

Seller: Lemus/Gonzalez  
APN: 325-110-35  
Project # 77114  
Escrow #: 201-39434

## ACQUISITION AGREEMENT FOR PUBLIC PURPOSES

This Agreement (“Agreement”) is made by and between THE COUNTY OF EL DORADO, a political subdivision of the State of California (“County”), and Jesus Lemus, an Unmarried Man, and Maria Gonzalez, an Unmarried Woman, Together As Joint Tenants, referred to herein as (“Sellers”), with reference to the following facts:

### RECITALS

- A. Sellers own that certain real property located in the unincorporated area of the County of El Dorado, California, a legal description of which is attached hereto as Exhibit A (the “Property”).
- B. Sellers desire to sell and County desires to acquire for public purposes, a portion of the Property, in fee by Grant Deed, as described and depicted in Exhibit B, and the exhibits thereto, and a Public Utility Easement as described and depicted in Exhibit C, and the exhibits thereto, a Temporary Construction Easement as described and depicted in Exhibit D, and the exhibits thereto, and a Slope and Drainage Easement as described and depicted in Exhibit E, and the exhibits thereto, all of which are attached hereto and collectively referred to hereinafter as “the Acquisition Properties”, on the terms and conditions herein set forth.

**NOW, THEREFORE**, in consideration of the mutual covenants and conditions herein contained, the parties hereto agree as follows:

### AGREEMENT

#### 1. ACQUISITION

Sellers hereby agree to sell to County and County, upon approval by Board of Supervisors, hereby

Seller: Lemus/Gonzalez  
APN: 325-110-35  
Project # 77114  
Escrow #: 201-39434

agrees to acquire from Sellers, the Acquisition Properties, as described and depicted in the attached Exhibits B, C, D and E, and the exhibits thereto. The terms of the Temporary Construction Easement shall be the terms set forth in Exhibit D, which is attached hereto and hereby incorporated by reference and made a part hereof.

**2. JUST COMPENSATION**

The just compensation for the Acquisition Properties is in the amount of \$4,961.00 for fee title, \$2,732.00 for the Public Utility Easement, \$1,172.00 for the Temporary Construction Easement, and \$1,035.00 for the Slope and Drainage Easement for a total amount of \$9,900.00 (Nine thousand nine hundred dollars exactly) which represents the total amount of compensation to Sellers.

**3. ESCROW**

The acquisition of the Acquisition Properties shall be consummated by means of Escrow No. 201-39434 which has been opened at Placer Title Company ("Escrow Holder"). This Agreement shall, to the extent possible, act as escrow instructions. The parties shall execute all further escrow instructions required by Escrow Holder. All such further escrow instructions, however, shall be consistent with this Agreement, which shall control. The "Close of Escrow" is defined to be the recordation of the Grant Deed, Grants of Public Utility, Temporary Construction, and Slope and Drainage Easements from Sellers to County for the Acquisition Properties. Sellers and County agree to deposit in escrow all instruments, documents, and writings identified or reasonably required to close escrow. The escrow must be closed no later than September 30, 2013, unless the closing date is extended by mutual agreement of the parties pursuant to the terms of this Agreement.

Seller: Lemus/Gonzalez  
APN: 325-110-35  
Project # 77114  
Escrow #: 201-39434

**4. ESCROW AND OTHER FEES**

County shall pay:

- A. The Escrow Holder's fees; and
- B. Recording fees, if applicable; and
- C. The premium for the policy of title insurance; and
- D. Documentary transfer tax, if any; and
- E. All costs of executing and delivering the Grant Deed, Grants of Public Utility, Temporary Construction and Slope and Drainage, Easements;  
and
- F. All costs of any partial reconveyances of deeds of trust, if any.

**5. TITLE**

Sellers shall by Grant Deed, Grants of Public Utility, Temporary Construction, Slope and Drainage Easements, convey to the County, the Acquisition Properties free and clear of title defects, liens, encumbrances, taxes, and deeds of trust. Title to the Acquisition Properties shall vest in the County subject only to:

- A. Covenants, conditions, restrictions and reservations of record, if any; and
- B. Easements or rights of way over the land for public or quasi-public utility or public road purposes, as contained in Placer Title Company Preliminary Report Order No.201-39434 dated March 7, 2013, if any; and
- C. Exceptions numbered 1, 2, 3 and 4 paid current, and subject to items 5 and 6 as listed in said preliminary title report.

Seller: Lemus/Gonzalez  
APN: 325-110-35  
Project # 77114  
Escrow #: 201-39434

Sellers agree all other exceptions to title will be removed prior to Close of Escrow. County will obtain a California Land Title Association standard policy of title insurance in the amount of the Purchase Price showing title vested in the County, insuring that title to the Acquisition Properties is vested in County free and clear of all title defects, liens, encumbrances, conditions, covenants, restrictions, and other adverse interests of record or known to Sellers, subject only to those exceptions set forth hereinabove.

**6. AGREEMENT DECLARING RESTRICTIVE COVENANTS (ADRC)**

Sellers acknowledge that County will use federal funds for the acquisition of the land rights for this Project. County has entered into a Master Agreement, Administering Agency – State Agreement for Federal Aid Projects, Agreement No. 03-5925R, effective February 14, 2007. County has agreed to comply with the terms and conditions of that Agreement, which include compliance with all Fair Employment Practices and with all Nondiscrimination Assurances as are contained in said Master Agreement, including the addition of certain covenants as contained in the Grant Deed and Easement Deeds being conveyed by Sellers, and as shown in Exhibit B, C, D and E and the exhibits thereto, attached hereto and incorporated by reference herein.

**7. WARRANTIES**

Sellers warrant that:

- A. Sellers own the Property, free and clear of all liens, licenses, claims, encumbrances, easements, and encroachments on the Property from adjacent properties, encroachments by improvements on the Property onto adjacent properties, and rights of way of any nature, not disclosed by the public record.
- B. Sellers have no knowledge of any pending litigation involving the Property.

Seller: Lemus/Gonzalez  
APN: 325-110-35  
Project # 77114  
Escrow #: 201-39434

- C. Sellers have no knowledge of any violations of, or notices concerning defects or noncompliance with, any applicable code statute, regulation, or judicial order pertaining to the Property.
- D. All warranties, covenants, and other obligations described in this contract section and elsewhere in this Agreement shall survive delivery of the deed.

**8. PRORATION OF TAXES**

All real property taxes shall be prorated in accordance with Revenue and Taxation Code Section 4986 as of the Close of Escrow. Sellers authorize Escrow Holder to deduct and pay from the just compensation any amount necessary to satisfy any delinquent taxes due, together with penalties and interest thereon, which shall be cleared from the title to the Property prior to Close of Escrow. Escrow Holder shall deduct and pay from the just compensation any pro-ration credits due to County for real property taxes and assessments directly to the County of El Dorado Tax Collector's Office in lieu of refunding such amounts to County through escrow.

**9. ASSESSMENTS**

It is agreed that Sellers shall be responsible for the payment of any assessments, bonds, charges, or liens imposed upon the Property by any federal, state, or local government agency, including AT&T and Pacific Gas & Electric Company. Sellers agree to indemnify and hold County harmless from any claim arising there from. Sellers authorize Escrow Holder to deduct and pay from the just compensation any amount necessary to satisfy any delinquent assessments, bonds, charges, or liens, together with penalties and interest thereon, which shall be cleared from the title to the Property prior to Close of Escrow.

**10. NO ENVIRONMENTAL VIOLATIONS**

Sellers represent that, to the best of Sellers's knowledge, Sellers know of no fact or circumstance which

Seller: Lemus/Gonzalez  
APN: 325-110-35  
Project # 77114  
Escrow #: 201-39434

would give rise to a claim or administrative proceeding that the Property is in violation of any federal, state, or local law, ordinance, or regulation relating to the environmental conditions on, under, or about the Property, including, but not limited to, soil and groundwater contamination.

**11. POSSESSION**

It is agreed and confirmed by the parties hereto that notwithstanding other provisions in this Agreement, the right to possession and use of the Acquisition Properties by the County or County's contractors or authorized agents, for the purpose of performing activities related to and incidental to the construction of improvements adjacent to Green Valley Road, inclusive of the right to remove and dispose of any existing improvements, shall commence upon the last date of execution of this Agreement by Sellers and County. The amount of the just compensation shown in Section 2 herein includes, but is not limited to, full payment for such possession and use, including damages, if any, from said date.

**12. COUNTERPARTS**

This Agreement may be executed in one or more counterparts, each of which shall be an original and all of which together shall constitute one and the same instrument.

**13. REAL ESTATE BROKER**

Sellers have not employed a broker or sales agent in connection with the sale of the Acquisition Properties, and Sellers shall indemnify, defend and hold the County free and harmless from any action or claim arising out of a claimed agreement by Sellers to pay any commission or other compensation to any broker or sales agent in connection with this transaction.

Seller: Lemus/Gonzalez  
APN: 325-110-35  
Project # 77114  
Escrow #: 201-39434

**14. ITEMS TO BE DELIVERED AT CLOSE OF ESCROW**

- A. Sellers shall execute and deliver to Escrow Holder the Grant Deed and Grants of Easements for the Acquisition Properties prior to the Close of Escrow, for delivery to the County at Close of Escrow.
- B. County shall deliver to Escrow Holder prior to the Close of Escrow, for delivery or disbursement at Close of Escrow, funds in an amount equal to those shown in Section 2, together with County's Certificates of Acceptance to be attached to and recorded with the Grant Deed, Grants of Public Utility, Temporary Construction and Slope and Drainage Easements.
- C. Escrow Holder shall:
  - (i) Record the Grant Deed, Grants of Public Utility, Drainage, Temporary Construction and Slope and Drainage Easements for the Acquisition Properties described and depicted in Exhibit B, C, D and E and the exhibits thereto, together with County's Certificates of Acceptance.
  - (ii) Cause the policy of title insurance to be issued.
  - (iii) Deliver the just compensation to Sellers.

