

Facility Number: #09-B1  
Facility Name: Building "C"  
Address: 2850 Fairlane Court, Placerville, CA

*Building C*

**TRANSFER AGREEMENT  
BETWEEN THE JUDICIAL COUNCIL OF CALIFORNIA,  
ADMINISTRATIVE OFFICE OF THE COURTS,  
AND THE COUNTY OF EL DORADO  
FOR THE TRANSFER OF RESPONSIBILITY FOR COURT FACILITY**

Court Facility: #09-B1  
Owned-Shared (TOR Only w/BI)  
IMANDB/1295727v1

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## TRANSFER AGREEMENT

### 1. PURPOSE

The Judicial Council of California (“**Council**”), Administrative Office of the Courts (together, the “**AOC**”), and the County of El Dorado (“**County**”), set forth the terms and conditions for the transfer of responsibility for funding and operation of the trial court facility commonly known as Building “C.”

### 2. BACKGROUND

The Lockyer-Isenberg Trial Court Funding Act of 1997, AB 233 (Escutia and Pringle) provides for transfer of the primary obligation for funding of court operations from the counties to the State. The restructuring of funding for trial court operations accomplished by the Lockyer-Isenberg Trial Court Funding Act of 1997 ended a dual system of county and state funding of, and created a more stable and consistent funding source for, trial court operations. The Trial Court Facilities Act of 2002 was adopted to provide for the transfer of responsibility for funding and operation of trial court facilities from the counties to the AOC. The Parties enter into this Agreement to implement the provisions of the Act as it exists on the Effective Date.

### 3. DEFINITIONS

“**Act**” means the Trial Court Facilities Act of 2002 (including Government Code sections 70301-70404) as of the Effective Date.

“**Agreement**” means this Transfer Agreement, together with the attached Exhibits.

“**AOC Authorized Signatory**” means the AOC’s Senior Manager, Business Services, Grant Walker.

“**Bonded Indebtedness**” means “bonded indebtedness”, as defined in section 70301(a) of the Act, to which some or all of the Real Property is subject.

“**Bonded Indebtedness Documents**” means the agreements evidencing or securing the Bonded Indebtedness, including those listed on **Exhibit “I”** to this Agreement.

“**Building**” means the building on the Land occupied by the Court and the County, all connected or related structures and improvements, and all Building Equipment.

“**Building Equipment**” means all installed equipment and systems that serve the Building, and the Building Software. Building Equipment does not include equipment exclusively serving only one Party’s Exclusive-Use Area.

**“Building Software”** means any software program that is licensed to the County for the Operation of any part of the Building.

**“Closing”** means completion of all steps required to complete the Transfer under this Agreement and the Act.

**“Closing Date”** means the date on which the Transfer of Responsibility will take place, which is the Effective Date.

**“Closing Documents”** means the documents listed in section 5.1 of this Agreement.

**“Common Area”** means the areas of the Real Property that are used non-exclusively and in common by, or for the common benefit of, the AOC, the County, and the Court, and includes (1) those portions of the Building depicted as Common Area on **Exhibit “B”** to this Agreement including hallways, stairwells, elevators, escalators, and restrooms that are not located in either Party’s Exclusive-Use Area, (2) foundations, exterior walls load-bearing walls, support beams, exterior windows, the roof, and other structural parts of the Building, (3) Building Equipment and Utilities that do not exclusively serve only one Party’s Exclusive-Use Area, (4) the Grounds Area; and (5) the Parking Area. The Common Area does not include any part of the Exclusive-Use Area of either Party, except for any Building Equipment that is located in a Party’s Exclusive-Use Area, but which serves areas in the Building other than that Party’s Exclusive-Use Area.

**“Controller”** means the State Controller.

**“County Authorizing Document”** means a certified copy of a resolution evidencing that the County has taken all steps and obtained all approvals required to: (1) authorize the County Authorized Signatory to execute this Agreement and the Closing Documents on behalf of the County; and (2) authorize the County to perform its obligations under this Agreement and the Closing Documents.

**“County Authorized Signatory”** means the Chair of the County’s Board of Supervisors.

**“County Exclusive-Use Area”** means the 45,016 square feet of the floor space in the Building, which are exclusively occupied and used by the County as depicted on **Exhibit “B”** to this Agreement. As of the Effective Date, the County Exclusive-Use Area constitutes 79.3 percent of the Total Exclusive-Use Area.

**“County Facilities Payment”** means the payments the County must make to the Controller with respect to the Court Facility under Article 5 of the Act.

**“County Parties”** means the County and its officers, agents, and employees.

**“Court”** means the Superior Court of California for the County of El Dorado.

**“Court Exclusive-Use Area”** means the 11,745 square feet of the floor space of the Building that are exclusively occupied and used by the Court, as depicted on **Exhibit “B”** to this Agreement. As of the Effective Date, the Court Exclusive-Use Area constitutes 20.7 percent of the Total Exclusive-Use Area.

**“Court Facility”** means the Court Exclusive-Use Area, which includes all spaces, fixtures, and appurtenances described in section 70301(d) of the Act, including two rooms for holding superior court, one chamber for judges of the Court, two walk-up windows, one room for court reporters, two rooms for secure holding of prisoners attending Court sessions, one room for storage, and certain other areas required or used for Court functions, together with the non-exclusive right to occupy and use the Common Area, and the non-exclusive right to enter, exit, pass over, and pass through the Land as necessary to access the Court Facility and the Parking Area. A copy of a site plan depicting the location of the Building on the Land and a floor plan depicting the layout of the Court Facility in the Building, are attached as **Exhibit “B”** to this Agreement and are further described in the JOA.

