

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

Project: Promontory Lot D-1
A.P.N.: 124-070-37
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 DRAINAGE EASEMENT

RUSSELL-PROMONTORY, LLC, A ILLINOIS 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 30th day of May, 2014.

GRANTORS

RUSSELL-PROMONTORY, LLC, a Illinois limited liability company

By: AKT Development Corporation
a California corporation
it's Managing Member

By: R. Bertolina
Name: Ron Bertolina
Title: Vice President

EXHIBIT 'A'

DRAINAGE EASEMENT

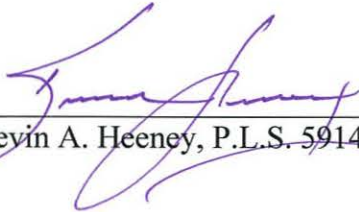
All that real property situate in the County of El Dorado, State of California, lying within the Southeast One-Quarter of Section 28, Township 10 North, Range 8 East, M.D.M. and being a portion of Parcel 6, as shown on that certain Parcel Map filed in the office of the County Recorder of El Dorado County in Book 47 of Parcel Maps, Page 107, and being more particularly described as follows:

Commencing at the Northwest corner of said Parcel 6; thence along the North line of said Parcel 6, North 88°10'25" East, 108.50 feet to the Point of Beginning; thence continuing along said North line, North 88°10'25" East, 15.00 feet; thence leaving said North line, South 01°49'35" East, 72.72 feet; thence South 85°42'27" West, 15.01 feet; thence North 01°49'35" West, 73.36 feet to the Point of Beginning, containing 1,096 square feet, more or less.

The Basis of Bearings for this description is identical with said Parcel Map Book 47, Page 107.

End of Description

This description was prepared by me or under my direct supervision.



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

5/28/2014
Date



Portion of A.P.N. 124-070-37

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

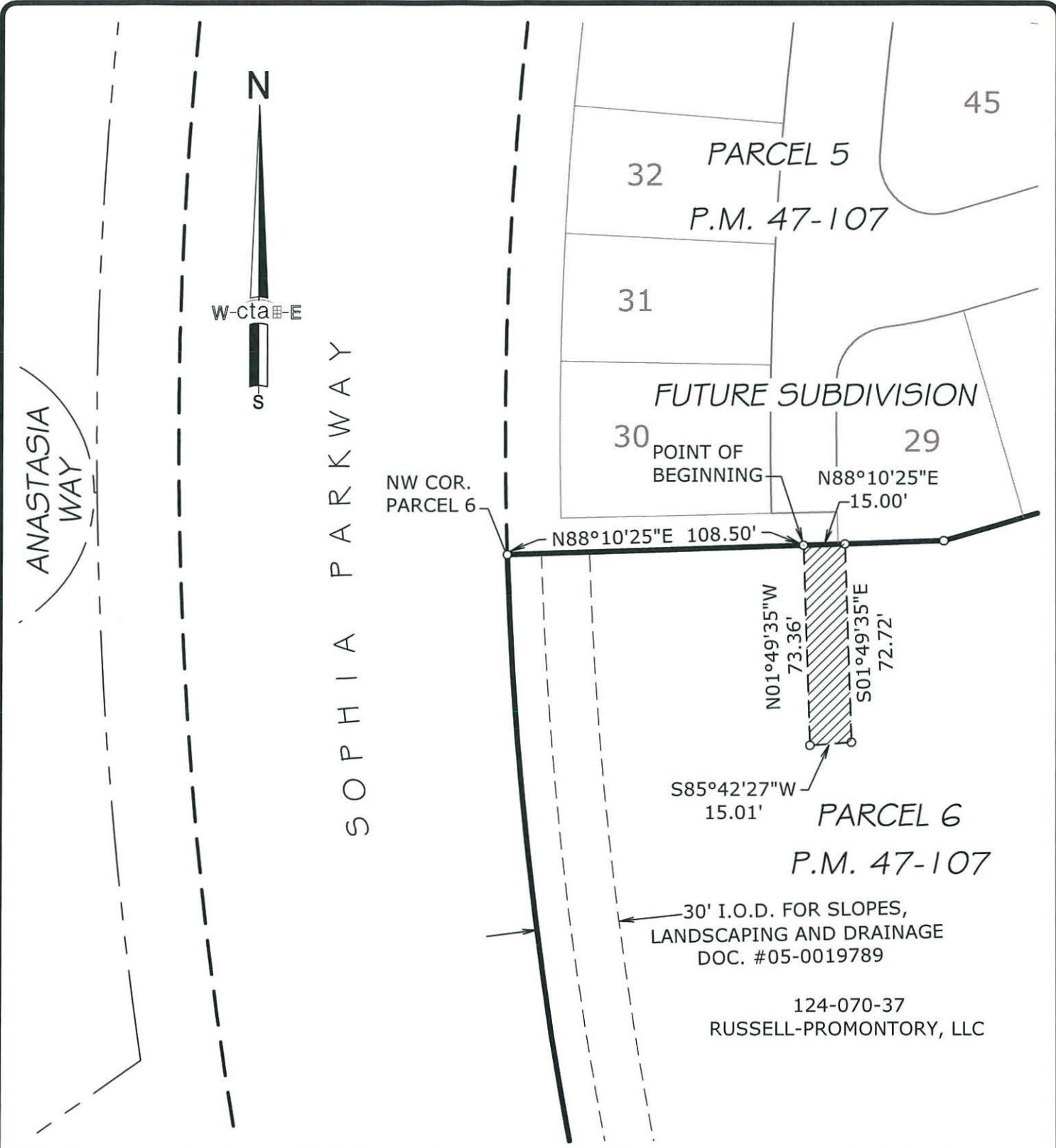


Exhibit 'B'

A.P.N.: 124-070-37

OWNER: RUSSELL-PROMONTORY, LLC
7700 COLLEGE TOWN DR., SUITE 101
SACRAMENTO, CA 95826

DATE: 05/20/2014	DRAWN BY: KAH	SHEET 1 OF 1
SCALE: 1"=50'	JOB NO. 12-037-001	

DRAINAGE EASEMENT

PORTION OF PARCEL 6 P.M. 47-107
IN THE SE 1/4, SECTION 28,
T.10 N., R. 8 E., M.D.M.

COUNTY OF EL DORADO STATE OF CALIFORNIA

cta Engineering & Surveying

ACKNOWLEDGMENT


State of California
County of Sacramento)

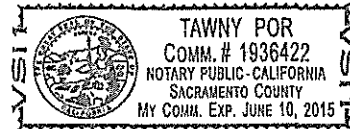
On May 30, 2014 before me, Tawny Por, Notary Public
(insert name and title of the officer)

personally appeared Ron Bertolina,
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  (Seal)



CONSENT TO OFFER DEDICATION AND REJECTION OF OFFER

At a regular meeting of the Board of Supervisors of the County of El Dorado held on _____, the County of El Dorado consented to the foregoing attached Irrevocable Offer of Dedication dated May 30th, 2014 from RUSSELL-PROMONTORY, LLC, A ILLINOIS LIMITED LIABILITY COMPANY for a drainage easement and authorized the recording of said offer pursuant to Government Code Section 7050, and further rejected said offer at this time, reserving, however, the right to accept the offer at any time specified in said Section 7050.

Dated this _____ day of _____, 20_____

COUNTY OF EL DORADO

By: _____

Chair, Board of Supervisors

Attest:
James S. Mitrison
Clerk of the Board of Supervisors

By: _____
Deputy Clerk