

Seller: North
APN: 079-030-09
Project #: 77115
Escrow #: 201-39930

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 **Edgar Max North Jr.**, referred to herein as (“Seller”), with reference to the following facts:

RECITALS

- A. Seller owns 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. Seller desires 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, a Slope and Drainage 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 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

Seller hereby agrees to sell to County and County, upon approval by Board of Supervisors, hereby agree to acquire from Seller, 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

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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 **\$774.00** for the fee title, **\$888.00** for the Slope and Drainage Easement, **\$390.00** for a Drainage Easement, and **935.00** for a Temporary Construction Easement, for a total amount of **\$2,987.00**. The payment for On-site Improvements is **\$3,665.00**. The payment for the Cost to Cure items is **\$495.00**; all payments total **\$7,147.00**, rounded to **\$7,200.00**, plus an administrative settlement of **\$2,800.00** which then **totals \$10,000.00 (ten thousand dollars exactly)** which represents the total amount of compensation to Seller.

3. ESCROW

The acquisition of the Acquisition Properties shall be consummated by means of Escrow No. 201-39930, which has been opened at Placer Title Company ("Escrow Holder") 175 Placerville Drive, Placerville, CA, 95667; Attention: Jim Donner, Escrow Officer. 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 and Easement Deeds from Seller to County for the Acquisition Properties. Seller 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 March 31, 2016, unless the closing date is extended by mutual agreement of the parties pursuant to the terms of this Agreement.

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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 and Easements.
- F. All costs of any partial reconveyances of deeds of trust, if any.

5. TITLE

Seller shall by Grant Deed and Easement Deeds 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.201-39930, dated August 19, 2015; and
- C. Exceptions numbered 1, 2 and 3 paid current, and subject to items 4, 5 and 6, as listed in said preliminary title report.

Seller agrees 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

Seller _____



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free and clear of all title defects, liens, encumbrances, conditions, covenants, restrictions, and other adverse interests of record or known to Seller, subject only to those exceptions set forth hereinabove.

6. AGREEMENT DECLARING RESTRICTIVE COVENANTS (ADRC)

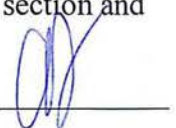
Seller acknowledges that County will use federal and local funds for the acquisition of the land rights for this Project. County has entered into a Master Agreement, Administering Agency – State Agreement for Federal Aid Projects, Agreement No. 03-5925R, effective February 14, 2007. County has agreed 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 Seller and as shown in Exhibit B, C, D, and E and the exhibits thereto, attached hereto and incorporated by reference herein.

7. WARRANTIES

Seller warrants that:

- A. Seller owns 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. Seller has no knowledge of any pending litigation involving the Property.
- C. Seller has 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 Agreement section and

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elsewhere in this Agreement shall survive delivery of the deeds.

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. Seller authorizes 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.

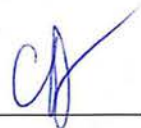
9. ASSESSMENTS

It is agreed that Seller 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, and Seller agrees to indemnify and hold County harmless from any claim arising there from. Seller authorizes 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

Seller represents that, to the best of Seller's knowledge, Seller knows of no fact or circumstance which 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.

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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 for the Sly Park Road at Clear Creek Bridge Replacement Project #77115 inclusive of the right to remove and dispose of any existing improvements, shall commence upon the last date of execution of this Agreement by Seller 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. WAIVER OF AND RELEASE OF CLAIMS


This Agreement is full consideration for all claims and damage that Seller may have relating to the public project for which the Acquisition Properties are conveyed and purchased, and Seller hereby waives any and all claims of Seller relating to said project that may exist on the date of this Agreement.

13. 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.

14. REAL ESTATE BROKER

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

Seller  _____

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15. ITEMS TO BE DELIVERED AT CLOSE OF ESCROW

- A. Seller shall execute and deliver to Escrow Holder the Grant Deed and Easement Deeds 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 and Easement Deeds.
- C. Escrow Holder shall:
- (i) Record the Grant Deed and Easement Deeds for the Acquisitions, as 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 Seller.

16. 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 Seller.

17. BEST EFFORTS

County and Seller 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 shall perform any further acts and execute and deliver any other documents or instruments that may be

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reasonably necessary to carry out the provisions of this Agreement.

18. 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 Seller 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:

SELLER: Edgar Max North Jr.
3940 Wilson Loop
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
CDA, Transportation Division
Attn: R/W Unit
2850 Fairlane Court
Placerville, CA 95667

19. 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.

20. 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.

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21. 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.

22. 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.

23. 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.

24. LEASE WARRANTY PROVISION

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

25. CONSTRUCTION CONTRACT WORK

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

A. County or County's contractor or authorized agent will remove the existing mailboxes at the driveway entrance and repair/reconstruct and/or replace, where applicable, and relocate to suitable US Post Office approved location. Reconstruction and/or replacement of mailboxes will be of like materials and workmanship.

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B. County or County's contractor will construct a new paved driveway encroachment, and the driveway encroachment will be installed as shown on the project plans and specifications.

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 structures, improvements or other facilities, when removed and relocated, or reconstructed by County, shall be left in as good a condition as found. Seller understands and agrees that after completion of the work described, said facilities, except utility facilities, will be considered Seller's sole property and Seller will be responsible for their maintenance and repair.

26. PERMISSION TO ENTER FOR CONSTRUCTION PURPOSES

Permission is hereby granted to County, the County's contractor or its authorized agent to enter Seller's Property, (Assessor's Parcel Number: 079-030-09) where necessary, to perform the work as described in Section 25 of this Agreement.

