

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:
County of El Dorado
Board of Supervisors
330 Fair Lane
Placerville CA 95667

Mail Tax Statements to above.
Exempt from Documentary Tax Transfer
Per Revenue and Taxation Code 11922

Above section for Recorder's use

**IRREVOCABLE OFFER OF DEDICATION
ROAD RIGHT OF WAY,
LANDSCAPE AND PUBLIC SERVICE EASEMENTS**

Alireza Ghabi and Farahnaz Kafil-Ghabi, as Joint Tenants, hereinafter called GRANTORS, owners of the real property herein described, do hereby irrevocably offer for dedication to the **COUNTY OF EL DORADO**, a political subdivision of the State of California, a road right of way, including the underlying fee, landscape and public service easements, for any and all public purposes, including construction and maintenance of drainage facilities; construction and maintenance of slopes, adjacent to and outside of Bass Lake Road, to points five feet beyond top of cut slopes or toe of fill slopes; pedestrian and bicycle ingress and egress; inspecting, replacing, maintaining, and using poles, with such wires and cables, and all necessary guys, anchors, crossarms, and braces, and any and all appurtenances appertaining thereto, 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.

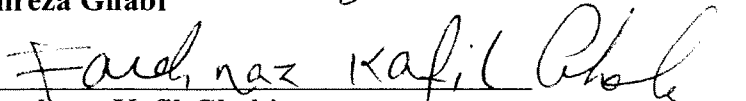
It is understood that this offer of dedication shall remain in effect and run with the land until such time as the County of El Dorado Board of Supervisors makes a finding of necessity for public purposes and accepts said offer by resolution.

IN WITNESS WHEREOF, GRANTORS have hereunto subscribed their names this
26TH day of OCTOBER, 2007.

GRANTORS



Alireza Ghabi



Farahnaz Kafil-Ghabi

(All Signatures Must Be Notarized)

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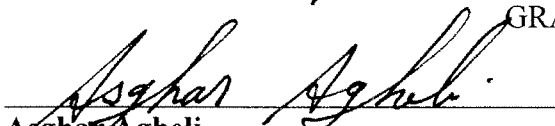
**IRREVOCABLE OFFER OF DEDICATION
ROAD RIGHT OF WAY,
LANDSCAPE AND PUBLIC SERVICE EASEMENTS**

Asghar Agheli, 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, including the underlying fee, landscape and public service easements, for any and all public purposes, including construction and maintenance of drainage facilities; construction and maintenance of slopes, adjacent to and outside of Bass Lake Road, to points five feet beyond top of cut slopes or toe of fill slopes; pedestrian and bicycle ingress and egress; inspecting, replacing, maintaining, and using poles, with such wires and cables, and all necessary guys, anchors, crossarms, and braces, and any and all appurtenances appertaining thereto, 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 as 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 name this
16th day of sept, 2008.



Asghar Agheli GRANTOR

APN 119-090-43 LEGAL DESCRIPTION

All that real property situated in the County of El Dorado, State of California, being a portion of real property conveyed by deed to Alireza Ghabi and Farahnaz Kafil-Ghabi, hereinafter referred to as "GHABI Property", recorded in Document No. 2006-0066490 in the Official Records of said County, being Parcel 'B' of 11 PM 137 in said Official Records and lying within the Northwest One Quarter of Section 6, T. 9 N., R. 9 E., M.D.M. and being more particularly described as follows:

ROAD RIGHT OF WAY

Commencing at a 1-1/2" capped iron pipe stamped "LS 3864" marking the Northwest corner of Parcel "B" as shown on that certain Parcel Map, filed in the office of the County Recorder in Book 25 of Parcel Maps, Page 49; thence South 27°03'54" East 1900.18 feet to the **Point of Beginning**, also being a point on the Westerly line of said "GHABI Property"; thence continuing along said Westerly line, North 04°36'55" East, 10.04 feet; thence along the arc of a curve to the right, having a radius of 20.00 feet and being subtended by a chord bearing North 49°49'45" East, 28.39 feet to a point on the South line of Hollow Oak Road as conveyed to the county of El Dorado in Document No. 2005-0010229; thence along said South line, South 84°57'25" East, 5.71 feet; thence leaving said South line, South 04°37'16" West, 5.00 feet; thence North 84°57'25" West, 0.68 feet; thence along the arc of a curve concave to the Southeast, having a radius of 25.00 feet, the chord of which bears South 50°36'13" West, 35.96 feet to the Point of Beginning and containing an area of 178 square feet, ore or less.