**15. TIME IS OF THE ESSENCE**

Time is of the essence to this Agreement. This Agreement may not be extended, modified, altered, or changed except in writing signed by County and Sellers.

**16. BEST EFFORTS**

County and Sellers shall act in good faith and use their best efforts after the effective date hereof to ensure that their respective obligations hereunder are fully and punctually performed. County and

Seller: Lemus/Gonzalez  
APN: 325-110-35  
Project # 77114  
Escrow #: 201-39434

Sellers shall perform any further acts and execute and deliver any other documents or instruments that may be reasonably necessary to carry out the provisions of this Agreement.

**17. NOTICES**

All communications and notices required or permitted by this Agreement shall be in writing and shall be deemed to have been given on the earlier of the date when actually delivered to Sellers or County by the other or three (3) days after being deposited in the United States mail, postage prepaid, and addressed as follows, unless and until either of such parties notifies the other in accordance with this paragraph of a change of address:

**SELLERS:** Jesus Lemus  
Maria Gonzalez  
3300 Frosty Lane  
Placerville, CA 95667

**COUNTY:** County of El Dorado  
Board of Supervisors  
Attention: Clerk of the Board  
330 Fair Lane  
Placerville, CA 95667

**COPY TO:** County of El Dorado  
Department of Transportation  
Attn: R/W Unit  
2850 Fairlane Court  
Placerville, CA 95667

**18. BINDING EFFECT**

This Agreement shall be binding on and inure to the benefit of the parties to this Agreement, their heirs, personal representatives, successors, and assigns except as otherwise provided in this Agreement.

Seller: Lemus/Gonzalez  
APN: 325-110-35  
Project # 77114  
Escrow #: 201-39434

**19. GOVERNING LAW**

This Agreement and the legal relations between the parties shall be governed by and construed in accordance with the laws of the State of California.

**20. HEADINGS**

The headings of the articles and sections of this Agreement are inserted for convenience only. They do not constitute part of this Agreement and shall not be used in its construction.

**21. WAIVER**

The waiver by any party to this Agreement of a breach of any provision of this Agreement shall not be deemed a continuing waiver or a waiver of any subsequent breach of that or any other provision of this Agreement.

**22. ATTORNEY'S FEES**

In any action or proceeding at law or in equity brought to enforce any provision of this Agreement, the prevailing party shall be entitled to all reasonable attorney's fees, costs, and expenses incurred in said action or proceeding.

**23. LEASE WARRANTY PROVISION**

Sellers warrant that there are no oral or written leases on all or any portion of the property exceeding a period of one month.

**24. CONSTRUCTION CONTRACT WORK**

A. County or County's contractors or authorized agents shall, at the time of construction, perform the following construction work on the Sellers's remaining property:

- (i) County or County's contractor or authorized agent will remove any trees, shrubs

Seller: Lemus/Gonzalez  
APN: 325-110-35  
Project # 77114  
Escrow #: 201-39434

or landscape improvements in conflict with the proposed road improvements to be constructed within the new right of way limits.

- (ii) County or County's contractor or authorized agent will remove existing fence and replace with new fencing of a like-kind material at approximately 6 inches inside the new property line, where applicable.

All work done under this Agreement shall conform to all applicable building, fire and sanitary laws, ordinances, and regulations relating to such work, and shall be done in a good and workmanlike manner.

All fencing, when removed and relocated, or reconstructed by County, shall be left in as good a condition as found.

**25. PERMISSION TO ENTER FOR CONSTRUCTION PURPOSES**

Permission is hereby granted to County, the County's contractor or its authorized agent to enter Sellers's Property, (Assessor's Parcel Number 325-110-35) where necessary, to perform the work as described in Section 24 of this Agreement. Sellers understand and agree that after completion of the work described in Section 24, said fencing, except utility facilities, will be considered Sellers's sole property and Sellers will be responsible for their maintenance and repair.

**26. EFFECTIVE DATE**

This Agreement shall be subject to the approval of the County's Board of Supervisors after due notice and in accordance with the provisions of applicable law.

Seller: Lemus/Gonzalez  
APN: 325-110-35  
Project # 77114  
Escrow #: 201-39434

**27. ENTIRE AGREEMENT**

This Agreement constitutes the entire agreement between the parties pertaining to the subject matter thereof. No amendment, supplement, modification, waiver, or termination of this Agreement shall be binding unless executed in writing by the party to be bound thereby.

**SELLERS:**

**Jesus Lemus, an Unmarried Man and Maria Gonzalez, an Unmarried Woman,  
Together As Joint Tenants**

Date: 04-10-13

By:   
JESUS LEMUS

By: Maria Gonzalez  
MARIA GONZALEZ

**COUNTY OF EL DORADO:**

Date: 04-10-13

By: \_\_\_\_\_  
Ron Briggs, Chair  
Board of Supervisors

**ATTEST:**

James S. Mitrison

Clerk of the Board of Supervisors

By: \_\_\_\_\_  
Deputy Clerk

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF EL DORADO, UNINCORPORATED AREA, AND IS DESCRIBED AS FOLLOWS:**

**ALL THAT PORTION OF THE NORTH HALF OF SECTION 14, TOWNSHIP 10 NORTH, RANGE 10 EAST, M.D.B. & M., DESCRIBED AS FOLLOWS:**

**BEGINNING AT A POINT IN THE CENTER OF GREEN VALLEY ROAD, AT THE SOUTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED FROM WHENCE THE NORTHEAST CORNER OF SAID SECTION 14, TOWNSHIP 10 NORTH, RANGE 10 EAST, M.D.B. & M., BEARS NORTH 51 ° 39' 30" EAST 3838.00 FEET; THENCE FROM THE SAID POINT OF BEGINNING ALONG THE CENTER OF SAID ROAD NORTH 24 ° 30' 00" EAST 215.46 FEET; AND NORTH 12 ° 48' 00" EAST 96.57 FEET; THENCE LEAVING SAID CENTER OF SAID ROAD SOUTH 24 ° 31' 30" EAST 190.55 FEET; THENCE SOUTH 58 ° 23' 01" WEST 222.92 FEET TO THE POINT OF BEGINNING.**

**EXCEPTING THEREFROM THE MINERALS AND MINING RIGHTS, TOGETHER WITH EASEMENTS FOR VARIOUS PURPOSES AND OTHER INCIDENTAL RIGHTS, AS CONTAINED IN THE DEED RECORDED SEPTEMBER 10, 1947, IN BOOK 242, PAGE 430, OFFICIAL RECORDS.**

**A.P.N. 325-110-35-100**

**EXHIBIT "B"**

RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:

County of El Dorado  
Board of Supervisors  
330 Fair Lane  
Placerville, CA 95667

APN: 325-110-35

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

Above section for Recorder's use

**GRANT DEED**

**FOR VALUABLE CONSIDERATION**, receipt of which is hereby acknowledged, **JESUS LEMUS, An Unmarried Man and MARIA GONZALEZ, An Unmarried Woman, Together As Joint Tenants**, hereinafter referred to as "Grantor", grants to the **COUNTY OF EL DORADO, a political subdivision of the State of California**, in fee, all that certain real property situate in the unincorporated area of the County of El Dorado, State of California,

**Described in Exhibit 'A' and depicted in Exhibit 'B' attached hereto and made a part hereof, which description is by this reference incorporated herein.**

**IN WITNESS WHEREOF**, Grantor has herein subscribed its name on this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

**GRANTOR**

\_\_\_\_\_  
**JESUS LEMUS**

\_\_\_\_\_  
**MARIA GONZALEZ**

**(All signatures must be acknowledged by a Notary Public)**

## Exhibit 'A'

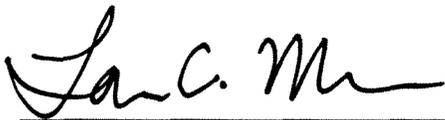
All that certain real property situate in the Northwest One-Quarter of Section 14, Township 10 North, Range 10 East, M.D.M., El Dorado County, State of California, being a portion of that particular parcel described in that certain document number 2007-76857, official records said county and state more particularly described as follows:

Beginning at the southwest corner of said parcel, thence from said POINT OF BEGINNING along the westerly boundary of said parcel North 23° 55' 57" East 215.53 feet; thence North 12° 14' 27" East 96.61 feet to the northwest corner of said parcel; thence leaving said westerly boundary, along the easterly boundary of said parcel South 25° 05' 21" East 37.35 feet; thence leaving said easterly boundary South 17° 06' 58" West 139.49 feet to the beginning of a non-tangent curve to the right having a radius of 317.00 feet; thence along said curve through a central angle of 22° 40' 51" an arc length of 125.49 feet, said curve being subtended by a chord which bears South 28° 27' 24" West 124.67 feet to the southerly boundary of said parcel; thence along said boundary South 57° 48' 58" West 27.52 feet to the POINT OF BEGINNING, containing 6,341 square feet or 0.14 acres more or less. See Exhibit 'B', attached hereto and made a part hereof.

### End of Description

The basis of bearing for this description is identical to that of Record of Survey book 31 page 86 official records said county and state and is grid north. All distances shown are grid distances. Divide distances by 0.999868 to obtain ground distances.

The purpose of this description is to describe that portion of said parcel for right of way acquisition purposes.