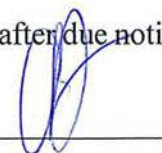
27. DRIVEWAY/PAVING DISCLOSURE

As part of the Project the County is relocating the existing driveway and access easement over APN 079-030-09 which serves said parcel and adjacent parcel/s. The driveway will be graded and paved as shown on the Exhibit F attached to this Agreement. The driveway's proposed location is based on licensed engineer's plans accounting for drainage and a safe exit from Sly Park Road. Owner hereby consents to the relocation of said driveway and access easement, which shall continue to provide the same rights and obligations as those associated with the existing driveway and access easement.

28. EFFECTIVE DATE

This Agreement shall be subject to the approval of the County's Board of Supervisors after due notice

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and in accordance with the provisions of applicable law.

29. ENTIRE AGREEMENT

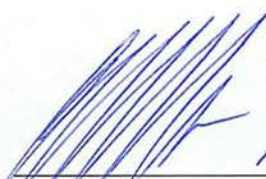
This Agreement constitutes the entire agreement between the parties pertaining to the subject matter hereof. No amendment, supplement, modification, waiver, or termination of this Agreement shall be binding unless executed in writing by the party to be bound thereby.

30. AUTHORIZED SIGNATURES

The parties to this Agreement represent that the undersigned individuals executing this Agreement on their respective behalf are fully authorized to do so by law or other appropriate instrument and to bind upon said parties the obligations set forth herein.

SELLER: Edgar Max North Jr.

Date: 10/13/15




FOR EDGAR MAX NORTH JR.
Edgar Max North Jr.

COUNTY OF EL DORADO:

Date: 11/17/15

By: 
Brian K. Veerkamp
Chair, Board of Supervisors

ATTEST:


James S. Mitrison
Clerk of the Board of Supervisors
By: 
Deputy Clerk

Seller 

Order No. 201-39930
AMEND
Version 8

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:

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 10 NORTH, RANGE 12 EAST, M.D.B.&M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE PARCEL OF LAND DESCRIBED IN THE DEED FROM CLARA J. CHAPPELL TO BOYCIE E. VANDERLINDEN, ET UX, DATED DECEMBER 30, 1958 AND RECORDED JANUARY 28, 1959 IN BOOK 456 OF OFFICIAL RECORDS, OF EL DORADO COUNTY, PAGE 226; THENCE FROM SAID POINT OF BEGINNING NORTH 943.67 FEET TO A POINT IN THE CENTERLINE OF THE COUNTY ROAD LEADING FROM PLEASANT VALLEY TO SLY PARK; THENCE ALONG SAID CENTERLINE NORTH $65^{\circ} 36' 30''$ EAST 144.60 FEET AND NORTH $78^{\circ} 45'$ EAST 90.00 FEET MORE OR LESS, TO THE WESTERLY BOUNDARY OF THE PARCEL OF LAND DESCRIBED IN BOOK 206 OF OFFICIAL RECORDS OF EL DORADO COUNTY, AT PAGE 380; THENCE SOUTH IN A DIRECT LINE TO A POINT IN THE SOUTHERLY BOUNDARY LINE OF THE LAND DESCRIBED IN BOOK 456 OF OFFICIAL RECORDS OF EL DORADO COUNTY, AT PAGE 226, DISTANT SOUTH $89^{\circ} 03'$ EAST 126.37 FEET AND NORTH $87^{\circ} 28' 30''$ EAST 103.63 FEET FROM THE POINT OF BEGINNING; THENCE SOUTH $87^{\circ} 28' 30''$ WEST 103.63 FEET AND NORTH $89^{\circ} 03'$ WEST 126.37 FEET TO THE POINT OF BEGINNING.

ASSESSORS PARCEL NO.: 79-030-09-100

EXHIBIT B

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

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

North
APN: 079-030-09

Above section for Recorder's use

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

GRANT DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **EDGAR MAX NORTH JR.**, hereinafter referred to as "Grantor", grants to the **COUNTY OF EL DORADO**, a political subdivision of the State of California, hereinafter "Grantee", all that certain real property, in fee, situate in the unincorporated area of the County of El Dorado, State of California,

DESCRIBED IN EXHIBIT "A" AND AS DEPICTED IN EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF, WHICH DESCRIPTION IS BY THIS REFERENCE INCORPORATED HEREIN.

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

EXHIBIT B

(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 name(s) on this _____ day of _____, 2015.

GRANTOR: Edgar Max North Jr.

Edgar Max North Jr.

Notary Acknowledgments Follow

Exhibit 'A'

All that certain real property situate in the South One-Half of Section 27, Township 10 North, Range 12 East, M.D.M., El Dorado County, State of California, being a portion of that particular Parcel described in that certain document number 1999-0042670, official records said county and state more particularly described as follows:

Beginning on the westerly line of said Parcel from which the northwest corner of Tract 1 of that particular Record of Survey filed in book 31 of surveys at page 87 official records said county and state bears North 00° 51' 20" West 53.59 feet; thence from said POINT OF BEGINNING leaving said line along the southerly line of said Tract 1 North 64° 58' 04" East 144.02 feet; thence North 78° 06' 34" East 99.73 feet to the northeast corner of said Parcel, thence leaving said southerly line along the easterly line of said Parcel South 00° 38' 26" East 27.29 feet to the beginning of a non-tangent curve to the left having a radius of 475.00 feet; thence leaving said line along said curve through a central angle of 27° 43' 42" an arc length of 229.88 feet, said curve being subtended by a chord which bears South 73° 53' 45" West 227.64 feet; thence South 59° 38' 13" West 10.97 feet to said westerly line; thence along said line North 00° 51' 20" West 14.50 feet to the POINT OF BEGINNING, containing 4005 square feet or 0.09 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 grid north as shown on that particular Record of Survey filed in Book 31 of Surveys at Page 87 official records said county and state. All distances shown are grid distances. Divide distances by 0.99982 to obtain ground distances.

