

RECORDING REQUESTED BY AND

When recorded, mail to:
County of El Dorado, Board of Supervisors
330 Fair Lane
Placerville, CA 95667

Name: CELTIC PROPERTIES
Address: c/o Woodson L. Philbin
4561 Oxbow Ridge Place
Fair Oaks, CA 95828
Location: RITE AID @ C.R. (DR 06-0008)
Parcel No.: 102-110-19
Date: December 18, 2007

Above section for Recorder's use

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

APN: 102-110-19

**IRREVOCABLE OFFER OF DEDICATION
PEDESTRIAN EASEMENT**

CELTIC PROPERTIES, a California General Partnership, hereinafter called GRANTOR, owner of the herein described real property, does hereby irrevocably offer for dedication to the COUNTY OF EL DORADO, a political subdivision of the State of California, an easement for pedestrian purposes, over, under and across that certain real property situate in 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 El Dorado County Board of Supervisors makes a finding of necessity for public purposes and accepts said offer by resolution.

IN WITNESS WHEREOF, GRANTOR has hereunto subscribed (his) (her) (their) name(s) this 22nd day of January, 2008.

GRANTOR

CELTIC PROPERTIES
A California General Partnership

By: Gerald L. McIntyre
Gerald L. McIntyre
General Partner

By: Woodson L. Philbin
Woodson L. Philbin
General Partner

NOTARY'S ACKNOWLEDGEMENT(S): See Page 2.

TRUSTEE/BENEFICIARY STATEMENT:

The undersigned, Rabobank, N.A., Trustee/Beneficiary under that Certain Deed of Trust, dated 12-28-07 recorded as Document No. 07-0079207 of the Official Records of El Dorado County, hereby consent to the recording of this document.

Rabobank, N.A.

Signed: By: Debi Engelbrecht
Name: Debi Engelbrecht
Title: Vice President

Dated: 1/18/08

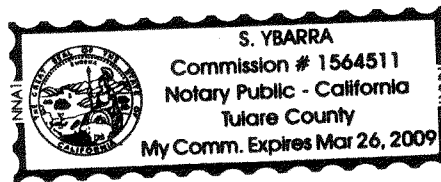
STATE OF CALIFORNIA)
) SS:
COUNTY OF Tulare)

On 1-18-08, before me, S. Ybarra, a notary public, personally appeared Debi Engelbrecht

personally known to me (or 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.

Witness my hand and official seal.

[Signature]
Notary Public



My Principal Place of Business: County of Tulare
My Commission Expires: 3-26-09

GRANTOR'S SIGNATURE(S): See Page 1

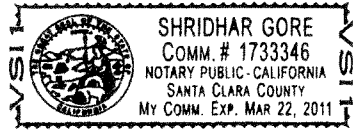
STATE OF CALIFORNIA)
) SS:
COUNTY OF Santa Clara)

On 01/04/2008, before me, Shridhar Gore, Notary Public,
a notary public, personally appeared Gerald Lee McIntyre

~~personally known to me~~ (or 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.

Witness my hand and official seal.

Gore



Notary Public

My Principal Place of Business: County of Santa Clara
My Commission Expires: Mar 22, 2011

STATE OF CALIFORNIA)
) SS:
COUNTY OF _____)

On _____, before me, _____,
a notary public, personally appeared _____

personally known to me (or 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.

Witness my hand and official seal.

Notary Public

My Principal Place of Business: County of _____
My Commission Expires: _____

California Acknowledgment Form

State of California }
County of Sacramento } ss.

On 01-22-2008 before me, MIKE V PARKER,
personally appeared WOODSON L. PHUBIN

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.

Seal

Mike V Parker

Signature of Notary



Notes

Please provide information about the document that this form is attached to.
This is not required under California State notary public law.

IRREVOCABLE OFFER of DEDICATION
PEDESTRIAN EASEMENT

EXHIBIT A
IRREVOCABLE OFFER OF DEDICATION
DESCRIPTION OF PEDESTRIAN EASEMENT

All that certain real property located in the County of El Dorado, State of California, consisting of two (2) tracts of land, each being a portion of the Northwest quarter of Section 28, Township 10 North, Range 9 East, M.D.M., each also being a portion of Parcel 1, as said parcel is shown and so designated on that certain Parcel Map, which filed for record in the Office of the El Dorado County Recorder on December 20, 2006, in Book 49 of Parcel Maps at Page 109, more particularly described as follows:

