

RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:

ORIGINAL

Irrevocable Offer of Dedication

This Irrevocable Offer of Dedication, dated for reference purposes April 21 2010, 2009, is made by Lawrence E. Abel, also shown of record as Laurance Abel and Jacqueline Abel, husband and wife, as joint tenants ("Landowner") the owner in fee of that certain real property located in El Dorado County, California (the "County") commonly known as APN 051-250-12-100, CA, and more particularly described in Exhibit "A" (the "Property"), attached hereto and incorporated herein by this reference.

Recitals

Whereas, the County is in the process of completing environmental review of, and designing and engineering, a new roadway to be known as the Diamond Springs Parkway (the "Parkway") which will connect Missouri Flat Road to Highway 49; and

Whereas, the studied alternative alignments of Parkway, although not fully designed, are anticipated to be constructed on an alignment which would require right of way through or along the boundary of the Property; and

Whereas, the County is seeking certainty in the ability to acquire the necessary right of way through the Property in accordance with the proposed plans and Landowner is willing to provide such assurance for a defined period of fifteen years through this irrevocable offer of dedication; and

Whereas, Landowner understands and agrees that it is in Landowner's best interest that the Parkway be constructed providing Landowner with frontage on a major County road and based on such consideration Landowner is willing to convey the portion of the Property associated with this irrevocable offer of dedication to County without charge.

This Irrevocable Offer of Dedication is given in conjunction with the Funding Agreement for Diamond Springs Parkway Design and Environmental Costs. Nothing by way of this dedication to County for purpose of construction of the Parkway herein shall be deemed to preclude the County from imposing conditions of approval inclusive of additional dedication necessary to mitigate impacts in conjunction with the future development of Landowner's Property.

Now therefore, in consideration of the foregoing facts, Landowner declares as follows:

1. I, Lawrence E. Abel, also shown of record as Laurance Abel and Jacqueline Abel, husband and wife, as joint tenants, Landowner do hereby make this irrevocable offer of dedication to the County of El Dorado, a political subdivision of the State of California, of that property, in fee, more particularly described in the attached Exhibit "B" for a road and appurtenant easements and right of way inclusive of public utilities easements for all public purposes, and slope and maintenance easements, as depicted in Exhibit "B", attached hereto and incorporated by this reference. The area depicted in Exhibit "B" is not based on a final design of the Parkway and Landowner hereby acknowledges and agrees that the precise alignment determined by the County may change upon completion of the design and engineering of the Parkway, provided however, the final right of way area and all associated easements shall not be more than that depicted in Exhibit "B". At such time as the County accepts this irrevocable offer of dedication, the resolution of the County accepting the dedication will contain the final description of the right of way area, and any excess right-of-way not necessary for the Parkway shall be vacated back to Landowner in accordance with California Government Code section 7050.

2. During the term of the offer, County may accept the irrevocable offer of dedication made herein at such time as the County, after completion of all necessary environmental and engineering studies, and through action of its Board of Supervisors, has adopted the final alignment of the Parkway. In the event that County does not accept the irrevocable offer of dedication within fifteen years of the date this offer is recorded, then County shall vacate the offer in accordance with California Government Code section 7050.

3. Landowner makes no claim and waives any right to compensation for the conveyance of property as described in Exhibit "B".

4. Landowner shall cooperate with the County and will execute any subsequent agreements or documents that may be necessary to effectuate this irrevocable offer of dedication and its acceptance by County.

5. This irrevocable offer of dedication shall be recorded in the official records of El Dorado County and shall inure to the benefit of and be binding on the heirs, successors, assigns, and personal representatives of Landowner in accordance with the terms of this Agreement.

