

EXHIBIT B

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

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

**APN 089-060-18
FISH TRUST, 7/10/2003
#73360 – Cold Springs Rd Realignment**

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

Above section for Recorder's use

GRANT OF RIGHT OF WAY EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **LARRY L. FISH AND KATHRYN E. FISH, TRUSTEES OF THE FISH FAMILY REVOCABLE LIVING TRUST, 7/10/2003**, hereinafter referred to as "Grantor", grants to the **COUNTY OF EL DORADO, a political subdivision of the State of California**, a right of way 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 'A' AND DEPICTED IN EXHIBIT 'B' ATTACHED HERETO AND MADE A PART HEREOF, WHICH DESCRIPTION IS BY THIS REFERENCE INCORPORATED HEREIN.

County will use federal/state/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

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

EXHIBIT B

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 its name on this _____ day of _____, 20__.

**GRANTOR: LARRY L. FISH AND KATHRYN E. FISH, TRUSTEES OF
 THE FISH FAMILY REVOCABLE LIVING TRUST, 7/10/2003**

Larry L. Fish, Trustee

Kathryn E. Fish, Trustee

(A Notary Public Must Acknowledge All Signatures)

EXHIBIT B

Exhibit 'A'


All that certain real property situate in Section 33, Township 11 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 2003-0070991, official records said county and state more particularly described as follows:

Beginning at the most easterly corner of said parcel thence from said POINT OF BEGINNING along the southerly line of said parcel North 89° 02' 59" West 77.71 feet thence leaving said line North 57° 29' 44" West 15.43 feet to the beginning of a curve to the left having a radius of 925.00 feet; thence along said curve through a central angle of 03° 49' 41" an arc length of 61.80 feet, said curve being subtended by a chord which bears North 59° 24' 35" West 61.79 feet; thence North 28° 40' 35" East 39.71 feet to the northerly line of said parcel; thence along said line South 60° 12' 09" East 33.98 feet; thence South 58° 15' 51" East 112.12 feet to the POINT OF BEGINNING, containing 4426 square feet or 0.10 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. All distances shown are grid distances. Divide distances by 0.999859 to obtain ground distances.

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


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

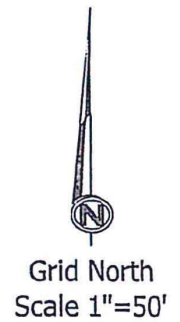
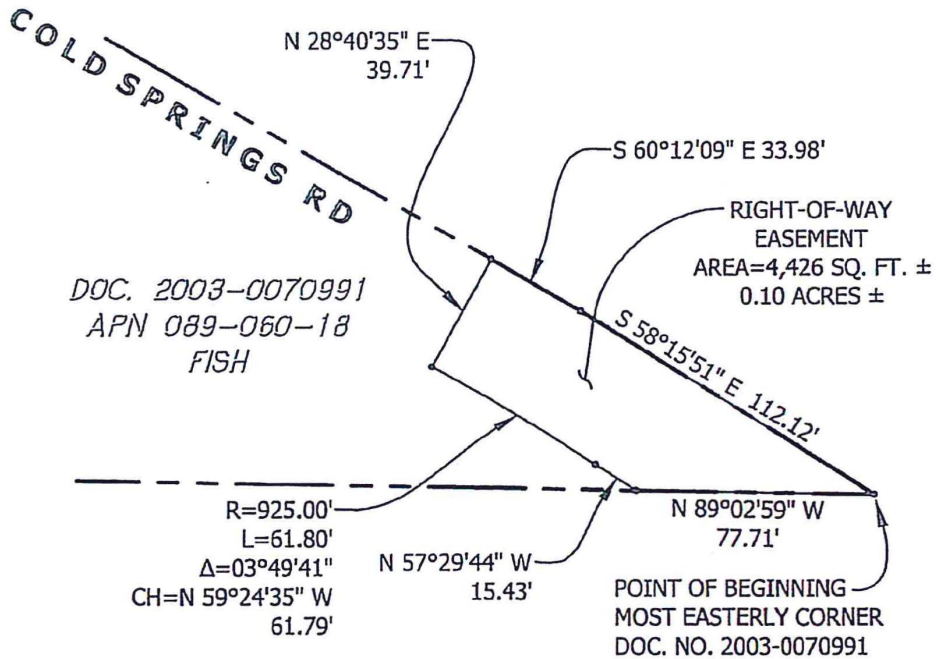


