

RECORDING REQUESTED BY AND WHEN  
RECORDED MAIL TO:  
County of El Dorado  
Board of Supervisors  
330 Fair Lane  
Placerville, CA 95667  
APN: 120-690-09

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

Above section for Recorder's use

## IRREVOCABLE OFFER OF DEDICATION DRAINAGE EASEMENT

**BENCOR/SARATOGA L. P.**, a California Limited partnership, hereinafter called GRANTOR, owner of the real property herein described, does hereby irrevocably offer for dedication to the **COUNTY OF EL DORADO**, a political subdivision of the State of California, an easement, for drainage and appurtenant drainage pipes and structures within said easement, 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 has hereunto subscribed its name this 18<sup>th</sup> day of October, 2010.

GRANTOR: BENCOR/SARATOGA L. P.

Signature

Benjamin T. Horton  
Printed name

Its: Manager  
Title

BENEFICIARY:

The undersigned, **WELLS FARGO BANK, NATIONAL ASSOCIATION**, Beneficiary under that Certain Deed of Trust dated **FEBRUARY 25, 2010**, Recorded as Document No. **2010-9075**, of the Official Records of El Dorado County, hereby consent to the recording of this document.

Signature and Date

Jeffrey D. Franklin 10/19/10

Printed name and title


Jeffrey D. Franklin, Senior Vice President

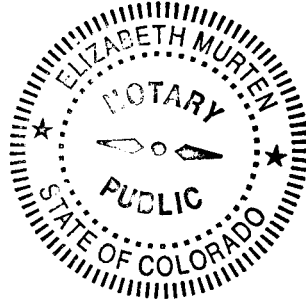
(A Notary Public must acknowledge all signatures)

ACKNOWLEDGEMENT

STATE OF COLORADO    )  
                                  ) s.s.  
COUNTY OF EL PASO    )

This instrument was acknowledged before me on October 18, 2010, by **BENJAMIN T. HORTON**, as Manager of **BENCOR HORIZONS, LLC**, a Colorado limited liability company, the General Partner of **BENCOR/SARATOGA L.P.**, a California limited partnership.

  
NOTARY PUBLIC FOR  
STATE OF COLORADO



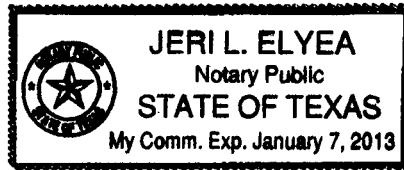
My commission expires: 11/26/2010

ACKNOWLEDGEMENT

STATE OF TEXAS            )  
  ) s.s.  
COUNTY OF WICHITA    )

This instrument was acknowledged before me on October 19<sup>th</sup>, 2010, by JEFFREY D. FRANKLIN, as Senior Vice President of Wells Fargo Bank, N.A.

Jeri L. Elyea  
NOTARY PUBLIC FOR  
STATE OF TEXAS



My commission expires: January 7, 2013

**EXHIBIT "A"**  
**DRAINAGE EASEMENT**

ALL THAT REAL PROPERTY SITUATED IN THE COUNTY OF EL DORADO, STATE OF CALIFORNIA, BEING A PORTION OF PARCEL B, AS SHOWN ON THE PARCEL MAP FILED IN THE OFFICE OF THE RECORDER OF SAID COUNTY ON MARCH 1, 2010 IN BOOK 50 OF PARCEL MAPS, AT PAGE 90, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**AREA A:**

A STRIP OF LAND HAVING A UNIFORM WIDTH OF FIFTEEN (15.00) FEET, LYING SEVEN AND ONE-HALF (7.50) FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT LOCATED ON THE SOUTHERLY BOUNDARY OF SAID PARCEL B, FROM WHICH THE SOUTHWEST CORNER THEREOF BEARS SOUTH 81°02'59" WEST, 139.38 FEET; THENCE FROM SAID POINT OF BEGINNING NORTH 06°42'17" EAST, 39.22 FEET TO A POINT HEREBY BEING DESIGNATED AS POINT "A"; THENCE NORTH 07°55'10" WEST, 179.05 FEET; THENCE NORTH 09°24'33" WEST, 166.14 FEET; THENCE NORTH 41°44'34" WEST, 47.71 FEET TO THE POINT OF ENDING.

**AREA B:**

A STRIP OF LAND HAVING A UNIFORM WIDTH OF FIFTEEN (15.00) FEET, LYING SEVEN AND ONE-HALF (7.50) FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT THE ABOVE DESIGNATED POINT "A"; THENCE FROM SAID POINT OF BEGINNING NORTH 82°09'44" WEST, 51.47 FEET; THENCE SOUTH 81°16'50" WEST, 27.00 FEET; THENCE NORTH 11°41'35" WEST, 51.40 FEET; THENCE NORTH 32°12'01" WEST, 122.33 FEET; THENCE NORTH 03°35'03" EAST, 74.07 FEET TO THE POINT OF ENDING.

