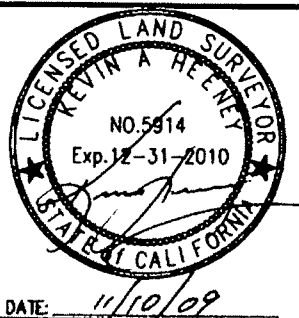
Kevin A. Heeney, PLS 5914

Dated: 11/10/09
A.P.N. 051-250-12





LINE DATA TABLE		
LINE	BEARING	DISTANCE
L1	S48°04'26"E	5.22'
L2	N51°25'37"E	127.59'
L3	N84°02'49"W	38.52'
L4	N05°56'19"E	21.50'
L5	N84°02'49"W	46.93'
L6	S49°56'51"W	54.53'
L7	N05°03'14"W	39.96'
L8	S25°09'26"W	7.77'
L9	S15°59'02"E	80.57'
L10	S36°28'24"W	34.99'
L11	S83°28'24"W	98.99'
L12	S18°46'32"E	40.99'
L13	S64°48'34"W	109.90'



DATE: 11/10/09

Exhibit 'B'

AFFECTED OWNER:
Abel, Lawrence & Jacqueline

A.P.N.: **051-250-12**

cta Engineering & Surveying
Civil Engineering • Land Surveying • Land Planning
2228 Mariner Circle, Redondo Beach, CA 90740
Tel: (310) 592-0070 • Fax: (310) 592-0071 • www.cta.com

DATE: 11/02/09	DRAWN BY: KAH	SHEET 1 OF 1
SCALE: 1"=200'	JOB NO. 09-001-001	
DIAMOND SPRINGS PARKWAY PROJECT		
Irrevocable Offer of Dedication Temporary Construction & Access Easement		
PORTION OF 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 051-250-12
For: PSE & TCE

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 _____, 2009 from **Lawrence E. Abel, also shown of record as Laurance Abel and Jacqueline Abel, husband and wife, as joint tenants (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 _____, 2009.

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

RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:

Irrevocable Offer of Dedication

This Irrevocable Offer of Dedication, dated for reference purposes _____, 2009, is made by GGV Missouri Flat, LLC, a California limited liability company ("Landowner") the owner in fee of that certain real property located in El Dorado County, California (the "County") commonly known as APN 051-250-46, 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, GGV Missouri Flat, LLC, a California limited liability company, 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:
GGV Missouri Flat California, LLC,
a California limited liability company

By: Granite Land Company
a California Corporation
It's Managing Member

By: _____
Scott D. Wolcott
President

Date: _____

ACKNOWLEDGEMENT

State of California)
County of El Dorado)
)

On _____, 2009, before me, _____, personally appeared _____ who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

EXHIBIT A

All that certain real property in the State of California, County of El Dorado, Unincorporated Area, and is described as follows:

Parcel A, as shown on that certain Parcel Map filed February 23, 1998 in the office of the County Recorder of said County in Book 46 of Parcel Maps, Page 95, and amended by Certificate of Correction recorded August 31, 1998, Document No. 1998-0049943-00.

APN: 051-250-46

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 A and Exhibit B 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 'A'
Legal Description
Irrevocable Offer of Dedication

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, M.D.M., being a portion of Parcel 'A', as shown on that certain Parcel Map filed in the office of the County Recorder of El Dorado County in Book 46 of Parcel Maps, Page 95 and being more particularly described as follows:


Commencing at the Northwest corner of said Parcel 'A'; thence along the Northeasterly line of said Parcel 'A', South 30°56'46" East, 30.97 feet to the Point of Beginning; thence continuing along said Northeasterly line, South 30°56'46" East, 141.30 feet; thence leaving said Northeasterly line, North 84°02'49" West, 59.79 feet to a point on the Westerly line of said Parcel 'A'; thence along said Westerly line and the arc of a curve, concave to the West, having a radius of 594.91, the chord of which bears North 09°53'54" West, 65.87 feet; thence North 13°04'20" West, 52.50 feet; thence leaving said Westerly line South 84°02'49" East, 10.06 feet to the Point of Beginning, containing 0.087 acres, more or less.

See Exhibit '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: 11/10/09



A.P.N. 051-250-46

TRACT 2
R.S. 28-38

NW CORNER PARCEL A
P.M. 46-95

RIGHT OF WAY EASEMENT
PER DOC No. 98-0043111

POINT OF BEGINNING
7
P.M. 22-28

8
P.M. 22-28

R=594.91'
D=6°20'51"
N09°53'54"W
65.87'



3,810 SF
0.087 Ac.

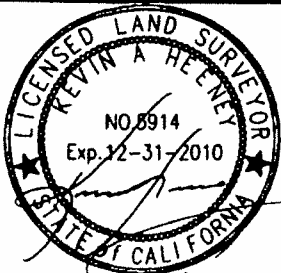
9
P.M. 22-28

PARCEL A
P.M. 46-95

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

LINE DATA TABLE		
LINE	BEARING	DISTANCE
L1	S30°56'46"E	30.97'
L2	S84°02'49"E	10.06'

GGV Missouri Flat California, LLC
APN 051-250-46



DATE: 11/10/09

Exhibit 'B'

AFFECTED OWNER:
GGV Missouri Flat California, LLC

A.P.N.: 051-250-46

cta Engineering & Surveying

Civil Engineering • Land Surveying • Land Planning
2020 Main Street, Rancho Cordova, CA 95742
TEL: 916-428-7777 • FAX: 916-428-7778 • www.cta.com

DATE: 10/29/09	DRAWN BY: KAH	SHEET 1 OF 1
SCALE: 1"=50'	JOB NO. 09-001-001	

DIAMOND SPRINGS PARKWAY PROJECT

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

PORTION OF 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 051-250-46
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 _____, 2009 from **GGV Missouri Flat, LLC, a California limited liability company (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 _____, 2009.

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

RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:

Irrevocable Offer of Dedication

This Irrevocable Offer of Dedication, dated for reference purposes _____, 2009, is made by GGV Missouri Flat, LLC, a California limited liability company ("Landowner") the owner in fee of that certain real property located in El Dorado County, California (the "County") commonly known as APN 051-250-46, 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, GGV Missouri Flat, LLC, a California limited liability company, 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:
GGV Missouri Flat California, LLC,
a California limited liability company

By: Granite Land Company
a California Corporation
It's Managing Member

By: _____
Scott D. Wolcott
President

Date: _____

ACKNOWLEDGEMENT

State of California)
County of El Dorado)
)

On _____, 2009, before me, _____, personally appeared _____ who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

EXHIBIT A

All that certain real property in the State of California, County of El Dorado, Unincorporated Area, and is described as follows:

Parcel A, as shown on that certain Parcel Map filed February 23, 1998 in the office of the County Recorder of said County in Book 46 of Parcel Maps, Page 95, and amended by Certificate of Correction recorded August 31, 1998, Document No. 1998-0049943-00.

APN: 051-250-46

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 A and Exhibit B 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 A and depicted on Exhibit 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 A and depicted on Exhibit B, attached hereto.
3. **Slope and Drainage, and Traffic Signal Appurtenance 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, and a traffic signal appurtenance easement for the purpose of constructing, building, laying, patrolling, repairing, replacing, maintaining, and removing thereon certain appurtenances, including such repairs, replacements and removals as may from time to time be required, as described in the Exhibit A and depicted on Exhibit B, attached hereto.
4. **Temporary Construction and Access 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, or any temporary roadways to serve as detours during construction of the primary roadways. 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 A and depicted on Exhibit B, attached hereto.

Exhibit 'A'
Legal Description
Irrevocable Offer of Dedication

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, M.D.M., being a portion of Parcel 'A', as shown on that certain Parcel Map filed in the office of the County Recorder of El Dorado County in Book 46 of Parcel Maps, Page 95 and being more particularly described as follows:

Commencing at the Northwest corner of said Parcel 'A'; thence along the Northeasterly line of said Parcel 'A', South 30°56'46" East, 24.72 feet to the Point of Beginning; thence continuing along said Northeasterly line, South 30°56'46" East, 6.25 feet to a point hereinafter referred to as Point 'A'; thence leaving said Northeasterly line, North 84°02'49" West, 10.06 feet to a point on the Westerly line of said Parcel 'A'; thence along said Westerly line, North 13°04'20" West, 5.29 feet; thence leaving said Westerly line South 84°02'49" East, 8.03 feet to the Point of Beginning, containing 0.001 acres, more or less.