Landowner:

Lawrence E. Abel
Lawrence E. Abel, Joint Tenant

Date: 4/21/2010

Jacqueline Abel
Jacqueline Abel, Joint Tenant

Date: 4-21-2010

ACKNOWLEDGEMENT

City of Cabo San Lucas
State of ~~California~~ Baja California Sur)
County of ~~El Dorado~~ Mexico)
US Consular Agency)

On April 21, ~~2009~~ ²⁰¹⁰, before me, Trena Brown Schjetnan, personally appeared ~~Lawrence E. Abel~~ Jacqueline Abel 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 Trena Brown Schjetnan (Seal)



EXHIBIT A

All that certain real property situated in the County of El Dorado, State of California, more particularly described as follows:

Portion of the South one-half of Lot 5 of the Southwest quarter of Section 19, Township 10 North, Range 11 East, M.D.B.& M., described as follows:

BEGINNING at the most Westerly corner of Parcel B as said Parcel B is shown on the Parcel Map filed for record September 18, 1979 in Book 25 of Parcel Map at Page 46, Records El Dorado County; thence on and along the Westerly boundaries of Parcels B, C and D, South 7°44'47" East, 137.99 feet; South 1°39'22" East 153.59 feet; South 1°46'02" East 299.91 feet; South 3°04'33" West, 283.48 feet; and South 12°32'14" West 77.70 feet to the most Westerly corner of said Parcel D; thence on and along the Northwesterly boundary of the parcel described in the deed to Milo Joe Martinovich, et ux, recorded February 2, 1945 in Book 214 Page 180 Official Records, South 17°55'14" West, 133.44 feet to the South line of said Section 19; thence on and along said South section line South 89°50'25" West, 43.15 feet to the Southeast corner of the parcel described in the Deed to Frank DeBenning, et ux, recorded October 17, 1974 in Book 1290 Page 628 of Official Records, thence on and along the exterior boundaries of said DeBenning parcel, North 17°49'25" East, 136.64 feet; North 26°09'35" West 52.12 feet; South 76°30'25" West 102.70 feet; and South 66°38'25" West 34 feet to the Northwest corner of said DeBenning parcel; thence on and along the exterior boundary lines of the parcel described in the Deed to Gary E. Wakefield recorded February 23, 1978 in Book 1601 at Page 34 of Official Records South 66°38'25" West 79.49 feet; thence South 65°53'25" West 243.83 feet, and thence South 35°53'00" West 11.67 feet to the Southwest corner of said Wakefield parcel located on said South line of Section 19; thence on and along said South Section line South 89°50'25" West, 84.14 feet; thence leaving said Section line North 31°49'59" East 55.82 feet to a point on the Southerly boundary line of the Parcel described as Parcel No. 2 of the Quitclaim Deed by Laurance Abel, et ux, to Basic Minerals Inc., recorded February 25, 1980 in Book 1853 Page 569 Official Records; thence on and along the exterior boundary line of said Parcel No. 2, North 69°38'06" East 73 feet; North 47°09'54" West 180 feet; and North 52°10'47" West 336.62 feet to the Northeast corner of said Parcel No. 2; said Northeast corner being on an exterior boundary line of the Parcel described as Parcel No. 1 in the Deed by Basic Minerals Inc. to Maxim Development Co., recorded February 26, 1980 in Book 1853 Page 591 Official Records; thence on and along the exterior boundary lines of said Parcel No. 1, North 65°43'06" East 109.92 feet; North 17°52'00" West 41 feet; North 61°07'42" East 215.67 feet; North 84°22'56" East 99 feet; North 37°22'56" East 35 feet, and North 27°48'24" West 258.33 feet to the Southeast corner of Parcel 9 as said Parcel 9 is delineated on the Parcel Map filed for record on November 5, 1978 in Book 22 of Parcel Maps at Page 28, Records of El Dorado County, thence on and along the exterior boundary lines of Parcels 9, 10 and 11 of said Parcel Map filed for record in Book 22 of Parcel Maps at

Page 28, North 15°04'30" West 80.58 feet; North 26°03'58" East 57.32 feet; North 64°59'48" East 69.57 feet; and South 85°39'06" East 261.45 feet to the Southeast corner of said Parcel 11 located on the West line of the fee parcel of real property on Page 4 of the Decree of Distribution in the Matter of the Estate of Clement H. Mercier, deceased, Recorded March 31, 1977 in Book 1485 Page 41 of Official Records; thence on and along the exterior boundaries of said fee parcel described on said Page 4, South 4°11'00" East 136.75 feet; thence continuing South 4°11'00" East 15.15 feet; and North 50°52'05" East 346.91 feet to the point of beginning.

