

Recording requested by
And when recorded mail to:
County of El Dorado
Board of Supervisors
330 Fair Lane
Placerville, CA 9566

Mail Tax Statements to above.
Exempt from Documentary Tax Transfer -0-
Per Revenue and Taxation Code 11922

Above section for Recorder's use

**IRREVOCABLE OFFER OF DEDICATION
ROAD RIGHT OF WAY AND PUBLIC UTILITIES EASEMENT**

Sophia Parkway Retail Partners, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY. APN# 124-301-052-000 and hereinafter called GRANTOR/GRANTORS, owner/owners of the real property herein described, does/do hereby irrevocably offer for dedication to the **COUNTY OF EL DORADO**, a political subdivision of the State of California, a road right of way, and a public utilities easement, for all public purposes, over, under, and across that certain real property situate in the unincorporated area of the County of El Dorado, State of California, described as:

See Exhibits A & B, attached hereto and made a part hereof.

It is understood that this offer of dedication shall remain in effect and run with the land until such time as the County of El Dorado Board of Supervisors makes a finding of necessity for public purposes and accepts said offer by resolution.

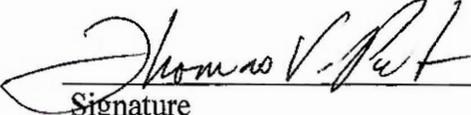
IN WITNESS WHEREOF, GRANTOR/GRANTORS has/have hereunto subscribed his/her/their name/names this 14TH day of FEBRUARY, 2023.

GRANTOR/GRANTORS

Sophia Parkway Retail Partners, LLC, A California Limited Liability Company


Signature _____
Date 02/14/23

Jatinder Mann, Managing Member


Signature _____
Date 2/14/2023

Thomas V. Petrone, Managing Member

*Notarized
Document Attached*

Beneficiary: Thomas V. Petrone

Thomas V. Petrone, Beneficiary *2/14/2023*
Signature Date

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

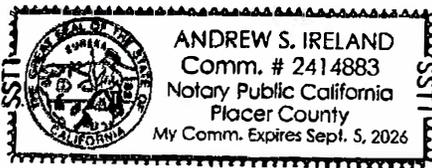
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Placer)
On FEB 14 2023 before me, Andrew S. Ireland, Notary Public,
Date Here Insert Name and Title of the Officer
personally appeared Jatinder Mann
Name(s) of Signer(s)

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

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

WITNESS my hand and official seal.



Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document Irrevocable offer of Dedication Road Right
Title or Type of Document: of Land and Public Utilities Easement
Document Date: 2/14/23 Number of Pages: 1
Signer(s) Other Than Named Above: none

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)

COUNTY OF El Dorado)

On Feb 14 2023, before me,
Cheri Charles, Notary Public, personally
appeared Thomas V. Petrone

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 Cheri Charles (Seal)

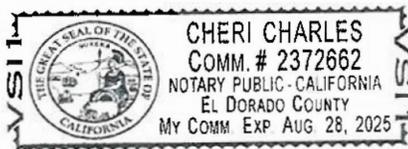


EXHIBIT "A"

RIGHT OF WAY AND PUBLIC UTILITY DEDICATION

GREEN VALLEY ROAD RIGHT OF WAY DEDICATION

That portion of land in the unincorporated area of the County of El Dorado, State of California and more particularly described as follows:

All that real property located northerly of the following described line:

Commencing at the most Northeasterly corner of Parcel 1 on that certain map entitled "Parcel Map", recorded October 15, 2008 in Book 50 of Parcel Maps, Page 82, El Dorado County Records, point also being on the South Right of Way line of Green Valley Road; thence along the northerly property line of said Parcel 1 and along the South Right of Way line of Said Road, South 72°14'39" East 9.69 feet to the TRUE POINT OF BEGINNING of the herein described line; thence from the TRUE POINT OF BEGINNING, leaving said Right of Way, South 72°03'25" West 42.91 feet to a tangent curve concave northerly with a radius of 2,859.12 feet through a central angle of 2°25'03" at which chord bears South 73°15'57" West 120.63 feet an arc distance of 120.64 feet; thence South 74°28'28" West 391.87 feet to a tangent curve concave southerly with a radius of 2,664.87 feet through a central angle of 3°18'42" at which chord bears South 72°49'08" West 154.00 feet an arc distance of 154.02 feet to a tangent curve concave southeasterly with a radius of 28.69 feet through a central angle of 24°15'30" at which chord bears South 59°02'02" East 12.06 feet an arc distance of 12.15 feet more or less to the point of terminus, point being on the easterly Right of Way line of Shadowfax Lane, as shown on that Grant Deed to the County of El Dorado, recorded October 15, 2001 as Document Number 2001-0065360-00, El Dorado County Records.

