

RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:  
County of El Dorado  
Board of Supervisors  
330 Fair Lane  
Placerville, CA 95667  
APN: 083-350-48

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  
ROAD RIGHT OF WAY, PUBLIC UTILITIES EASEMENT  
AND SLOPE EASEMENT**

Cameron Park Ventures, LLC, a California Limited Liability Company, Burkhardt's Cameron Park, LLC, an Oregon Limited Liability Company, Cameron Park Partners, LLC, a California Limited Liability Company, hereinafter called GRANTORS, owners of the real property herein described, 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, in fee, a public utilities easement for all public purposes, and a slope easement for construction, and maintenance purposes, over, under, and across those areas contiguous to, adjacent to and outside of the herein above described road and public utilities easement, to points five feet beyond future top of cut slopes and toe of fill slopes, situate in the unincorporated area of the County of El Dorado, State of California, described as:

See Exhibits A & B, attached hereto and by reference 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, GRANTORS have hereunto subscribed their names this 2nd day of December, 2008.

**SEE ATTACHED SIGNATURE PAGE FOR GRANTORS**

**BENEFICIARY**

The undersigned, **THE MECHANICS BANK** Beneficiary under that Certain Deed of Trust dated MARCH 1, 2007, Recorded as Document No. 2007-20947, of the Official Records of El Dorado County, hereby consent to the recording of this document.

  
Signature and Date

12-2-2008

Relationship Officer  
Title

Brenton Mustin  
Printed name

**(A Notary Public must acknowledge all signatures)**

THIS DOCUMENT MAY BE EXECUTED IN COUNTERPARTS, EACH OF WHICH SHALL BE DEEMED AN ORIGINAL BUT TOGETHER SHALL CONSTITUTE ONE LEGAL BINDING DOCUMENT.

**GRANTORS SIGNATURE PAGE**

**CAMERON PARK VENTURES, LLC, a California Limited Liability Company**

BY:   
\_\_\_\_\_  
Erik N. Pilegaard

  
\_\_\_\_\_  
Title

**BURKHARDT'S CAMERON PARK, LLC, an Oregon Limited Liability Company,**

BY:   
\_\_\_\_\_  
Erik N. Pilegaard

  
\_\_\_\_\_  
Title

**CAMERON PARK PARTNERS, LLC, a California Limited Liability Company**

BY:   
\_\_\_\_\_  
Erik N. Pilegaard

  
\_\_\_\_\_  
Title

**(A Notary Public must acknowledge all signatures)**

**THIS DOCUMENT MAY BE EXECUTED IN COUNTERPARTS, EACH OF WHICH SHALL BE DEEMED AN ORIGINAL BUT TOGETHER SHALL CONSTITUTE ONE LEGAL BINDING DOCUMENT.**

CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

State of California )  
 )ss.  
County of El Dorado )

On December 2 2008 before me, Cathy French, Notary Public, personally appeared Erik N. Pilegaard, 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 *Cathy French* (Seal)



**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

State of California

County of Placer

On December 2, 2008 before me, Lynda J. Bree, Notary Public

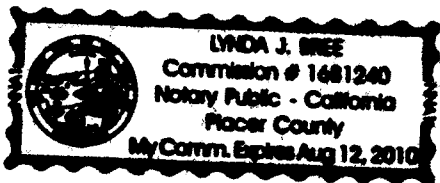
personally appeared Brenton Mustin

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 Lynda J. Bree  
Signature of Notary Public



Place Notary Seal Above

**OPTIONAL**

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_

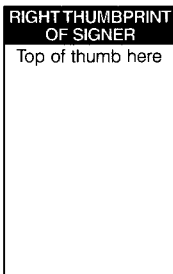
Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

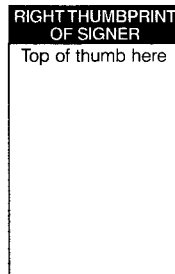
- Individual
- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_



Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

- Individual
- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_



Signer Is Representing: \_\_\_\_\_

**ILLEGIBLE NOTARY DECLARATION**

I certify under penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

Name of Notary Lynda J Bree

Date commission expires AUGUST 12, 2010

Notary identification number 168 1240  
(For Notaries commissioned after 1-1-1992)

Manufacturer/Vendor identification number NNAI  
(For Notaries commissioned after 1-1-1992)

Place of execution of this declaration December 2 2008

Dated December 12, 2008

Signed Abraham Shubin  
(Firm name, if any)

County of El Dorado  
Dept. of Transportation

## **EXHIBIT A**

### **Tract Two**

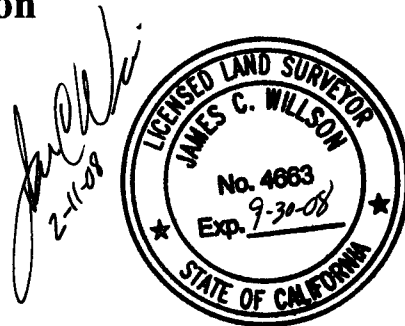
All that portion of Parcel 1 as delineated on that certain Parcel Map filed Dec 28, 2006 in Book 49 of Parcel Maps at Page 111, in the El Dorado County Recorder's Office, being a portion of Section 3, Township 9 North, Range 9 East, M.D.M. more particularly described as follows:

