

RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:

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

Name: PROMONTORY CONSTRUCTION
COMPANY, LLC

Project: Promontory Village 7

A.P.N.: 124-390-013

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 PUBLIC UTILITY EASEMENT

PROMONTORY CONSTRUCTION COMPANY, 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, a Public Utility Easement for any and all public purposes, to erect, install, construct, remove, repair, replace, reconstruct, maintain and use, for public utility purposes, any and all materials, fixtures, appliances, equipment, pipes, pipelines, wires and cables (including fiber optics) necessary for the transmission, distribution and delivery of electricity, water, sewer, gas, cable television, communication and information service utilities, together with any and all appurtenances thereto, including the right from time to time to trim and to cut down and clear away or otherwise control any trees or brush, and prohibiting the construction of buildings, structures and wells within these areas, on, over, under and across that certain real property situate in the unincorporated area of the County of El Dorado, State of California, described as follows:

See Exhibits A & B, attached hereto and made a part hereof.

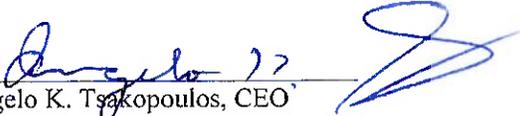
It is understood that this offer of dedication shall remain in effect and run with the land until such time the County of El Dorado Board of Supervisors makes a finding of necessity for public purposes and accepts said offer by resolution.

IN WITNESS WHEREOF, GRANTOR has hereunto subscribed (his) (her) (their) name(s) this 29th day of December, 2025.

GRANTOR

PROMONTORY CONSTRUCTION COMPANY, LLC
A CALIFORNIA LIMITED LIABILITY COMPANY

BY: AKT DEVELOPMENT CORPORATION
A CALIFORNIA CORPORATION, IT'S MANAGER


Angelo K. Tsakopoulos, CEO

-Notary Attached-

ACKNOWLEDGMENT

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.

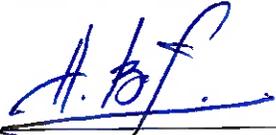
State of California
County of Sacramento)

On December 29, 2025 before me, Alim Valiev, Notary Public
(insert name and title of the officer)

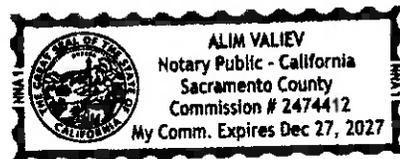
personally appeared Angelo K. Tsakopoulos,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their 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.

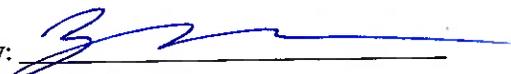
Signature 

(Seal)



DEED OF TRUST BENEFICIARY SIGNATURE BLOCK HERE

CALIFORNIA BANK OF COMMERCE

By: 
Zack Morgan

Its: Relationship Manager

ACKNOWLEDGMENT

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.

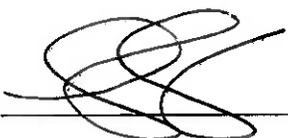
State of California
County of Sacramento

On March 12 2025 before me, AYN M. LOEHR, Notary Public
(insert name and title of the officer)

personally appeared Zack Morgan,
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)

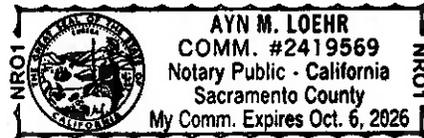


Exhibit 'A'

IRREVOCABLE OFFER OF DEDICATION
Public Utility Easement

All that real property situate in the County of El Dorado, State of California, lying in the Southeast One-quarter of Section 28 and the Northeast One-quarter of Section 33, Township 10 North, Range 8 East, M.D.M. and being a portion of Parcel 1 as shown on that certain Parcel Map filed in the office of the County Recorder of El Dorado County in Book 51 of Parcel Maps, Page 85 and being more particularly described as follows:

COMMENCING at the Southeast corner of said Parcel 1; thence along the Southeasterly line of said Parcel 1, South 48°58'07" West, 12.50 feet to the intersection of said Southeasterly line and the Westerly line of that certain Public Utility Easement as described in Document No. 2022-0011164; thence leaving said Southeasterly line, along said Westerly line, parallel and 12.50 feet distant from the Northeasterly line of said Parcel 1, North 41°01'53" West, 141.93 feet to the true POINT OF BEGINNING; thence leaving said Westerly line and along the following three (3) courses:

1. North 66°00'03" West, 20.14 feet;
2. North 41°01'53" West, 52.74 feet and
3. North 03°58'07" East, 12.11 feet to a point on the Westerly line of said Public Utility Easement;

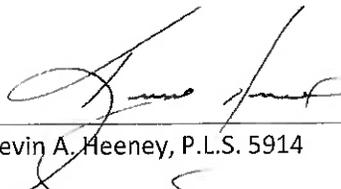
thence along the Westerly line of said Public Utility Easement the following two (2) courses:

1. along the arc of a curve, concave to the Northeast, having a radius of 566.50 feet, the chord of which bears South 40°35'54" East, 8.56 feet and
2. South 41°01'53" East, 71.00 feet to the POINT OF BEGINNING.

The Basis of Bearings for this description is identical to said Parcel Map.