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



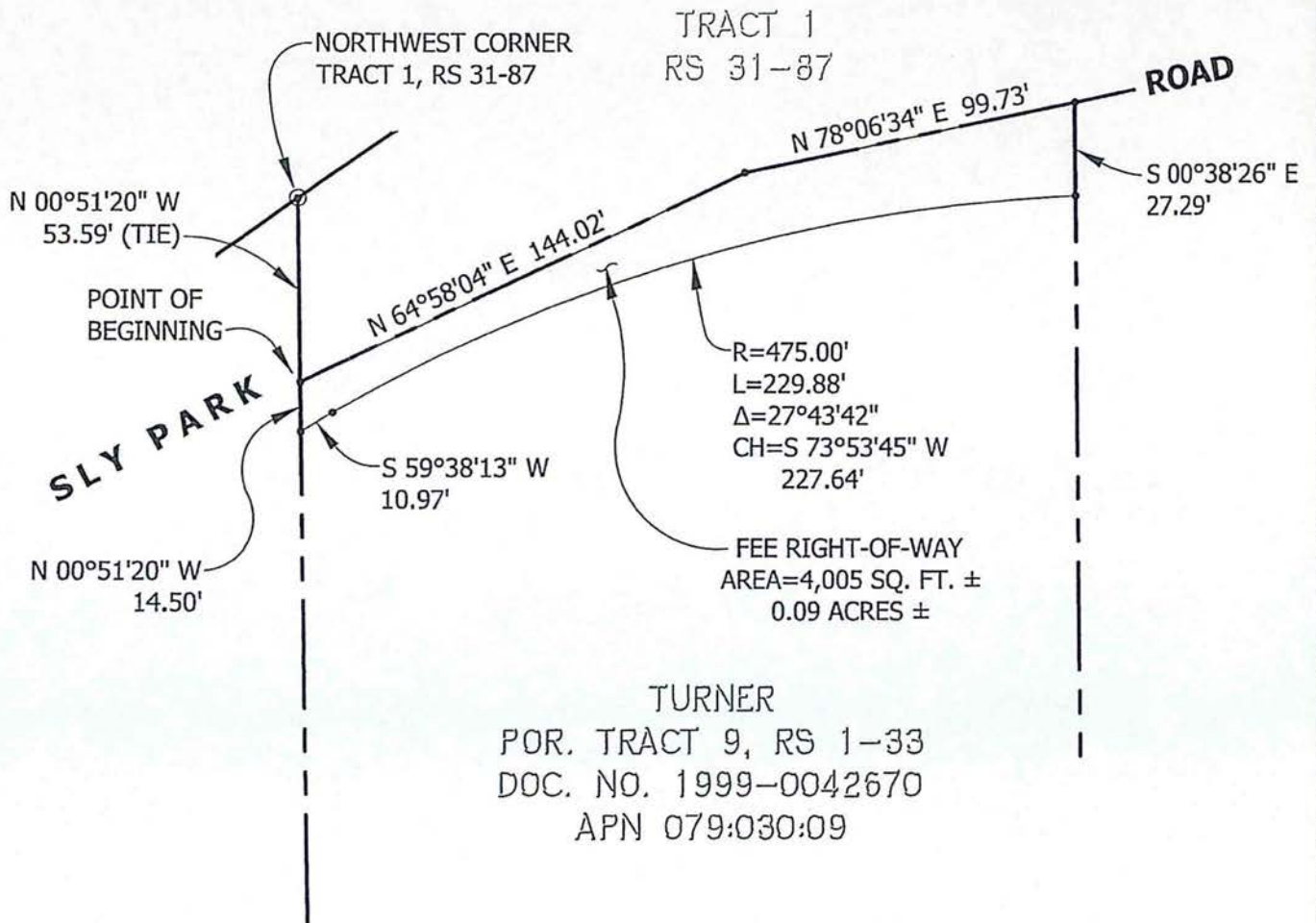
Loren A. Massaro P.L.S. 8117
Associate Land Surveyor
El Dorado County
Department of Transportation



Dated: 12.06.2012

EXHIBIT 'B'

Situate in the South One-Half of Section 27, T. 10 N., R. 12 E., M.D.M.
County of El Dorado, State of California



Grid North
Scale 1"=50'

WHEN RECORDED, RETURN TO:

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

APN: 079-030-09

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the Grant Deed dated _____, 2015 from **Edgar Max North Jr.** to the **COUNTY OF EL DORADO, a political subdivision of the State of California**, 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.

Dated this _____ day of _____, 2015.

COUNTY OF EL DORADO

By: _____

Chair, Board of Supervisors

ATTEST:

Clerk of the Board of Supervisors

By: _____
Deputy Clerk

EXHIBIT C

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

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

North
APN 079-030-09

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, **EDGAR MAX NORTH JR.**, hereinafter referred to as "Grantor", grants to the **COUNTY OF EL DORADO**, a political subdivision of the State of California, a slope and drainage easement for slope construction, maintenance and drainage 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 EXHIBIT 'A-1' AND DEPICTED IN EXHIBIT 'B-1' ATTACHED HERETO AND MADE A PART HEREOF, WHICH DESCRIPTION IS BY THIS REFERENCE INCORPORATED HEREIN.

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

EXHIBIT C

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 his/her/their name(s) on this _____ day of _____, 2015.

GRANTOR: EDGAR MAX NORTH JR.

Edgar Max North Jr.

