

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

Name: Nikolay & Susanne Demidoff
Address: P.O. Box 598
Pollock Pines, CA 95726

Location: Sierra Banquet Center (DR 05-0024)
Parcel No.: 048-471-28
Date: February 23, 2007

Above section for Recorder's use

**IRREVOCABLE OFFER OF DEDICATION
ROAD RIGHTS OF WAY & PUBLIC UTILITIES EASEMENTS**

NIKOLAY DEMIDOFF and SUSANNE M. DEMIDOFF, husband and wife, as joint tenants, 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, a road right of way, in fee, and a public utilities easement, for all public purposes, over, under and across that certain real property situate in the County of El Dorado, State of California, described as:

See EXHIBITS A-1 & B-1, 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.

The GRANTOR, owner of the real property herein described, does also hereby irrevocably offer for dedication to the COUNTY OF EL DORADO, a political subdivision of the State of California, a road right of way and public utilities easement, for all public purposes, over, under and across that certain real property situate in the County of El Dorado, State of California, described as:

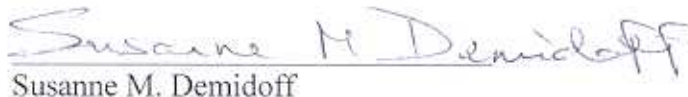
See EXHIBITS A-2 & B-2, attached hereto and made a part hereof.

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 _____ day of _____, 2007.

GRANTOR


Nikolay Demidoff


Susanne M. Demidoff

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

GRANTOR'S SIGNATURE(S): See Page 1

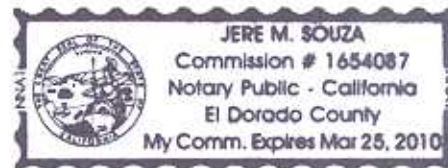
STATE OF CALIFORNIA)
) SS:
COUNTY OF EL DORADO)

On FEBRUARY 27, 2007, before me, JERE M. SOUZA,
a notary public, personally appeared NIKOLAY DEMIDOFF AND SUSANNE M DEMIDOFF

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.

Jere M Souza
Notary Public



My Principal Place of Business: County of EL DORADO
My Commission Expires: 2010

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: _____~~

EXHIBIT A-1
DESCRIPTION OF ROAD RIGHT OF WAY

All that certain real property located in the County of El Dorado, State of California, being a portion of the Northeast quarter of Section 12, Township 10 North, Range 11 East, M.D.M., also being a portion of PARCEL A as said parcel is shown and so designated on that certain Parcel Map that filed for record in the Office of the El Dorado County Recorder on March 19, 1981, in Book 28 of Parcel Maps at Page 134, more particularly described as follows:

BEGINNING at the Northwesterly corner of said PARCEL A, marked by a three-quarter (3/4") inch capped iron pipe stamped "RCE 20462-1981" the beginning of a non-tangent curve to the Right with a radius of 850.00 feet, concave to the South, the radial to which bears North 22°31' 39" West; thence, from said POINT OF BEGINNING and along the boundary of said PARCEL A the following seven (7) courses: (1) Easterly along the arc of said curve through a central angle of 08°14'58", an arc distance of 122.38 feet (said curve being subtended by a chord that bears North 71°35'50" East 122.28 feet); thence (2) Southerly along a non-tangent line, South 05°05'00" West 16.26 feet; thence (3) South 72°24'00" East 55.15 feet; thence (4) North 83°40'00" East 54.81 feet; thence (5) North 72°55'00" East 159.38 feet; thence (6) North 58°04'00" East 13.76 feet to the Northeasterly corner of said PARCEL A; and (7) South 04°44'55" West 57.66 feet; thence, leaving the boundary of said PARCEL A, South 72°55'00" West 155.94 feet; thence South 83°40'00" West 70.11 feet; thence North 72°24'00" West 117.39 feet; thence North 79°08'25" West 51.15 feet to the point of beginning.

The afore described portion of said PARCEL A is a portion of that portion thereof shown and noted on said Parcel Map as "50' WIDE NON-EXCLUSIVE ROAD AND PUBLIC UTILITIES EASEMENT".

End of Description

See EXHIBIT B-1 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: 09/30/07



A Portion of A.P.N. 048-471-28

EXHIBIT A-2
DESCRIPTION OF ROAD RIGHT OF WAY & P.U.E.

All that certain real property located in the County of El Dorado, State of California, being a portion of the Northeast quarter of Section 12, Township 10 North, Range 11 East, M.D.M., also being a portion of PARCEL A as said parcel is shown and so designated on that certain Parcel Map that filed for record in the Office of the El Dorado County Recorder on March 19, 1981, in Book 28 of Parcel Maps at Page 134, more particularly described as follows:

BEGINNING at the Northwestern corner of said PARCEL A, marked by a three-quarter (3/4") inch capped iron pipe stamped "RCE 20462-1981"; thence, from said POINT OF BEGINNING and Southerly along the Westerly boundary of said PARCEL A, South 01°20'10" East 432.49 feet to the Southwesterly corner of said PARCEL A; thence, Easterly along the Southerly boundary of said PARCEL A, North 89°24'30" East 50.00 feet; thence, leaving the Southerly boundary of said PARCEL A, North 01°20'10" West 422.33 feet; thence North 79°08'25" West 51.15 feet to the point of beginning.