**“Court Parking”** means a total of 70 surface parking spaces in the Parking Area for use by judges, Court staff and employees, and jurors, 66 of which are available for use by the Court on a first come, first served basis, and 4 of which are reserved solely for the Court’s designated use, all as shown on the parking plan attached as **Exhibit “C,”** which the County and the Court have agreed is parking of the same number, type, and convenience as made available for users of the Court on October 1, 2001 pursuant to section 70330 of the Act.

**“Deficiency”** means any condition of, damage to, or defect in the Common Area that: (1) significantly threatens the life, health, or safety of persons occupying or visiting the Building, (2) unreasonably interferes with, disrupts, or prevents either Party’s occupancy or use of the Real Property, or its ability to conduct its business operations in its Exclusive-Use Area, in an orderly, neat, clean, safe, and functional environment, (3) threatens the security of the employees, guests, invitees, or patrons of either Party, (4) threatens to diminish the value of either Party’s Exclusive-Use Area or the Common Area, or threatens to damage or destroy the business personal property of either Party or the Court located in the Building, (5) threatens the preservation of either Party’s files, records, and documents located in the Building, or (6) causes or exacerbates an unsafe, unsanitary, unlawful, or non-functional condition affecting either Party’s Exclusive-Use Area or the Common Area.

**“Dispute”** means each and every pending or threatened claim, liability, litigation, arbitration, mediation, administrative proceeding, settlement negotiation, or other



dispute-resolution proceeding related to the Property. An accurate and complete list of all Disputes as of the Effective Date is set forth in **Exhibit “D”**.

“**Effective Date**” means the date on which this Agreement and the Closing Documents are signed by the last of the Parties to sign.

“**Environmental Law**” means federal, state, or local laws, ordinances, regulations, rules, statutes, and administrative actions or orders respecting hazardous or toxic substances, waste, or materials.

“**Hazardous Substance**” means any material or substance regulated under any Environmental Law.

“**Intangible Personal Property**” means all of the County’s: (1) agreements or arrangements for the operation of the systems or equipment in or exclusively serving the Court Facility; (2) warranties, permits, licenses, certificates, guaranties, and suretyship agreements and arrangements, and indemnification rights in favor of the County to the extent related to the Court Facility; (3) commitments, deposits, and rights for Utilities to the extent related to the Court Facility; (4) engineering, accounting, title, and other technical or business data concerning the Court Facility or the Tangible Personal Property; (5) deposits, deposit accounts, and escrow accounts arising from or related to any transactions to the extent related to the Court Facility or the Tangible Personal Property, and rights to receive refunds or rebates of impact fees, assessments, charges, premiums, or other payments made by the County to the extent that these refunds or rebates relate to the Court Facility and the period on or after the Closing Date; or (6) all other intangible rights, interests, and claims of the County which are a part of and to the extent related to the Court Facility or the Tangible Personal Property.

“**JOA**” means the document titled Joint Occupancy Agreement that is similar in form and content to the document attached to this Agreement as **Exhibit “F”**, and under which the County and the Court will occupy, and the Parties will operate, maintain, and repair the Real Property.

“**Land**” means the real property described on **Exhibit “A,”** including (1) rights to enter and exit the Land, (2) recorded and unrecorded rights to water, water stock, oil, gas, minerals, and timber related to the Land, and (3) existing, granted development permits, entitlements, and air and view rights.

“**Law**” means State and federal codes, ordinances, laws, regulations, the California Rules of Court, and judicial and administrative orders and directives, to the extent binding on the County and issued by a court or governmental entity with jurisdiction over the County.

**“Managing Party”** means the County, which is the Party designated the “Managing Party” in the JOA.

**“Material Agreements”** means any and all agreements, contracts, or understandings (whether written or unwritten) relating to the Property (1) for which termination requires advance notice by a period exceeding 30 calendar days, or (2) that obligate the County to make payment, or entitle the County to receive payment, exceeding \$25,000 within any fiscal year.

**“Memorandum”** means the document titled Memorandum of Joint Occupancy Agreement that is similar in form and content to the document attached to this Agreement as **Exhibit “G”**.

**“Occupancy Agreement”** means any agreement or arrangement between a Party and a third party that entitles a third party other than a County Party or a State Party to occupy or use the Real Property for a period that continues after the Closing Date, and that cannot be terminated on 30 or fewer days notice.

**“Operation”** means the administration, management, maintenance, and repair of designated areas of the Real Property, and includes custodial services for the Common Area, but does not include custodial services for either Party’s Exclusive-Use Area, which are not governed by this Agreement or the JOA.

**“Parking Area”** means the parking lot on the Land that includes a total of 231 parking spaces, five of which parking spaces are designated for use by vehicles displaying a valid “disabled person” license or placard, all as shown on the parking plan attached as **Exhibit “C.”**

**“Party”** means either of the AOC or the County, and **“Parties”** means the AOC and the County.

**“Pending Projects”** means any pending maintenance project or other project involving the Court Facility under sections 70326(d) or 70331(c) of the Act.

**“Personal Property”** means the Assigned Intangible Personal Property, if any, together with the Tangible Personal Property.

**“Property”** means all right, title, and interest in and to the Real Property and the Personal Property.

**“Property Disclosure Documents”** means all documents including Material Agreements that pertain to the title, ownership, use, occupancy, or condition of the Property or any rights, benefits, liabilities, obligations, or risks associated with the

Property. A list of the categories of Property Disclosure Documents is attached as **Exhibit “E”**.

**“Real Property”** means, together, the Land, and the Building.

**“Security Services MOU”** means the Memorandum of Understanding Between the El Dorado County Superior Court and the El Dorado County Sheriff’s Department for FY 2007-2008 dated February 27, 2008, as amended from time to time, or a successor memorandum executed by the El Dorado County Superior Court and the El Dorado County Sheriff’s Department.