TOGETHER WITH:

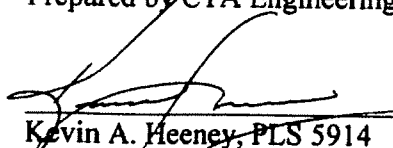
Commencing at the aforementioned Point 'A'; thence along the Northeasterly line of said Parcel 'A', South 30°56'46" East, 141.30 feet to the Point of Beginning; thence continuing along said Northeasterly line, South 30°56'46" East, 6.25 feet; thence leaving said Northeasterly line, North 84°02'49" West, 62.44 feet to a point on the Westerly line of said Parcel 'A'; thence along said Westerly line and the arc of a curve, concave to the West, having a radius of 594.91 feet, the chord of which bears North 06°28'42" West, 5.12 feet; thence leaving said Westerly line South 84°02'49" East, 59.79 feet to the Point of Beginning, containing 0.007 acres, more or less.

See Exhibit '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

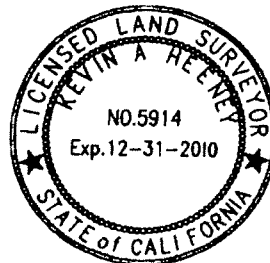
Prepared by CTA Engineering & Surveying under the direct supervision of the undersigned.



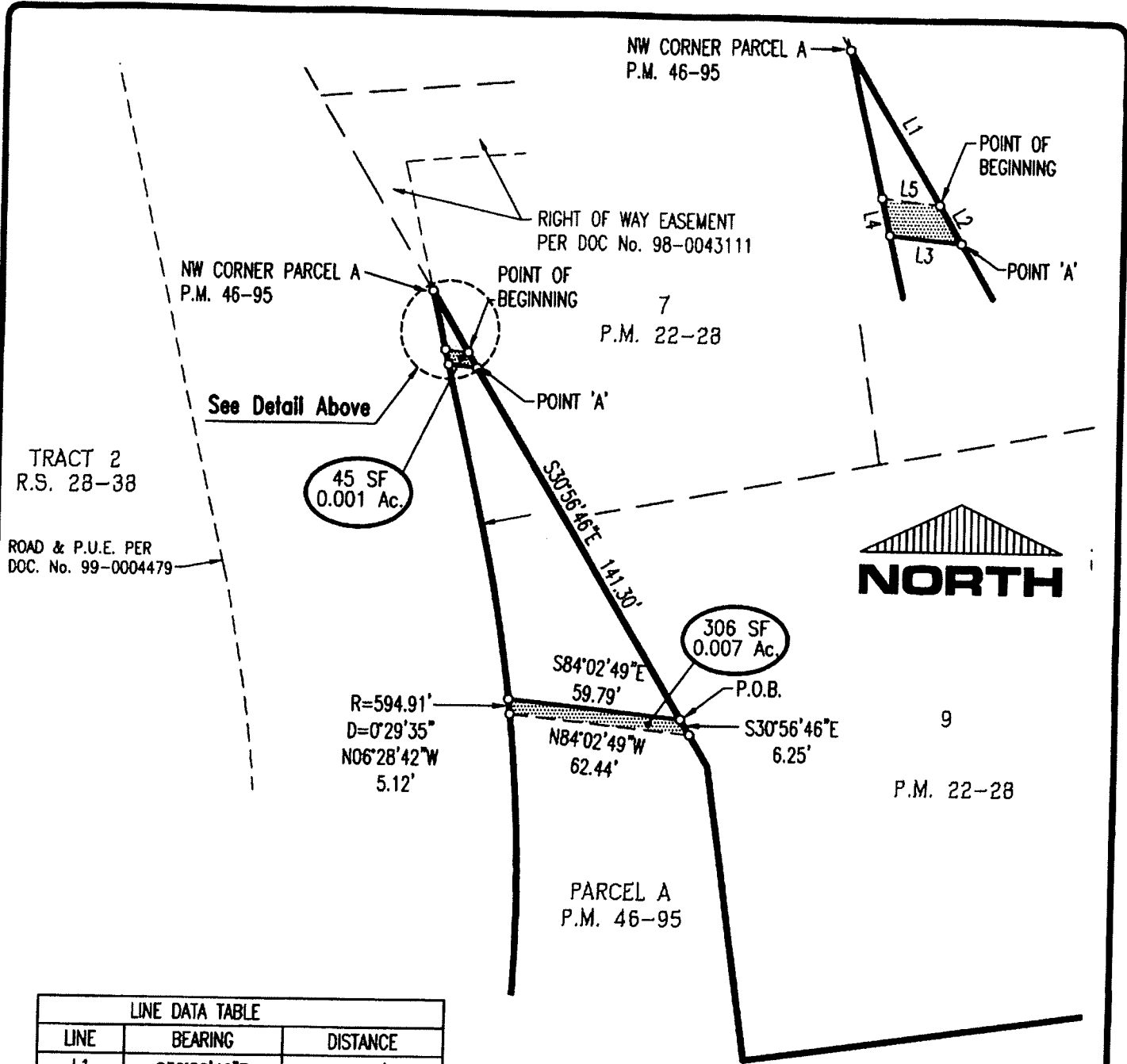
Kevin A. Heeney, PLS 5914

Dated: 11/10/09

A.P.N. 051-250-46



Page 1 of 1



TRACT 2
R.S. 28-38

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



LINE DATA TABLE		
LINE	BEARING	DISTANCE
L1	S30°56'46"E	24.72'
L2	S30°56'46"E	6.25'
L3	N84°02'49"W	10.06'
L4	N13°04'20"W	5.29'
L5	S84°02'49"E	8.03'

GGV Missouri Flat California, LLC
APN 051-250-46



DATE: 11/10/09

Exhibit 'B'

AFFECTED OWNER:
GGV Missouri Flat California, LLC

A.P.N.: **051-250-46**

cta Engineering & Surveying
Civil Engineering • Land Surveying • Land Planning
3030 MacArthur Blvd., Rancho Cordova, CA 95742
T 916 226-0110 • F 916 226-0070 • www.cta.com

DATE: 10/30/09	DRAWN BY: KAH	SHEET 1 OF 1
SCALE: 1"=50'	JOB NO. 09-001-001	
DIAMOND SPRINGS PARKWAY PROJECT		
Irrevocable Offer of Dedication Public Service Easement		
PORTION OF THE S.W. 1/4 OF SEC. 19, T10N, R11E, M.D.M. COUNTY OF EL DORADO STATE OF CALIFORNIA		

Exhibit 'A'
Legal Description
Irrevocable Offer of Dedication

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, M.D.M., being a portion of Parcel 'A', as shown on that certain Parcel Map filed in the office of the County Recorder of El Dorado County in Book 46 of Parcel Maps, Page 95 and being more particularly described as follows:

Beginning at the Northwest corner of said Parcel 'A'; thence along the Northeasterly line of said Parcel 'A', South 30°56'46" East, 24.72 feet to a point hereinafter referred to as Point 'A'; thence leaving said Northeasterly line, North 84°02'49" West, 8.03 feet to a point on the Westerly line of said Parcel 'A'; thence along said Westerly line, North 13°04'20" West, 20.91 feet to the Point of Beginning, containing 0.002 acres, more or less.

TOGETHER WITH:

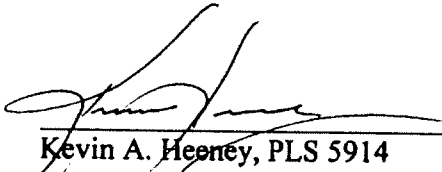
Commencing at the aforementioned Point 'A'; thence along the Northeasterly line of said Parcel 'A', South 30°56'46" East, 153.81 feet to the Point of Beginning; thence continuing along said Northeasterly line, South 30°56'46" East, 12.96 feet; thence South 08°08'28" East, 24.48 feet; thence leaving said Northeasterly line, North 82°52'14" West, 64.94 feet; thence South 51°05'13" West, 6.28 feet to a point on the Westerly line of said Parcel 'A'; thence along said Westerly line and the arc of a curve, concave to the West, having a radius of 594.91 feet, the chord of which bears North 04°24'35" West, 37.83 feet; thence leaving said Westerly line, South 84°02'49" East, 62.44 feet to the Point of Beginning, containing, 0.052 acres, more or less.

See Exhibit '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.