TRACT 1

BEGINNING at a point in the Westerly boundary of said Parcel 1, from which the Southwesterly corner thereof, shown as being marked by a three-quarter (3/4") inch capped iron pipe stamped "LS 4130", bears South 12°39'17" East 5.33 feet; thence, from said POINT OF BEGINNING, leaving the Westerly boundary of said Parcel 1 through the midst thereof, North 80°02'00" East 264.66 feet; thence North 10°11'59" West 5.50 feet; thence South 80°02'00" West 185.67 feet to the beginning of a curve to the Right with a radius of 19.25 feet, concave to the North; thence, Westerly along the arc of said curve through a central angle of 40°28'15", an arc distance of 13.60 feet (said curve being subtended by a chord that bears North 79°43'52" West 13.32 feet); thence South 80°02'00" West 66.95 feet to the Westerly boundary of said Parcel 1; thence, Southerly along the Westerly boundary of said Parcel 1, South 12°39'17" East 10.12 feet to the point of beginning.

TRACT 2

BEGINNING at a point in the Easterly boundary of said Parcel 1, from which the Southerly terminus of that certain course therein that bears South 06°49'22" East 210.22 feet, shown as being marked by a three-quarter (3/4") inch capped iron pipe stamped "RCE 20462-2006" bears South 06°49'22" East 23.58 feet; thence, from said POINT OF BEGINNING, Northerly along the Easterly boundary of said Parcel 1, North 06°49'22" West 23.65 feet to the beginning of a non-tangent curve to the Left with a radius of 8.50 feet, concave to the Southwest, the radial to which bears North 63°25'38" East; thence, leaving the Easterly boundary of said Parcel 1 through the midst thereof, Northwesterly along the arc of said curve through a central angle of 73°37'08", an arc distance of 10.92 feet (said curve being subtended by a chord that bears North 63°22'56" West 10.19 feet); thence South 79°48'30" West 2.74 feet to the beginning of a curve to the Right with a radius of 1.50 feet, concave to the Northeast; thence, Northwesterly along the arc of said curve through a central angle of 89°59'32", an arc distance of 2.36 feet (said curve being subtended by a chord that bears North 55°11'44" West 2.12 feet); thence North 10°11'58" 9.26 feet to the beginning of a curve to the Right with a radius of 4.50 feet, concave to the Southeast; thence, Northeasterly along the arc of said curve through a central angle of 78°10'58", an arc distance of 6.14 feet (said curve being subtended by a chord that bears North 28°53'31" East 5.68 feet) to the beginning of a reverse curve to the Left with a radius of 7.50 feet, concave to the Northwest; thence, Northeasterly along the arc of said curve through a central angle of 78°10'58", an arc distance of 10.23 feet (said curve being subtended by a chord that bears North 28°53'31" East 9.46 feet); thence North 10°11'58" West 22.47 feet to the beginning of a curve to the Right with a radius of 9.50 feet, concave to the East; thence, Northerly along the arc of said curve through a central angle of 18°33'20", an arc distance of 3.08 feet (said curve being subtended by a chord that bears North 00°55'18" West 3.06 feet) to the beginning of a reverse curve to the Left with a radius of 15.50 feet, concave to the West, the radial to which bears South 81°38'38" East; thence, Northerly along the arc of said curve through a central angle of 15°10'44", an arc distance of 4.11 feet (said curve being subtended by a chord that bears North 00°46'00" East 4.09 feet); thence North 06°49'22" West 95.32 feet to the beginning of a curve to the Right with a radius of 4.50 feet, concave to the East; thence, Northerly along the arc of said curve through a central angle of 50°42'13", an arc distance of 3.98 feet (said curve being subtended by a chord that bears North 18°31'45"

