

**RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:**

STATE OF CALIFORNIA
c/o Judicial Council of California
Facilities Services
2860 Gateway Oaks Drive, Suite 400
Sacramento, CA 95833
Attn: Manager, Real Estate

OFFICIAL STATE BUSINESS – EXEMPT FROM RECORDING FEES PURSUANT TO GOVERNMENT CODE SECTION 27383 AND DOCUMENTARY
TRANSFER TAX PURSUANT TO REVENUE AND TAXATION CODE SECTION 11922.

APN: 325-240-21; County of El Dorado

**RELINQUISHMENT OF EQUITY RIGHTS AND
TERMINATION OF JOINT OCCUPANCY AGREEMENT
(JUVENILE HALL)**

This Juvenile Hall Relinquishment of Equity Rights and Termination of Joint Occupancy Agreement (“**Relinquishment & Termination**”) is made and entered into as of _____, 20__ (“**Execution Date**”), by and between the Judicial Council of California (“**Judicial Council**”) and the County of El Dorado (“**County**”). The Judicial Council and the County each constitute a “**Party**” and collectively constitute the “**Parties**” to this Relinquishment & Termination.

RECITALS

A. On May 12, 2010, the Judicial Council and County entered into that certain Agreement for Equity Exchange (“**Agreement**”) under which the County transferred to the Judicial Council responsibility for funding and operation of the court facility commonly known as the Juvenile Hall (Court Facility No. 09-G1) (“**Building**”), which is located on certain real property owned by the County in the County of El Dorado, State of California, having a street address of 295 Fair Lane, Placerville, California (as more fully described in the Agreement, the “**Real Property**”). The legal description of the Real Property is attached to this Relinquishment & Termination as **Attachment “1”** and incorporated herein.

B. Concurrently with the Agreement, the Judicial Council and County also entered into that certain Joint Occupancy Agreement, dated May 12, 2010, as subsequently amended (“**JOA**”), setting forth the terms and conditions for the Parties’ shared possession, occupancy, and use of the Real Property.

C. To memorialize the Parties' respective rights and duties under the JOA, the Parties executed that certain Memorandum of Joint Occupancy Agreement, which was recorded in the Official Records of El Dorado County on June 8, 2010, as Document No. 2010-0024881-00 ("**Memorandum**").

D. The Parties subsequently entered into that certain Memorandum of Understanding Regarding the Juvenile Hall and Building C ("**MOU**") under which the Judicial Council relinquished to the County, and the County assumed from the Judicial Council: (i) all rights, interests, and entitlement of the Judicial Council and the Court in and to the 3,618 square feet of Court Exclusive-Use Area in the Building that was occupied and used exclusively by the Court pursuant to the Agreement and JOA, and which space comprised approximately twenty-four and fifteen one-hundredths percent (24.15%) of the Total Exclusive-Use Area in the Building; (ii) all rights, interests, and entitlement of the Judicial Council and the Court in and to the Parking Areas pursuant to the Agreement and JOA; and (iii) all non-exclusive rights, interests, and entitlement of the Judicial Council and the Court in and to any Common Area of the Building and Real Property, all as more fully defined and set forth in the JOA (collectively, the "**Equity Rights**").

E. As a consequence of the MOU, the JOA will terminate in accordance therewith, and will no longer be of any force or effect.

F. The Judicial Council and the County now desire to record this Relinquishment & Termination to effectuate the Judicial Council's relinquishment of the Judicial Council's Equity Rights in the Real Property to the County, and to memorialize the termination of both the JOA and the Memorandum.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties do hereby agree as follows:

1. Effective Date. Notwithstanding the Execution Date, this Relinquishment & Termination shall not become effective ("**Effective Date**") until the date indicated in the Court Vacation Notice issued by the Judicial Council to the County pursuant to and as defined in the MOU.

2. Relinquishment; No Warranty or Recourse. As of the Effective Date, the Judicial Council, on behalf of itself and the Court, hereby remises, releases, and forever relinquishes to the County any and all of its right, title, and interest in and to the Equity Rights in the Real Property, in an as-is condition, with no representations or warranties by the Judicial Council with respect to the condition of the Real Property and with no recourse of any kind.

3. Acceptance. The County hereby accepts the foregoing relinquishment of the Equity Rights from the Judicial Council.

4. Termination of JOA and Memorandum. The JOA and the Memorandum are hereby terminated and are no longer of any force or effect, except for those terms of the JOA that the Parties have expressly agreed in writing will survive the termination of the JOA. The Agreement remains in full force and effect to the extent not inconsistent with either this Relinquishment & Termination or the MOU.

5. Recording. On or after the Effective Date, this Relinquishment & Termination is to be recorded in the Official Records of El Dorado County with respect to the Real Property.

6. Governing Law. This Relinquishment & Termination, and the Parties' performance under this Relinquishment & Termination, will be exclusively governed by the laws of the State of California without regard to its conflict of law provisions.

7. Conditions. This Relinquishment & Termination will confer no rights and will impose no obligations on the Judicial Council or the County beyond those expressly provided for in this Relinquishment & Termination and the Agreement.

8. Severability. If any agreement, covenant, or term of this Relinquishment & Termination is held by a court of competent jurisdiction to be invalid, void, or unenforceable, in whole or in part, then all agreements, covenants, and terms of this Relinquishment & Termination not held invalid, void, or unenforceable will continue in full force and effect and will in no way be affected, impaired, or invalidated thereby.