LANDSCAPE and PUBLIC SERVICE EASEMENT

Commencing at a 1-1/2" capped iron pipe stamped "LS 3864" marking the Northwest corner of Parcel "B" as shown on that certain Parcel Map, filed in the office of the County Recorder in Book 25 of Parcel Maps, Page 49; thence South 27°03'54" East 1900.18 feet to the **Point of Beginning**, being a point on the Westerly line of said "GHABI Property" and being a point on the Easterly line of Bass Lake Road as described in Document No. 2004-0104424; thence along the arc of a 25.00 foot radius curve, concave to the Southeast, the chord of which bears North 50°36'13" East, 35.96 feet; thence South 84°57'25" East, 0.68 feet; thence South 04°37'16" West, 132.78 feet; thence along the arc of a 2328.00 foot radius curve, concave Easterly and being subtended by a chord bearing South 04°08'59" West 38.30 feet to a point hereinafter referred to as **Point "A"**; thence continuing along the arc of a 2328.00 foot radius curve, concave Easterly and being subtended by a chord bearing South 01°57'05" East 456.76 feet; thence South 07°34'52" East 296.58 feet to a point on the Southerly line of said "GHABI Property"; thence along the Southerly line of said "GHABI Property" South 63°50'00" West 23.31 feet to a point on the Easterly line of said Bass Lake Road; thence along the Easterly line of said Bass Lake Road the following courses; North 07°35'13" West 321.42 feet; thence along the arc of a 2350.00 foot radius curve to the right, being subtended by a chord bearing North 01°29'09" West 499.53 feet; thence North 04°36'55" East 100.83 feet to the **Point of Beginning**, containing an area of 21,863 square feet, more or less.

PUBLIC SERVICE EASEMENT

Exhibit 'A'

Beginning at the aforementioned **Point "A"**; thence along the arc of a 2328.00 foot radius curve, concave Easterly and being subtended by a chord bearing South 01°57'05" East 456.76 feet; thence South 07°34'52" East 296.58 feet to a point on the Southerly line of said "GHABI Property"; thence along said Southerly line, North 63°50'00" East, 28.08 feet; thence leaving said South line, North 04°01'30" East, 2.42 feet; thence North 08°15'59" West, 123.74 feet; thence North 14°41'16" West, 56.40 feet; thence North 16°50'19" West, 68.12 feet; thence North 06°58'02" West, 44.30 feet; thence North 05°56'41" East, 28.56 feet; thence North 13°13'02" West, 14.07 feet; thence North 00°37'58" East, 101.77 feet; thence North 07°31'45" East, 56.40 feet; thence North 08°13'36" West, 87.39 feet; thence North 04°12'35" West, 93.51 feet; thence North 09°31'24" West, 70.95 feet to the Point of Beginning, containing 14,787 square feet, more or less.

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

End of description

The Basis of Bearings for this description is the California State Plane Coordinate System, Zone 2, NAD 83.

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

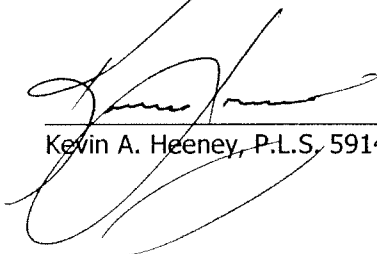

Kevin A. Heeney, P.L.S., 5914



Exhibit 'B'



POINT OF COMMENCEMENT
 FND 1 1/2" CIP LS 3864
 NW CORNER PARCEL B
 PM 25 49

PARCEL A
 PM 18-80
 WESTERN PACIFIC HOUSING
 APN 115-040-01

PARCEL B
 PM 25-49

CURVE DATA TABLE				
CURVE	RADIUS	DELTA	CH. BEARING	CH.DISTANCE
C1	20.00'	90°25'40"	N49°49'45"E	28.39'
C2	2328.00'	0°56'33"	S04°08'59"W	38.30'
C3	2328.00'	11°15'35"	S01°57'05"E	456.76'
C4	2350.00'	12°12'08"	N01°29'09"W	499.53'
C5	25.00'	91°58'36"	S50°36'13"W	35.96'