Notary Acknowledgments Follow

Exhibit 'A1'

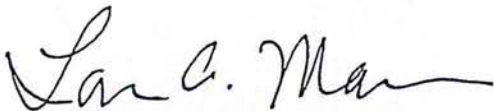
All that certain real property situate in the South One-Half of Section 27, Township 10 North, Range 12 East, M.D.M., El Dorado County, State of California, being a portion of that particular Parcel described in that certain document number 1999-0042670, official records said county and state more particularly described as follows:

Beginning on the westerly line of said Parcel from which the northwest corner of Tract 1 of that particular Record of Survey filed in book 31 of surveys at page 87 official records said county and state bears North 00° 51' 20" West 68.09 feet; thence from said POINT OF BEGINNING leaving said line North 59° 38' 13" East 10.97 feet to the beginning of a curve to the right having a radius of 475.00 feet; thence along said curve through a central angle of 27° 43' 42" an arc length of 229.88 feet, said curve being subtended by a chord which bears North 73° 53' 45" East 227.64 feet to the easterly line of said Parcel; thence along said line South 00° 38' 26" East 23.90 feet; thence leaving said line South 88° 12' 54" West 47.73 feet; thence South 73° 12' 57" West 58.52 feet; thence South 62° 19' 09" West 17.36 feet; thence South 85° 39' 28" West 9.40 feet; thence South 78° 08' 01" West 42.46 feet; thence South 66° 04' 04" West 27.68 feet; thence South 89° 18' 19" West 22.00 feet; thence South 59° 49' 01" West 12.70 feet to said westerly line of said Parcel; thence along said line North 00° 51' 20" West 8.98 feet to the POINT OF BEGINNING, containing 5183 square feet or 0.12 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 grid north as shown on that particular Record of Survey filed in Book 31 of Surveys at Page 87 official records said county and state. All distances shown are grid distances. Divide distances by 0.99982 to obtain ground distances.

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



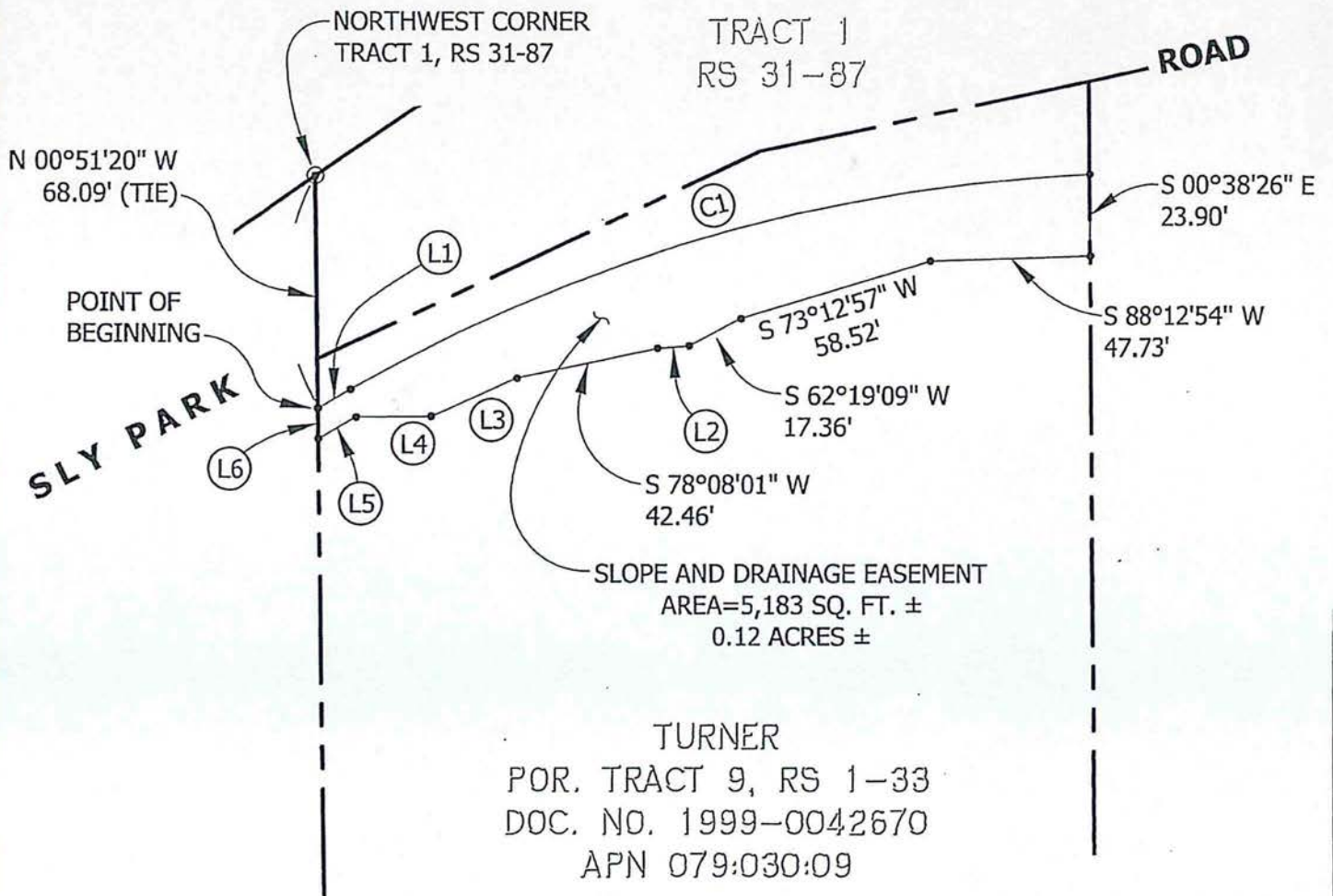
Loren A. Massaro P.L.S. 8117
Associate Land Surveyor
El Dorado County
Department of Transportation