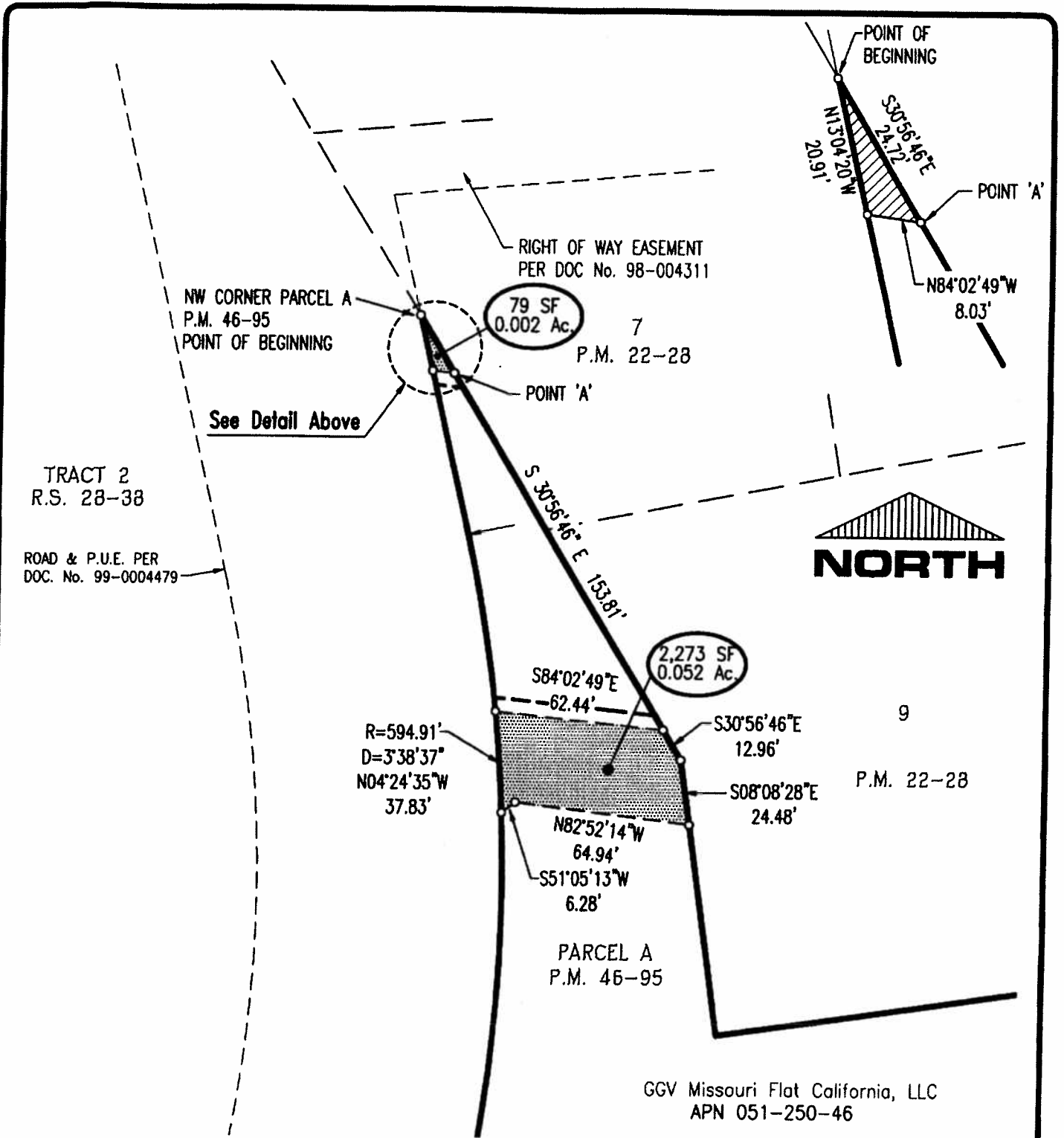


Kevin A. Heeney, PLS 5914

Dated: 11/10/09

A.P.N. 051-250-46





DATE: 11/10/09

Exhibit 'B'		DATE: 10/30/09	DRAWN BY: KAH	SHEET 1 OF 1
AFFECTED OWNER: GGV Missouri Flat California, LLC		SCALE: 1"=50'	JOB NO. 09-001-001	
A.P.N.: 051-250-46		DIAMOND SPRINGS PARKWAY PROJECT		
cta Engineering & Surveying Civil Engineering • Land Surveying • Land Planning 3220 Mosler Circle, Rancho Cordova, CA 95748 T 916-855-0710 • F 916-855-0710 • www.cta.com		Irrevocable Offer of Dedication Slope and Drainage Easement		
PORTION OF THE S.W. 1/4 OF SEC. 19, T10N, R11E, M.D.M. COUNTY OF EL DORADO STATE OF CALIFORNIA				

Exhibit 'A'
Legal Description
Irrevocable Offer of Dedication

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, M.D.M., being a portion of Parcel 'A', as shown on that certain Parcel Map filed in the office of the County Recorder of El Dorado County in Book 46 of Parcel Maps, Page 95 and being more particularly described as follows:


Commencing at the Northwest corner of said Parcel 'A'; thence along the Northeasterly line of said Parcel 'A', South 30°56'46" East, 172.28 feet; thence leaving said Northeasterly line, North 84°02'49" West, 17.93 feet to the Point of Beginning; thence South 11°41'45" West, 250.63 feet; thence North 78°18'15" West, 14.04 feet to a point on the Westerly line of said Parcel 'A'; thence along said Westerly line and the arc of a curve, concave to the West, having a radius of 594.91 feet, the chord of which bears North 05°18'17" East, 247.98 feet; thence leaving said Westerly line, South 84°02'49" East, 41.86 feet to the Point of Beginning, containing 0.110 acres, more or less.

See Exhibit '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

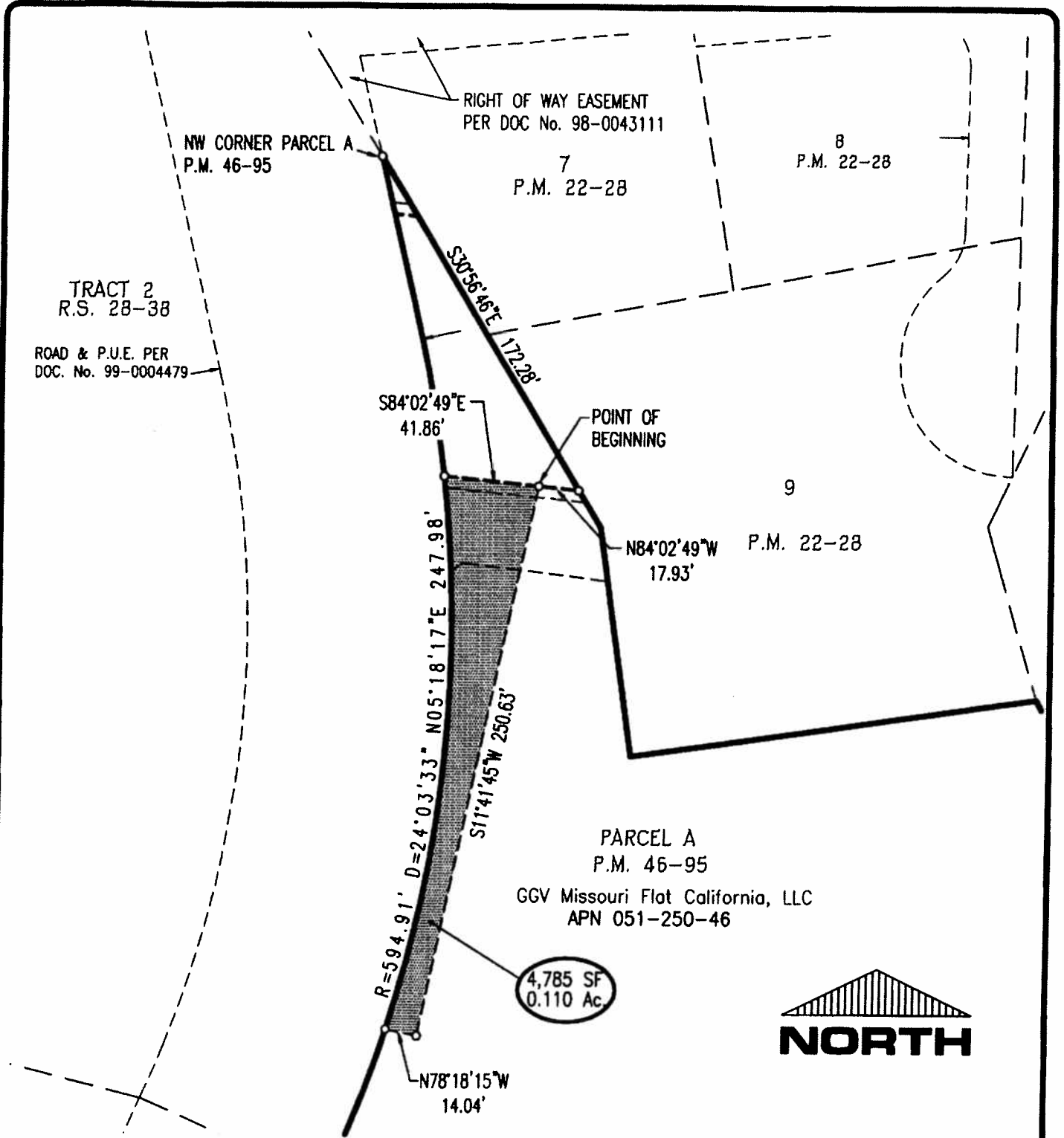
Prepared by CTA Engineering & Surveying under the direct supervision of the undersigned.