Loren A. Massaro      P.L.S. 8117  
Associate Land Surveyor  
El Dorado County  
Transportation Division



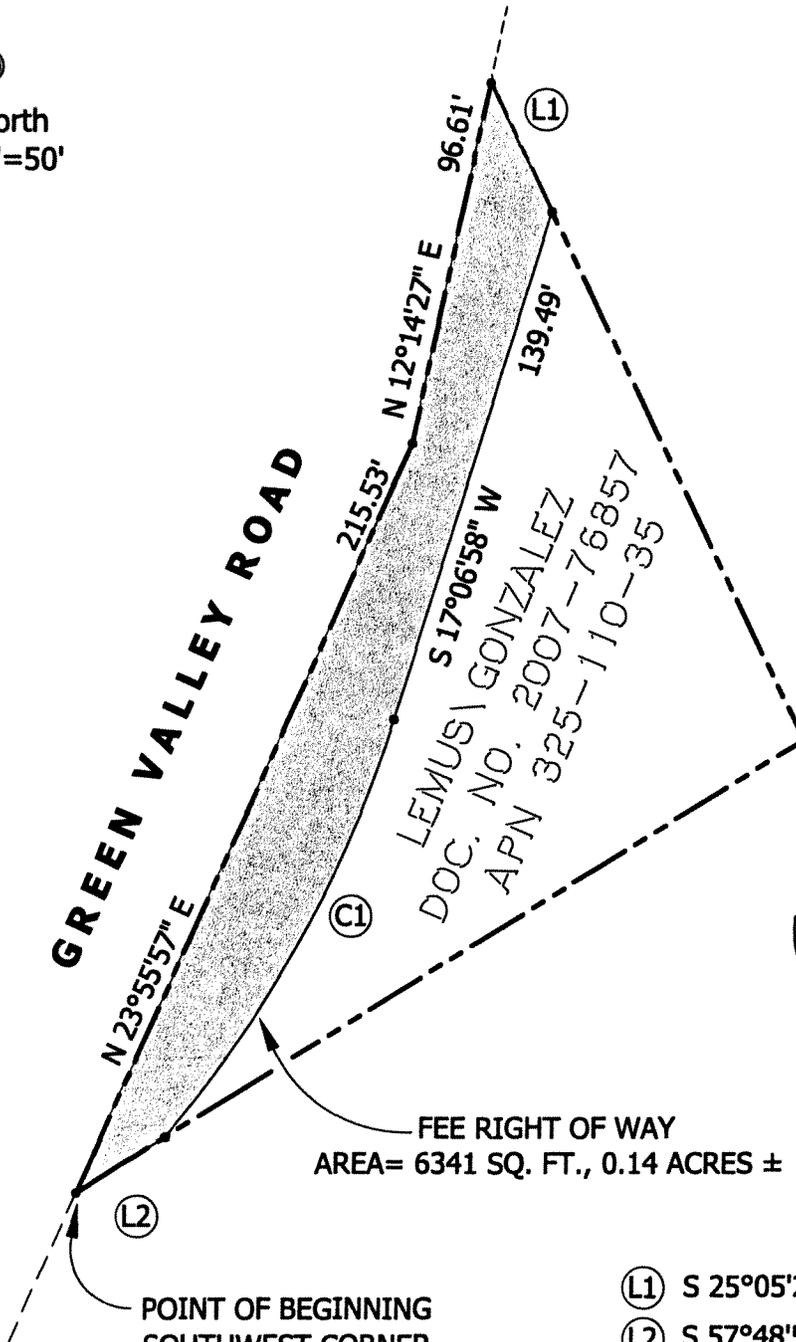
Dated: 01.29.2013

# EXHIBIT 'B'

Situate in the Northwest One-Quarter of Section 14,  
 Township 10 North, Range 10 East, M.D.M.  
 El Dorado County State of California



Grid North  
 Scale 1"=50'



FEE RIGHT OF WAY  
 AREA= 6341 SQ. FT., 0.14 ACRES ±

POINT OF BEGINNING  
 SOUTHWEST CORNER  
 DOC. NO. 2007-76857

- (L1) S 25°05'21" E 37.35'
- (L2) S 57°48'58" W 27.52'
- (C1) R = 317.00' Δ = 22°40'51" L = 125.49'  
 CH = S 28°27'24" W 124.67' (Non-tangent)



**EXHIBIT "C"**

RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:  
El Dorado County  
Board of Supervisors  
330 Fair Lane  
Placerville, CA 95667  
APN 325-110-35

Above section for Recorder's use \_\_\_\_\_

Mail Tax Statements to above:  
Exempt from Documentary Transfer Tax  
Per Revenue & Taxation Code 11922

**GRANT OF PUBLIC UTILITY EASEMENT**

**FOR VALUABLE CONSIDERATION**, receipt of which is hereby acknowledged, **JESUS LEMUS, an Unmarried Man AND MARIA GONZALEZ, an Unmarried Woman, Together As Joint Tenants**, hereinafter referred to as "Grantor", grants to the **COUNTY OF EL DORADO, a political subdivision of the State of California**, a public utility easement over, upon, under, and across a portion of all that certain real property situate in the unincorporated area of the County of El Dorado, State of California,

**DESCRIBED IN EXHIBIT 'A1' AND DEPICTED IN EXHIBIT 'B1' ATTACHED HERETO AND MADE A PART HEREOF, WHICH DESCRIPTION IS BY THIS REFERENCE INCORPORATED HEREIN.**

Said public utility easement shall include rights of way for water, sewer and gas, and for poles, guy wires, anchors, overhead and underground wires and conduits for electric, telephone and television cable services, with the right to trim and remove trees, tree limbs, and brush, together with any and all appurtenances appertaining thereto, over, under and across said parcel.

TO HAVE AND TO HOLD said lands and interests therein unto COUNTY OF EL DORADO and its successors forever, subject, however, to the covenant, conditions, restrictions and reservations herein contained as follows, which will remain in effect for the period during which the real property or structures are used for a purpose for which federal financial assistance is extended or for another purpose involving the provision of similar services or benefits and shall be binding on COUNTY OF EL DORADO, its successors and assigns.

COUNTY OF EL DORADO, does hereby covenant and agree as a covenant running with the land for itself, successors and assigns, that

(a) no person shall on the grounds of race, color, sex, national origin, religion, age or disability, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination with regard to any facility located wholly or in part on, over, or under such lands hereby conveyed; and

**EXHIBIT "C"**

(b) COUNTY OF EL DORADO shall use the lands and interests in land so conveyed, in compliance with all requirements imposed by or pursuant to Title 49, Code

of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, Part 21, Non-discrimination in federally-assisted programs of the Department of Transportation – Effectuation of Title VI of the Civil Rights Act of 1964, and as Regulations may be amended; and

(c) in the event of breach of any of the above-mentioned nondiscrimination conditions, and only after determination that it is necessary in order to effectuate the purposes of Title VI of the Civil Rights Act of 1964, the U.S. Department of Transportation shall have a right to re-enter said lands and facilities on said land, and the above-described land and facilities shall thereon revert to and vest in and become the absolute property of the U.S. Department of Transportation and its assigns as such interest existed upon COUNTY OF EL DORADO's acquisition.

**IN WITNESS WHEREOF**, Grantor has herein subscribed their names on this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

**GRANTOR**

Date: \_\_\_\_\_

By: \_\_\_\_\_  
JESUS LEMUS

Date: \_\_\_\_\_

By: \_\_\_\_\_  
MARIA GONZALEZ

**Notary Acknowledgments Follow**

## Exhibit 'A1'

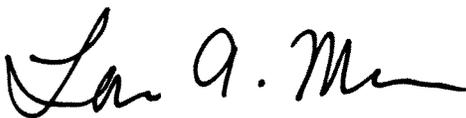
All that certain real property situate in the Northwest One-Quarter of Section 14, Township 10 North, Range 10 East, M.D.M., El Dorado County, State of California, being a portion of that particular parcel described in that certain document number 2007-76857, official records said county and state more particularly described as follows:

Beginning on the southerly boundary of said parcel from which the southwest corner thereof bears South 57° 48' 58" West 27.52 feet; thence from said POINT OF BEGINNING along a non-tangent curve to the left having a radius of 317.00 feet, through a central angle of 22° 40' 51" an arc length of 125.49 feet, said curve being subtended by a chord which bears North 28° 27' 24" East 124.67 feet; thence North 17° 06' 58" East 27.17 feet; thence , South 01° 32' 21" West 38.40 feet; thence South 75° 45' 44" East 17.00 feet; thence South 14° 14' 16" West 20.00 feet; thence North 75° 45' 44" West 17.00 feet; thence South 26° 56' 11" West 64.52 feet to the southerly boundary of said parcel; thence along said boundary South 57° 48' 58" West 38.07 feet to the POINT OF BEGINNING, containing 1,750 square feet or 0.04 acres more or less. See Exhibit 'B1', attached hereto and made a part hereof.

End of Description

The basis of bearing for this description is identical to that of Record of Survey book 31 page 86 official records said county and state and is grid north. All distances shown are grid distances. Divide distances by 0.999868 to obtain ground distances.

The purpose of this description is to describe that portion of said parcel for utility easement purposes.