POINT OF BEGINNING

ROY
 PARCEL A PM 11-137
 APN 119-090-39

HOLLOW OAK ROAD
 ROAD RIGHT OF WAY
 PER DOC. No. 2005-0010229

I.O.D. FOR ROAD RIGHT OF WAY
 PER DOC. NO. 2004-0104424

APN 119-100-07
 EL DORADO HILLS COUNTY WATER DISTRICT

I.O.D. LANDSCAPE & PUBLIC
 SERVICE EASEMENT
AREA=21,863 SQUARE FEET

APN 119-100-08
 KWOK

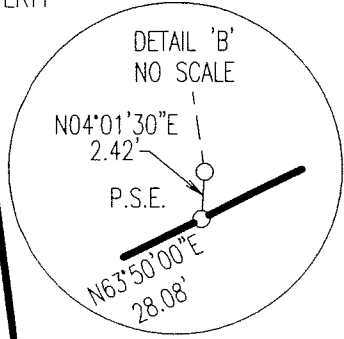
I.O.D. ROAD RIGHT OF WAY
AREA=178 SQUARE FEET

I.O.D. PUBLIC SERVICE EASEMENT
AREA=14,787 SQUARE FEET

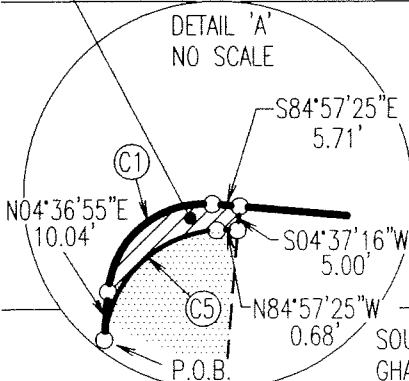
BASS LAKE RD.

LAKE RD.

RD.



FALLAH-NAJMABADI HESSAMEDDIN
 PARCEL C
 PM 11-137



SOUTHWEST CORNER
 GHABI PROPERTY

LEGEND:

I.O.D. DENOTES IRREVOCABLE
 OFFER OF DEDICATION



OWNER:
 GHABI, ALIZERA & FARAHNZA KAFIL

DATE: 12/13/06
 DRAWN BY: JWG
 SCALE: 1"=200'
 JOB NO. 05-070-001
 SHEET 1 OF 1

A.P.N. 119-090-43
CTA Engineering - Surveying

 3233 Monier Circle, Suite 1
 Rancho Cordova, CA 95742
 (916) 638-0919
 (916) 638-2479 Fax

I.O.D. FOR ROAD RIGHT OF WAY
 LANDSCAPE & PUBLIC SERVICE EASEMENT
 AND PUBLIC SERVICE EASEMENT
 A PORTION OF THE NW 1/4
 OF SECTION 6, T.9N., R.9E., M.D.M.
 COUNTY OF EL DORADO CALIFORNIA

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

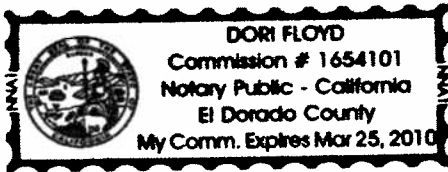
State of California

County of CONTRA COSTA

On Oct 26, 2007 before me, DORI FLOYD, NOTARY PUBLIC
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared ALREZA GHABI
Name(s) of Signer(s)

- 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.

Place Notary Seal Above

[Signature]
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: ADD TO R/W, LANDSCAPE AND PUBLIC SIC EMBLS.

Document Date: Oct. 26, 2007 Number of Pages: 4

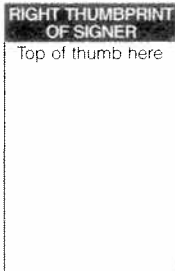
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- Individual
 Corporate Officer -- Title(s): _____
 Partner -- Limited General
 Attorney in Fact
 Trustee
 Guardian or Conservator
 Other: _____

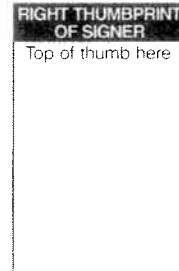
Signer Is Representing: _____



Signer's Name: _____

- Individual
 Corporate Officer -- Title(s): _____
 Partner -- Limited General
 Attorney in Fact
 Trustee
 Guardian or Conservator
 Other: _____

Signer Is Representing: _____



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of CONTRA COSTA

On Oct 26, 2007 before me, DORI FLOYD, NOTARY PUBLIC
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared FARAH CHABI
Name(s) of Signer(s)

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.