**“Service Contracts”** means all contracts between the County and any third parties under which goods or services are provided to the Real Property.

**“State”** means the State of California.

**“State Parties”** means the Council, the Administrative Office of the Courts, and the Court, their respective officers, agents, and employees.

**“Tangible Personal Property”** means any unaffixed item that is, on the Closing Date, owned by the County and located on or in, and used in or necessary to the use, occupancy, or Operation of the Court Exclusive-Use Area.

**“Telecommunications MOU”** means the Memorandum of Agreement between the County and the Court dated June 15, 2004, as amended, renewed or replaced from time to time.

**“Total Exclusive-Use Area”** means, together, the Court Exclusive-Use Area and the County Exclusive-Use Area.

**“Transfer of Responsibility”** or **“Transfer”** means the County’s full and final grant, transfer, absolute assignment, and conveyance to the applicable State Parties, and the State Parties’ full and final acceptance and assumption of, entitlement to, and responsibility for, all of the County’s rights, duties, and liabilities arising from or related to the Court Facility under this Agreement and the Act, except for those duties and liabilities expressly retained by the County under this Agreement and the Act, and Disputes that commenced, or are directly attributable to, claims that occurred or accrued before the Closing Date, whether or not any such Disputes and related claims have been filed as of the Closing Date.

**“Transition”** means the transition from the County to the AOC of the responsibility for Operation of the Court Exclusive-Use Area, as described in section 6.1.

“**Transition Date**” means the latter to occur of (1) January 2, 2009, or (2) the first of the month following the date on which the County Facilities Payment has been approved by the State Department of Finance, as more specifically provided in section 6.1.1, below.

“**Utilities**” means all of the utilities provided to the Court Exclusive-Use Area, except for telecommunications services provided by third parties.

#### **4. RESPONSIBILITIES AFTER TRANSFER**

4.1 Transfer of Responsibility. On the Closing Date, the Transfer of Responsibility for the Court Facility from the County to the AOC will occur under this Agreement and the Closing Documents.

4.2 General Responsibilities After Transfer. Upon the completion of the Transfer, the Parties will have the general rights, duties, and liabilities set forth in the Act in respect of the Real Property, except as expressly delegated by the Parties in this Agreement, the Closing Documents (including the JOA), or any other agreement.

4.3 Specific Responsibilities After Transfer. The Parties will have the following specific rights, duties, and liabilities upon and after the Transfer:

4.3.1 Utilities. The County is responsible to provide all Utilities to the Court Facility. The County is solely responsible for all Utilities costs and expenses incurred prior to the Closing Date, and the Parties will comply with the JOA with respect to the payment of all Utilities costs and expenses incurred on and after the Closing Date.

4.3.2 Property Insurance and Risk Allocation. The County will maintain the property insurance coverage for the Real Property on the terms and conditions set forth in the JOA. Responsibility and liability for (i) damage to or destruction of the Real Property, (ii) bodily injury to or death of third parties in, on, or about the Real Property, and (iii) Disputes, are allocated as set forth in the JOA.

4.3.3 Responsibility for Operation. Under the JOA and this Agreement, the County is responsible for Operation of the Common Area, including the Building Equipment, on the terms set forth in the JOA and this Agreement. Operation of the Building Equipment includes maintaining and renewing all permits, certificates, approvals, and licenses required for lawful Operation of any of the Building Equipment. The State Parties shall be responsible for the Operation of the Court Exclusive-Use Area.

4.3.4 Parking. The County will at all times provide, at the County’s sole expense, the Court Parking to the AOC, for use by the Court and people attending to business and personal affairs in the Court Facility, on the terms set forth in the JOA. The

Managing Party is responsible for the Operation of the Court Parking under the terms of the JOA.

4.3.5 Security-Related Areas. The County Sheriff's Department will remain liable and responsible for the secure entry, exit, transport, and holding of prisoners attending Court sessions under the Security Services MOU. The County will remain solely liable and responsible for all non-conforming code conditions of the holding cells. This Agreement does not supersede, replace, or modify any other agreement between the County and the Court with respect to security staffing for the Real Property, including the Security Services MOU.

4.3.6 Telephone Services. Under this Agreement and the JOA, the County will continue to offer telephone services to the State Parties, for the benefit of the Court, in the Court Facility on the costs, terms, and conditions set forth in the Telecommunications MOU dated June 15, 2004.

4.3.7 Service Contracts. The County will be solely responsible to manage and administer the Service Contracts, and the Parties will pay for all Service Contract fees and charges incurred on and after the Closing Date, under the terms of the JOA. The County is solely responsible for payment of all Service Contract fees and charges incurred before the Closing Date.

4.3.8 Correspondence. The County will direct all correspondence, invoices, and information related to Operation of the Court Facility for the period on and after the Closing Date to the AOC's Office of Court Construction and Management pursuant to section 12 of this Agreement.

4.3.9 County Facilities Payments. The County will make all County Facilities Payments in accordance with the Act and section 6 of this Agreement.

4.3.10 Personal Property. If either Party determines that there exists any Tangible Personal Property or Intangible Personal Property not previously transferred or assigned to the AOC, that Party will promptly provide to the other Party a notice that includes a reasonably-detailed, written description of that property. At the AOC's request, the County will transfer, convey, or assign to the AOC any or all of the Tangible Personal Property or Intangible Personal Property described in that notice; provided that if the County desires to exclude certain property in that notice from the transfer and the failure to originally identify such property as Excluded Tangible Personal Property was inadvertent, then either Party may request that the Parties meet to determine whether such property should be transferred to the AOC and if the Parties do not agree, the Parties shall resolve their dispute in accordance with section 11 of this Agreement.