GREEN VALLEY ROAD PUBLIC UTILITY EASEMENT DEDICATION

That portion of land in the unincorporated area of the County of El Dorado, State of California and more particularly described as follows:

An easement for the installation, removal, and maintenance of all public utilities across a portion of land described as follows:

Commencing at the most Northeasterly corner of Parcel 1 on that certain map entitled "Parcel Map", recorded October 15, 2008 in Book 50 of Parcel Maps, Page 82, El Dorado County Records, point also being on the South Right of Way line of Green Valley Road; thence along the northerly property line of said Parcel 1 and along the South Right of Way line of Said Road, South 72°14'39" East 9.69 feet to the TRUE POINT OF BEGINNING of the herein described line; thence from the TRUE POINT OF BEGINNING, leaving said Right of Way, South 72°03'25" West 42.91 feet to a tangent curve concave northerly with a

radius of 2,859.12 feet through a central angle of 2°25'03" at which chord bears South 73°15'57" West 120.63 feet an arc distance of 120.64 feet; thence South 74°28'28" West 391.87 feet to a tangent curve concave southerly with a radius of 2,664.87 feet through a central angle of 3°18'42" at which chord bears South 72°49'08" West 154.00 feet an arc distance of 154.02 feet to a tangent curve concave southeasterly with a radius of 28.69 feet through a central angle of 24°15'30" at which chord bears South 59°02'02" West 12.06 feet an arc distance of 12.15 feet to a point on the easterly Right of Way line of Shadowfax Lane, as shown on that Grant Deed to the County of El Dorado, recorded October 15, 2001 as Document Number 2001-0065360-00, El Dorado County Records, point being on a non-tangent curve concave westerly with a radius of 651.15 feet through a central angle of 1°25'22" at which chord bears South 0°48'35" East 16.17 feet; thence along the easterly Right of Way of said Shadowfax Lane, an arc distance of 16.17 feet; thence leaving said easterly Right of Way, North 34°22'38" East 6.99 feet to a tangent curve concave southeasterly with a radius of 18.69 feet through a central angle of 36°47'09" at which chord bears North 52°46'12" East 11.80 feet an arc distance of 12.00 feet to a tangent curve concave southerly with a radius of 2,654.87 feet through a central angle of 36°47'09" at which chord bears North 72°49'08" East 153.42 feet an arc distance of 153.45 feet; thence North 74°28'28" East 391.87 feet to a tangent curve concave northerly with a radius of 2,869.12 feet through a central angle of 2°25'03" at which chord bears North 73°15'57" East 121.05 feet an arc distance of 121.06 feet; thence North 72°03'25" East 45.19 feet to a tangent curve southerly with a radius of 15.50 feet through a central angle of 67°15'18" at which chord bears South 74°18'56" East 17.17 feet an arc distance of 18.19 feet; thence North 67°34'01" East 2.16 feet to a point on the West right of way line of Sophia Parkway, point being on the East line of said Parcel 1; thence along said Right of Way line North 22°25'59" West 12.65 feet to a point on the South Right of Way line of said Green Valley Road; thence along said Right of Way line North 88°23'51" West 17.59 feet; thence North 72°14'39" West 1.44 feet to the TRUE POINT OF BEGINNING.



SEAN M. O'NEILL
L.S. 7581
EXP. 12-31-23

PLOTTED 1-25-23

SCALE: 1"=100'

SEE DETAIL "A"

SOPHIA PARKWAY

S22°23'59.00"E 249.94'
S23°12'31.03"E 29.97'

T.P.O.B.
P.O.C.