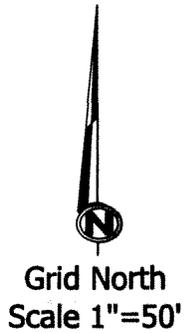
Loren A. Massaro P.L.S. 8117  
Associate Land Surveyor  
El Dorado County  
Transportation Division



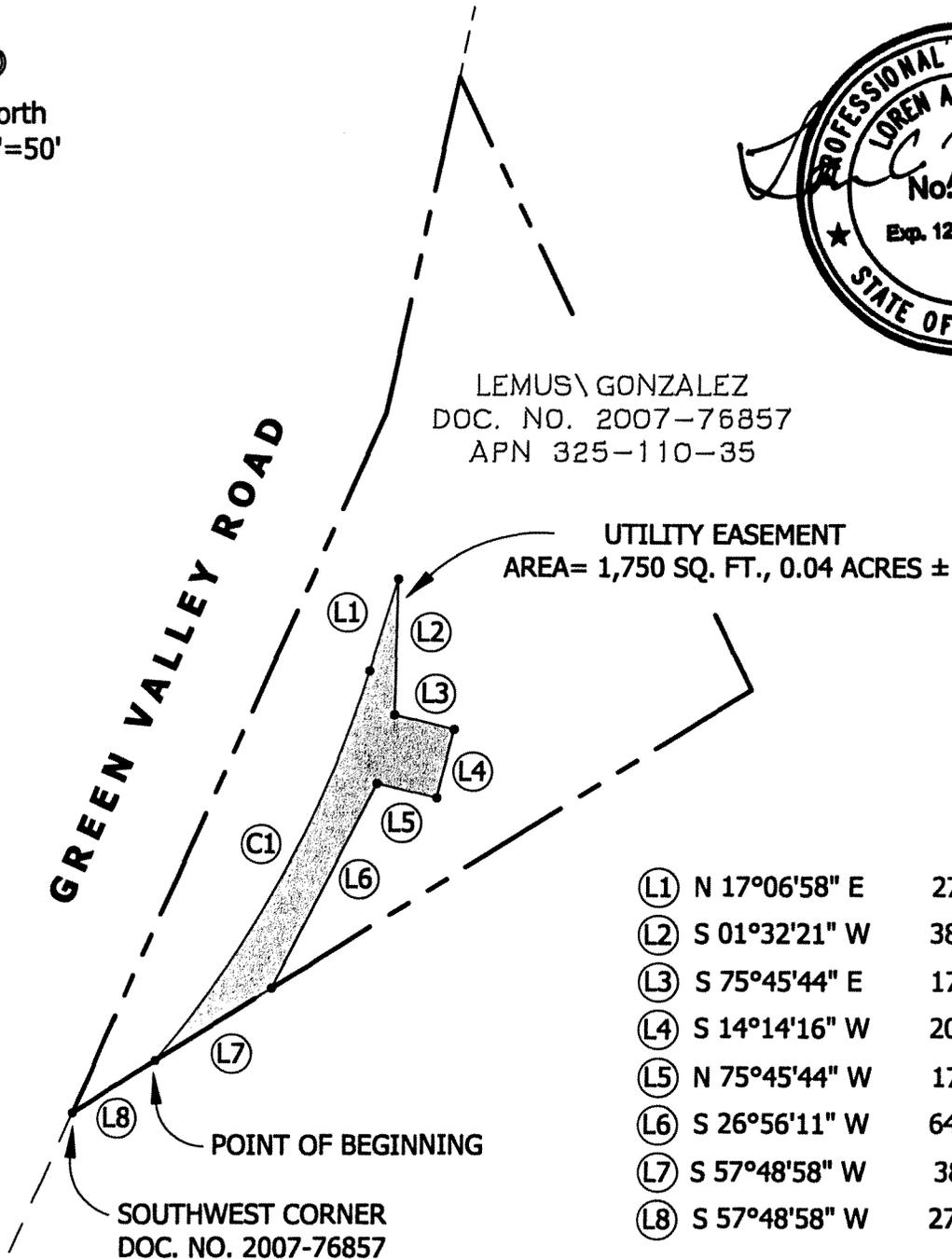
Dated: 01.29.2013

# EXHIBIT 'B1'

Situate in the Northwest One-Quarter of Section 14,  
 Township 10 North, Range 10 East, M.D.M.  
 El Dorado County State of California



LEMUS\ GONZALEZ  
 DOC. NO. 2007-76857  
 APN 325-110-35



Ⓛ1	N 17°06'58" E	27.17'
Ⓛ2	S 01°32'21" W	38.40'
Ⓛ3	S 75°45'44" E	17.00'
Ⓛ4	S 14°14'16" W	20.00'
Ⓛ5	N 75°45'44" W	17.00'
Ⓛ6	S 26°56'11" W	64.52'
Ⓛ7	S 57°48'58" W	38.07'
Ⓛ8	S 57°48'58" W	27.52'

Ⓢ1 R = 317.00' Δ = 22°40'51" L = 125.49'  
 CH = N 28°27'24" E 124.67' (Non-tangent)

EXHIBIT "D"

RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:  
County of El Dorado  
Department of Transportation  
Board of Supervisors  
330 Fair Lane  
Placerville, CA 95667  
**APN: 325-110-35**  
Project: #77114 Green Valley Rd & Weber Crk.

SPACE ABOVE THIS LINE FOR RECORDERS USE ONLY

**GRANT OF TEMPORARY CONSTRUCTION EASEMENT**

**JESUS LEMUS, an Unmarried Man and MARIA GONZALEZ, an Unmarried Woman, Together As Joint Tenants**, hereinafter referred to as "Grantor", grant to the **COUNTY OF EL DORADO**, a political subdivision of the State of California, hereinafter referred to as "Grantee", a temporary construction easement over, upon, and across a portion of that real property in the unincorporated area of the County of El Dorado, State of California, described as:

**See Exhibits "A2" and "B2" attached hereto and by reference is made a part hereof.**

This temporary construction easement is granted under the express conditions listed below:

1. In consideration of \$1,172.00 (ONE THOUSAND ONE HUNDRED SEVENTY-TWO DOLLARS AND NO/100) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor does hereby Grant to Grantee an easement for temporary construction over and across those identified portions of the Grantor parcel.
2. Grantor represents and warrants that they are the owner of the property described in Exhibit A2 and depicted on the map in Exhibit B2 attached hereto and made a part hereof, and that Grantor has the exclusive right to grant the temporary construction easement.
3. This temporary construction easement is necessary for the purpose of constructing the **Green Valley Road and Weber Creek Bridge Project #77114 (Project)**. Specifically, this temporary construction easement shall allow Grantee or its agents, employees, and contractors the right of ingress and egress as may be reasonably necessary for construction purposes, inclusive of such repairs, replacements, and removals as may be from time to time required as well as for other purposes incidental to construction of the project, including any staging, stockpiling, and parking of construction vehicles or equipment. This temporary construction easement shall not be revoked and shall not expire until the

**EXHIBIT "D"**

recordation of the Notice of Completion of the Project. Included within this temporary construction easement is the right of ingress and egress of Grantee, its agents, employees, and contractors for warranty repairs and the correction of defects in the work within the first year following completion of construction. This right during the one-year warranty period survives the expiration of this easement.

4. Compensation under this temporary construction easement covers the construction period estimated to be 24 (Twenty-Four) months of construction, together with the one-year warranty period. In the event that construction of the Project is not completed within 24 (Twenty-Four) months of commencement of construction, Grantor shall be entitled to additional compensation as follows: For each month thereafter, the sum of \$48.83 (Forty-Eight Dollars and Eighty-Three Cents) monthly will be paid to the Grantor, until construction is completed.
5. Grantee agrees to indemnify and hold harmless Grantor from and against any liability arising out of the entry onto the property by Grantee or its agents, employees, and contractors during the term of this temporary construction easement. In the event of property damage, Grantee, at its sole option, may either repair the damage or pay the estimated costs for the repair.

Executed on: \_\_\_\_\_, 20113.

\_\_\_\_\_  
**JESUS LEMUS**

\_\_\_\_\_  
**MARIA GONZALEZ**

**(A Notary Public Must Acknowledge All Signatures)**

## **Exhibit 'A2'**

All that certain real property situate in the Northwest One-Quarter of Section 14, Township 10 North, Range 10 East, M.D.M., El Dorado County, State of California, being a portion of that particular parcel described in that certain document number 2007-76857, official records said county and state more particularly described as follows:

### **Tract 1:**

Beginning on the easterly boundary of said parcel from which the northernmost corner thereof bears North 25° 05' 21" West 37.35 feet; thence from said POINT OF BEGINNING along said boundary South 25° 05' 21" East 8.51 feet; thence leaving said boundary South 84° 08' 44" West 6.21 feet; thence North 17° 06' 58" East 8.73 feet to the POINT OF BEGINNING, containing 25 square feet more or less. See Exhibit 'B2', attached hereto and made a part hereof.

### **Together with:**

### **Tract 2:**

Beginning on the easterly boundary of said parcel from which the northernmost corner thereof bears North 25° 05' 21" West 67.04 feet; thence from said POINT OF BEGINNING along said boundary South 25° 05' 21" East 10.59 feet; thence leaving said boundary South 84° 08' 44" West 12.01 feet; thence South 17° 06' 58" West 20.84 feet; thence North 72° 53' 02" West 6.00 feet; thence South 17° 06' 58" West 84.12 feet to the beginning of a non-tangent curve to the right having a radius of 327.00 feet; thence along said curve through a central angle of 17° 24' 36" an arc length of 99.36 feet, said curve being subtended by a chord which bears South 25° 49' 16" West 98.98 feet; thence North 55° 28' 26" West 10.00 feet to the beginning of a non-tangent curve to the left having a radius of 317.00 feet; thence along said curve through a central angle of 17° 24' 36" an arc length of 96.32 feet, said curve being subtended by a chord which bears North 25° 49' 16" East 95.95 feet; thence North 17° 06' 58" East 109.04 feet; thence North 84° 08' 44" East 21.66 feet to the POINT OF BEGINNING, containing 2,354 square feet or 0.05 acres more or less. See Exhibit 'B2', attached hereto and made a part hereof.