4.3.11 Adjustments. The Parties will make the appropriate adjustments for prorations or computations required by this Agreement or the Closing Documents as

promptly as possible once accurate information becomes available evidencing that either Party is entitled to an adjustment. Any prorations will be based on a 365-day fiscal year. The Party entitled to the adjustment must make written demand on the other Party for the adjustment within one year after the Transition Date and provide a reasonably-detailed explanation of the basis for the demand and all supporting documentation. The Parties will promptly pay each other any corrected proration or adjustment amounts.

4.3.12 Bonded Indebtedness. On the Effective Date, some or all of the Real Property is subject to Bonded Indebtedness. Notwithstanding the Transfer, the County will remain solely responsible to meet its obligations under the Bonded Indebtedness Documents, and will not act or fail to act in a way that violates the Bonded Indebtedness Documents (“**BI Default**”). The County will promptly provide the AOC with a copy of any notice given or received by the County that concerns or alleges a BI Default. The AOC has the right, but not the obligation, to cure any County BI Default on behalf of the County. The County will provide full cooperation to the AOC in connection with any AOC cure of a County BI Default, and will promptly reimburse the AOC for any amounts spent by the AOC in curing a County BI Default. The AOC will exercise its rights under sections 70391 and 70392 of the Act in a way that does not (i) violate the terms of the Bonded Indebtedness Documents, (ii) cause any amounts payable by the County under the Bonded Indebtedness Documents to be includable in gross income for federal or State income tax purposes, or (iii) otherwise adversely affect the tax-exempt status of the Bonded Indebtedness. The County will promptly notify the AOC in writing if the County at any time believes that any act or omission by any State Party will or might result in a BI Default. If the Court is required to vacate the Court Facility through the operation or enforcement of the Bonded Indebtedness Documents, the County will comply with the provisions of section 70325(c) of the Act.

4.3.13 Relief from Section 70311 Obligations. Effective upon the Transfer, the AOC confirms and agrees that the County will be and is relieved of any responsibility under section 70311 of the Act for providing to the Court those necessary and suitable court facilities currently located in the Building, except as otherwise specifically provided in this Agreement and the Act.

4.3.14 No Material Changes. Both Parties agree not to: (1) transfer, agree to transfer, or enter into any agreement affecting, any right, title, or interest in the Real Property, to or with any third party except as permitted under the terms of the JOA; or (2) act in any way that would result in the Real Property being subject to a Deficiency. The County agrees not to do anything that would result in a change to the zoning or entitlements for use of the Real Property as a court facility as defined in the Act.

## 5. CLOSING AND TRANSITION

5.1 The Closing Date. The Closing will occur on the Effective Date. The Closing Date will not be affected by the date of delivery of the signed originals of this Agreement or the Closing Documents.

5.1.1 Closing Documents. The Closing Documents are as follows:

- (a) the JOA;
- (b) the Memorandum; and
- (c) the County Authorizing Document.

5.2 Conditions for Transition. Neither Party will be obligated to consummate the Transition unless the following conditions are satisfied or waived prior to the Transition Date. The conditions for the benefit of the County may only be waived by the County, and the conditions for the benefit of the AOC may only be waived by the AOC.

5.2.1 Conditions for the Benefit of the AOC. All of the County's representations and warranties in this Agreement must be accurate and complete in all material respects as though made on the Transition Date; the County must not have breached any of the County's representations, warranties, or covenants in this Agreement; there must be no County Event of Default under this Agreement nor any circumstance which, but for the passage of time or the giving of notice or both, would constitute a County Event of Default as of the Transition Date; the State Department of Finance must have approved the County Facilities Payment as provided in section 6.1.1 of this Agreement; and the Parties shall have executed any other documents required by Law, or reasonably requested by the State Parties or the County, to complete the Transfer.

5.2.2 Conditions for the Benefit of the County. All of the AOC's representations and warranties in this Agreement must be accurate and complete in all material respects as though made on the Transition Date; the AOC must not have breached any of the AOC's representations, warranties, or covenants in this Agreement; there must be no AOC Event of Default under this Agreement nor any circumstance which, but for the passage of time or the giving of notice or both, would constitute an AOC Event of Default as of the Transition Date; the State Department of Finance must have approved the County Facilities Payment as provided in section 6.1.1 of this Agreement; and the Parties shall have executed any other documents required by Law, or reasonably requested by the State Parties or the County, to complete the Transfer.

5.3 Delivery of Signed Agreement and Closing Documents. The last Party to sign this Agreement and the Closing Documents must deliver, within three business days

after signing, (i) to the County, one signed original of this Agreement and the Closing Documents, and (ii) to the AOC, all remaining signed originals of this Agreement and the Closing Documents. The AOC will cause the Memorandum to be recorded in the County Recorder's Office within 10 business days after the AOC's receipt of the signed originals of this Agreement and the Closing Documents.

5.4 Delivery of Possession. On the Closing Date, the County will deliver to the AOC custody and control over the Court Exclusive-Use Area and the non-exclusive right to occupy and use the Common Area, on the terms set forth in the JOA.

## 6. COUNTY FACILITIES PAYMENT

6.1 Amount of County Facilities Payment. The amount of the County Facilities Payment submitted to the State Department of Finance is \$59,301, subject to adjustment under section 70362 of the Act. This amount is based on a Closing Date occurring in the same fiscal quarter as the Effective Date. The Parties have established a schedule for the Transition to occur during the period from the Closing Date through the Transition Date. Until the Transition Date, the County will continue to perform the Operation of the Court Exclusive-Use Area and the Common Area at no cost to the AOC. The County's responsibility for the County Facilities Payment commences on the Closing Date; provided, however, that in consideration of the above-described services provided by the County to the AOC, the County will have no obligation, at any time, to make any payments of the County Facilities Payment to the Controller for the period from the Closing Date through the Transition Date, and the County shall make its first payment of the County Facilities Payment on the day after the Transition Date.