Dated: 02-14-2013



EXHIBIT 'B1'

Situate in the South One-Half of Section 27, T. 10 N., R. 12 E., M.D.M.
County of El Dorado, State of California



- (L1) N 59°38'13" E 10.97'
- (C1) R=475.00' Δ=27°43'42" L=229.88'
CH=N 73°53'45" E 227.64'
- (L2) S 85°39'28" W 9.40'
- (L3) S 66°04'04" W 27.68'
- (L4) S 89°18'19" W 22.00'
- (L5) S 59°49'01" W 12.70'
- (L6) N 00°51'20" W 8.98'



Grid North
Scale 1"=50'

WHEN RECORDED, RETURN TO:

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

APN: 079-030-09

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the Grant of Slope and Drainage Easement dated _____, 2015 from **Edgar Max North Jr.**, to the **COUNTY OF EL DORADO**, a political subdivision of the **State of California**, 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.

Dated this _____ day of _____, 2015.

COUNTY OF EL DORADO

By: _____

Chair, Board of Supervisors

ATTEST:

Clerk of the Board of Supervisors

By: _____
Deputy Clerk

EXHIBIT D

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

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

North
APN 079-030-09

SPACE ABOVE THIS LINE FOR RECORDERS USE ONLY

Project: Sly Park Road at Clear Creek Road Bridge Replacement
Project
Project #: 77115

GRANT OF TEMPORARY CONSTRUCTION EASEMENT

EDGAR MAX NORTH JR., hereinafter referred to as "Grantor", grants 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 A-2 and B-2 attached hereto and made a part hereof.

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

1. In consideration of \$935.00 (Nine-Hundred Thirty-five Dollars, exactly) 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 A-2 and depicted on the map in Exhibit B-2 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 Sly Park Road at Clear Creek Road Bridge Replacement 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 Sly Park Road at Clear Creek Road Bridge Replacement 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. Fencing that is currently in the

EXHIBIT D

temporary construction easement area may need to be moved.

If fencing is moved, Grantee will replace fencing with like kind at no expense to Grantor. Temporary fencing will be erected in the interim, if necessary, to maintain security.

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 Sly Park Road at Clear Creek Road Bridge Replacement 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 \$ 39.00 (Thirty-nine Dollars, exactly) will be paid to 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.
6. 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, 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.

EXHIBIT D

GRANTOR:

EDGAR MAX NORTH JR.

Executed on this date: _____, 2015.

Edgar Max North Jr.

Notary Acknowledgements Follow

Exhibit 'A2'

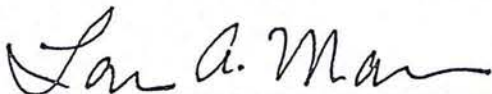
All that certain real property situate in the South One-Half of Section 27, Township 10 North, Range 12 East, M.D.M., El Dorado County, State of California, being a portion of that particular Parcel described in that certain document number 1999-0042670, official records said county and state more particularly described as follows:

Beginning on the westerly line of said Parcel from which the northwest corner of Tract 1 of that particular Record of Survey filed in book 31 of surveys at page 87 official records said county and state bears North 00° 51' 20" West 77.07 feet; thence from said POINT OF BEGINNING leaving said line North 59° 49' 01" East 12.70 feet; thence North 89° 18' 19" East 22.00 feet; thence North 66° 04' 04" East 27.68 feet; thence North 78° 08' 01" East 42.46 feet; thence North 85° 39' 28" East 37.25 feet; thence South 87° 57' 19" East 28.61 feet; thence South 28° 47' 55" East 51.91 feet; thence North 61° 12' 05" East 20.00 feet; thence North 28° 47' 55" West 66.59 feet; thence North 73° 12' 57" East 4.79 feet; thence North 88° 12' 54" East 47.73 feet to the easterly line of said Parcel; thence along said line South 00° 38' 26" East 139.71 feet; thence leaving said line South 65° 01' 12" West 35.55 feet; thence North 09° 09' 13" West 80.11 feet; thence South 89° 17' 08" West 4.36 feet; thence North 81° 38' 08" West 55.88 feet; thence South 88° 43' 21" West 25.08 feet; thence South 79° 06' 06" West 34.95 feet; thence South 70° 25' 51" West 25.71 feet; thence South 61° 15' 23" West 41.47 feet; thence North 32° 01' 05" West 8.77 feet to said westerly line; thence along said line North 00° 51' 20" West 42.07 feet to the POINT OF BEGINNING, containing 13359 square feet or 0.31 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 grid north as shown on that particular Record of Survey filed in Book 31 of Surveys at Page 87 official records said county and state. All distances shown are grid distances. Divide distances by 0.99982 to obtain ground distances.