End of Description

The basis of bearing for this description is identical to that of Record of Survey book 31 page 86 official records said county and state and is grid north. All distances shown are grid distances. Divide distances by 0.999868 to obtain ground distances.

The purpose of this description is to describe that portion of said parcel for temporary construction easement purposes.

*Loren A. Massaro*

Loren A. Massaro      P.L.S. 8117  
Associate Land Surveyor  
El Dorado County  
Transportation Division

Dated: 01.29.2013



# EXHIBIT 'B2'

Situate in the Northwest One-Quarter of Section 14,  
 Township 10 North, Range 10 East, M.D.M.  
 El Dorado County State of California

Grid North  
 Scale 1"=50'

NORTHERNMOST CORNER  
 DOC. NO. 2007-76857

TEMPORARY CONSTRUCTION  
 EASEMENT  
 AREA= 25 SQ. FT.±  
 POINT OF BEGINNING  
 TRACT 1

POINT OF BEGINNING  
 TRACT 2

TEMPORARY CONSTRUCTION  
 EASEMENT  
 AREA= 2,354 SQ. FT.,  
 0.05 ACRES ±

- (L1) N 25°05'21" W 37.35'
- (L2) S 25°05'21" E 8.51'
- (L3) S 84°08'44" W 6.21'
- (L4) N 17°06'58" E 8.73'

LEMUS\ GONZALEZ  
 DOC. NO.  
 2007-76857  
 APN 325-110-35

GREEN VALLEY ROAD



- (L5) N 25°05'21" W 67.04'
- (L6) S 25°05'21" E 10.59'
- (L7) S 84°08'44" W 12.01'
- (L8) S 17°06'58" W 20.84'
- (L9) N 72°53'02" W 6.00'
- (L10) S 17°06'58" W 84.12'
- (L11) N 55°28'26" W 10.00'
- (L12) N 17°06'58" E 109.04'
- (L13) N 84°08'44" E 21.66'

(C1) R = 327.00' Δ = 17°24'36" L = 99.36'  
 CH = S 25°49'16" W 98.98' (Non-tangent)

(C2) R = 317.00' Δ = 17°24'36" L = 96.32'  
 CH = N 25°49'16" E 95.95' (Non-tangent)

**EXHIBIT "E"**

RECORDING REQUESTED BY AND  
WHEN RECORDED RETURN TO:

El Dorado County  
Board of Supervisors  
330 Fair Lane  
Placerville, CA 95667

APN 325-110-35

\_\_\_\_\_  
Above section for Recorder's use \_\_\_\_\_

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

**GRANT OF SLOPE AND DRAINAGE EASEMENT**

**FOR VALUABLE CONSIDERATION**, receipt of which is hereby acknowledged, **JESUS LEMUS, an Unmarried Man AND MARIA GONZALEZ, an Unmarried Woman, Together As Joint Tenants**, hereinafter referred to as "Grantor", grants to the **COUNTY OF EL DORADO, a political subdivision of the State of California**, a drainage easement for construction and maintenance of slope and drainage facilities together with any and all appurtenances appertaining thereto, over, under, upon, and across a portion of all that certain real property situate in the unincorporated area of the County of El Dorado, State of California,

**Described in Exhibits 'A3' and 'B3' attached hereto and made a part hereof, which description is by this reference incorporated herein.**

IN WITNESS WHEREOF, Grantor has herein subscribed his name on this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

**GRANTOR:**

\_\_\_\_\_  
**JESUS LEMUS**

\_\_\_\_\_  
**MARIA GONZALEZ**

**(All signatures must be acknowledged by a Notary Public)**

## Exhibit 'A3'

All that certain real property situate in the Northwest One-Quarter of Section 14, Township 10 North, Range 10 East, M.D.M., El Dorado County, State of California, being a portion of that particular parcel described in that certain document number 2007-76857, official records said county and state more particularly described as follows:

### Tract 1:

Beginning on the southerly boundary of said parcel from which the southwest corner thereof bears South 57° 48' 58" West 27.52 feet; thence from said POINT OF BEGINNING along a non-tangent curve to the left having a radius of 317.00 feet, through a central angle of 05° 16' 14" an arc length of 29.16 feet, said curve being subtended by a chord which bears North 37° 09' 42" East 29.15 feet; thence South 55° 28' 26" East 11.19 feet to said southerly boundary; thence along said boundary South 57° 48' 58" West 31.70 feet to the POINT OF BEGINNING, containing 156 square feet more or less. See Exhibit 'B3', attached hereto and made a part hereof.

### Together with:

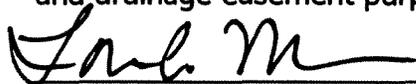
### Tract 2:

Beginning on the easterly boundary of said parcel from which the northernmost corner thereof bears North 25° 05' 21" West 45.86 feet; thence from said POINT OF BEGINNING along said boundary South 25° 05' 21" East 21.18 feet; thence leaving said boundary South 84° 08' 44" West 21.66 feet; thence North 17° 06' 58" East 21.72 feet; thence North 84° 08' 44" East 6.21 feet to the POINT OF BEGINNING, containing 279 square feet more or less. See Exhibit 'B3', attached hereto and made a part hereof.

End of Description

The basis of bearing for this description is identical to that of Record of Survey book 31 page 86 official records said county and state and is grid north. All distances shown are grid distances. Divide distances by 0.999868 to obtain ground distances.

The purpose of this description is to describe that portion of said parcel for slope and drainage easement purposes.



Loren A. Massaro P.L.S. 8117  
Associate Land Surveyor  
El Dorado County, Transportation Division

Dated: 01.29.2013



1 of 1

# EXHIBIT 'B3'

Situate in the Northwest One-Quarter of Section 14,  
 Township 10 North, Range 10 East, M.D.M.  
 El Dorado County State of California

Grid North  
 Scale 1"=50'

NORTHERNMOST CORNER  
 DOC. NO. 2007-76857

POINT OF BEGINNING  
 TRACT 2

SLOPE AND DRAINAGE  
 EASEMENT  
 AREA= 279 SQ. FT.



LEMUS\ GONZALEZ  
 DOC. NO.  
 2007-76857  
 APN 325-110-35

GREEN VALLEY ROAD

SLOPE AND DRAINAGE  
 EASEMENT  
 AREA= 156 SQ. FT.

SOUTHWEST CORNER  
 DOC. NO. 2007-76857

POINT OF BEGINNING  
 TRACT 1

- (L1) N 25°05'21" W 45.86'
- (L2) S 25°05'21" E 21.18'
- (L3) S 84°08'44" W 21.66'
- (L4) N 17°06'58" E 21.72'
- (L5) N 84°08'44" E 6.21'
- (L6) S 57°48'58" W 27.52'
- (L7) S 55°28'26" E 11.19'
- (L8) S 57°48'58" W 31.70'

(C1) R = 317.00' Δ = 05°16'14" L = 29.16'  
 CH = N 37°09'42" E 29.15' (Non-tangent)

RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:

County of El Dorado  
Board of Supervisors  
330 Fair Lane  
Placerville, CA 95667

APN: 325-110-35

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

Above section for Recorder's use

## GRANT DEED

**FOR VALUABLE CONSIDERATION**, receipt of which is hereby acknowledged, **JESUS LEMUS, an Unmarried Man and MARIA GONZALEZ, an Unmarried Woman, Together As Joint Tenants**, hereinafter referred to as "Grantor", grants to the **COUNTY OF EL DORADO, a political subdivision of the State of California**, in fee, all that certain real property situate in the unincorporated area of the County of El Dorado, State of California,

**Described in Exhibit 'A' and depicted in Exhibit 'B' attached hereto and made a part hereof, which description is by this reference incorporated herein.**

**IN WITNESS WHEREOF**, Grantor has herein subscribed its name on this \_\_\_\_ day of \_\_\_\_\_, 201\_\_.

**GRANTOR**

\_\_\_\_\_  
**JESUS LEMUS**

\_\_\_\_\_  
**MARIA GONZALEZ**

**(All signatures must be acknowledged by a Notary Public)**

## Exhibit 'A'

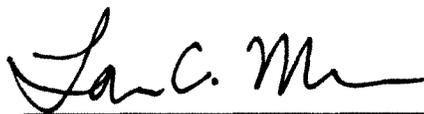
All that certain real property situate in the Northwest One-Quarter of Section 14, Township 10 North, Range 10 East, M.D.M., El Dorado County, State of California, being a portion of that particular parcel described in that certain document number 2007-76857, official records said county and state more particularly described as follows:

Beginning at the southwest corner of said parcel, thence from said POINT OF BEGINNING along the westerly boundary of said parcel North 23° 55' 57" East 215.53 feet; thence North 12° 14' 27" East 96.61 feet to the northwest corner of said parcel; thence leaving said westerly boundary, along the easterly boundary of said parcel South 25° 05' 21" East 37.35 feet; thence leaving said easterly boundary South 17° 06' 58" West 139.49 feet to the beginning of a non-tangent curve to the right having a radius of 317.00 feet; thence along said curve through a central angle of 22° 40' 51" an arc length of 125.49 feet, said curve being subtended by a chord which bears South 28° 27' 24" West 124.67 feet to the southerly boundary of said parcel; thence along said boundary South 57° 48' 58" West 27.52 feet to the POINT OF BEGINNING, containing 6,341 square feet or 0.14 acres more or less. See Exhibit 'B', attached hereto and made a part hereof.

### End of Description

The basis of bearing for this description is identical to that of Record of Survey book 31 page 86 official records said county and state and is grid north. All distances shown are grid distances. Divide distances by 0.999868 to obtain ground distances.

The purpose of this description is to describe that portion of said parcel for right of way acquisition purposes.