6.1.1 State Department of Finance Approval. If the State Department of Finance does not approve the County Facilities Payment in an amount equal to or less than the annual amount set forth in section 6.1 of this Agreement, the Parties will promptly meet and confer to determine how to proceed in respect of this Agreement and the Transition, and the Transition Date will not occur unless and until the County Facilities Payment has been approved by the State Department of Finance in an amount that (a) is either equal to or less than the amount set forth in section 6.1, above, or (b) has been approved in writing by both the AOC and the County. If the County Facilities Payment has not been approved by the State Department of Finance in accordance with (a) or (b) of this section 6.1.1 by 180 days after the Effective Date, either Party may cancel and terminate this Agreement upon 10 days prior notice to the other Party; provided that, if the State Department of Finance's approval of the County Facilities Payment is received in accordance with (a) or (b) of this section 6.1.1 during the 10 day period, any termination notice will be of no force or effect.

6.2 County Facilities Payment Obligation. From and after the Transition Date, the County will pay the County Facilities Payment to the Controller every fiscal quarter



under Article 5 of the Act and section 6 of this Agreement. Unless the Transition Date is on the first day of a fiscal quarter, the first installment of the County Facilities Payment will be prorated under section 4.3.11 for the period from the Transition Date to and including the last day of the fiscal quarter in which the Transition Date occurs, subject to adjustment under section 70362 of the Act.

## 7. REPRESENTATIONS AND WARRANTIES

Each Party makes the representations and warranties in this section 7 to the other Party effective on both the Effective Date and the Closing Date. Each Party will give written notice to the other within five business days of its discovery of any facts or circumstances that would render any information contained in that Party's representations and warranties in this Agreement or any Closing Document incomplete, untrue, or misleading, but if a Party makes that discovery within seven calendar days prior to the Closing Date, then that Party must immediately deliver written notice of the relevant information to the other Party, whereupon the Closing will be automatically delayed to allow the Party receiving that notice sufficient time to decide whether to proceed with the Closing.

7.1 The County's Representations and Warranties. The phrase "to the best of the County's knowledge" or words of similar import, means the County's actual knowledge, after reasonable independent investigation and inquiry.

7.1.1 Good Standing. The County is a political subdivision of the State duly organized and validly existing under the Law of the State.

7.1.2 Authority. The County Authorized Signatory has been duly authorized and empowered to sign this Agreement and the Closing Documents on behalf of the County, and the County has taken all steps and obtained all approvals required to authorize and empower the County to sign and perform this Agreement and the Closing Documents.

7.1.3 Due Execution and Delivery. This Agreement and the Closing Documents are legal, valid, and binding obligations of, and are fully enforceable against, the County.

7.1.4 No Conflict. This Agreement and the Closing Documents do not violate any provision of any agreement, obligation, or court order to which the County is a party or by which the County or any of its assets is subject or bound. Other than the approval of the County Facilities Payment by the State Department of Finance, no other action of any governmental agency or authority is required for, and the County has no actual knowledge of any Law in effect that would prohibit, the County's execution, delivery, or performance of its obligations under this Agreement or the Closing Documents.

7.1.5 Title to Real Property. Other than the Bonded Indebtedness Documents, and other rights and interests that have been recorded as encumbrances on the Real Property prior to the Effective Date: (1) the County has good and marketable fee title to the Real Property, free and clear of any liens, claims, encumbrances, or security interests in favor of third parties; (2) no person or entity other than the County has any title or interest in or right to occupy or use the Real Property; and (3) the County has not granted, conveyed, or otherwise transferred to any person or entity any present or future right, title, or interest in or to the Real Property.

7.1.6 Title to Personal Property. There is no Personal Property owned by the County Parties, and except as provided in 4.3.10, to the extent the County has any right, title, or interest in or to any Personal Property, effective as of the Closing Date, the County transfers, conveys, and quitclaims the same to the AOC.

7.1.7 List of Service Contracts. To the best of the County's knowledge, the list of Service Contracts attached to this Agreement as **Exhibit "H"** is a correct and complete list of all Service Contracts related to the Court Facility.

7.1.8 No Disputes. To the best of the County's knowledge, with the exception of any Disputes specifically listed in **Exhibit "D,"** there are no Disputes pertaining to the Property or the County's right, title, and interest in and to the Property.

7.1.9 No Vending Contracts. To the best of the County's knowledge, the County is not a party to any Occupancy Agreement under which any vending facilities, pay telephones, or other concessions are located in the Court Exclusive-Use Area.

7.1.10 No Violations of Law. The County has no actual knowledge of, nor has the County received any written notice from any State, federal, or other governmental or quasi-governmental authority relating to: (1) any violation of Law, whether or not appearing in public records, with respect to the Property, which violation has not been corrected to the satisfaction of the State, federal, or other governmental or quasi-governmental authority that issued the notice, or (2) any unrecorded restriction applicable to the Real Property. To the best of County's knowledge, the holding cells used for the secure holding of prisoners attending court sessions are either in full compliance with Law, including the standards set forth in Titles 15 and 24 of the California Code of Regulations, or are exempt from compliance.

7.1.11 Full and Complete Disclosure. The County conducted a reasonable and diligent search of its records for, and provided to the AOC, all existing Property Disclosure Documents within the County's possession, custody, or control. The County maintains the Property Disclosure Documents in its ordinary course of business and has not intentionally altered any Property Disclosure Documents in any manner that renders them inaccurate, incomplete, or misleading.

7.1.12 No Condemnation. The County has not received a written notice of any pending modification of a street or highway contiguous to the Real Property, or any existing or proposed eminent domain proceeding that could result in a taking of any part of the Real Property.