The afore described portion of said PARCEL A is a portion of that portion thereof shown and noted on said Parcel Map as "50' WIDE NON-EXCLUSIVE ROAD AND PUBLIC UTILITIES EASEMENT".

End of Description

See EXHIBIT B-2 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

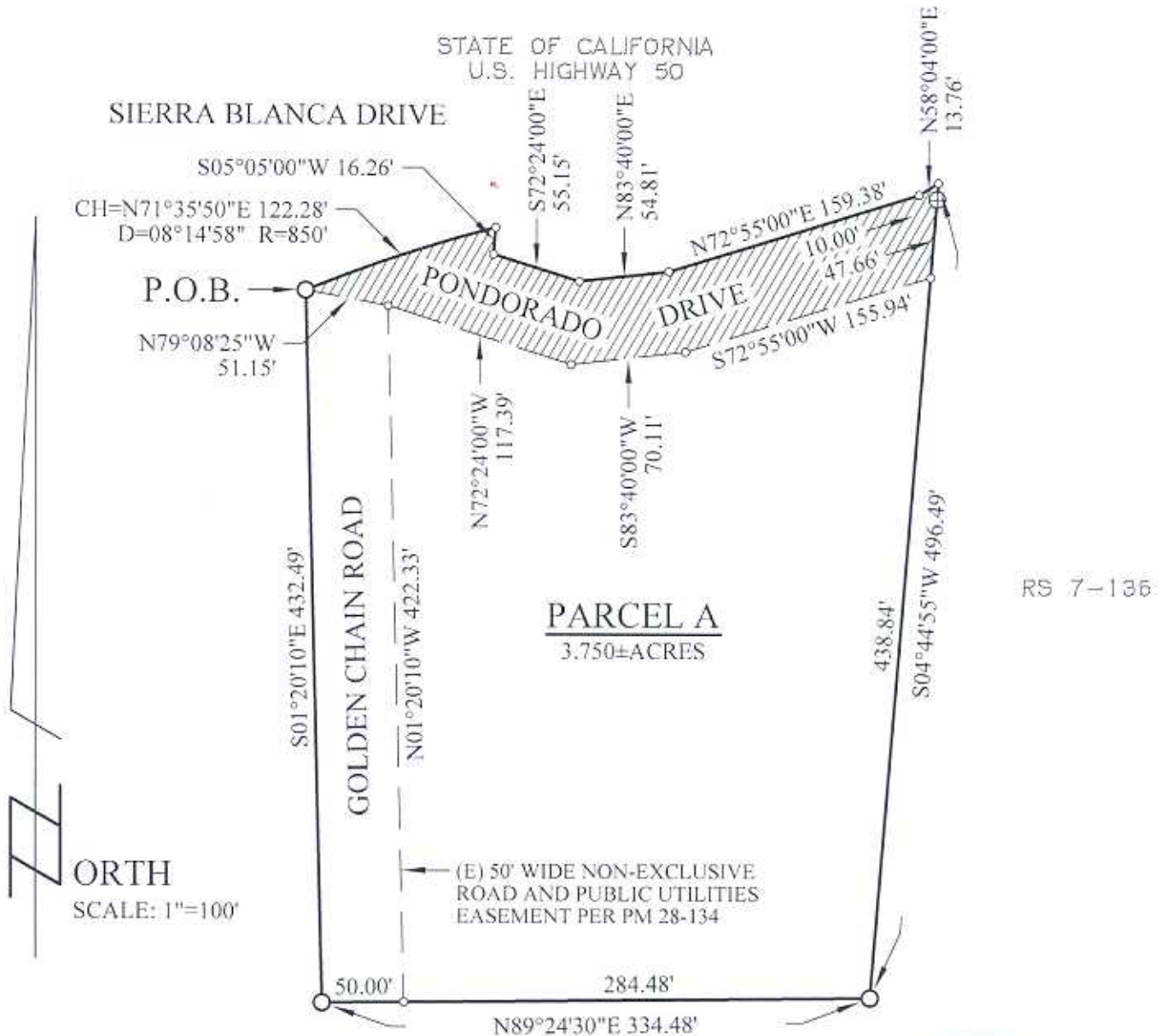
Reg. Exp. Date: 09/30/07



A Portion of A.P.N. 048-471-28

EXHIBIT B-1

PLAT OF ROAD RIGHT OF WAY
 A PORTION OF THE NE 1/4 OF SECTION 12, T. 10 N., R. 11 E., M.D.M.
 BEING A PORTION OF PARCEL A OF PM 28-134
 COUNTY OF EL DORADO, STATE OF CALIFORNIA
 GENE E. THORNE & ASSOCIATES, INC.



