

RECORDING REQUESTED BY  
AND WHEN RECORDED RETURN TO:

COUNTY OF EL DORADO  
BOARD OF SUPERVISORS OFFICE  
330 FAIR LANE  
PLACERVILLE, CA 95667

Name: Treviso Ridgeview 7, LLC

Project: Ridgeview West Unit 5  
A.P.N.: 120-720-004  
Date:

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

Above section for Recorder's use

**IRREVOCABLE OFFER OF DEDICATION FOR  
A DRAINAGE EASEMENT**

**TREVISO RIDGEVIEW 7, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY,** 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 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.**

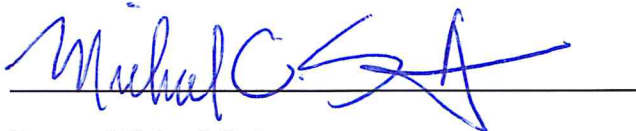
It is understood that this offer of dedication shall remain in effect and run with the land until such time the County of El Dorado Board of Supervisors makes a finding of necessity for public purposes and accepts said offer by resolution.

IN WITNESS WHEREOF, GRANTOR has hereunto subscribed (his) (her) (their) name(s) this 23 day of OCTOBER, 2020.

GRANTORS

**TREVISO RIDGEVIEW 7, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY**

**BY: LA JOLLA PACIFIC INVESTMENTS, LLC,**  
**A California Limited Liability Company**  
**ITS: Managing Member**



**By: Michael C. Stettner,**

**Title: Its Managing Member**

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 10/23 2020, before me, Julie Hammond,  
a Notary Public, personally appeared Michael Stettner,  
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.

Julie Hammond  
Notary Public in and for said County and State



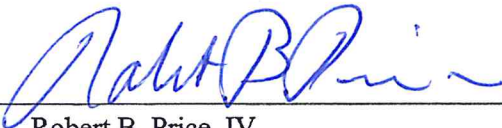
Notary Public Seal

BENEFICIARY:

The undersigned, BELLSTONE LOAN FUND, LLC, a California limited liability company, Beneficiary under that certain Deed of Trust dated October 1, 2020, Recorded as Document No. 2020-0055113, of the Official Records of El Dorado County, hereby consents to the recording of this document.

BELLSTONE LOAN FUND, LLC  
a California limited liability company

BY: Bellstone Commercial, Inc.,  
a California limited liability company,  
Its Managing Member

By:   
Robert B. Price, IV  
Its President and Secretary

(A Notary Public must acknowledge all signatures)

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 Sacramento

On 10/08 2020, before me, Theresa Ann Litzinger,  
a Notary Public, personally appeared Robert B. Price, IV,  
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.

Theresa Ann Litzinger  
Notary Public in and for said County and State



Notary Public Seal



EXHIBIT 'A'

**Irrevocable Offer of Dedication**  
Drainage Easement

All that real property situate in the County of El Dorado, State of California being a portion of Lot 4 as shown on the plat of "Ridgeview West Unit No. 5" filed in the office of the County Recorder of El Dorado County in Book 'J' of Maps, Page 150 and being more particularly described as follows:

A strip of land fifteen (15) feet wide and being further described as follows:

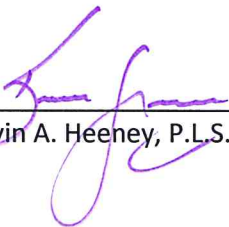
COMMENCING at the Southwest corner of said Lot 4; thence along the West line of said Lot 4, North 01°38'43" West, 20.19 feet; thence leaving said West line, North 89°00'11" East, 15.00 feet to a point on the East line of the fifteen (15) feet wide Drainage Easement as shown on said Lot 4 and the true POINT OF BEGINNING; thence continuing North 89°00'11" East, 38.09 feet; thence North 80°13'09" East, 38.17 feet; thence North 59°50'58" East, 25.41 feet to a point on the East line of said Lot 4; thence along the East line of said Lot 4, South 00°25'52" East, 17.42 feet; thence leaving said East line, South 59°50'58" West, 19.24 feet; thence South 80°13'09" West, 42.01 feet; thence South 89°00'11" West, 39.07 feet to a point on the East line of said fifteen (15) feet wide Drainage Easement; thence along the East line of said Drainage Easement, North 01°38'43" West, 15.00 feet to the POINT OF BEGINNING, containing 1,515 square feet, more or less.

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

The basis of bearings for this description is identical with that of said Ridgeview West Unit No. 5.