East 3.85 feet) to the beginning of a reverse curve to the Left with a radius of 10.50 feet, concave to the Northwest, the radial to which bears South 46°07'09" East; thence, Northeasterly along the arc of said curve through a central angle of 32°57'03", an arc distance of 6.04 feet (said curve being subtended by a chord that bears North 27°24'19" East 5.96 feet) to the Easterly boundary of said Parcel 1; thence, Northerly along the Easterly boundary of said Parcel 1, North 06°49'22" West 1.34 feet to the beginning of a non-tangent curve to the Left with a radius of 1170.00 feet, concave to the West, the radial to which bears North 83°12'54" East; thence, continuing along the Easterly boundary of said Parcel 1, Northerly along said curve through a central angle of 00°06'13", an arc distance of 2.12 feet (said curve being subtended by a chord that bears North 06°50'13" West 2.12 feet) to the Northeasterly corner of said Parcel 1; thence, Westerly along the Northerly boundary of said Parcel 1, South 77°18'00" West 5.54 feet to the beginning of a non-tangent curve to the Right with a radius of 4.50 feet, concave to the West, the radial to which bears North 87°11'16" East; thence, leaving the Northerly boundary of said Parcel 1, Southerly along the arc of said curve through a central angle of 46°41'35", an arc distance of 3.67 feet (said curve being subtended by a chord that bears South 20°32'04" West 3.57 feet) to the beginning of a reverse curve to the Left with a radius of 10.50 feet, concave to the East, the radial to which bears North 46°07'09" West; thence, Southerly along the arc of said curve through a central angle of 50°42'13", an arc distance of 9.29 feet (said curve being subtended by a chord that bears South 18°31'44" West 8.99 feet); thence South 06°49'22" East 95.32 feet to the beginning of a curve to the Right with a radius of 9.50 feet, concave to the West; thence, Southerly along the arc of said curve through a central angle of 15°10'44", an arc distance of 2.52 feet (said curve being subtended by a chord that bears South 00°46'00" West 2.51 feet) to the beginning of a reverse curve to the Left with a radius of 15.50 feet, concave to the East, the radial to which bears North 81°38'38" West; thence, Southerly along the arc of said curve through a central angle of 18°33'20", an arc distance of 5.02 feet (said curve being subtended by a chord that bears South 00°55'18" East 5.00 feet); thence South 10°11'58" East 14.97 feet; thence, at right angles to the Right, South 79°48'02" West 2.00 feet; thence, at right angles to the Left, South 10°11'58" East 9.00 feet; thence, at right angles to the Right, South 79°48'02" West 2.00 feet; thence, at right angles to the Left, South 10°11'58" East 0.99 feet to the beginning of a non-tangent curve to the Left with a radius of 10.50 feet, concave to the East, the radial to which bears North 38°22'22" West; thence, Southerly along the arc of said curve through a central angle of 61°49'36", an arc distance of 11.33 feet (said curve being subtended by a chord that bears South 20°42'50" West 10.79 feet); thence South 10°11'58" East 16.76 feet; thence North 79°48'30" East 10.04 feet to the beginning of a non-tangent curve to the Right with a radius of 2.50 feet, concave to the Southwest, the radial to which bears North 14°43'26" West; thence, Southeasterly along the arc of said curve through a central angle of 97°54'04", an arc distance of 4.27 feet (said curve being subtended by a chord that bears South 55°46'24" East 3.77 feet); thence South 06°49'22" East 20.72 feet; thence, at right angles to the Left, North 83°10'38" East 5.50 feet to the point of beginning.

End of Description

See EXHIBIT B for delineation of the herein described easement.

This real property description was prepared by Gene E. Thorne & Associates, Inc., under the direction of Gene E. Thorne, RCE 20462, in conformance with the Professional Land Surveyor's Act.


Gene E. Thorne, RCE 20462

Reg. Exp. Date: 09/30/09

Portions of A.P.N. 102-110-19

Rite Aid Ped Esmt - Exhbit A.doc
12/14/07dbb



EXHIBIT B
IRREVOCABLE OFFER OF DEDICATION
PLAT OF PEDESTRIAN EASEMENT
A PORTION OF THE NW 1/4 OF SECTION 28, T. 10 N., R. 9 E., M.D.M.
BEING A PORTION OF PARCEL 1 OF PM 49-109
COUNTY OF EL DORADO, CALIFORNIA

GENE E. THORNE & ASSOCIATES, INC.

SHEET 1 OF 2



| CURVE DATA TABLE | | | | |
|------------------|-------------|--------|-----------|----------|
| CURVE | CHORD | | DELTA | RADIUS |
| 1 | S06°50'13"E | 2.12' | 00°06'13" | 1170.00' |
| 2 | S35°55'58"W | 27.16' | 85°31'52" | 20.00' |
| 3 | S79°23'57"W | 69.40' | 01°20'36" | 2960.00' |
| 4 | N79°43'52"W | 13.32' | 40°28'15" | 19.25' |