LEGEND:

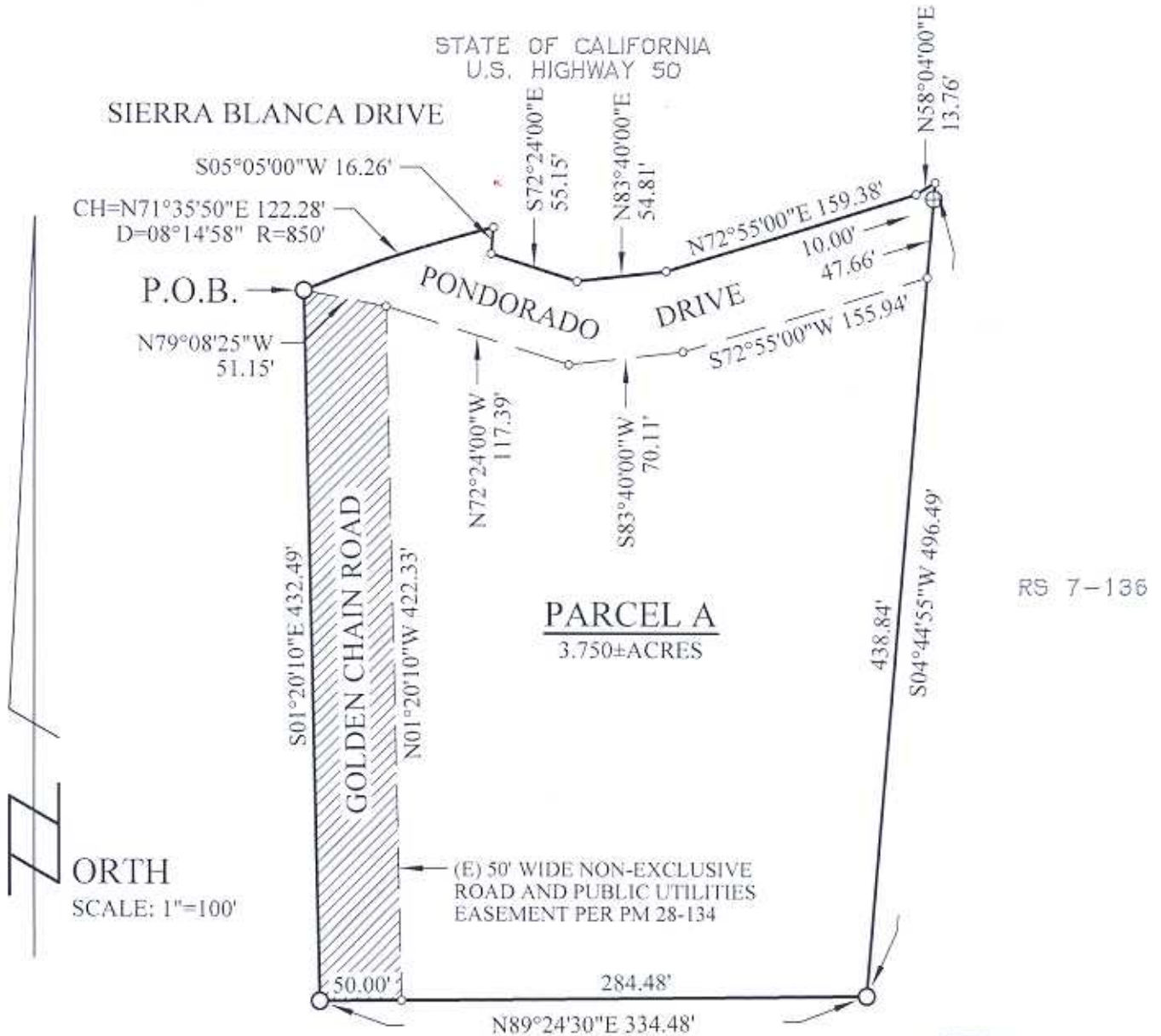
- COMPUTATION POINT
- ⊕ 5/8" REBAR W/1-1/2" ALUM. CAP
 STAMPED "RCE 22180-1979"
- 3/4" C.I.P. STAMPED "RCE 20462-1981"
- ▨ HATCHING INDICATES ROAD
 RIGHT OF WAY

PARCEL B
 PM 28-134



EXHIBIT B-2

PLAT OF ROAD RIGHT OF WAY & P.U.E.
 A PORTION OF THE NE 1/4 OF SECTION 12, T. 10 N., R. 11 E., M.D.M.
 BEING A PORTION OF PARCEL A OF PM 28-134
 COUNTY OF EL DORADO, STATE OF CALIFORNIA
 GENE E. THORNE & ASSOCIATES, INC.



LEGEND:

- COMPUTATION POINT
- ⊕ 5/8" REBAR W/1-1/2" ALUM. CAP
STAMPED "RCE 22180-1979"
- 3/4" C.I.P. STAMPED "RCE 20462-1981"
- ▨ HATCHING INDICATES ROAD
RIGHT OF WAY

PARCEL B
 PM 28-134