End of Description

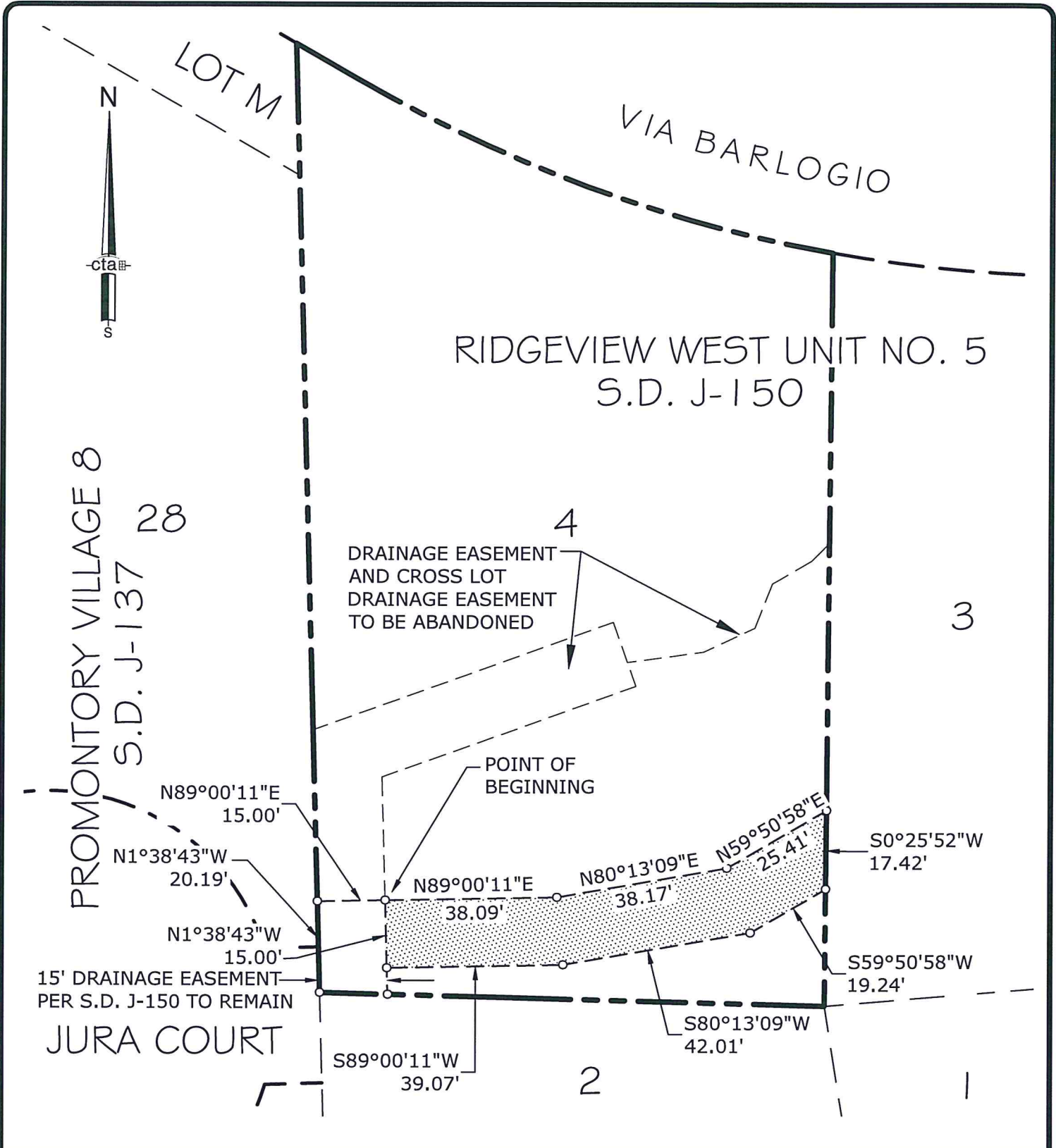
This description has been prepared by me or under my direct supervision.

  
Kevin A. Heeney, P.L.S. 5914



8/12/2020  
Date

**CTA Engineering & Surveying**  
3233 Monier Circle  
Rancho Cordova, CA 95742  
916-638-0919



DATE: 8/12/2020

EXHIBIT 'B'  
PLAT TO ACCOMPANY LEGAL DESCRIPTION

Irrevocable Offer of Dedication



DATE: 08/06/2020  
SCALE: 1"=30'

DRAWN BY: KAH  
JOB NO. 19-087-001

SHEET 1 OF 1

Drainage Easement  
A portion of Lot 4,  
"Ridgeview West Unit No. 5",  
S.D. J-150  
County of El Dorado State of California  
20-1476 A Page 6 of 7

**CONSENT TO THE MAKING OF AN IRREVOCABLE OFFER OF DEDICATION**

At a regular meeting of the Board of Supervisors of the County of El Dorado held on \_\_\_\_\_, 20\_\_\_\_, the County of El Dorado consented to the foregoing attached Irrevocable Offer of Dedication for a Drainage Easement dated October 23, 2020, from Treviso Ridgeview 7, LLC, a California Limited Liability Company, for a drainage easement and authorized the recording of said offer pursuant to Government Code Section 7050.

Said 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.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

COUNTY OF EL DORADO

By: \_\_\_\_\_  
Brian Veerkamp  
Chair, Board of Supervisors

Attest:  
Kim Dawson  
Clerk of the Board of Supervisors

By: \_\_\_\_\_  
Deputy Clerk