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



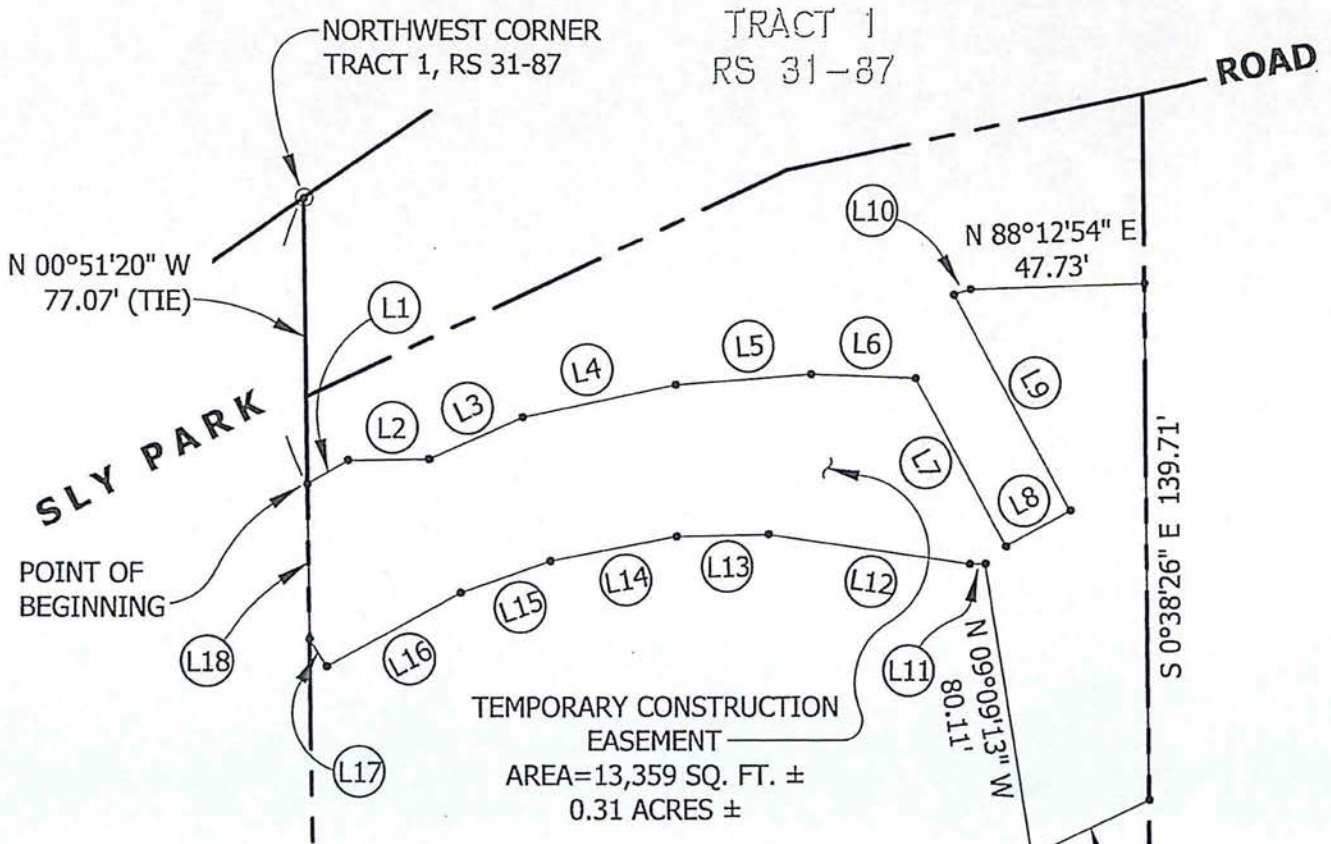
Loren A. Massaro P.L.S. 8117
Associate Land Surveyor
El Dorado County
Transportation Division

Dated: 03.14.2013



EXHIBIT 'B2'

Situate in the South One-Half of Section 27, T. 10 N., R. 12 E., M.D.M.
County of El Dorado, State of California



- (L1) N 59°49'01" E 12.70'
- (L2) N 89°18'19" E 22.00'
- (L3) N 66°04'04" E 27.68'
- (L4) N 78°08'01" E 42.46'
- (L5) N 85°39'28" E 37.25'
- (L6) S 87°57'19" E 28.61'
- (L7) S 28°47'55" E 51.91'
- (L8) N 61°12'05" E 20.00'
- (L9) N 28°47'55" W 66.59'
- (L10) N 73°12'57" E 4.79'
- (L11) S 89°17'08" W 4.36'
- (L12) N 81°38'08" W 55.88'

- (L13) S 88°43'21" W 25.08'
- (L14) S 79°06'06" W 34.95'
- (L15) S 70°25'51" W 25.71'
- (L16) S 61°15'23" W 41.47'
- (L17) N 32°01'05" W 8.77'
- (L18) N 00°51'20" W 42.07'



Grid North
Scale 1"=50'

WHEN RECORDED, RETURN TO:

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

APN: 079-030-09

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the Grant of Temporary Construction Easement dated _____, 2015 from **Edgar Max North Jr.**, to the **COUNTY OF EL DORADO, a political subdivision of the State of California**, 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.

Dated this _____ day of _____, 2015.

COUNTY OF EL DORADO

By: _____

Chair, Board of Supervisors

ATTEST:

Clerk of the Board of Supervisors

By: _____
Deputy Clerk

EXHIBIT E

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

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

North
APN 079-030-09

Above section for Recorder's use

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

GRANT OF DRAINAGE EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **EDGAR MAX NORTH JR.**, 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, maintenance and drainage 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 EXHIBIT 'A-3' AND DEPICTED IN EXHIBIT 'B-3' ATTACHED HERETO AND MADE A PART HEREOF, WHICH DESCRIPTION IS BY THIS REFERENCE INCORPORATED HEREIN.

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

EXHIBIT E

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 his/her/their name(s) on this _____ day of _____, 2015.

GRANTOR:
EDGAR MAX NORTH JR.

Edgar Max North Jr.