The herein before described parcel is delineated on the Record of Survey filed for record July 30, 1980 in Book 8 at Page 85 of Record of Surveys, Records of El Dorado County.

EXCEPTING THEREFROM any real property conveyed to Basic Minerals Inc. by virtue of the Quitclaim Deed recorded February 25, 1980 in Book 1853 Page 569 Official Records.

APN: 051-250-12-100

EXHIBIT B

This Exhibit B and the attachments hereto consist of the following legal descriptions and depictions, individually identified below and as shown in the Exhibit B-1 and Exhibit B-2 attached thereto, collectively represent the land rights which are being conveyed by the Landowner(s) to the County.

1. Grant in Fee, and Public Utilities Easement

Exhibit 'B-1'
Legal Description
Irrevocable Offer of Dedication
Grant in Fee, and Public Utilities Easement

All that real property situate in the County of El Dorado, State of California and lying within the Southwest One-Quarter of Section 19, Township 10 North, Range 11 East, M.D.M., being a portion of that certain 13.81 acre tract as shown on Record of Survey, filed in the office of the County Recorder of El Dorado County in Book 8 of Surveys, Page 85 and being more particularly described as follows:

Beginning at the Northeast corner of said 13.81 acre tract of land; thence along the Easterly and Southerly line of said tract, the following eleven (11) courses:

1. South 08°39'19" East, 137.97 feet; thence
2. South 02°33'54" East, 153.57 feet; thence
3. South 02°40'34" East, 299.87 feet; thence
4. South 02°10'01" West, 283.44 feet; thence
5. South 11°37'42" West, 77.69 feet; thence
6. South 16°59'43" West, 132.47 feet; thence
7. South 88°55'00" West, 43.14 feet; thence
8. North 16°53'44" East, 135.78 feet; thence
9. North 21°23'12" West, 52.12 feet; thence
10. South 75°35'53" West, 102.69 feet; thence
11. South 65°43'53" West, 44.25 feet; thence

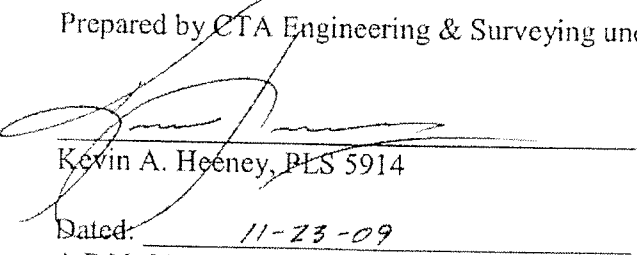
leaving said Southerly line, North 25°01'07" West, 50.90 feet; thence North 51°25'37" East, 127.59 feet; thence North 11°07'46" East, 255.34 feet; thence along the arc of a curve to the left, having a radius of 2450.00 feet, the chord of which bears North 01°39'02" East, 249.89 feet to a point of compound curvature; thence along the arc of a curve to the left, having a radius of 100.00 feet, the chord of which bears North 42°39'36" West, 132.23 feet; thence North 84°02'49" West, 38.52 feet; thence North 05°56'19" East, 70.09 feet to a point on the Northerly line of said 13.81 acre tract; thence along said Northerly line, North 49°56'51" East, 224.56 feet to the Point of Beginning, containing 2.694 acres, more or less.

See Exhibit 'B-2' attached hereto and made a part of this description.

The Basis of Bearings for this description is grid North, California Coordinate System, Zone II, NAD 83 (Epoch 2004.69), based on GPS observations of NGS monuments "HPGN D CA 03 DM", "El Dorado" and "Airport". All distances are grid distances. Multiply grid distances by 1.000145 to obtain ground distances.

End of Description

Prepared by CTA Engineering & Surveying under the direct supervision of the undersigned.