EXISTING R.O.W. ROAD
GREEN VALLEY ROAD

10.00'

EXIST. SLOPE EASEMENT 2001-77525

PARCEL 1
BOOK 50 PARCEL
MAPS PAGE 82

30.00'

EXISTING SLOPE EASEMENT 2002-469

SOPHIA PARKWAY
RETAIL PARTNERS, LLC
TRACT A
RECORD OF SURVEY
BOOK 38 RECORD OF
SURVEYS AT PAGE 001

NEW R.O.W. DEDICATION
TO LIE 0.5' BEHIND
NEW SIDEWALK

NEW 10' P.U.E.
EASEMENT

EDH GREEN VALLEY
HOLDINGS, LLC
TRACT B
RECORD OF SURVEY
BOOK 38 RECORD OF
SURVEYS AT PAGE 001

10.00'



DETAIL "A"

SCALE: 1"=20'

PROPOSED CURB, GUTTER &
SIDEWALK IMPROVEMENTS SHOWN
FADED WHICH ARE TO BE
CONSTRUCTED AFTER THIS DEDICATION

EXHIBIT B

GENESIS

CIVIL ENGINEERS
960 MCCOURTNEY RD, STE. C
GRASS VALLEY, CALIFORNIA 95949
(530) 742-1300

PAGE 1 OF 2



LEGEND

- P.O.C. POINT OF COMMENCEMENT
- T.P.O.B. TRUE POINT OF BEGINNING
- P.U.E. PUBLIC UTILITY EASEMENT
-  RIGHT OF WAY DEDICATION

PLOTTED 1/25/2023

PARCEL LINE TABLE

LINE #	LENGTH	DIRECTION
L1	9.69'	S72°14'39"E
L2	42.91'	N72°03'25"E
L3	391.87'	N74°28'28"E
L4	1.44'	S72°14'39"E
L5	17.59'	S88°23'51"E
L6	12.65'	S22°25'59"E
L7	2.16'	S67°34'01"W
L8	45.19'	N72°03'25"E
L9	391.87'	N74°28'28"E
L10	6.99'	N34°22'38"E

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	120.64	2859.12	2°25'03"	N73°15'57"E 120.63'
C2	154.02	2664.87	3°18'42"	S72°49'08"W 154.00'
C3	12.15	28.69	24°15'30"	N59°02'02"W 12.06'
C4	18.19	15.50	67°15'18"	S74°18'56"W 17.17'
C5	121.06	2869.12	2°25'03"	N73°15'57"E 121.05'
C6	153.45	2654.87	3°18'42"	S72°49'08"W 153.42'
C7	12.00	18.69	36°47'09"	N52°46'12"W 11.80'
C8	16.17	651.15	1°25'22"	N0°48'35"W 16.17'