Dated: 06.28.2013

EXHIBIT B

EXHIBIT 'B'

Situate in Section 33, T. 11 N., R. 10 E., M.D.M.
County of El Dorado, State of California



**RECORDING REQUESTED BY AND
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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

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IN WITNESS WHEREOF, Grantor has herein subscribed its name on this 10th day of October, 2014.

GRANTOR: LARRY L. FISH AND KATHRYN E. FISH, TRUSTEES OF
 THE FISH FAMILY REVOCABLE LIVING TRUST, 7/10/2003


Larry L. Fish, Trustee


Kathryn E. Fish, Trustee

(A Notary Public Must Acknowledge All Signatures)

CALIFORNIA ALL PURPOSE

ACKNOWLEDGMENT

State of California

County of El Dorado

On 10/10/2014 before me, Vanessa M. Cothran, notary public,
(here insert name and title of the officer)

Personally appeared Larry L. Fish and Kathryn E. Fish

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature Vanessa M Cothran

(Seal)



Exhibit 'A'

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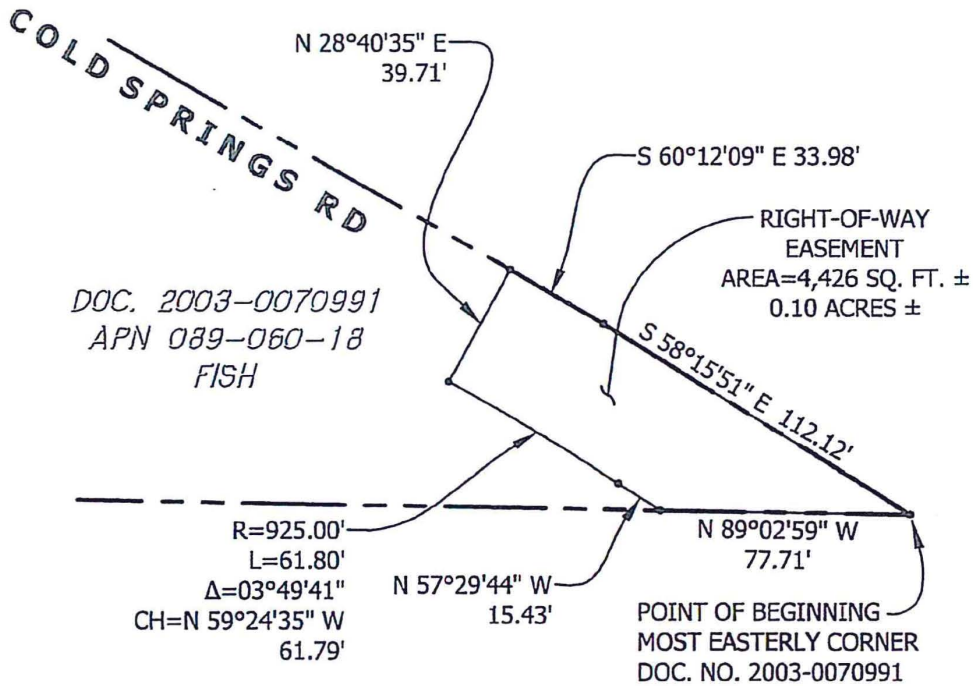
Loren A. Massaro P.L.S. 8117
Associate Land Surveyor
Transportation Division
El Dorado County