Kevin A. Heeney, PLS 5914
Dated: 11/10/09



A.P.N. 051-250-46



DATE: 11/10/09

Exhibit 'B'

AFFECTED OWNER:
GGV Missouri Flat California, LLC

A.P.N.: 051-250-46

cta Engineering & Surveying
Civil Engineering • Land Surveying • Land Planning
2225 Master Circle, Rancho Cordova, CA 95742
T: 916-226-0070 F: 916-226-0071 www.cta.com

DATE: 11/02/09	DRAWN BY: KAH	SHEET 1 OF 1
SCALE: 1"=60'	JOB NO. 09-001-001	
DIAMOND SPRINGS PARKWAY PROJECT		
Irrevocable Offer of Dedication Slope, Drainage and Traffic Signal Appurtenance Easement		
PORTION OF THE S.W. 1/4 OF SEC. 19, T10N, R11E, M.D.M. COUNTY OF EL DORADO STATE OF CALIFORNIA		

Exhibit 'A'
Legal Description
Irrevocable Offer of Dedication

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, M.D.M., being a portion of Parcel 'A', as shown on that certain Parcel Map filed in the office of the County Recorder of El Dorado County in Book 46 of Parcel Maps, Page 95 and being more particularly described as follows:

Beginning at the Northeast corner of said Parcel 'A'; thence along the Northerly line of said Parcel 'A', South 81°41'04" West, 180.83 feet; thence North 08°08'28" West, 78.90 feet; thence leaving said Northerly line, North 82°52'14" West, 64.94 feet; thence South 51°05'13" West, 6.28 feet to a point on the Westerly line of said Parcel 'A'; thence along said Westerly line and the arc of a curve, concave to the West, having a radius of 594.91 feet, the chord of which bears South 10°53'46" West, 277.44 feet; thence along the arc of a curve to the left, having a radius of 704.90 feet, the chord of which bears South 17°07'20" West, 178.13 feet; thence leaving said Westerly line, South 53°05'19" East, 119.89 to an angle point in the Southeasterly line of said Parcel 'A'; thence along said Southeasterly line the following six (6) courses:

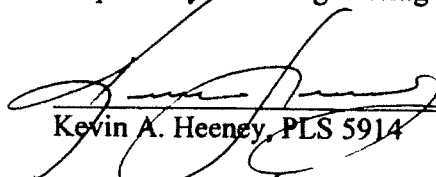
1. North 64°48'34" East, 109.90 feet; thence
2. North 18°46'32" West, 40.99 feet; thence
3. North 60°13'10" East, 215.64 feet; thence
4. North 83°28'24" East, 98.99 feet; thence
5. North 36°28'24" East, 34.99 feet; thence
6. North 28°42'56" West, 258.29 feet to the Point of Beginning, containing 3.082 acres, more or less.

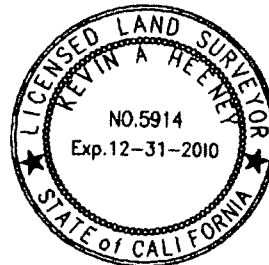
See Exhibit 'B' attached hereto and made a part of this description.

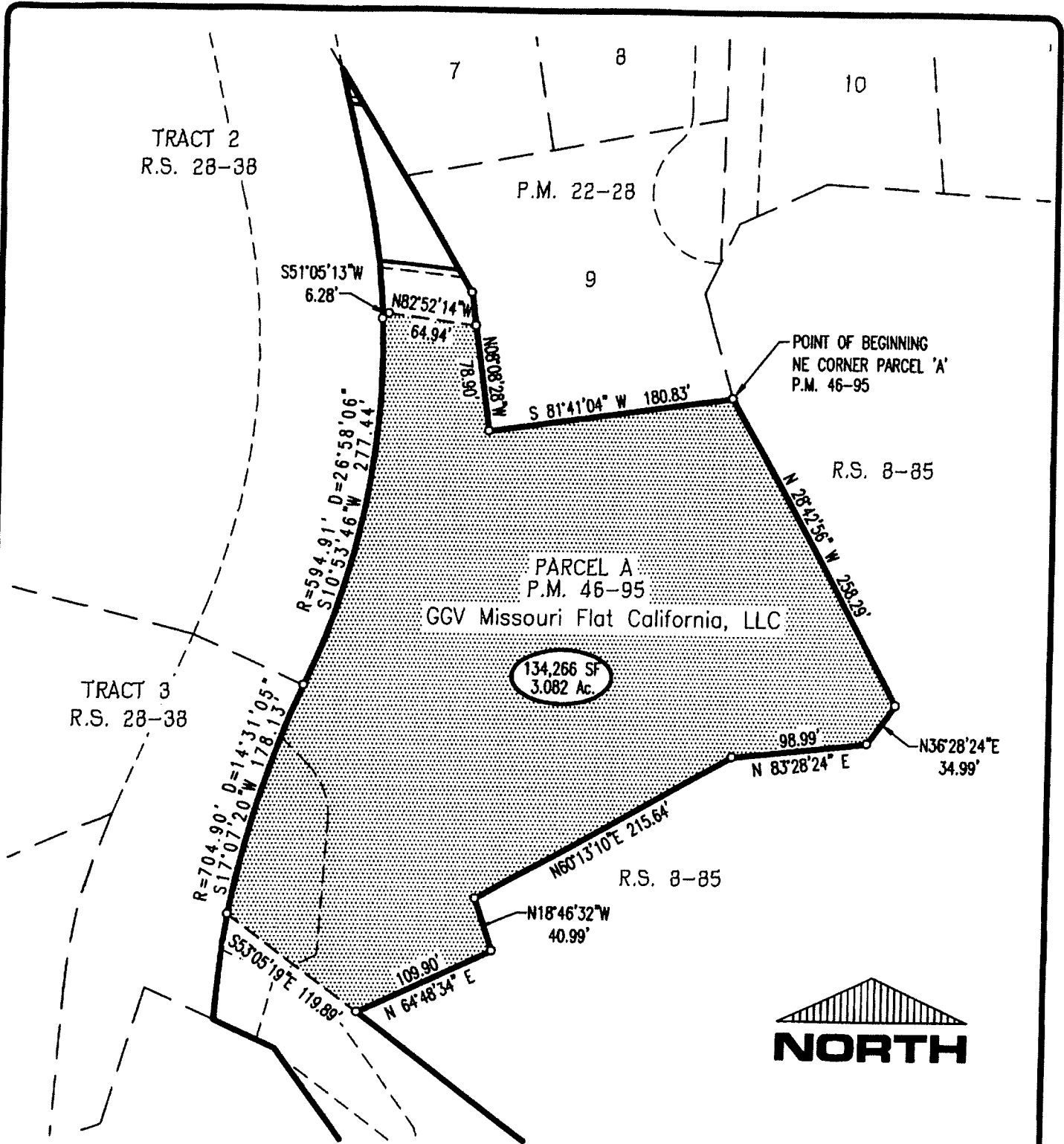
The Basis of Bearings for this description is grid North, California Coordinate System, Zone II, NAD 83 (Epoch 2004.69), based on GPS observations of NGS monuments "HPGN D CA 03 DM", "El Dorado" and "Airport". All distances are grid distances. Multiply grid distances by 1.000145 to obtain ground distances.

End of Description

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


Kevin A. Heeney, PLS 5914
Dated: 11/10/09
A.P.N. 051-250-46





DATE: 11/10/09

Exhibit 'B'
 AFFECTED OWNER:
GGV Missouri Flat California, LLC
 A.P.N.: 051-250-46

cta Engineering & Surveying
 Civil Engineering • Land Surveying • Land Planning
 3229 Mosier Circle, Rancho Cordova, CA 95742
 T (916) 888-8818 • F (916) 888-8878 • www.cta.com

DATE: 10/30/09	DRAWN BY: KAH	SHEET 1 OF 1
SCALE: 1"=100'	JOB NO. 09-001-001	

DIAMOND SPRINGS PARKWAY PROJECT
 Irrevocable Offer of Dedication
 Temporary Construction and Access Easement

PORTION OF 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 051-250-46
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 _____, 2009 from **GGV Missouri Flat, LLC, a California limited liability company (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 _____, 2009.