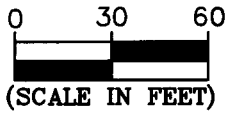
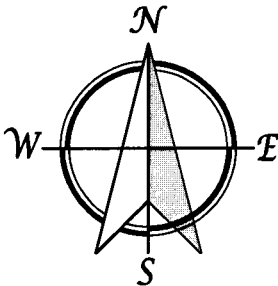
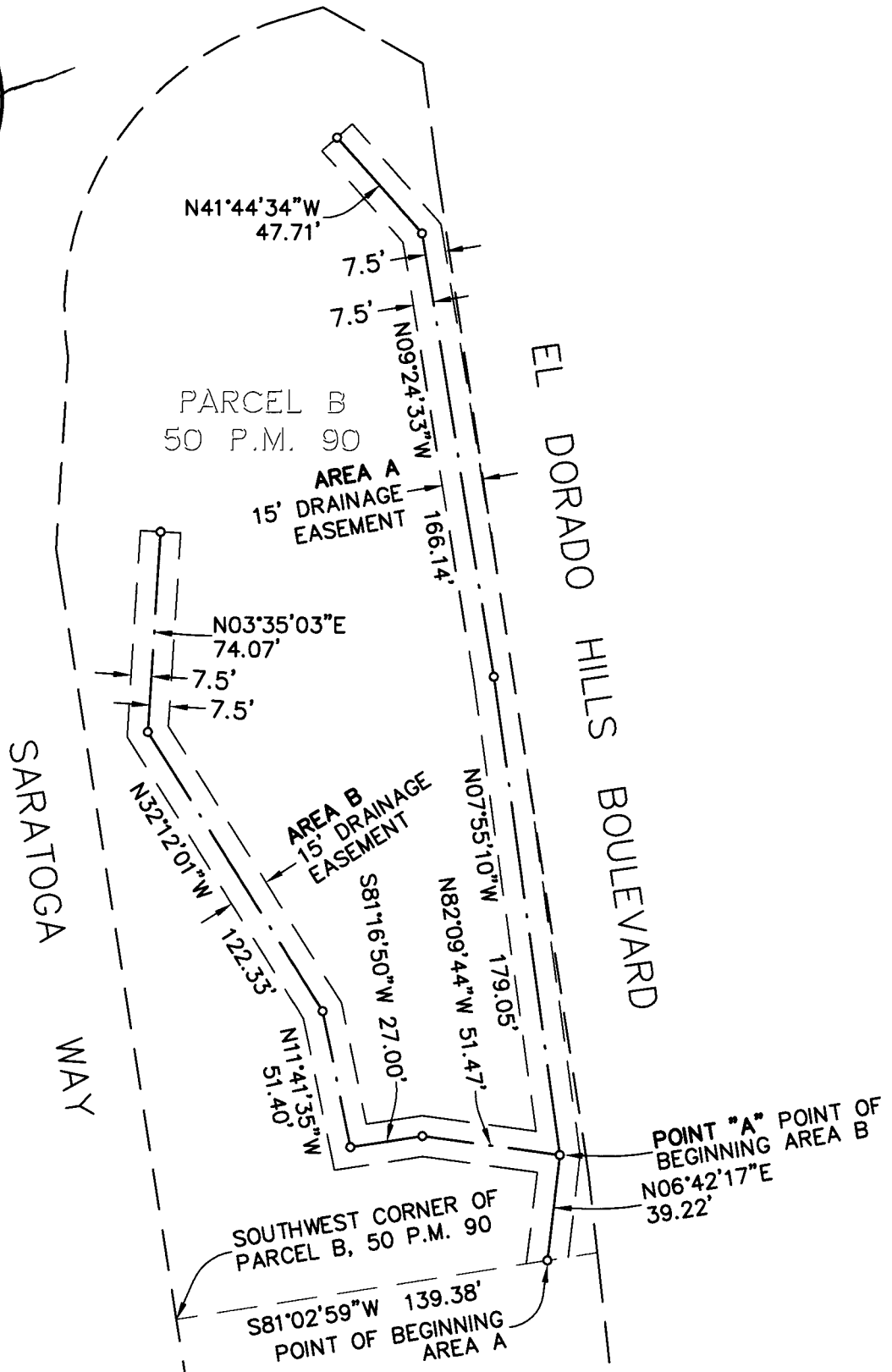
THE SIDELINES OF SAID STRIPS OF LAND SHALL BE SHORTENED OR LENGTHENED SO AS TO TERMINATE AT THE BOUNDARY OF SAID PARCEL B.

END OF DESCRIPTION





10/20/10



**EXHIBIT "B"**  
**DRAINAGE EASEMENT**  
 PORTION OF PARCEL B, 50 P.M. 90  
 COUNTY OF EL DORADO  
 STATE OF CALIFORNIA

31 Natoma Street, Suite #160  
 Folsom, CA 95630  
 Phone: (916) 608-0707  
 Fax: (916) 608-0701

**TSD ENGINEERING, INC.**  
 expect more.

SCALE:  
1"=60'

DATE:  
10/8/10

SHEET  
1 OF 1