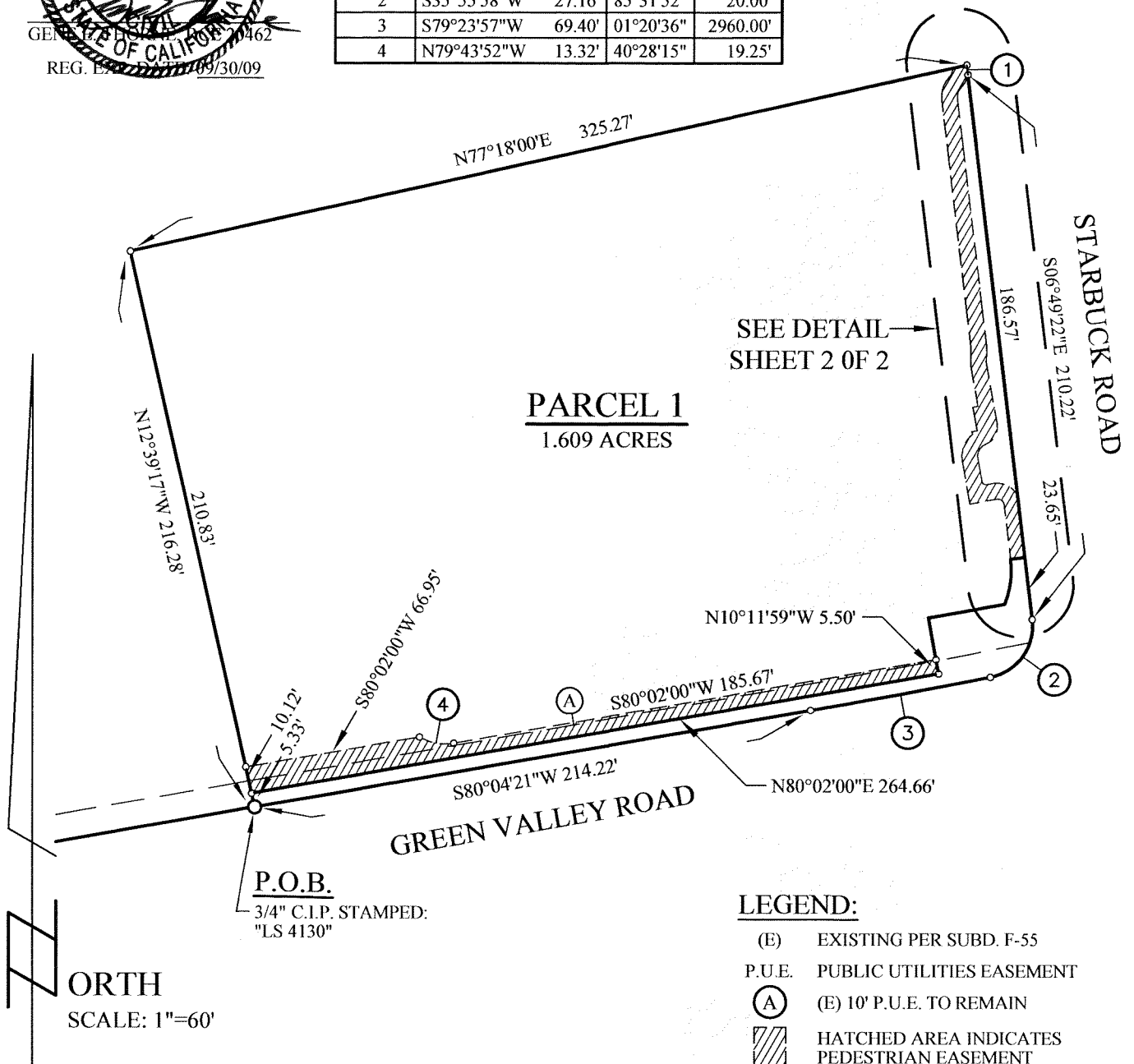
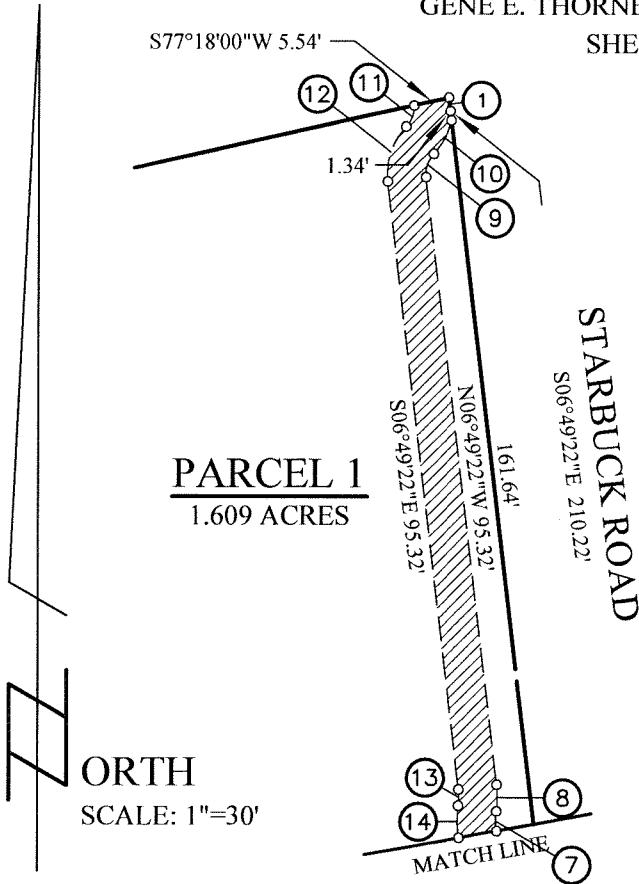