7.1.13 No Environmental Violations. Except as set forth in the Property Disclosure Documents or in any environmental assessments or investigations of the Real Property performed by the AOC, the County has no knowledge of the actual, threatened, or suspected presence of any Hazardous Substance, and there are no existing violations of Environmental Laws, in, on, under, adjacent to, or affecting the Real Property, except for any Hazardous Substance used or held in conformity with Environmental Laws.

7.1.14 No Special Circumstances. The County has not undertaken or commenced any Pending Projects in or around the Real Property, and the Building is not an “historical building” as defined in section 70301(f) of the Act.

7.2 AOC’s Representations and Warranties. The phrase “to the best of the AOC’s knowledge,” or words of similar import, means the AOC’s actual knowledge, after reasonable independent investigation and inquiry.

7.2.1 Good Standing. The Administrative Office of the Courts is the staff agency to the Council, an entity established by the Constitution of the State, validly existing under the Law of the State.

7.2.2 Due Execution and Delivery. This Agreement and the Closing Documents are legal, valid, and binding obligations of, and are fully enforceable against, the AOC.

7.2.3 No Conflict. This Agreement and the Closing Documents do not violate any provision of any agreement, obligation, or court order, to which the AOC is a party or by which the AOC or any of its property is subject or bound. Other than the approval of the County Facilities Payment by the State Department of Finance, no other action of any governmental agency or authority is required for, and the AOC has no actual knowledge of any Law in effect which would prohibit, the AOC’s execution, delivery, or performance of its obligations under this Agreement or the Closing Documents.

## 8. INDEMNITIES

8.1 AOC’s Indemnities. Subject to section 8.3, below, the AOC indemnifies, defends, and holds harmless the County Parties (with counsel reasonably acceptable to the County) from and against all claims, demands, liability, damages, attorneys fees, costs, expenses, and losses (referred to in this section 8 as “**Indemnified Loss**”) asserted against the County Parties arising from the matters described below in this section 8.1:

8.1.1 AOC Breach. Any breach by the AOC of its obligations set forth in this Agreement or the Closing Documents.

8.1.2 Representations and Warranties. Any breach of or inaccuracy in the AOC's representations and warranties contained in section 7.2 of this Agreement or in the Closing Documents.

8.2 County's Indemnities. Subject to section 8.3, below, the County indemnifies, defends, and holds harmless the State Parties (with counsel reasonably acceptable to the State Parties) against all Indemnified Loss asserted against the State Parties arising from the matters described below in this section 8.2:

8.2.1 County Breach. Any breach by a County Party of its obligations set forth in this Agreement or in the Closing Documents;

8.2.2 Representations and Warranties. Any breach of or inaccuracy in the County's representations and warranties contained in section 7.1 of this Agreement or in the Closing Documents;

8.2.3 Pre-Closing Events. Any event that occurred or Dispute that relates to events that occurred or claims that accrued in the period prior to the Closing Date, whether or not filed as of the Closing Date, to the extent that it results from, or is directly attributable to the County's ownership, possession, Operation, or management of, or responsibility for, the Real Property before the Closing Date; and

8.2.4 CERCLA. Under section 70393(d) of the Act, any liability imposed on the State Parties pursuant to the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended, (42 U.S.C. sections 9601 et seq.), or related provisions, for conditions that existed in, on, or under the Real Property at the time of the Closing whether or not known to the County.

8.3 Indemnity Exclusions. Neither Party is entitled to be indemnified, defended, or held harmless by the other Party under this Agreement or the JOA in respect of any event, circumstance, or condition to the extent that it arises from its own negligence or willful misconduct, nor from any property insurance claim for which the Party is responsible under this Agreement or the JOA. The obligations of a Party under section 8.1 or 8.2 of this Agreement, as applicable, will in no event release the other Party from, or diminish its obligation to fully and faithfully perform its duties under, this Agreement, the Closing Documents, or any other agreement.

## 9. RIGHT TO AUDIT

The County will maintain all records relating to the County Facilities Payment due and owing from the County under the Act, according to the time limits contained in the

instructions for calculation of the County Facilities Payment. The County will also maintain an accounting system, supporting fiscal records, and agreements related to the Property, including the Property Disclosure Documents, adequate to ensure that all claims and disputes arising under this Agreement or the Closing Documents can be resolved in accordance with the requirements of this Agreement and the Act. The County will also maintain records relating to all receipts and expenditures from the local courthouse construction fund established under Government Code section 76100, which the AOC has the right to audit under section 70391(d)(2) of the Act. The AOC may audit or inspect these County records upon reasonable prior notice.

## 10. DEFAULT NOTICE AND CURE

Upon a Party's breach or default of any provision of this Agreement, the non-defaulting Party will provide written notice to the defaulting Party of the breach or default ("**Default Notice**"). Upon receipt of the Default Notice, the defaulting Party will have 30 calendar days to cure the breach or default described in the Default Notice and to provide evidence of that cure to the non-defaulting Party. If the breach or default is not capable of cure within the 30 calendar day period, then no breach or default can be deemed to have occurred by reason of the failure to cure so long as the defaulting Party promptly begins and diligently and continuously performs the cure to completion within a reasonable time period, not to exceed 90 calendar days from commencement of the cure ("**Cure Period**"). If the defaulting Party does not provide evidence of the cure to the non-defaulting Party within the Cure Period, then the defaulting Party will be deemed to have committed an "**Event of Default**," and the non-defaulting Party will have the right, but not the obligation, to pursue its rights with respect to resolution of disputes under section 11 of this Agreement. The Parties may mutually agree to commence the dispute resolution procedures in section 11 of this Agreement before the end of the Cure Period.