Beginning at the most Southerly corner of said Parcel 1, said corner also being the most Southwesterly corner of Parcel 2 as described in Tract One above; thence from said Point Of Beginning, along the Southerly boundary line of said Parcel 1, North 60°31'52" West, 35.17 feet to a point on the easterly boundary line of Parcel 6 as such is delineated on that certain Parcel Map filed Nov 21, 2006 in Book 49 of Parcel Maps at Page 99, in the office of said recorder; thence along the common boundary line of said Parcel 1 and said Parcel 6, following the arc of a 370.00 foot radius non-tangent curve to the left through a central angle of 01°01'45", being subtended by a chord bearing North 03°52'38" West, 6.65 feet; thence continuing along said common line, North 04°23'30" West, 96.32 feet, to an angle point in said common boundary line; thence leaving said southerly boundary line, continuing North 04°23'30" West 250.70 feet; thence along the arc of an 11.00 foot radius curve to the left through a central angle of 95°57'46", being subtended by a chord bearing North 52°22'23" West, 16.34 feet; thence along the arc of a 270.00 foot radius curve to the left through a central angle of 03°22'49", being subtended by a chord bearing South 77°57'19" West, 15.93 feet; thence North 12°02'13" West, 59.96 feet; thence along the arc of a 307.00 foot non-tangent curve to the right through a central angle of 05°56'04", being subtended by a chord bearing North 75°45'26" East, 31.78 feet; thence North 11°16'33" West, 14.29 feet; thence North 78°14'18" East, 36.49 feet to a point on the Easterly boundary line of said Parcel 1, said boundary line being common with the Westerly boundary line of said Parcel 2; thence along said common boundary line South 04°24'24" East, 439.54 feet; thence along the arc of a 400.00 foot radius curve to the right through a central angle of 03°45'58", being subtended by a chord bearing South 02°31'25" East, 26.29 feet to the Point Of Beginning.

Tract Two as described containing 0.36 acres more or less.

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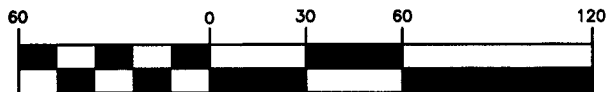
**End of Description**



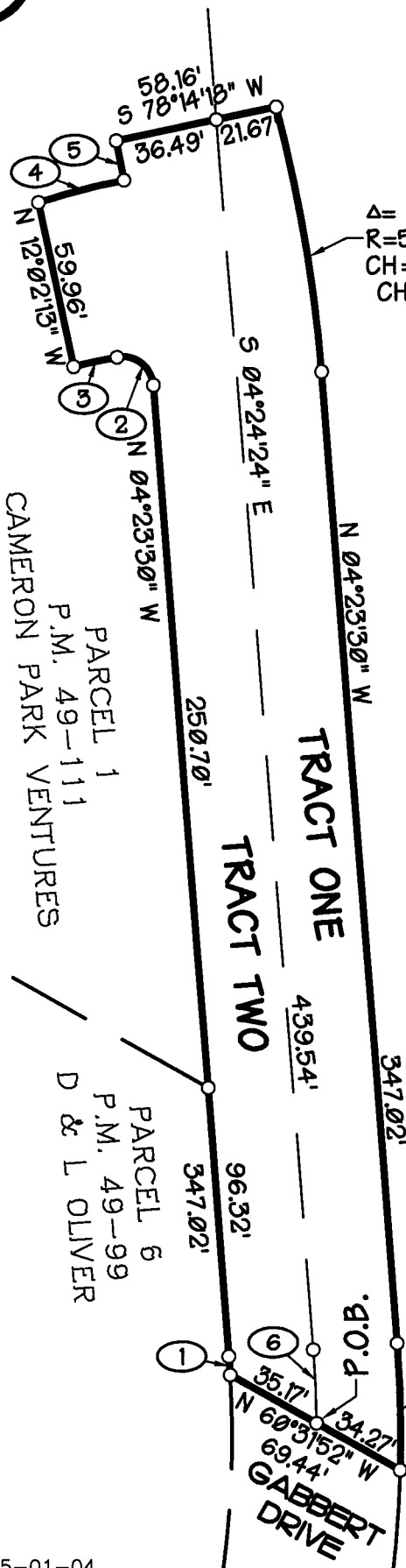


# Exhibit B

## A PORTION OF PARCELS 1 & 2, PER P.M. 49-111



1 inch = 60 ft.

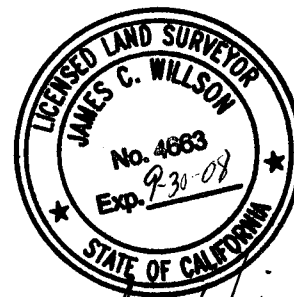


$\Delta = 10^{\circ}20'33''$   
 $R = 531.00'$   $L = 95.85'$   
 $CH = N 09^{\circ}33'46'' W$   
 $CHL = 95.72'$

### Tabulation

No	BEARING & DISTANCE	ARC LENGTH	RADIUS	DELTA
1	N 03°52'38" W 6.65'	6.65'	370.00'	01°01'45"
2	N 52°22'23" W 16.34'	18.42'	11.00'	95°57'46"
3	S 77°57'19" W 15.93'	15.93'	270.00'	03°22'49"
4	N 75°45'26" E 31.78'	31.80'	307.00'	05°56'04"
5	N 11°16'33" W 14.29'	14.29'	400.00'	03°45'58"
6	S 02°31'25" E 26.29'	26.29'	400.00'	03°45'58"

PARCEL 2  
P.M. 49-111  
STAGECOACH TRAIL INVESTORS



$\Delta = 06^{\circ}03'07''$   
 $R = 430.00'$   $L = 45.42'$   
 $CH = N 01^{\circ}21'56'' W$   
 $CHL = 45.40'$

MARSHALL  
MEDICAL CENTER  
LOT 6 S.D. G-39

*James G. Willson*  
2-11-08



5085-01-04

**CARLTON**  
Engineering Inc.

3883 Ponderosa Road, Shingle Springs, CA 95682  
Voice 530.677.5515 Fax 530.677.8845