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

RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:

Irrevocable Offer of Dedication

This Irrevocable Offer of Dedication, dated for reference purposes _____, 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:

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

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

ACKNOWLEDGEMENT

State of California)
County of El Dorado)
)

On _____, 2009, before me, _____, personally appeared _____ who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

EXHIBIT A

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 A and Exhibit B 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 'A'
Legal Description
Irrevocable Offer of Dedication

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' 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

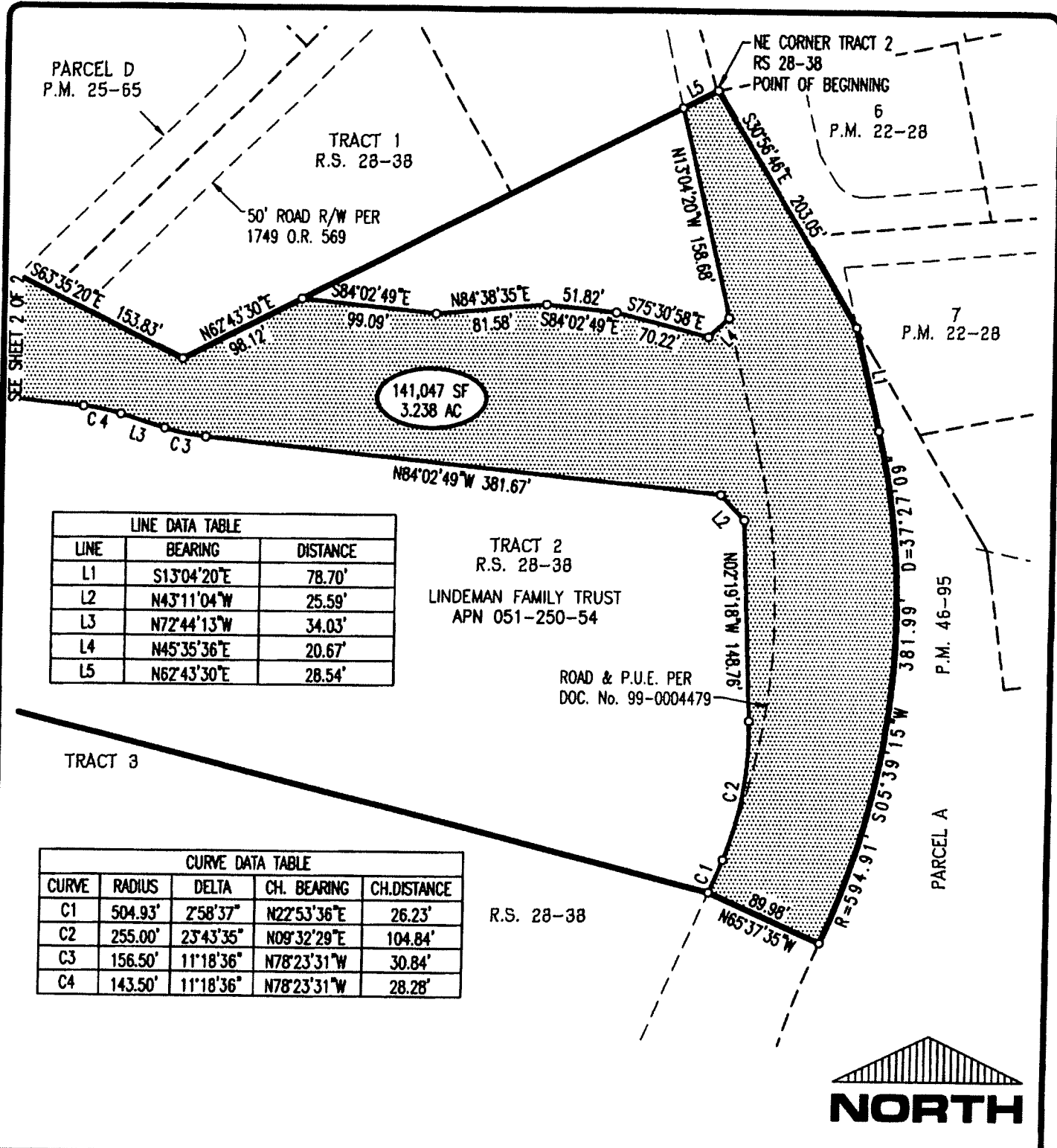
Prepared by CTA Engineering & Surveying under the direct supervision of the undersigned.



Kevin A. Heeney, PLS 5914
Dated: 11/10/09



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'	2°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'

AFFECTED OWNER:
Lindeman Family Trust

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

cta Engineering & Surveying
Civil Engineering • Land Surveying • Land Planning
3225 Murter Circle, Rancho Cordova, CA 95672
T 916 438-8272 • F 916 438-8279 • www.cta.com

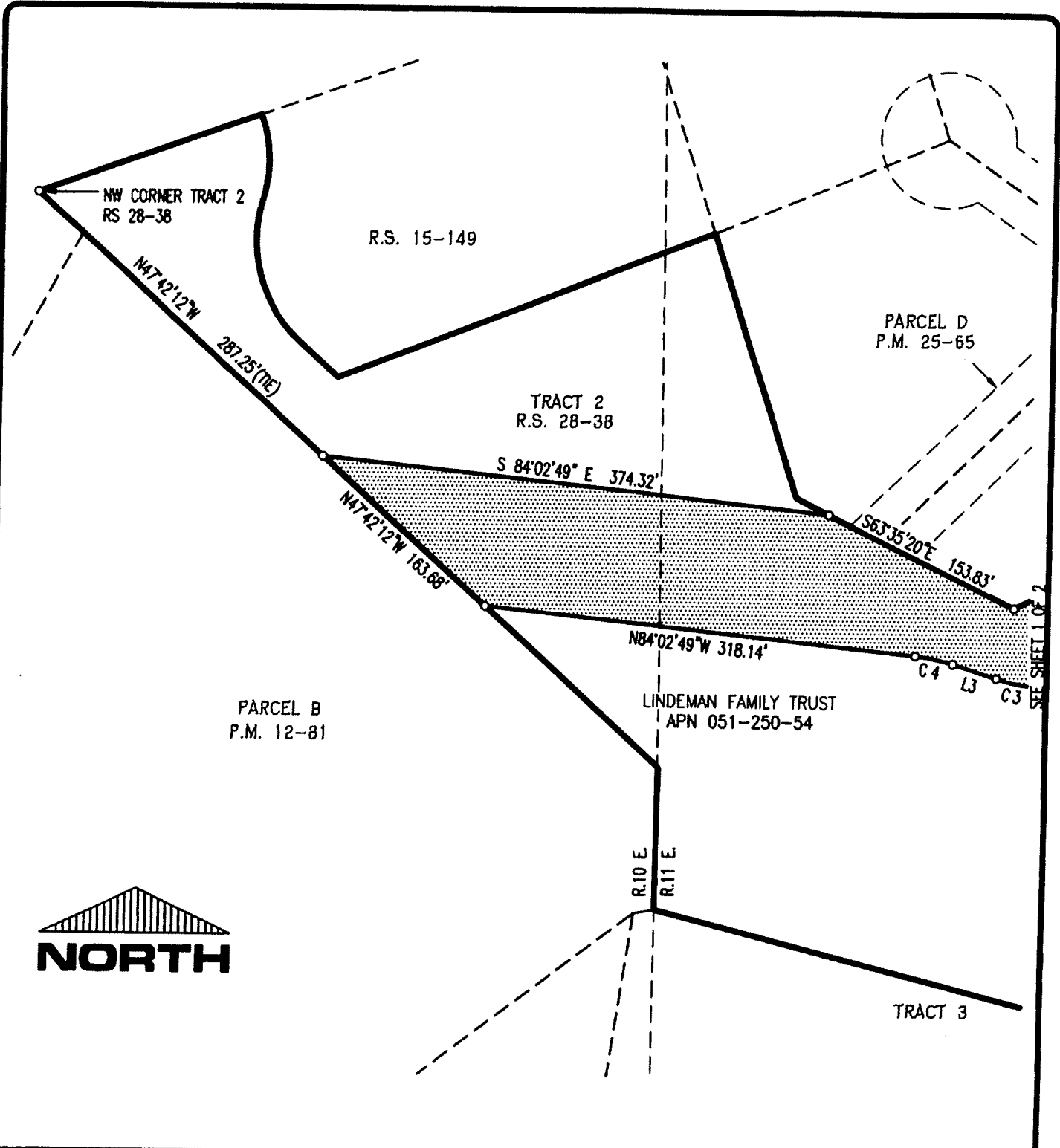
DATE: 10/28/09 DRAWN BY: KAH SHEET 1 OF 2

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: 11/10/09

Exhibit 'B'		DATE: 10/28/09	DRAWN BY: KAH	SHEET 2 OF 2
AFFECTED OWNER: Lindeman Family Trust		SCALE: 1"=100'	JOB NO. 09-001-001	
A.P.N.: 051-250-54		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				
cta Engineering & Surveying <small>Civil Engineering • Land Surveying • Land Planning 8223 Marler Circle, Rancho Dominguez, CA 92742 T (949) 428-6278 • F (949) 428-6279 • www.ctaonline.com</small>				

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 _____, 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 _____, 2009.

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

RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:

Irrevocable Offer of Dedication

This Irrevocable Offer of Dedication, dated for reference purposes _____, 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:

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

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

ACKNOWLEDGEMENT

State of California)
County of El Dorado)
)

On _____, 2009, before me, _____, personally appeared _____ who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____(Seal)

EXHIBIT A

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 A and Exhibit B 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 A and depicted on Exhibit 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 A and depicted on Exhibit 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 A and depicted on Exhibit 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 A and depicted on Exhibit B, attached hereto.

