

# EXHIBIT 'A'

## IRREVOCABLE OFFER OF DEDICATION OF ROAD RIGHT OF WAY, PUBLIC UTILITIES, AND DRAINAGE EASEMENTS

All that real property situate in the unincorporated area of the County of El Dorado, State of California, being in a portion of Tract No. 1 as said Tract is shown on that certain map entitled "Record of Survey, Lot 46 Red Hill Quartz Mine-Portion of Lot 4, & E. 1/2 Section 11, T.11 N. R. 10 E., M.D.M.", the official plat of which is on file in the El Dorado County Recorder's office in Book 16 of Record of Surveys at Page 135, more particularly described as follows:

A non-exclusive easement 40 feet in width, together with a cul de sac turnaround area, for roadway, drainage, and public and private utility purposes, on, over, under, and across the following described parcel of land, which is more particularly described as follows:

BEGINNING at a, 1 1/2 inch capped iron pipe stamped L. S. 3012, located in the most Westerly corner of Tract No. 2, as said Tract is shown on said "Record of Survey" in Book 16 of Record of Surveys at Page 135, from which a 2 inch capped iron pipe in a rock mound, marking the most Northerly corner of said Tract No. 2 bears N. 67°45'00" E. 224.99 feet; thence from said POINT OF BEGINNING along the Westerly line of Tract No. 2 and the Easterly line of Tract No. 1, S. 27°12'41" E. 398.17' feet; thence S. 09°38' 20" E. 176.63 feet to a point located in the Easterly line of aforesaid cul de sac turnaround area and the Northerly right of way line of said 40 foot wide easement; thence along said Easterly line of the cul de sac turnaround area S. 47°10' 20" E. 30.68 feet to a point located in the Northerly line of said 40 foot wide easement; thence continuing along the Northerly line of said 40 foot wide easement N. 73°17'20" E. 43.57 feet; thence along aforesaid Easterly line of Tract No. 1 and the Westerly line of Tract No. 2 S. 27°12'41" E. 40.68 feet; thence along the Southerly line of said 40 foot wide easement S. 73°17'20" W. 27.49 feet; thence along said Southeasterly, Southwesterly, and Northwesterly lines respectfully of said cul de sac turnaround area S. 01°51'30" W 38.25 feet, S. 59° 37'00" W. 93.72 feet, N. 32°37'00" W. 118.89 feet, and N. 57°23'00" E. 58.84 feet; thence along the westerly line of said 40 foot wide easement N. 09°38'20" W. 171.35 feet and N. 27°12'41" W. 395.45 feet; thence N. 67°45'00" E. 40.15 feet to the POINT OF BEGINNING.

TOGETHER WITH a non-exclusive easement 20 feet in width, for roadway, drainage, and public and private utility purposes, on, over, under, and across the following described parcel of land, which lies 20 feet Southerly of, parallel with, and adjacent to the Southerly line of aforesaid Tract No. 2 as said Tract is shown on that certain "Record of Survey"

on file in the El Dorado County Recorder's office in Book 16 of Record of Surveys at Page 135, more particularly described as follows:

BEGINNING at the most Easterly corner of said Tract No. 2, thence along the Southerly line of said Tract No. 2 N. 74° 34' 39" W. 79.36 feet; thence S. 39° 45' 00" E. 35.03 feet; thence S. 74° 34' 39" E. 93.05 feet; thence N. 49° 20' 53" W. 46.92 feet to said POINT OF BEGINNING



Patrick Dare Osborne, L. S. 3538

Expires June 30, 2008




3 June, 2007

A POR. OF TRACT  
NO. 1-16/ROS/135  
32.19 AC± BURKE

A POR. OF TRACT  
NO. 1-16/ROS/135  
32.19 AC± BURKE

# EXHIBIT B

40' WIDE ROAD & P.U.E.  
& CUL DE SAC AREA  
I.O.D. TO EL DORADO CO.  
JUNE, 2007 SCALE: 1"=80'  
OSBORNE LAND SURVEYING  
P. O. BOX 6028-FOLSOM, CA

  
PATRICK DARE OSBORNE, L.S. 3538  
EXPIRES JUNE 30, 2008