Notary Acknowledgments Follow

Exhibit 'A3'

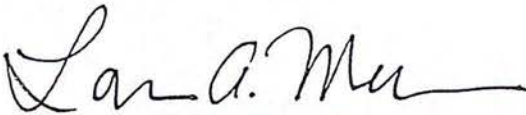
All that certain real property situate in the South One-Half of Section 27, Township 10 North, Range 12 East, M.D.M., El Dorado County, State of California, being a portion of that particular Parcel described in that certain document number 1999-0042670, official records said county and state more particularly described as follows:

Beginning at a point from which the northwest corner of Tract 1 of that particular Record of Survey filed in book 31 of surveys at page 87 official records said county and state bears the following six (6) courses; 1) South 85° 39' 28" West 9.40 feet; 2) South 78° 08' 01" West 42.46 feet; 3) South 66° 04' 04" West 27.68 feet; 4) South 89° 18' 19" West 22.00 feet; 5) South 59° 49' 01" West 12.70 feet; and 6) North 00° 51' 20" West 77.07 feet; thence from said POINT OF BEGINNING North 62° 19' 09" East 17.36 feet; thence North 73° 12' 57" East 53.73 feet; thence South 28° 47' 55" East 66.59 feet; thence South 61° 12' 05" West 20.00 feet; thence North 28° 47' 55" West 51.91 feet; thence North 87° 57' 19" West 28.61 feet; thence South 85° 39' 28" West 27.85 feet to the POINT OF BEGINNING, containing 1857 square feet or 0.04 acres more or less. See exhibit 'B3' attached hereto and made a part hereof.

END OF DESCRIPTION

The basis of bearing for this description is grid north as shown on that particular Record of Survey filed in Book 31 of Surveys at Page 87 official records said county and state. All distances shown are grid distances. Divide distances by 0.99982 to obtain ground distances.

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



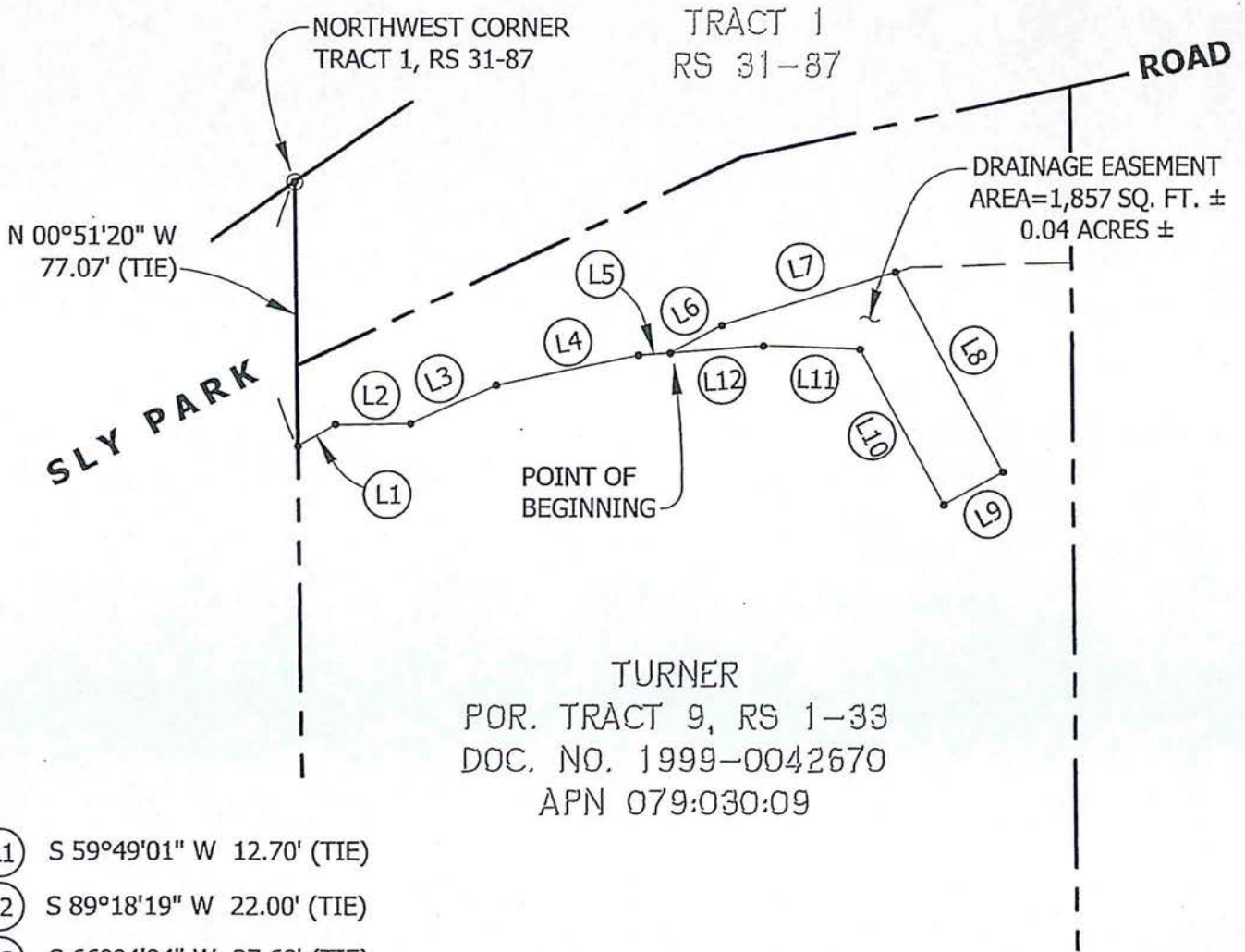
Loren A. Massaro P.L.S. 8117
Associate Land Surveyor
El Dorado County
Transportation Division



Dated: 03.14.2012

EXHIBIT 'B3'

Situate in the South One-Half of Section 27, T. 10 N., R. 12 E., M.D.M.
County of El Dorado, State of California



- (L1) S 59°49'01" W 12.70' (TIE)
- (L2) S 89°18'19" W 22.00' (TIE)
- (L3) S 66°04'04" W 27.68' (TIE)
- (L4) S 78°08'01" W 42.46' (TIE)
- (L5) S 85°39'28" W 9.40' (TIE)
- (L6) N 62°19'09" E 17.36'
- (L7) N 73°12'57" E 53.73'
- (L8) S 28°47'55" E 66.59'
- (L9) S 61°12'05" W 20.00'
- (L10) N 28°47'55" W 51.91'
- (L11) N 87°57'19" W 28.61'
- (L12) S 85°39'28" W 27.85'



Grid North
Scale 1"=50'

WHEN RECORDED, RETURN TO:

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

APN: 079-030-09

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the Grant of Drainage Easement dated _____, 2015 from **Edgar Max North Jr.** to the **COUNTY OF EL DORADO**, a political subdivision of the State of **California**, 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.