Exhibit 'A'
Legal Description
Irrevocable Offer of Dedication

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:

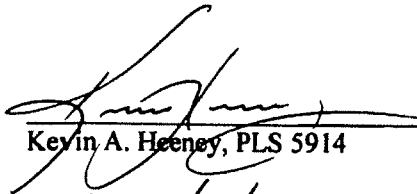
Commencing at the aforementioned Point 'B'; thence along the Westerly line of said Tract 2, South 47°42'12" East, 163.68 feet to the Point of Beginning; thence continuing along said Westerly line, South 47°42'12" East, 8.44 feet; thence leaving said Westerly line, South 84°02'49" East, 311.35 feet; thence 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' 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

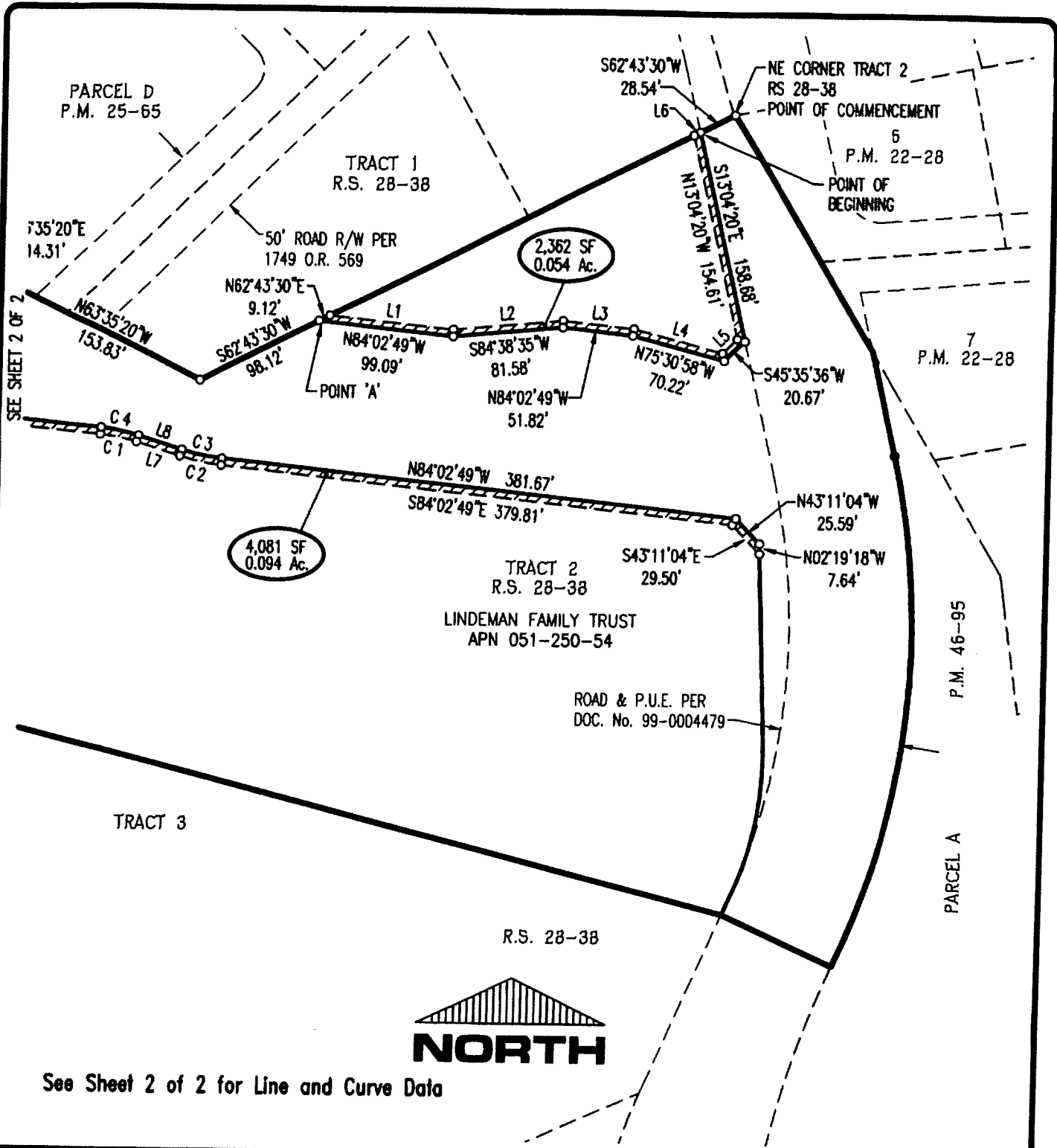
Prepared by CTA Engineering & Surveying under the direct supervision of the undersigned.



Kevin A. Heeney, PLS 5914
Dated: 11/10/09

A.P.N. 051-250-54

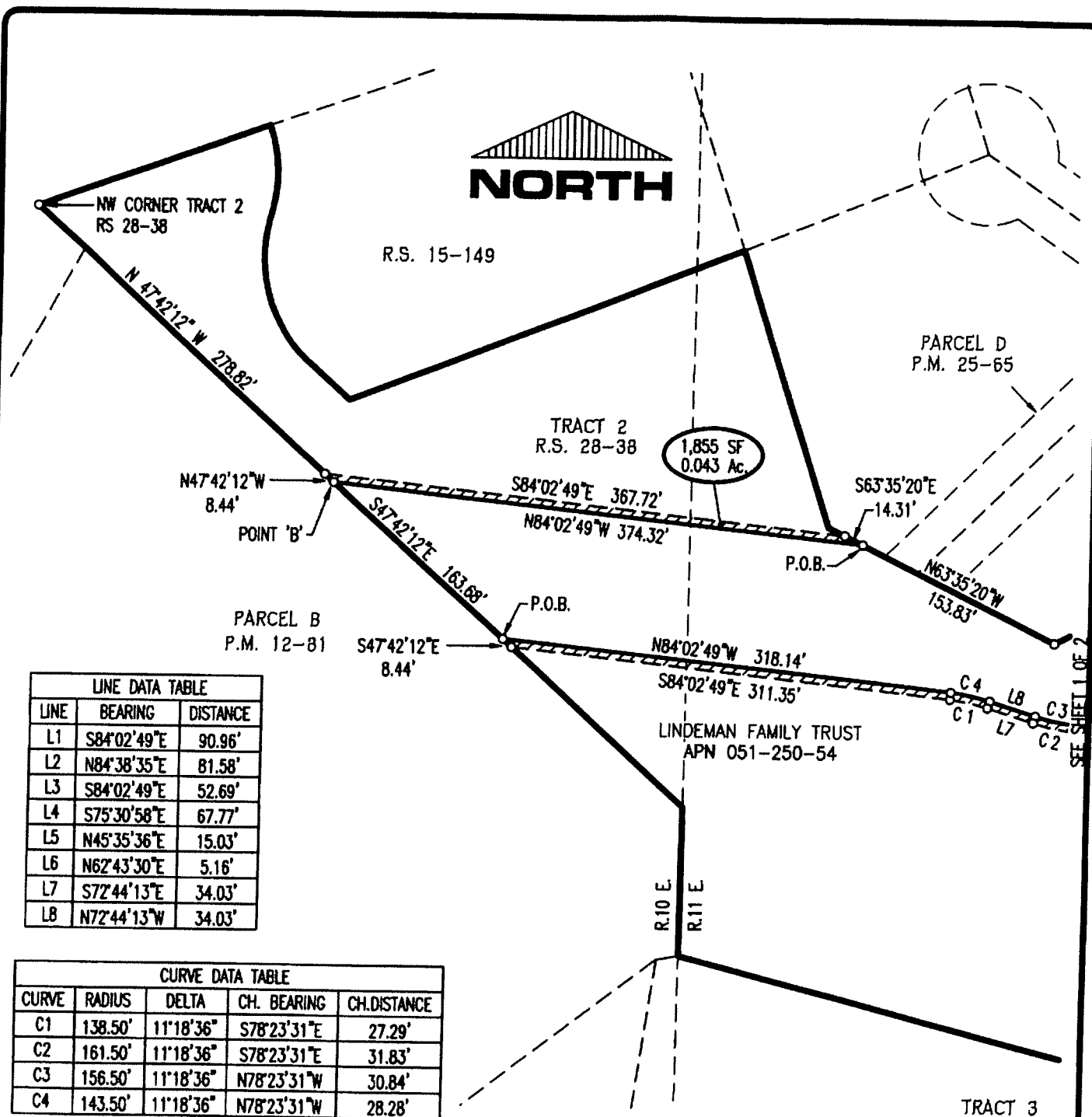




DATE: 11/10/09

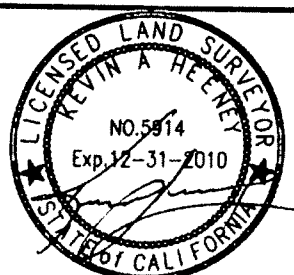
Exhibit 'B'	
AFFECTED OWNER:	Lindeman Family Trust
A.P.N.:	051-250-54
 Civil Engineering • Land Surveying • Land Planning 2225 Market Circle, Rancho Cordova, CA 95742 T (916) 882-0210 • F (916) 882-0210 • www.cta.com	

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 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		



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'
LB	N72°44'13"W	34.03'

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: 11/10/09

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

cta Engineering & Surveying
 Civil Engineering • Land Surveying • Land Planning
 3233 Marler Circle, Rancho Cordova, CA 95742
 916-456-6919 • 916-456-6918 • 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
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 'A'
Legal Description
Irrevocable Offer of Dedication

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"

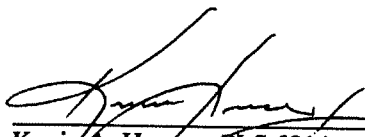
West, 27.29 feet; thence North 84°02'49" West, 311.35 feet to the Point of Beginning, containing 0.666 acres, more or less.