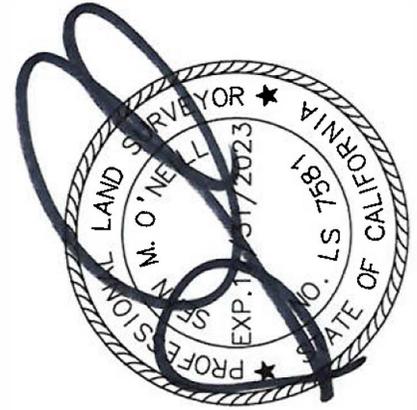
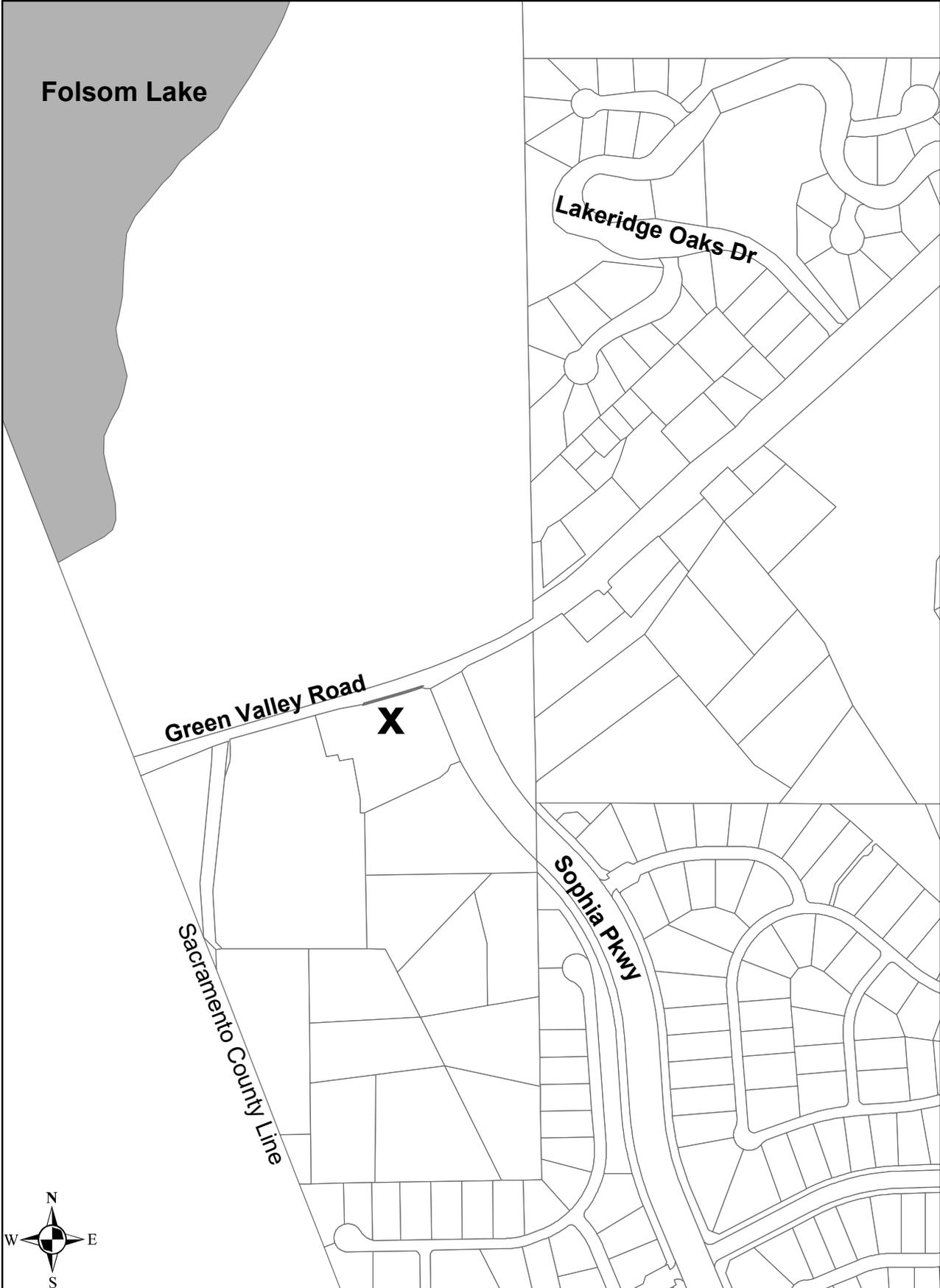


EXHIBIT B
GENESIS
CIVIL ENGINEERS
 960 McCOURTNEY RD, STE. C
 GRASS VALLEY, CALIFORNIA 95949
 (530) 742-1300

APN 124-301-052



Vicinity Map AOE 22-0011 B

CONSENT TO OFFER DEDICATION AND ACCEPTANCE OF OFFER

At a regular meeting of the Board of Supervisors of the County of El Dorado held on _____, the County of El Dorado consented to the foregoing attached Irrevocable Offer of Dedication dated February 14, 2023 from Sophia Parkway Retail Partners, LLC, A California Limited Liability Company, for a Road Right of Way and PUE and authorized the recording of said offer pursuant to Government Code Section 7050, and further accept said offer at this time.

Dated this _____ day of _____, 20_____

COUNTY OF EL DORADO

By: _____
Wendy Thomas
Chair, Board of Supervisors

Attest:
Kim Dawson
Clerk of the Board of Supervisors

By: _____
Deputy Clerk