Loren A. Massaro      P.L.S. 8117  
Associate Land Surveyor  
El Dorado County  
Transportation Division

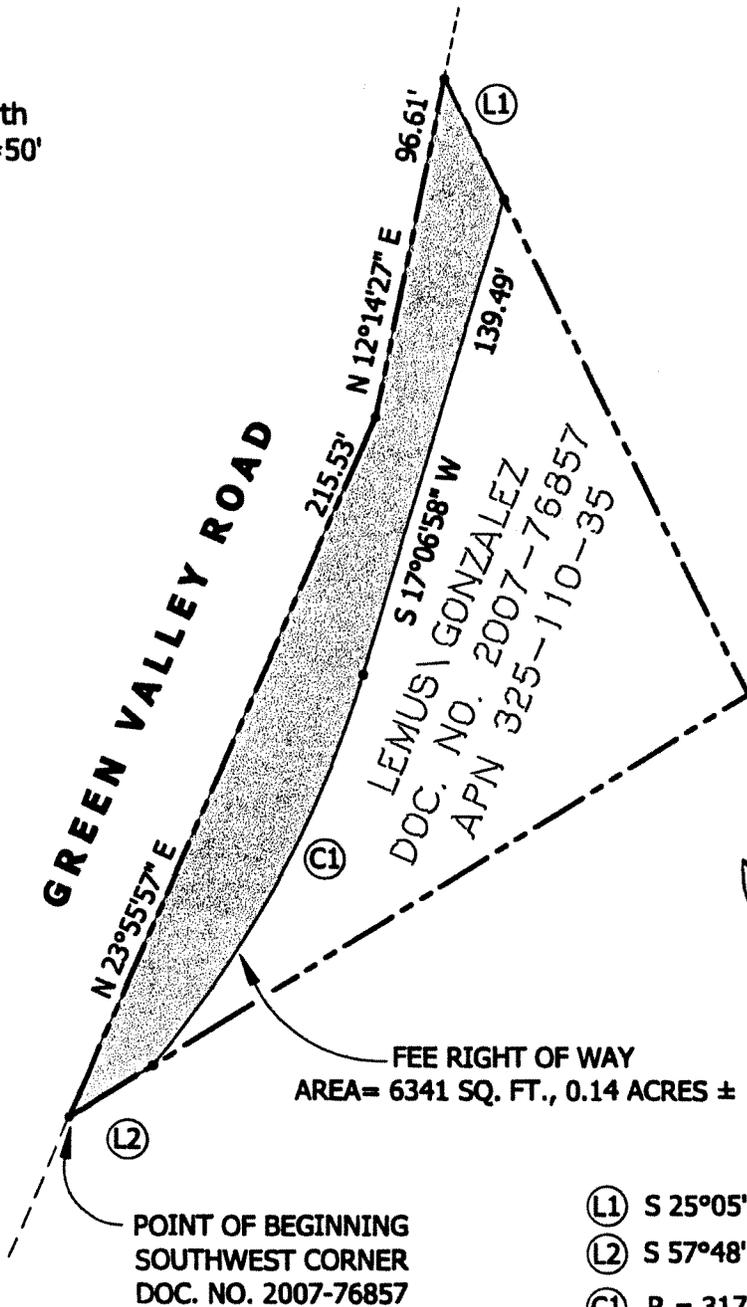


Dated: 01.29.2013

# EXHIBIT 'B'

Situate in the Northwest One-Quarter of Section 14,  
 Township 10 North, Range 10 East, M.D.M.  
 El Dorado County State of California

Grid North  
 Scale 1"=50'



FEE RIGHT OF WAY  
 AREA= 6341 SQ. FT., 0.14 ACRES ±

POINT OF BEGINNING  
 SOUTHWEST CORNER  
 DOC. NO. 2007-76857

- (L1) S 25°05'21" E 37.35'
- (L2) S 57°48'58" W 27.52'
- (C1) R = 317.00' Δ = 22°40'51" L = 125.49'  
 CH = S 28°27'24" W 124.67' (Non-tangent)



RECORDING REQUESTED BY AND  
WHEN RECORDED, RETURN TO:

County of El Dorado  
Board of Supervisors  
330 Fair Lane  
Placerville, CA 95667

---

**CERTIFICATE OF ACCEPTANCE**

**This is to certify that the interest in real property conveyed by the Grant Deed dated \_\_\_\_\_, 2013, from JESUS LEMUS, an Unmarried Man and MARIA GONZALEZ, an Unmarried Woman, Together As Joint Tenants, is hereby accepted by order of the County of El Dorado Board of Supervisors and the grantee consents to the recordation thereof by its duly authorized officer.**

APN: 325-110-35

Dated this \_\_\_\_ day of \_\_\_\_\_, 2013.

**COUNTY OF EL DORADO**

By:

\_\_\_\_\_  
Ron Briggs, Chair  
Board of Supervisors

ATTEST:

James S. Mitrison

Clerk of the Board of Supervisors

By: \_\_\_\_\_  
Deputy Clerk

RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:  
El Dorado County  
Board of Supervisors  
330 Fair Lane  
Placerville, CA 95667  
APN 325-110-35

Above section for Recorder's use

Mail Tax Statements to above:  
Exempt from Documentary Transfer Tax  
Per Revenue & Taxation Code 11922

### GRANT OF PUBLIC UTILITY EASEMENT

**FOR VALUABLE CONSIDERATION**, receipt of which is hereby acknowledged, **JESUS LEMUS, an Unmarried Man AND MARIA GONZALEZ, an Unmarried Woman, Together As Joint Tenants**, hereinafter referred to as "Grantor", grants to the **COUNTY OF EL DORADO, a political subdivision of the State of California**, a public utility easement over, upon, under, and across a portion of all that certain real property situate in the unincorporated area of the County of El Dorado, State of California,

**DESCRIBED IN EXHIBIT 'A1' AND DEPICTED IN EXHIBIT 'B1' ATTACHED HERETO AND MADE A PART HEREOF, WHICH DESCRIPTION IS BY THIS REFERENCE INCORPORATED HEREIN.**

Said public utility easement shall include rights of way for water, sewer and gas, and for poles, guy wires, anchors, overhead and underground wires and conduits for electric, telephone and television cable services, with the right to trim and remove trees, tree limbs, and brush, together with any and all appurtenances appertaining thereto, over, under and across said parcel.

TO HAVE AND TO HOLD said lands and interests therein unto COUNTY OF EL DORADO and its successors forever, subject, however, to the covenant, conditions, restrictions and reservations herein contained as follows, which will remain in effect for the period during which the real property or structures are used for a purpose for which federal financial assistance is extended or for another purpose involving the provision of similar services or benefits and shall be binding on COUNTY OF EL DORADO, its successors and assigns.

COUNTY OF EL DORADO, does hereby covenant and agree as a covenant running with the land for itself, successors and assigns, that

(a) no person shall on the grounds of race, color, sex, national origin, religion, age or disability, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination with regard to any facility located wholly or in part on, over, or under such lands hereby conveyed; and

(b) COUNTY OF EL DORADO shall use the lands and interests in land so conveyed, in compliance with all requirements imposed by or pursuant to Title 49, Code

of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, Part 21, Non-discrimination in federally-assisted programs of the Department of Transportation – Effectuation of Title VI of the Civil Rights Act of 1964, and as Regulations may be amended; and

(c) in the event of breach of any of the above-mentioned nondiscrimination conditions, and only after determination that it is necessary in order to effectuate the purposes of Title VI of the Civil Rights Act of 1964, the U.S. Department of Transportation shall have a right to re-enter said lands and facilities on said land, and the above-described land and facilities shall thereon revert to and vest in and become the absolute property of the U.S. Department of Transportation and its assigns as such interest existed upon COUNTY OF EL DORADO's acquisition.

**IN WITNESS WHEREOF**, Grantor has herein subscribed their names on this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

**GRANTOR**

Date: \_\_\_\_\_

By: \_\_\_\_\_  
JESUS LEMUS

Date: \_\_\_\_\_

By: \_\_\_\_\_  
MARIA GONZALEZ

**Notary Acknowledgments Follow**

## Exhibit 'A1'

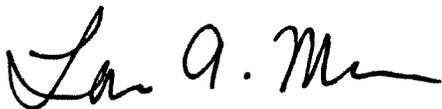
All that certain real property situate in the Northwest One-Quarter of Section 14, Township 10 North, Range 10 East, M.D.M., El Dorado County, State of California, being a portion of that particular parcel described in that certain document number 2007-76857, official records said county and state more particularly described as follows:

Beginning on the southerly boundary of said parcel from which the southwest corner thereof bears South 57° 48' 58" West 27.52 feet; thence from said POINT OF BEGINNING along a non-tangent curve to the left having a radius of 317.00 feet, through a central angle of 22° 40' 51" an arc length of 125.49 feet, said curve being subtended by a chord which bears North 28° 27' 24" East 124.67 feet; thence North 17° 06' 58" East 27.17 feet; thence , South 01° 32' 21" West 38.40 feet; thence South 75° 45' 44" East 17.00 feet; thence South 14° 14' 16" West 20.00 feet; thence North 75° 45' 44" West 17.00 feet; thence South 26° 56' 11" West 64.52 feet to the southerly boundary of said parcel; thence along said boundary South 57° 48' 58" West 38.07 feet to the POINT OF BEGINNING, containing 1,750 square feet or 0.04 acres more or less. See Exhibit 'B1', attached hereto and made a part hereof.

### End of Description

The basis of bearing for this description is identical to that of Record of Survey book 31 page 86 official records said county and state and is grid north. All distances shown are grid distances. Divide distances by 0.999868 to obtain ground distances.

