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November 8, 2006

James R. Sweeney, Chairman
and Board of Supervisors
330 Fair Lane
Placerville, CA 95667

Re: Placerville Animal Control Facility – Property Acquisition

Dear Honorable Board:

On May 9, 2006, your Board approved a Purchase and Sale Agreement with Joyce Shinn, Scott Shinn, Thomas Shinn, and Linda Lou Fine (“the Shinns”) for the acquisition of property for a new animal control facility. On October 17, 2006, your Board approved an amendment to the Purchase and Sale Agreement (extending the close of escrow to on or before November 10, 2006) and authorized the Chairman to sign escrow instructions and a certificate of acceptance of the grant deed.

For their own personal reasons, the Shinns desired to transfer the subject property to Shinn Ranch, Inc., a corporation owned by the Shinns, prior to the transfer to the County. However, the County’s agreement is with the Shinns individually. Accordingly, in order to assure that the County is adequately protected and in order to accomplish the transaction in light of the Shinns transfer of the subject property to Shinn Ranch, Inc., we required that the Shinns and Shinn Ranch, Inc. execute an Assignment and Assumption Agreement, by which Shinn Ranch, Inc. jointly assumes the duties and responsibilities under the Purchase and Sale Agreement. No changes to the previously approved Purchase and Sale Agreement were made. We, in conjunction with the Department of General Services, request that you ratify the Chairman’s signature consenting to the aforementioned Assignment and Assumption Agreement.

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Additionally, because the property is being transferred to the County from Shinn Ranch, Inc., as opposed to the Shinns individually, the Certificate of Acceptance of the Grant Deed required revision. Accordingly, we also request that you ratify the Chairman's signature on the revised Certificate of Acceptance of the Grant Deed.

Sincerely,

LOUIS B. GREEN

County Counsel

By: 

David A. Livingston
Deputy County Counsel

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