EXHIBIT B
IRREVOCABLE OFFER OF DEDICATION
PLAT OF PEDESTRIAN EASEMENT
A PORTION OF THE NW 1/4 OF SECTION 28, T. 10 N., R. 9 E., M.D.M.
BEING A PORTION OF PARCEL 1 OF PM 49-109
COUNTY OF EL DORADO, CALIFORNIA

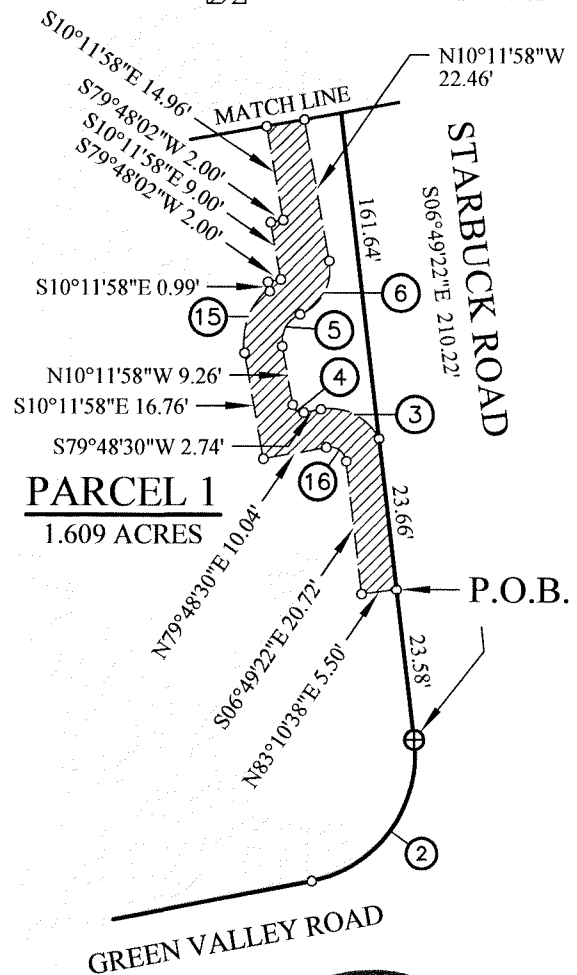
GENE E. THORNE & ASSOCIATES, INC.

SHEET 2 OF 2



LEGEND:

- (E) EXISTING PER SUBD. F-55
- P.U.E. PUBLIC UTILITIES EASEMENT
- (A) (E) 10' P.U.E. TO REMAIN
- HATCHED AREA INDICATES PEDESTRIAN EASEMENT



CURVE DATA TABLE

| CURVE | CHORD | DELTA | RADIUS |
|-------|--------------------|-----------|----------|
| 1 | S06°50'13"E 2.12' | 00°06'13" | 1170.00' |
| 2 | S35°55'58"W 27.16' | 85°31'52" | 20.00' |
| 3 | N63°22'56"W 10.19' | 73°37'08" | 8.50' |
| 4 | N55°11'44"W 2.12' | 89°59'32" | 1.50' |
| 5 | N28°53'31"E 5.68' | 78°10'58" | 4.50' |
| 6 | N28°53'31"E 9.46' | 78°10'58" | 7.50' |
| 7 | N00°55'18"W 3.06' | 18°33'20" | 9.50' |
| 8 | N00°46'00"E 4.09' | 15°10'44" | 15.50' |
| 9 | N18°31'44"E 3.85' | 50°42'13" | 4.50' |
| 10 | N27°24'20"E 5.96' | 32°57'03" | 10.50' |
| 11 | S20°32'04"W 3.57' | 46°41'35" | 4.50' |
| 12 | S18°31'44"W 8.99' | 50°42'13" | 10.50' |
| 13 | S00°46'00"W 2.51' | 15°10'44" | 9.50' |
| 14 | S00°55'18"E 5.00' | 18°33'20" | 15.50' |
| 15 | S20°42'50"W 10.79' | 61°49'36" | 10.50' |
| 16 | S55°46'24"E 3.77' | 97°54'04" | 2.50' |