9. Counterparts. This Relinquishment & Termination may be executed in counterparts, each of which shall be deemed an original as against the Party signing such counterpart and which together shall constitute one and the same instrument.

[SIGNATURES ON FOLLOWING PAGE(S)]

IN WITNESS WHEREOF, this Relinquishment & Termination has been executed as of the Execution Date.

JUDICIAL COUNCIL OF CALIFORNIA

APPROVED AS TO FORM:
Judicial Council of California,
Legal Services

By: Kristin Kerr
Name: Kristin Kerr
Title: Supervising Attorney
Date: June 29, 2026

By: Michelle Curran
Name: Michelle Curran
Title: Administrative Director
Date: June 30, 2026

ATTEST:

**COUNTY OF EL DORADO, a political
subdivision of the State of California**

By: _____
Name: _____
Title: Clerk of the Board of Supervisors
Date: _____

By: _____
Name: _____
By: Chairman, Board of Supervisors
Date: _____

APPROVED AS TO FORM:
El Dorado County Counsel

By: _____
Name: _____
Title: County Counsel
Date: _____

**ATTACHMENT "1" TO
RELINQUISHMENT & TERMINATION**

**LEGAL DESCRIPTION OF
THE REAL PROPERTY**

A portion of the North half of Section 13, Township 10 North, Range 10 East, M.D.B.&M., and of the Southwest quarter of Section 12, Township 10 North, Range 10 East, M.D.B.&M., described as follows:

BEGINNING at the Northeast corner of the tract of land herein described, a 12 inch Oak on fence line, from which the North quarter corner of said Section 13, bears South 77° 31' East 85.46 feet; thence from point of beginning, South 2° 44' East 152.22 feet, a 3/4 inch capped iron pipe; thence South 20° 56' East 97.33 feet, a similar pipe; thence continuing South 20° 56' East 256.96 feet, a similar pipe set in the Northwestern right of way line of the proposed U. S. Highway No. 50 Freeway; thence along said line South 35° 00' 42" West 249.00 feet, a similar pipe and South 31° 07' 19" West 411.77 feet, a similar pipe, set in the Northerly line of the property of Herbert Hicks, as recorded in Book 428 of Official Records of El Dorado County at Page 133; thence along said line (next 6 courses) South 61° 52' West, (Record South 62° 42' West) 41.16 feet, a 5/8 inch iron bar; thence North 85° 03' West (Record North 84° 23' West) 152.36 feet; thence North 65° 39' West (Record North 64° 59' West) 126.40 feet; thence North 47° 37' West (Record North 46° 57' West) 122.43 feet; thence North 37° 14' West (Record North 36° 34' West) 157.13 feet; thence North 18° 51' West (Record North 18° 14' 30" West) 126.83 feet; thence leaving last described line North 3° 22' East 140.51 feet, an 18 inch Oak in a fence line, a point in the East line of the Property of Bron Smith, as described in Book 382 of Official Records of El Dorado County at Page 107; thence along said line; North 1° 46' East, (Record North 2° 36' East) 254.12 feet, a pine tree in said fence line; thence continuing along said fence North 2° 20' East (Record North 3° 10' East) 251.00 feet, a 3/4 inch iron pipe the Northeast corner of said Bron Smith property; thence continuing North 2° 20' East 168.65 feet to an inter-section with a fence line, the Northwest corner; thence along said fence line, South 78° 24' East 733.35 feet (Record South 78° 30' East) to the point of beginning.

According to a Survey by Harvey L. Butler, L.S. 2725, dated June 20, 1960.

SAVING AND EXCEPTING THEREFROM all that portion thereof lying Southerly and Easterly of the following described line:

BEGINNING at a point from which the North quarter corner of said Section 13 bears North 26° 42' 31" East 1149.86 feet, said point is also 265.22 feet Northwesterly, measured at right angles from the base line at Engineer's Station "C" 557+10.92 of the

Department of Public Works' 1955 Survey from Perks Corner to West City Limits of Placerville, road III-ED-11-C (The California State Zone II Coordinates for said point of beginning are $X=2,334,798.94$ and $Y=387,905.43$); THENCE (1) from said point of beginning North $14^{\circ} 00' 00''$ 50.00 feet; thence (2) South $76^{\circ} 00' 00''$ East 60.01 feet; thence (3) South $66^{\circ} 17' 37''$ East 118.17 feet; thence (4) North $62^{\circ} 00' 00''$ East 35.70 feet; thence (5) North $31^{\circ} 07' 19''$ East 412.55 feet; thence (6) North $35^{\circ} 00' 42''$ East 530.60 feet to a point that is 135.00 feet Northwesterly, measured radially from said base line at Engineer's Station "C"567+50.00.

APN No.: 325-240-21

JUDICIAL COUNCIL NOTARY 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

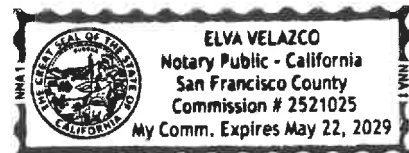
COUNTY OF San Francisco

On June 30, 2026 before me, Elva Velazco, Notary Public, personally appeared Michelle Dorothy Curran 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 Elva Velazco



(Seal)

COUNTY NOTARY 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 _____

On _____ before me, _____, Notary Public, personally appeared _____ 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)