## 11. DISPUTE RESOLUTION

11.1 Unassisted Negotiation; Mediation. In the event of a dispute between the Parties relating to performance of the Parties' obligations under this Agreement, or any aspect of the Transfer transaction contemplated in this Agreement, the County Administrative Officer and an Assistant Director of the AOC's Office of Court Construction and Management, or their respective designees, will meet to discuss a resolution to the dispute. Any designee appointed must have the authority to negotiate for, and to effectively recommend settlement to, the Party that he or she represents. If the Parties are not able to resolve their dispute within 30 calendar days through that unassisted negotiation, they will attempt to resolve the dispute by mediation under this section 11.1. If the dispute concerns a matter within the jurisdiction of the Court Facilities Dispute Resolution Committee ("**CFDRC**"), established by section 70303 of the Act, the Parties must first mediate the dispute before either Party may commence a dispute resolution proceeding before the CFDRC.

11.1.1 Initiation of Mediation. Either or both of the Parties may request the initiation of mediation for any dispute described in section 11.1, whether or not the dispute falls within the CFDRC's jurisdiction, by delivering a written request for mediation ("**Mediation Request**") to the other Party. The Mediation Request must (1) include a brief summary of the issues in dispute, (2) state the dates on which the requesting Party is unavailable to attend the mediation within the immediately-succeeding 90 calendar days after the delivery to the other Party of the Mediation Request, and (3) list at least three neutral mediators who are acceptable to the requesting Party for mediation of the dispute. Within five business days after the requesting Party's delivery of a Mediation Request to the other Party, the responding Party must deliver to the requesting Party a response to the Mediation Request ("**Mediation Response**"), which must: (a) include a brief summary of the issues in dispute (which may or may not be the same as the summary provided by the requesting Party); (b) state the dates on which the responding Party is unavailable to attend the mediation within the 85 calendar days immediately following the requesting Party's receipt of the Mediation Response; and (c) state whether any of the neutral mediators listed in the Mediation Request are acceptable to the responding Party and, if none are, then the Mediation Response must list at least three neutral mediators who are acceptable to the responding Party.

11.1.2 Selection of Mediator. Within 10 calendar days after delivery to the requesting Party of the Mediation Response, the Parties will attempt in good faith to agree upon a neutral mediator to preside over the mediation. If the Parties are not able to agree upon a neutral mediator within 10 calendar days after delivery to the requesting Party of the Mediation Response, the Parties must apply to the JAMS Government Dispute Resolution Group ("**JAMS**") for selection of a neutral mediator to mediate the dispute. The Parties' application to JAMS must be filed in accordance with the JAMS International Mediation Rules then in effect, and must include copies of the Mediation Request and Mediation Response. The mediator must be a person with a reasonable degree of experience and expertise in handling disputes involving governmental entities. The mediator must have no current or prior involvement with either Party in the negotiations between the Parties related to the Act or any of the court facility transfers provided for in the Act, and shall discharge his or her duties impartially and as a neutral, independent participant to the mediation process to assist the Parties to achieve a settlement and compromise of their dispute, taking into consideration the relevant facts, applicable Law and the pertinent provisions of any relevant agreement between the Parties. The selection of a mediator by JAMS will be final and binding on the Parties, and the Parties shall be equally responsible for the payment of all fees and costs charged by JAMS.

11.1.3 Cost of Mediation. The Parties will share equally in payment of all costs of the mediation, including the compensation of the mediator. The Parties and the mediator must reach a written agreement regarding the mediator's compensation and expenses before the mediation is commenced.

11.1.4 Date, Time, and Place of Mediation. In consultation with the Parties, the mediator will fix the date, time, and place of each mediation session. The mediation may be held at any convenient location agreeable to the Parties and the mediator. Mediation must be completed within 90 calendar days after the requesting Party's delivery to the responding Party of the Mediation Request.

11.1.5 Attendance at Mediation. Both Parties must attend the mediation session(s). The Parties may satisfy this attendance requirement by sending a representative familiar with the facts of the dispute, who has the authority to negotiate on behalf of, and to effectively recommend settlement to, the Party he or she represents. Any Party to the mediation may have the assistance of an attorney or other representative of its choice at its own cost. Other persons may attend the mediation sessions only with the consent of the Parties and the mediator.

11.1.6 Statements Before Mediation. The mediator will determine the manner in which the issues in dispute will be framed and addressed. The Parties should expect that the mediator will request a premediation statement outlining facts, issues, and positions of each Party ("**Premediation Statement**") in advance of the mediation session. At the discretion of the mediator, the Premediation Statements or other information may be mutually exchanged by the Parties.

11.1.7 Confidentiality. The mediation will be confidential in all respects, and the provisions of California Evidence Code sections 1152 and 1154 will apply to all written and verbal evidence presented in the mediation and to settlement communications made in the Premediation Statement, during the mediation itself, or otherwise in furtherance of or related to the mediation or the settlement of the dispute. The Premediation Statements shall be confidential, for settlement purposes only, and will not be admissible for any purpose other than for the mediation. Without limiting the foregoing, the provisions of California Evidence Code sections 1115 through 1128, inclusive, will apply in connection with any mediation under this Agreement.

11.2 Referral to CFDRRC. After compliance with the terms of section 11.1 of this Agreement, any unresolved dispute involving any of the matters set forth in sections 70303(c)(1) through (5) of the Act will be referred to the CFDRRC for hearing and recommendation to, and decision by, the Director of Finance, under the Act and the CFDRRC Regulations.

## 12. NOTICES

Any notice or communication required to be sent to a Party pursuant to this Agreement must be sent in writing by personal delivery (including overnight courier service), certified U.S. mail, postage pre-paid and with return receipt requested, or facsimile transmission, sent during regular business hours of the recipient to the Parties at

their addresses or fax numbers indicated below. Routine exchange of information may be conducted via telephone, facsimile, and/or electronic means, including e-mail.