Dated this _____ day of _____, 2015.

COUNTY OF EL DORADO

By: _____

Chair, Board of Supervisors







ATTEST:

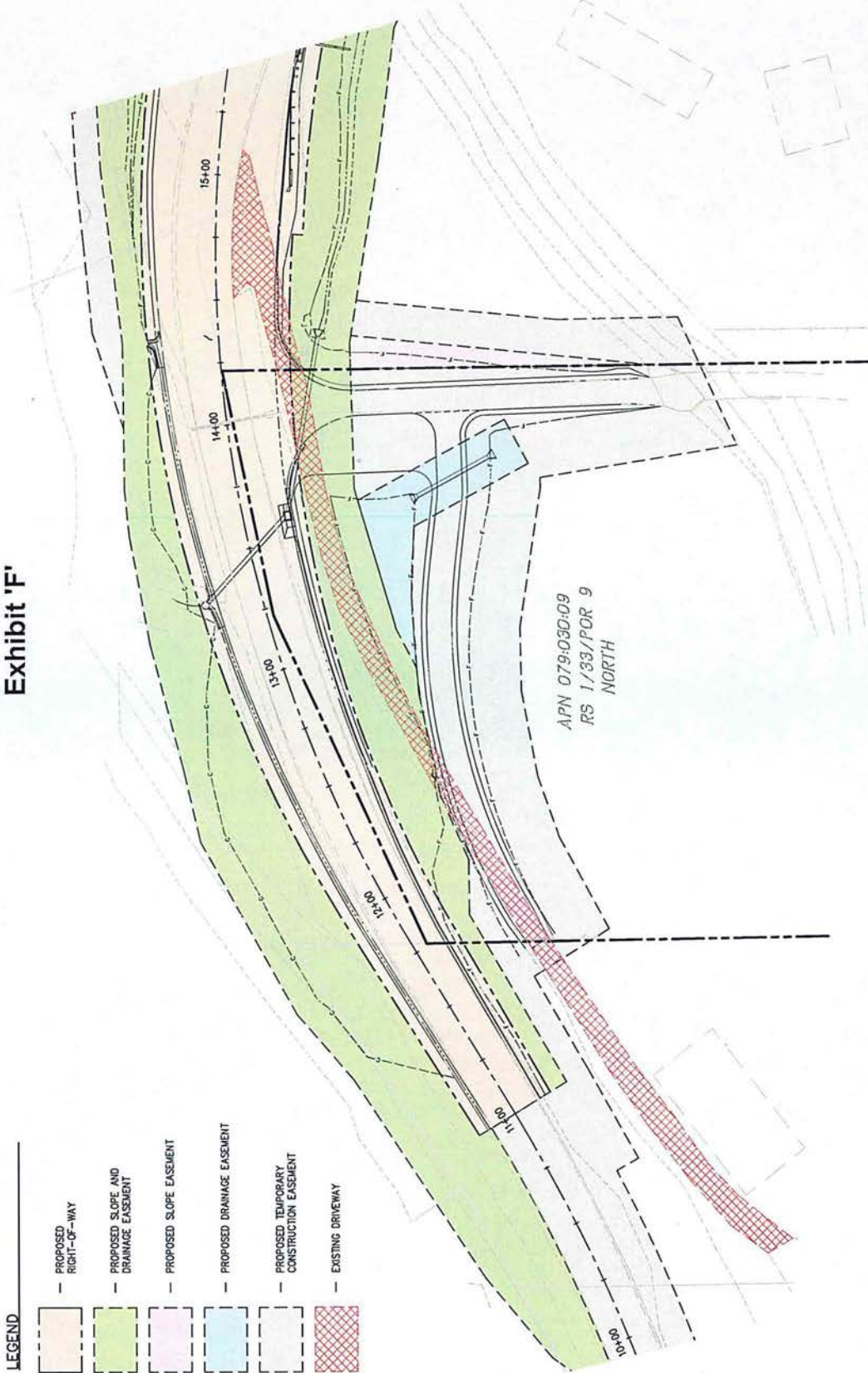
Clerk of the Board of Supervisors

By: _____
Deputy Clerk

Exhibit 'F'

LEGEND

-  PROPOSED RIGHT-OF-WAY
-  PROPOSED SLOPE AND DRAINAGE EASEMENT
-  PROPOSED SLOPE EASEMENT
-  PROPOSED DRAINAGE EASEMENT
-  PROPOSED TEMPORARY CONSTRUCTION EASEMENT
-  EXISTING DRIVEWAY



A.P.N. 079-030-09
RIGHT-OF-WAY AND EASEMENT EXHIBIT
SCALE: 1" = 20'

SHEET
EX-1
1 OF 1
7715

EL DORADO COUNTY
DEPARTMENT OF TRANSPORTATION



PREPARED UNDER THE SUPERVISION OF:
REGISTERED CIVIL ENGINEER DATE:
SCALE: 1" = 20'
DATE: 10/02/15
PROJECT NUMBER: 000

REVISION	DATE	DESCRIPTION