The purpose of this description is to describe that portion of said parcel for utility easement purposes.



Loren A. Massaro P.L.S. 8117  
Associate Land Surveyor  
El Dorado County  
Transportation Division



Dated: 01.29.2013

# EXHIBIT 'B1'

Situate in the Northwest One-Quarter of Section 14,  
 Township 10 North, Range 10 East, M.D.M.  
 El Dorado County State of California

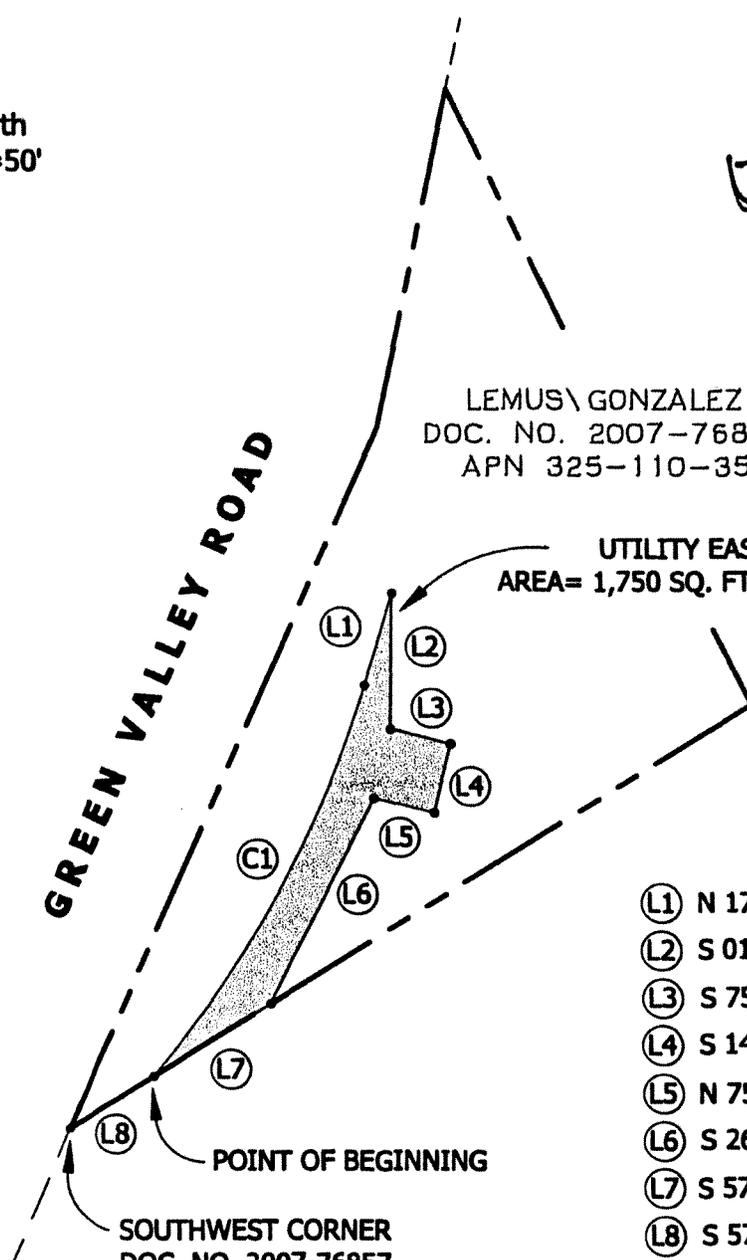
Grid North  
 Scale 1"=50'



LEMUS\ GONZALEZ  
 DOC. NO. 2007-76857  
 APN 325-110-35

GREEN VALLEY ROAD

UTILITY EASEMENT  
 AREA= 1,750 SQ. FT., 0.04 ACRES ±



- (L1) N 17°06'58" E 27.17'
- (L2) S 01°32'21" W 38.40'
- (L3) S 75°45'44" E 17.00'
- (L4) S 14°14'16" W 20.00'
- (L5) N 75°45'44" W 17.00'
- (L6) S 26°56'11" W 64.52'
- (L7) S 57°48'58" W 38.07'
- (L8) S 57°48'58" W 27.52'

SOUTHWEST CORNER  
 DOC. NO. 2007-76857

(C1) R = 317.00' Δ = 22°40'51" L = 125.49'  
 CH = N 28°27'24" E 124.67' (Non-tangent)

RECORDING REQUESTED BY AND  
WHEN RECORDED, RETURN TO:

County of El Dorado  
Board of Supervisors  
330 Fair Lane  
Placerville, CA 95667

---

### CERTIFICATE OF ACCEPTANCE

**This is to certify that the interest in real property conveyed by the Grant of Public Utility Easement dated \_\_\_\_\_, 2013, from JESUS LEMUS, an Unmarried Man and MARIA GONZALEZ, an Unmarried Woman, Together As Joint Tenants, is hereby accepted by order of the County of El Dorado Board of Supervisors and the grantee consents to the recordation thereof by its duly authorized officer.**

APN: 325-110-35

Dated this \_\_\_\_ day of \_\_\_\_\_, 2013.

#### COUNTY OF EL DORADO

By: \_\_\_\_\_

Ron Briggs, Chair  
Board of Supervisors

ATTEST:

James S. Mitrison

Clerk of the Board of Supervisors

By: \_\_\_\_\_  
Deputy Clerk

RECORDING REQUESTED BY AND  
WHEN RECORDED RETURN TO:

El Dorado County  
Board of Supervisors  
330 Fair Lane  
Placerville, CA 95667

APN 325-110-35

\_\_\_\_\_  
Above section for Recorder's use

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

### GRANT OF SLOPE AND DRAINAGE EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **JESUS LEMUS, an Unmarried Man AND MARIA GONZALEZ, an Unmarried Woman, Together As Joint Tenants**, hereinafter referred to as "Grantor", grants to the **COUNTY OF EL DORADO, a political subdivision of the State of California**, a drainage easement for construction and maintenance of slope and drainage facilities together with any and all appurtenances appertaining thereto, over, under, upon, and across a portion of all that certain real property situate in the unincorporated area of the County of El Dorado, State of California,

**Described in Exhibits 'A3' and 'B3' attached hereto and made a part hereof, which description is by this reference incorporated herein.**

IN WITNESS WHEREOF, Grantor has herein subscribed his name on this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

**GRANTOR:**

\_\_\_\_\_  
**JESUS LEMUS**

\_\_\_\_\_  
**MARIA GONZALEZ**

**(All signatures must be acknowledged by a Notary Public)**

## Exhibit 'A3'

All that certain real property situate in the Northwest One-Quarter of Section 14, Township 10 North, Range 10 East, M.D.M., El Dorado County, State of California, being a portion of that particular parcel described in that certain document number 2007-76857, official records said county and state more particularly described as follows:

### **Tract 1:**

Beginning on the southerly boundary of said parcel from which the southwest corner thereof bears South 57° 48' 58" West 27.52 feet; thence from said POINT OF BEGINNING along a non-tangent curve to the left having a radius of 317.00 feet, through a central angle of 05° 16' 14" an arc length of 29.16 feet, said curve being subtended by a chord which bears North 37° 09' 42" East 29.15 feet; thence South 55° 28' 26" East 11.19 feet to said southerly boundary; thence along said boundary South 57° 48' 58" West 31.70 feet to the POINT OF BEGINNING, containing 156 square feet more or less. See Exhibit 'B3', attached hereto and made a part hereof.

### **Together with:**

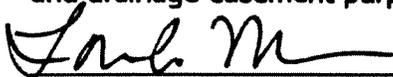
### **Tract 2:**

Beginning on the easterly boundary of said parcel from which the northernmost corner thereof bears North 25° 05' 21" West 45.86 feet; thence from said POINT OF BEGINNING along said boundary South 25° 05' 21" East 21.18 feet; thence leaving said boundary South 84° 08' 44" West 21.66 feet; thence North 17° 06' 58" East 21.72 feet; thence North 84° 08' 44" East 6.21 feet to the POINT OF BEGINNING, containing 279 square feet more or less. See Exhibit 'B3', attached hereto and made a part hereof.

End of Description

The basis of bearing for this description is identical to that of Record of Survey book 31 page 86 official records said county and state and is grid north. All distances shown are grid distances. Divide distances by 0.999868 to obtain ground distances.

The purpose of this description is to describe that portion of said parcel for slope and drainage easement purposes.



Loren A. Massaro P.L.S. 8117  
Associate Land Surveyor  
El Dorado County, Transportation Division

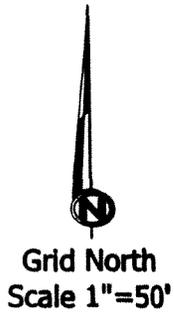
Dated: 01.29.2013



1 of 1

# EXHIBIT 'B3'

Situate in the Northwest One-Quarter of Section 14,  
 Township 10 North, Range 10 East, M.D.M.  
 El Dorado County State of California



NORTHERNMOST CORNER  
 DOC. NO. 2007-76857

POINT OF BEGINNING  
 TRACT 2

SLOPE AND DRAINAGE  
 EASEMENT  
 AREA= 279 SQ. FT.



LEMUS\ GONZALEZ  
 DOC. NO.  
 2007-76857  
 APN 325-110-35

GREEN VALLEY ROAD

SLOPE AND DRAINAGE  
 EASEMENT  
 AREA= 156 SQ. FT.