See Exhibit 'B' 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

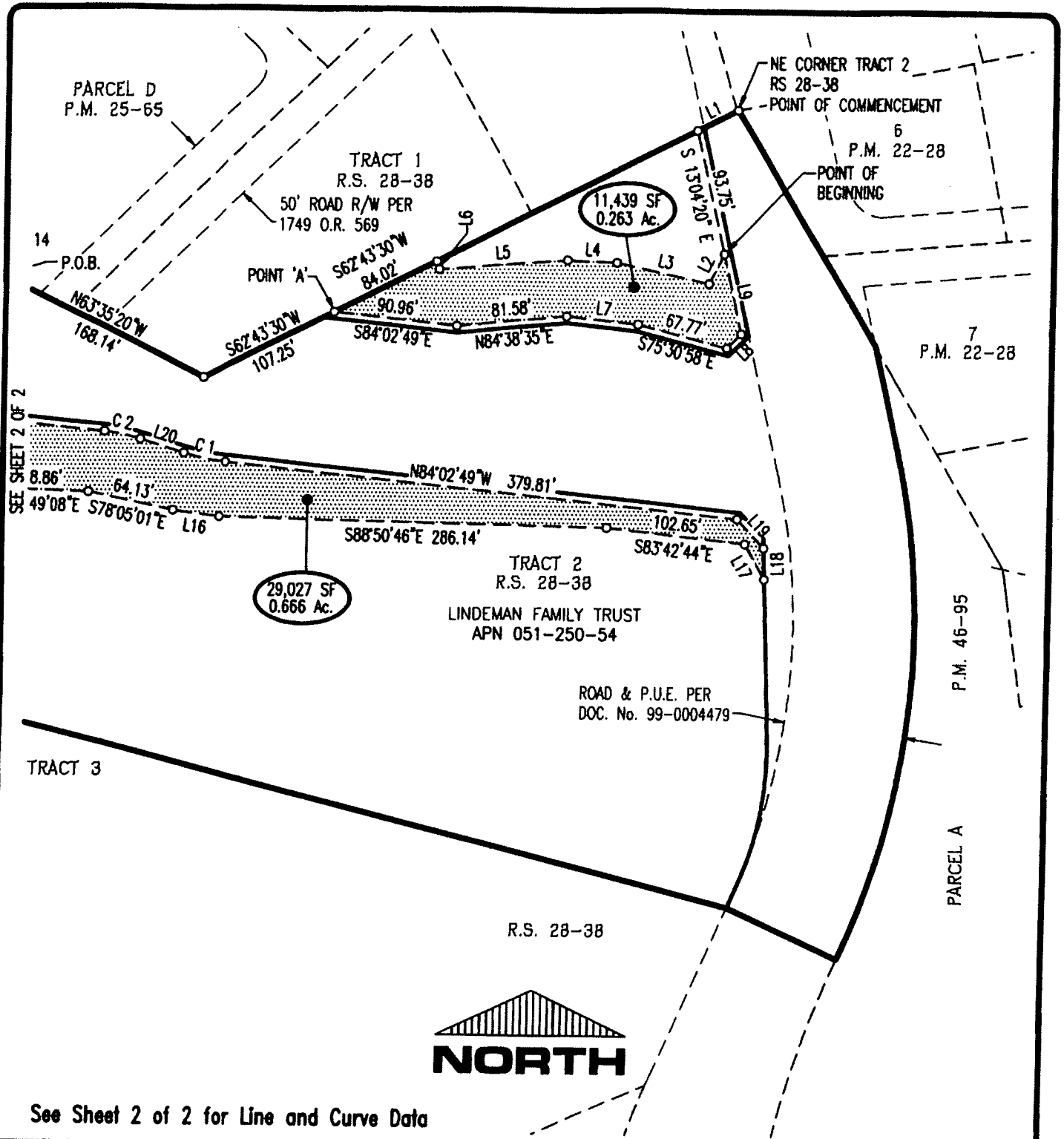
Prepared by CTA Engineering & Surveying under the direct supervision of the undersigned.



Kevin A. Heeney, PLS 5914
Dated: 11/10/09



A.P.N. 051-250-54



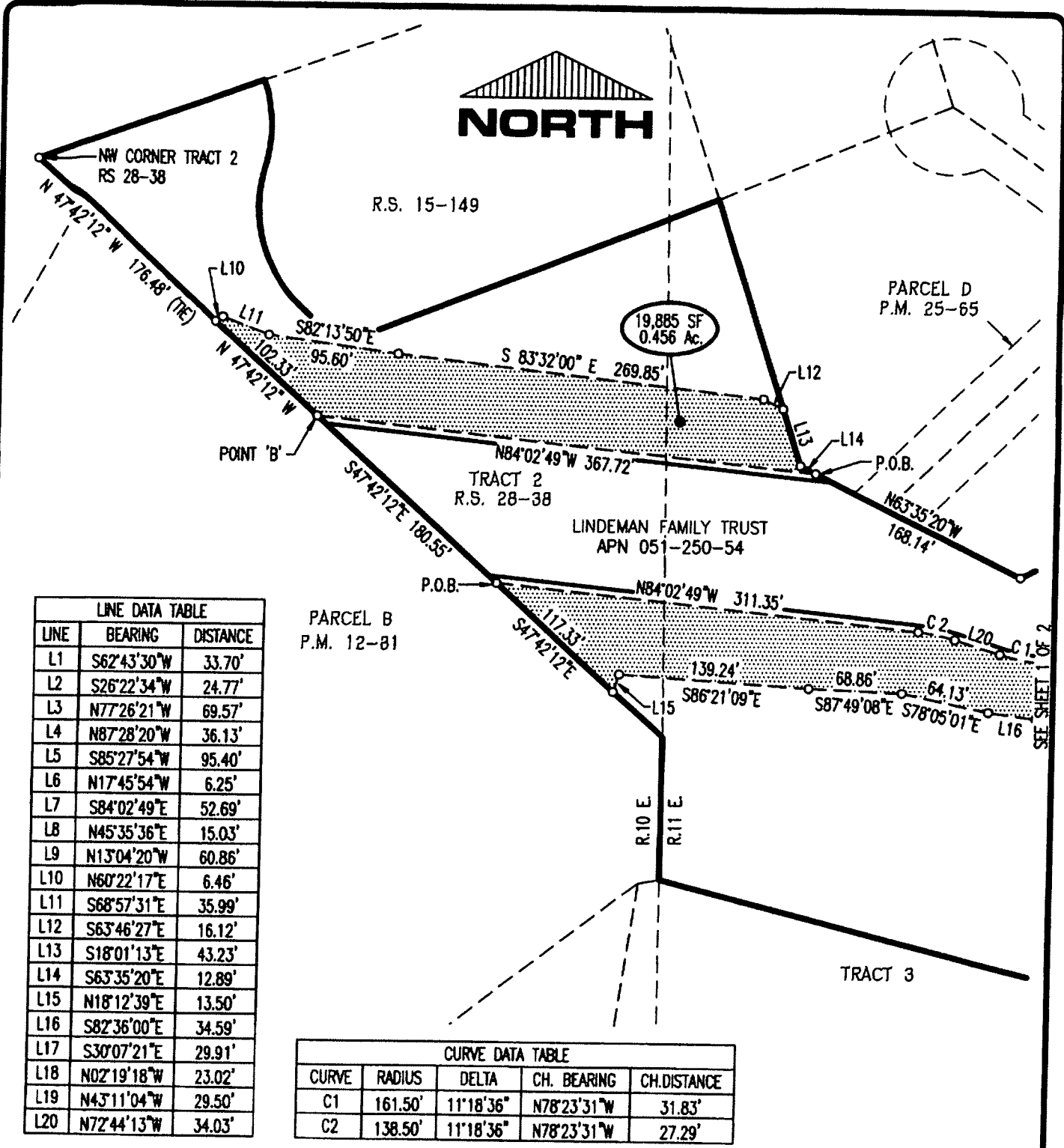
See Sheet 2 of 2 for Line and Curve Data