End of Description

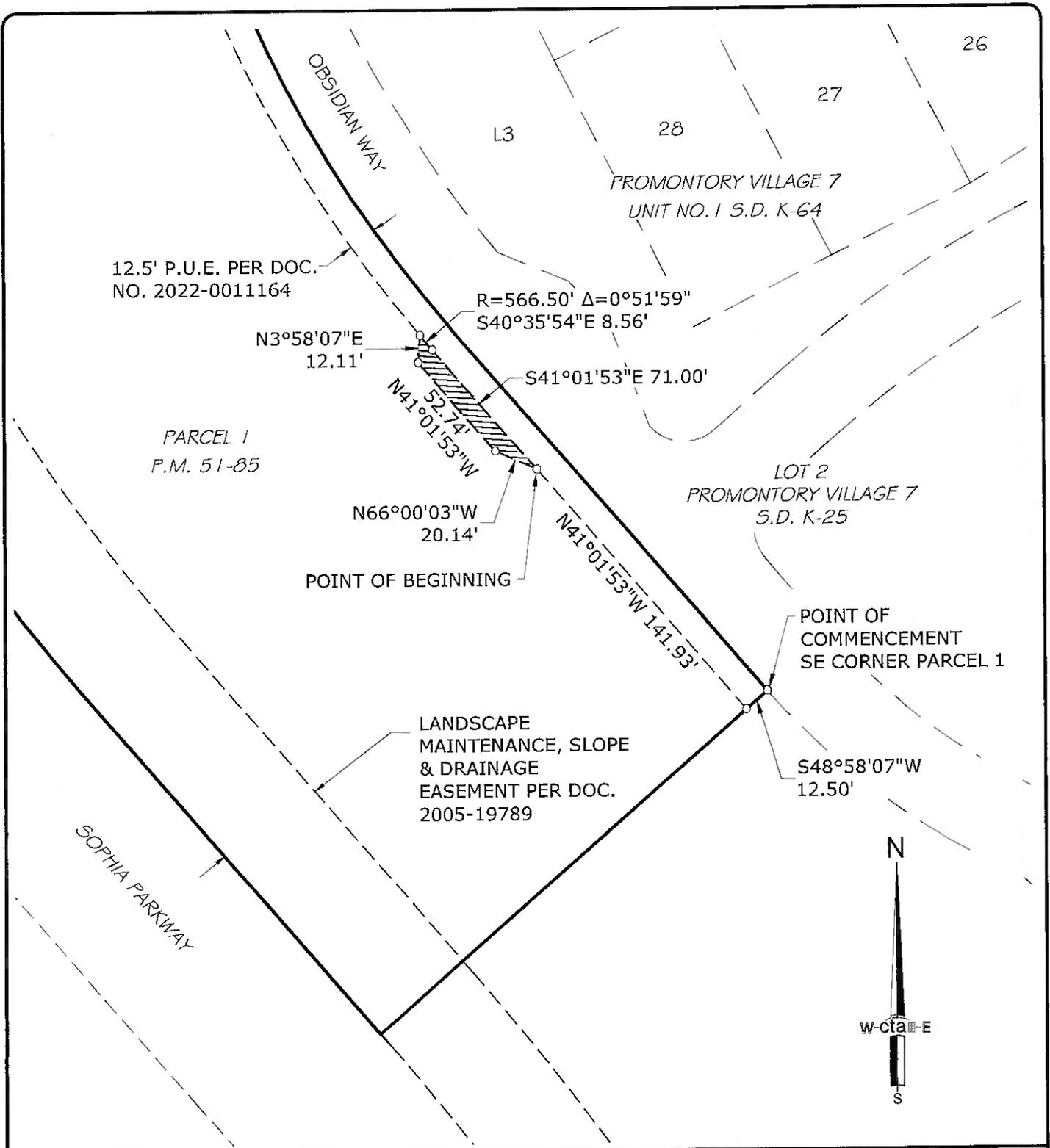
This description has been prepared by me or under my direct supervision.


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



12/10/2025

Date



DATE: 12/10/2025

EXHIBIT 'B'
PLAT TO ACCOMPANY LEGAL DESCRIPTION

A.P.N.: 124-390-013

OWNER: PROMONTORY CONSTRUCTION COMPANY, LLC

cta Engineering & Surveying

DATE: 12/10/2025	DRAWN BY: KAH	SHEET 1 OF 1
SCALE: 1"=60'	JOB NO. 15-008-001	
IRREVOCABLE OFFER OF DEDICATION PUBLIC UTILITY EASEMENT		
A PORTION OF PARCEL 1, P.M. 51-85 SE 1/4 SEC. 28 & NE 1/4 SEC. 33 T. 10 N., R. 8 E., M.D.M. COUNTY OF EL DORADO STATE OF CALIFORNIA		

CONSENT TO OFFER DEDICATION AND ACCEPTANCE 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 December 29, 2025 from Promontory Construction Company, LLC, a California Limited Liability Company, for a Public Utility easement and authorized the recording of said offer pursuant to Government Code Section 7050, and further accept said offer at this time.

Dated this _____ day of _____, 20_____

COUNTY OF EL DORADO

By: _____
Brooke Laine
Chair, Board of Supervisors

Attest:
Kim Dawson
Clerk of the Board of Supervisors

By: _____
Deputy Clerk