Dated: 06.28.2013

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Situate in Section 33, T. 11 N., R. 10 E., M.D.M.
County of El Dorado, State of California



Grid North
Scale 1"=50'

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

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Board of Supervisors
330 Fair Lane
Placerville, CA 95667

**FISH TRUST, 7/10/2003
APN: 089-060-18
#73360 – Cold Springs Rd Realignment**

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the Right of Way Easement dated _____, 201__, from **LARRY L. FISH AND KATHRYN E. FISH, AS TRUSTEES OF THE FISH FAMILY REVOCABLE LIVING TRUST, 7/10/2003**, 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: 089-060-18

Dated this ____ day of _____, 20__.

COUNTY OF EL DORADO

By: _____,
Board of Supervisors, Chair

ATTEST:

Clerk of the Board of Supervisors

By: _____
Deputy Clerk

SUMMARY OF FACTUAL DATA AND CONCLUSIONS

Owner: Larry L. Fish and Kathryn E. Fish, Trustees
of the Fish Family Revocable Living Trust
Dated July 10, 2003

Assessor's Parcel No(s): 089-060-18

Location: Southwest side Cold Springs Road,
northwest of Mount Shasta Lane (1244 Cold
Springs Road), Placerville, California

Legal Description: Please See Title Report in Addenda

Present Use: Residential

Highest and Best Use: Residential

Zoning: RE-5 (Estate Residential, 5 Acre Min.)

Site Size: 1.21± Acres

Interest Appraised: Permanent Road Right of Way Easement

Date of Value: March 5, 2014

Appraised Value: \$1,700 (Nominal)
(Portion to be Acquired)

SALIENT FACTS & SUMMARY OF THE APPRAISAL REPORT

(The appraisal report is the work under review)

Project: El Dorado County – Cold Springs Road Realignment

Parcel: APN-089-060-18. **Dates of Review: Various – final March 12, 2014**

Address/Location: SW side of Cold Springs Road – (1244 Cold Springs Road) Placerville, CA

Owner and years of ownership: Larry & Katherine Fish, Trustees. Over 5 years.

Property Description: Improved with an SFR

Size: 1.21 acres

Shape: Irregular – see maps

Topography: Rolling foothill land

Access/frontage: Cold Springs Road

Flood zone: X – see appraisal page 26.

Environmental assessment: -

Utilities: all public to the subject property.

Encumbrances: various easements – any effects of easements reflected in the valuation

Zoning/General plan: Zoning – RE-5 estate residential – 5 acre minimum. Gen plan – Residential.

Existing use: SFR

Highest and best: As vacant - residential site. As improved – existing SFR. See appraisal pages 28-29 for further detail.

Land & Improvement acquisitions: Partial acquisition – Easement only

Fee – None

Easements:

Permanent road R/W easement – 4426 sf

Unencumbered 2005 sf @ \$0.85/sf \$1,704.25

Encumbered underlying fee in existing county road 2421 sf \$ 1.00

See appraisal pages 30-33 for detail regarding valuations.

Remainder: 1.21 acres subject to existing easements & new easement..

Improvements:

Total on the property: 1891 sf SFR – not affected by the project. Trees & fencing.

In take: Portion of fencing – see CCW below.

Damages: None

Benefits: None

Construction Contract Work: Contractor to replace any fencing affected by the project. See appraisal page 33.

Total estimated value: \$1,705.25 rounded \$1,700.00 (Nominal)

Date of value: March 5, 2014

Comments, assumptions & attachments.

The appraisers utilized 4 comparable land sales to value the subject at \$0.85/sf (Site value \$45,000.00)

The sales ranged in prices between \$0.69/sf and \$1.95/sf.

This Salient Facts & Summary of the appraisal report was prepared as a result of my application of the attached scope of work. I am satisfied with the quality, completeness, accuracy, relevance, appropriateness and reasonableness of the appraisal report and conclusions as set forth in this salient facts & summary statement.