Kevin A. Heeney, PLS 5914

Dated: 11-23-09

A.P.N. 051-250-12



Page 1 of 1

11
P.M. 22-28

STATE HWY. 49

RIGHT OF WAY EASEMENT
PER 4913 O.R. 396

NE CORNER 13.81 ACRE
TRACT SHOWN ON RS. 8-85
POINT OF BEGINNING

13.81 AC. TRACT
R.S. 8-85
ABEL, LAWRENCE & JACQUELINE
APN 051-250-12

R=100.00'
D=82°46'27"
N42°39'36"W
132.23'

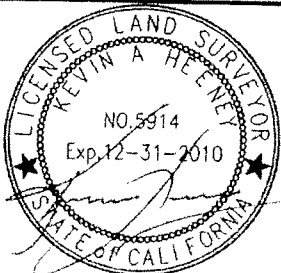


LINE DATA TABLE		
LINE	BEARING	DISTANCE
L1	N21°23'12"W	52.12'
L2	S65°43'53"W	44.25'
L3	N25°01'07"W	50.90'
L4	N84°02'49"W	38.52'
L5	N05°56'19"E	70.09'

R=2450.00' D=5°50'48"
N01°39'02"E 249.89'

117,334 SF
2.694 AC

SEE SHEET 2 OF 2



DATE: 11-23-09

Exhibit 'B-2'
AFFECTED OWNER:
Abel, Lawrence & Jacqueline
A.P.N.: 051-250-12

cta Engineering & Surveying
Civil Engineering • Land Surveying • Land Planning
3233 Monitor Circle, Rancho Cordova, CA 95742
T (916) 838-0610 • F (916) 838-2670 • www.cta.com

DATE: 11/02/09	DRAWN BY: KAH	SHEET 1 OF 2
SCALE: 1"=100'	JOB NO. 09-001-001	

DIAMOND SPRINGS PARKWAY PROJECT
STATE HIGHWAY ROUTE 49
Grant in Fee & Public Utility Easement
PORTION OF THE S.W. 1/4 OF SEC. 19, T10N, R11E, M.D.M.
COUNTY OF EL DORADO STATE OF CALIFORNIA

LINE DATA TABLE		
LINE	BEARING	DISTANCE
L1	N21°23'12"W	52.12'
L2	S65°43'53"W	44.25'
L3	N25°01'07"W	50.90'
L4	N84°02'49"W	38.52'
L5	N05°56'19"E	70.09'