DATE: 11/10/09

Exhibit 'B'	
AFFECTED OWNER:	Lindeman Family Trust
A.P.N.:	051-250-54
 CIVIL Engineering • Land Surveying • Land Planning <small>2228 Mendocino Circle, Folsom, California, CA 95758 Tel: 916-982-4210 • Fax: 916-982-4211 • www.cta.com</small>	

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 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		



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'

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'



DATE: 11/10/09

Exhibit 'B'

AFFECTED OWNER:
Lindeman Family Trust

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

cta Engineering & Surveying

Civil Engineering • Land Surveying • Land Planning
3233 Market Circle, Rancho Cordova, CA 95742
T (916) 438-4998 • F (916) 438-4079 • www.cta.com

DATE: 10/29/09	DRAWN BY: KAH	SHEET 2 OF 2
SCALE: 1"=100'	JOB NO. 08-001-001	

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 'A'
Legal Description
Irrevocable Offer of Dedication

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:

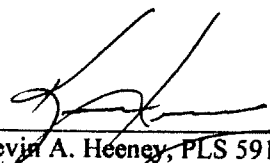
Commencing at the aforementioned Point 'A'; thence along the Westerly line of said Tract 2, South 47°42'12" East, 163.68 feet to the Point of Beginning; thence continuing along said Westerly line, South 47°42'12" East, 137.95 feet; thence leaving said Westerly line, North 42°13'17" East, 24.04 feet; 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' 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

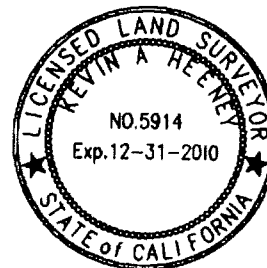
Prepared by CTA Engineering & Surveying under the direct supervision of the undersigned.



Kevin A. Heeney, PLS 5914

Dated: 11/10/09

A.P.N. 051-250-54





NW CORNER TRACT 2
RS 28-38
POINT OF COMMENCEMENT

R.S. 15-149

PARCEL D
P.M. 25-65

TRACT 2
R.S. 28-38

3,229 SF
0.074 Ac.

POINT 'A'

PARCEL B
P.M. 12-81

LINDEMAN FAMILY TRUST
APN 051-250-54

2,916 SF
0.067 Ac.

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'

R.10 E
R.11 E

TRACT 3



DATE: 11/10/09

Exhibit 'B'

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

AFFECTED OWNER:
Lindeman Family Trust

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

cta Engineering & Surveying
Civil Engineering • Land Surveying • Land Planning
2225 Market Circle, Rancho Cordova, CA 95742
T 916 438-6719 • F 916 438-6719 • www.cta.com

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 'A'
Legal Description
Irrevocable Offer of Dedication

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' 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. Heaney, PLS 5914
Dated: 11/10/09



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

50' ROAD R/W PER
1749 O.R. 569
30° W 181.03'
S 62°43'30" W 191.27'

2,248 SF
0.052 Ac.

7
P.M. 22-28

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

N78°05'01"W
64.13'
L33
S78°05'01"E
63.68'
L29

N88°50'46"W 286.14'
S88°50'46"E 286.24'

N83°42'44"W
102.65'
S83°42'44"E
97.15'
L32
L31

7,596 SF
0.174 Ac.

TRACT 2
R.S. 28-38

LINDEMAN FAMILY TRUST
APN 051-250-54

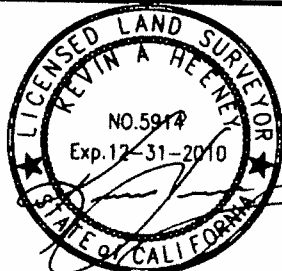
PARCEL A
P.M. 46-95

TRACT 3

R.S. 28-38

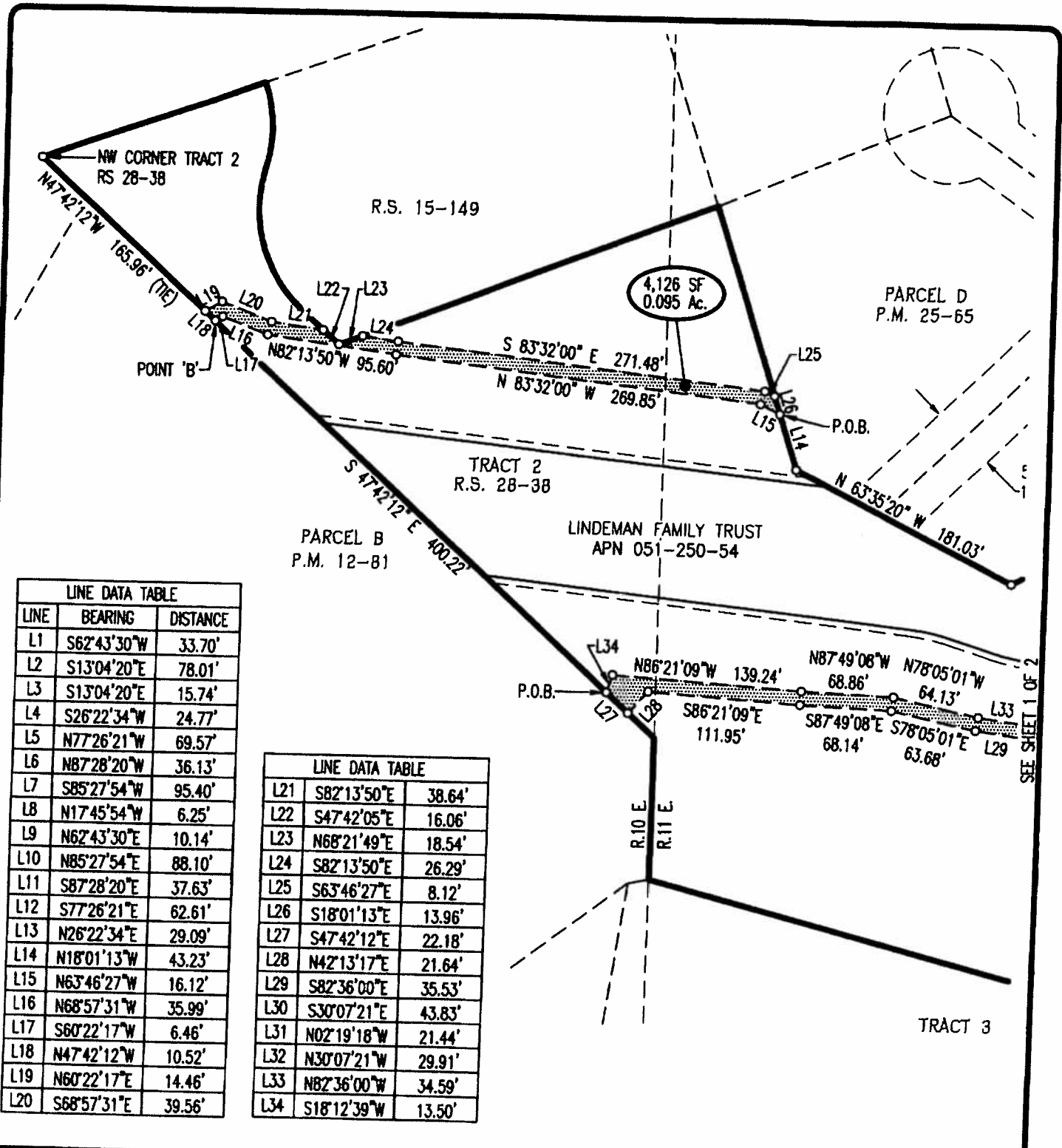


See Sheet 2 of 2 for Line Data



DATE: 11/10/09

Exhibit '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		DIAMOND SPRINGS PARKWAY PROJECT		
cta Engineering & Surveying Civil Engineering • Land Surveying • Land Planning 3028 Marler Circle, Paradise California, CA 95942 T (916) 885-8700 • F (916) 885-8070 • www.cta.com		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	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	BEARING	DISTANCE
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'

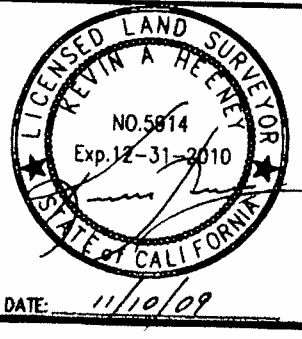


Exhibit 'B'

AFFECTED OWNER:
Lindeman Family Trust

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

cta Engineering & Surveying
Civil Engineering • Land Surveying • Land Planning
2229 Mendocino Circle, Redlands, California, CA 92374
714-293-4970 • 714-293-4979 • 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

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 _____, 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 _____, 2009.

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