SOUTHWEST CORNER  
 DOC. NO. 2007-76857

POINT OF BEGINNING  
 TRACT 1

- (L1) N 25°05'21" W 45.86'
- (L2) S 25°05'21" E 21.18'
- (L3) S 84°08'44" W 21.66'
- (L4) N 17°06'58" E 21.72'
- (L5) N 84°08'44" E 6.21'
- (L6) S 57°48'58" W 27.52'
- (L7) S 55°28'26" E 11.19'
- (L8) S 57°48'58" W 31.70'

(C1) R = 317.00' Δ = 05°16'14" L = 29.16'  
 CH = N 37°09'42" E 29.15' (Non-tangent)

RECORDING REQUESTED BY AND  
WHEN RECORDED, RETURN TO:

County of El Dorado  
Board of Supervisors  
330 Fair Lane  
Placerville, CA 95667

---

**CERTIFICATE OF ACCEPTANCE**

**This is to certify that the interest in real property conveyed by the Grant of Slope and Drainage Easement dated \_\_\_\_\_, 2013, from JESUS LEMUS, an Unmarried Man and MARIA GONZALEZ, an Unmarried Woman, Together As Joint Tenants, is hereby accepted by order of the County of El Dorado Board of Supervisors and the grantee consents to the recordation thereof by its duly authorized officer.**

APN: 325-100-35

Dated this \_\_\_\_ day of \_\_\_\_\_, 2013.

**COUNTY OF EL DORADO**

By: \_\_\_\_\_  
Ron Briggs, Chair  
Board of Supervisors

ATTEST:

James S. Mitrisin

Clerk of the Board of Supervisors

By: \_\_\_\_\_  
Deputy Clerk

RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:  
County of El Dorado  
Department of Transportation  
Board of Supervisors  
330 Fair Lane  
Placerville, CA 95667  
APN: 325-110-35  
Project: #77114 Green Valley Rd & Weber Crk.

SPACE ABOVE THIS LINE FOR RECORDERS USE ONLY

## GRANT OF TEMPORARY CONSTRUCTION EASEMENT

**JESUS LEMUS, an Unmarried Man and MARIA GONZALEZ, an Unmarried Woman, Together As Joint Tenants, hereinafter referred to as "Grantor", grant to the COUNTY OF EL DORADO, a political subdivision of the State of California, hereinafter referred to as "Grantee", a temporary construction easement over, upon, and across a portion of that real property in the unincorporated area of the County of El Dorado, State of California, described as:**

**See Exhibits "A2" and "B2" attached hereto and by reference is made a part hereof.**

This temporary construction easement is granted under the express conditions listed below:

1. In consideration of \$1,172.00 (ONE THOUSAND ONE HUNDRED SEVENTY-TWO DOLLARS AND NO/100) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor does hereby Grant to Grantee an easement for temporary construction over and across those identified portions of the Grantor parcel.
2. Grantor represents and warrants that they are the owner of the property described in Exhibit A2 and depicted on the map in Exhibit B2 attached hereto and made a part hereof, and that Grantor has the exclusive right to grant the temporary construction easement.
3. This temporary construction easement is necessary for the purpose of constructing the **Green Valley Road and Weber Creek Bridge Project #77114 (Project)**. Specifically, this temporary construction easement shall allow Grantee or its agents, employees, and contractors the right of ingress and egress as may be reasonably necessary for construction purposes, inclusive of such repairs, replacements, and removals as may be from time to time required as well as for other purposes incidental to construction of the project, including any staging, stockpiling, and parking of construction vehicles or equipment. This temporary construction easement shall not be revoked and shall not expire until the

recordation of the Notice of Completion of the Project. Included within this temporary construction easement is the right of ingress and egress of Grantee, its agents, employees, and contractors for warranty repairs and the correction of defects in the work within the first year following completion of construction. This right during the one-year warranty period survives the expiration of this easement.

4. Compensation under this temporary construction easement covers the construction period estimated to be 24 (Twenty-Four) months of construction, together with the one-year warranty period. In the event that construction of the Project is not completed within 24 (Twenty-Four) months of commencement of construction, Grantor shall be entitled to additional compensation as follows: For each month thereafter, the sum of \$48.83 (Forty-Eight Dollars and Eighty-Three Cents) monthly will be paid to the Grantor, until construction is completed.
5. Grantee agrees to indemnify and hold harmless Grantor from and against any liability arising out of the entry onto the property by Grantee or its agents, employees, and contractors during the term of this temporary construction easement. In the event of property damage, Grantee, at its sole option, may either repair the damage or pay the estimated costs for the repair.

Executed on: \_\_\_\_\_, 2013.

\_\_\_\_\_  
**JESUS LEMUS**

\_\_\_\_\_  
**MARIA GONZALEZ**

**(A Notary Public Must Acknowledge All Signatures)**

## **Exhibit 'A2'**

All that certain real property situate in the Northwest One-Quarter of Section 14, Township 10 North, Range 10 East, M.D.M., El Dorado County, State of California, being a portion of that particular parcel described in that certain document number 2007-76857, official records said county and state more particularly described as follows:

### **Tract 1:**

Beginning on the easterly boundary of said parcel from which the northernmost corner thereof bears North 25° 05' 21" West 37.35 feet; thence from said POINT OF BEGINNING along said boundary South 25° 05' 21" East 8.51 feet; thence leaving said boundary South 84° 08' 44" West 6.21 feet; thence North 17° 06' 58" East 8.73 feet to the POINT OF BEGINNING, containing 25 square feet more or less. See Exhibit 'B2', attached hereto and made a part hereof.

### **Together with:**

### **Tract 2:**

Beginning on the easterly boundary of said parcel from which the northernmost corner thereof bears North 25° 05' 21" West 67.04 feet; thence from said POINT OF BEGINNING along said boundary South 25° 05' 21" East 10.59 feet; thence leaving said boundary South 84° 08' 44" West 12.01 feet; thence South 17° 06' 58" West 20.84 feet; thence North 72° 53' 02" West 6.00 feet; thence South 17° 06' 58" West 84.12 feet to the beginning of a non-tangent curve to the right having a radius of 327.00 feet; thence along said curve through a central angle of 17° 24' 36" an arc length of 99.36 feet, said curve being subtended by a chord which bears South 25° 49' 16" West 98.98 feet; thence North 55° 28' 26" West 10.00 feet to the beginning of a non-tangent curve to the left having a radius of 317.00 feet; thence along said curve through a central angle of 17° 24' 36" an arc length of 96.32 feet, said curve being subtended by a chord which bears North 25° 49' 16" East 95.95 feet; thence North 17° 06' 58" East 109.04 feet; thence North 84° 08' 44" East 21.66 feet to the POINT OF BEGINNING, containing 2,354 square feet or 0.05 acres more or less. See Exhibit 'B2', attached hereto and made a part hereof.

### **End of Description**

The basis of bearing for this description is identical to that of Record of Survey book 31 page 86 official records said county and state and is grid north. All distances shown are grid distances. Divide distances by 0.999868 to obtain ground distances.

The purpose of this description is to describe that portion of said parcel for temporary construction easement purposes.

*Loren A. Massaro*

Loren A. Massaro P.L.S. 8117  
Associate Land Surveyor  
El Dorado County  
Transportation Division

Dated: 01.29.2013



# EXHIBIT 'B2'

Situate in the Northwest One-Quarter of Section 14,  
 Township 10 North, Range 10 East, M.D.M.  
 El Dorado County State of California

Grid North  
 Scale 1"=50'

NORTHERNMOST CORNER  
 DOC. NO. 2007-76857

TEMPORARY CONSTRUCTION  
 EASEMENT  
 AREA= 25 SQ. FT.±  
 POINT OF BEGINNING  
 TRACT 1

POINT OF BEGINNING  
 TRACT 2

TEMPORARY CONSTRUCTION  
 EASEMENT  
 AREA= 2,354 SQ. FT.,  
 0.05 ACRES ±

- (L1) N 25°05'21" W 37.35'
- (L2) S 25°05'21" E 8.51'
- (L3) S 84°08'44" W 6.21'
- (L4) N 17°06'58" E 8.73'

LEMUS GONZALEZ  
 DOC. NO.  
 2007-76857  
 APN 325-110-35

GREEN VALLEY ROAD



- (L5) N 25°05'21" W 67.04'
- (L6) S 25°05'21" E 10.59'
- (L7) S 84°08'44" W 12.01'
- (L8) S 17°06'58" W 20.84'
- (L9) N 72°53'02" W 6.00'
- (L10) S 17°06'58" W 84.12'
- (L11) N 55°28'26" W 10.00'
- (L12) N 17°06'58" E 109.04'
- (L13) N 84°08'44" E 21.66'

- (C1) R = 327.00' Δ = 17°24'36" L = 99.36'  
 CH = S 25°49'16" W 98.98' (Non-tangent)
- (C2) R = 317.00' Δ = 17°24'36" L = 96.32'  
 CH = N 25°49'16" E 95.95' (Non-tangent)

RECORDING REQUESTED BY AND  
WHEN RECORDED, RETURN TO:

County of El Dorado  
Board of Supervisors  
330 Fair Lane  
Placerville, CA 95667

---

**CERTIFICATE OF ACCEPTANCE**

**This is to certify that the interest in real property conveyed by the Grant of Temporary Construction Easement dated \_\_\_\_\_, 2013, from JESUS LEMUS, an Unmarried Man and MARIA GONZALEZ, an Unmarried Woman, Together As Joint Tenants, is hereby accepted by order of the County of El Dorado Board of Supervisors and the grantee consents to the recordation thereof by its duly authorized officer.**

APN: 325-110-35

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

**COUNTY OF EL DORADO**

By: \_\_\_\_\_

Ron Briggs, Chair  
Board of Supervisors

ATTEST:

James S. Mitrisin

Clerk of the Board of Supervisors

By: \_\_\_\_\_  
Deputy Clerk