Place Notary Seal Above

[Signature]
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: IAD FOR P/W, LANDSCAPE AND PUBLIC SVC ESTMS.

Document Date: OCTOBER 26, 2007 Number of Pages: 4

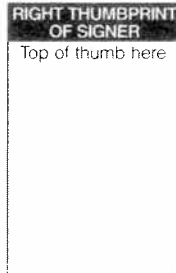
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

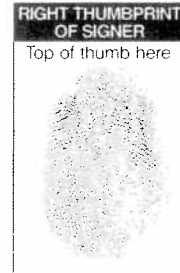
Signer Is Representing: _____



Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

Signer Is Representing: _____



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of EL DORADO

On SEPT. 16, 2008 before me, DORI FLOYD, NOTARY PUBLIC
Date Name and Title of Officer (e.g., Jane Doe, Notary Public)

personally appeared REGHAN AGHELI
Name(s) of Signer(s)

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.

FOREGOING PARAGRAPH IS TRUE AND CORRECT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE

Place Notary Seal Above

[Signature]
Signature of Notary Public

OPTIONAL

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Signer's Name: _____

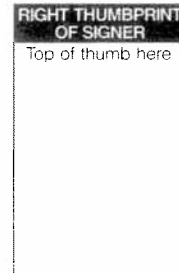
- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

TRUSTEE/BENEFICIARY CONSENT

The undersigned, California Reconveyance Company, Trustee under that certain Deed of Trust dated September 22, 2006 and recorded on September 29, 2006 as Instrument No. 2006-0066491 of Official Records of the County of El Dorado, State of California, does hereby consent to the recording of this document.

California Reconveyance Company

Date June 9, 2009

By: Wendy A. Buchner
Wendy A. Buchner

Its: Lien Release Assistant Secretary

STATE OF SOUTH CAROLINA)
) ss
COUNTY OF FLORENCE

On 06.09.2009, before me, Rose B. Blackwell a notary public, personally appeared Wendy A. Buchner, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of South Carolina that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Rose B. Blackwell (Seal)
Rose B. Blackwell

My Commission Expires: 07/28/2018

Rose B. Blackwell
NOTARY PUBLIC
State of South Carolina

BENEFICIARY CONSENT TO IRREVOCABLE OFFER OF DEDICATION ROAD RIGHT OF WAY, LANDSCAPE AND PUBLIC SERVICE EASEMENTS

* WASHINGTON MUTUAL BANK, FA, Beneficiary under that certain Deed of Trust dated SEPTEMBER 22, 2006 and executed by ALIREZA GHABI AND FARAHNAZ KAFIL-GHABI, HUSBAND AND WIFE, AS JOINT TENANTS for the sum of \$440,000.00, and recorded SEPTEMBER 29, 2006 as document number 2006- 0066491-00, official Records of El Dorado County. Beneficiary hereby consents to the Irrevocable Offer of Dedication Road Right of Way, Landscape and Public Service Easement set forth in that certain IRREVOCABLE OFFER OF DEDICATION ROAD RIGHT OF WAY, LANDSCAPE AND PUBLIC SERVICE EASEMENTS between ALIREZA GHABI AND FARAHNAZ KAFIL-GHABI, Grantors and the County of El Dorado, a political subdivision of the State of California dated OCTOBER 26, 2007.

BENEFICIARY:

JPMorgan Chase Bank, N.A. Successor in interest from the Federal Deposit Insurance Corporation as Receiver for Washington Mutual Bank f/k/a Washington Mutual Bank, FA
BY: *Patricia L. Bulen* Dated: June, 9, 2009

*Patricia L. Bulen, Vice President

State of SOUTH CAROLINA)

)ss.

County of FLORENCE)

On 6/9/2009 before me, Rose B. Blackwell, Notary Public, personally appeared *Patricia L. Bulen, 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 South Carolina that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

Signature *Rose B. Blackwell* (Seal)

Rose B. Blackwell
My Commission Expires: 07,28,2018

Rose B. Blackwell
NOTARY PUBLIC
State of South Carolina