SEE SHEET 1 OF 2

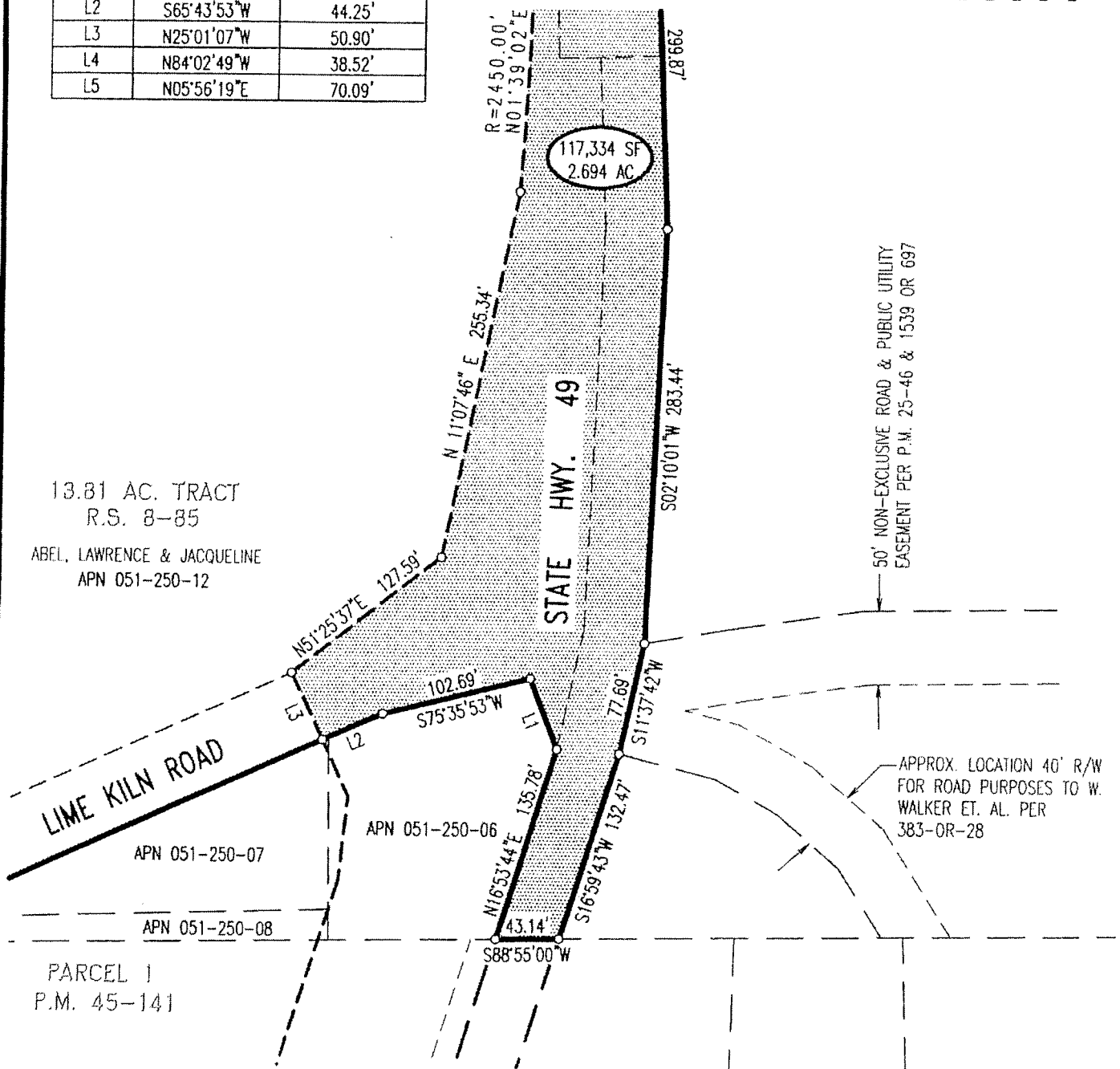


Exhibit 'B-2'

AFFECTED OWNER:
Abel, Lawrence & Jacqueline

A.P.N.: 051-250-12

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Civil Engineering • Land Surveying • Land Planning
3233 Monitor Circle, Rancho Cordova, CA 95742
T: (916) 838-0910 • F: (916) 838-2473 • www.cta.com

DATE: 11/02/09	DRAWN BY: KAH	SHEET 2 OF 2
SCALE: 1"=100'	JOB NO. 09-001-001	
DIAMOND SPRINGS PARKWAY PROJECT		
STATE HIGHWAY ROUTE 49 Grant in Fee & Public Utility Easement		
PORTION OF THE S.W. 1/4 OF SEC. 19, T10N, R11E, M.D.M. COUNTY OF EL DORADO STATE OF CALIFORNIA		

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

County of El Dorado
Board of Supervisors
330 Fair Lane
Placerville, CA 95667

APN 051-250-12
For: Hwy. 49 R/W & PUE

Above section for Recorder's use

**CONSENT TO MAKING OF
IRREVOCABLE OFFER OF DEDICATION
(Government Code §7050)**

Pursuant to California Government Code section 7050, the County of El Dorado hereby consents to the making of the attached Irrevocable Offer of Dedication dated April 21, 2010 from **Lawrence E. Abel, also shown of record as Laurance Abel and Jacqueline Abel, husband and wife, as joint tenants (Grantor)**, to the **County of El Dorado, a political subdivision of the State of California (Grantee)** and to the recordation thereof by its duly authorized officer.

Dated this _____ day of _____, 2010.

COUNTY OF EL DORADO

Date: _____

By: _____
Chairman of the Board
Board of Supervisors

ATTEST:

Suzanne Allen de Sanchez
Clerk of the Board of Supervisors

By: _____
Deputy Clerk