If to the AOC:

Administrative Office of the Courts  
Attention: Assistant Director, Office of Court Construction and  
Management  
455 Golden Gate Avenue  
San Francisco, CA 94102-3688  
Voice: 415-865-4040  
Fax: 415-865-8885

With a copy to:

Administrative Office of the Courts  
Office of the General Counsel  
Attention: Managing Attorney, Real Estate Unit  
455 Golden Gate Avenue  
San Francisco, CA 94102-3688  
Voice: 415-865-4057  
Fax: 415-865-8885

In addition, all audit requests and notices by the County relating to termination of this Agreement or alleged breach or default by the AOC of this Agreement or any other Closing Document must also be sent to:

Administrative Office of the Courts  
Attention: Senior Manager, Business Services  
455 Golden Gate Avenue  
San Francisco, CA 94102-3688  
Voice: 415-865-4090  
Fax: 415-865-4326  
E-mail: [grant.walker@jud.ca.gov](mailto:grant.walker@jud.ca.gov)



If to the County:

County of El Dorado  
Chief Administrative Office  
Attention: Chief Administrative Officer  
330 Fair Lane  
Placerville, CA 95667  
Voice: (530) 621-5567  
Fax: (530) 626-5730

With a copy to:

County of El Dorado  
Office of the County Counsel  
Attention: County Counsel  
330 Fair Lane  
Placerville, CA 95667  
Voice: (530) 621-5770  
Fax: (530) 621-2937

The County officer responsible for administering this Agreement and the JOA is the Chief Administrative Officer or its successor.

A Party may change its address for notice under this Agreement by giving written notice to the other Party in the manner provided in this section 12. Any notice or communication sent under this section 12 will be deemed to have been duly given as follows: (1) if by personal delivery, on the date actually received by the addressee or its representative at the address provided above, or (2) if sent by certified U.S. mail, return receipt requested, on the first business day that is at least three calendar days after the date deposited in the U.S. Mail, or (3) if sent by facsimile transmission, upon electronic confirmation of good receipt by the receiving facsimile machine except that facsimile notice received after normal business hours of the recipient will be deemed received at 9:00 a.m. on the first business day after the date on which the facsimile notice was confirmed electronically.

### **13. SURVIVAL OF TERMS AND PROVISIONS**

The following sections of this Agreement will survive the Closing, and will thereafter remain in full force and effect: 3, 4.2, 4.3, 5.3, 5.4, and 6 through 14, inclusive. All other rights and duties hereunder will cease upon termination of this Agreement or Closing. In the event of the termination of this Agreement, all documents, other tangible objects, and information containing or representing confidential or proprietary information disclosed by one Party to the other, and all copies that are in the possession

or under the control of the other Party will be and remain the property of the Party that disclosed the documents, objects, and information, and all those documents and tangible objects will be promptly returned to the Party that disclosed them at that Party's written request.

#### **14. MISCELLANEOUS**

14.1 Waivers. No waiver of any provision of this Agreement will be valid unless it is in writing and signed by both the AOC and the County. Waiver by either Party at any time of any breach of this Agreement cannot be deemed a waiver of or consent to a breach of the same or any other provision of this Agreement. If a Party's action requires the consent or approval of the other Party, that consent or approval on any one occasion cannot be deemed a consent to or approval of that action on any later occasion or a consent or approval of any other action.

14.2 Force Majeure. Neither Party will be responsible for performance under this Agreement to the extent performance is prevented, hindered, or delayed by fire, flood, earthquake, elements of nature, acts of God, acts of war (declared and undeclared), riots, rebellions, revolutions, or terrorism, whether foreseeable or unforeseeable.

14.3 Assignment. Neither Party may assign this Agreement in whole or in part, whether by operation of law or otherwise, to any other entity, agency, or person without the prior written consent of the other Party. Even if that consent is given, any assignment made in contravention of any Law will be void and of no effect.

14.4 Binding Effect. This Agreement binds the Parties and their permitted successors and assigns.

14.5 Third Parties Benefited. The Court is an intended beneficiary of all provisions of this Agreement and the Closing Documents for the benefit of the AOC.

14.6 Governing Law. This Agreement, and the Parties' performance under this Agreement, will be exclusively governed by the laws of the State without regard to its conflict of law provisions.

14.7 Construction. The headings used in this Agreement are for convenience only and will not affect the meaning or interpretation of this Agreement. The words "hereof," "herein," and "hereunder," and other words of similar import, refer to this Agreement as a whole and not to any subdivision of this Agreement. This Agreement and the Closing Documents will not be construed against either Party as the principal draftsman. The words "include" and "including" when used are not exclusive and mean "include, but are not limited to" and "including but not limited to," respectively. The capitalized terms used in this Agreement have the meanings ascribed to them in this Agreement.

14.8 Integration; Amendments. This Agreement and the Closing Documents contain the entire agreement of the Parties with respect to the Transfer, and supersede all previous communications, representations, understandings, and agreements, whether verbal, written, express, or implied, between the Parties. This Agreement may be amended only by written agreement signed by both of the Parties.

14.9 Incorporation By Reference. The factual recitals and Exhibits contained in or attached to this Agreement are all incorporated into and made a part of this Agreement for all purposes, and all references to this Agreement in any of the recitals or Exhibits will be deemed to include the entirety of this Agreement.

14.10 Severability. If a term of this Agreement is inconsistent with applicable Law, then on the request of either Party, the Parties will promptly meet and confer to determine how to amend the inconsistent term in a manner consistent with Law, but all parts of this Agreement not affected by the inconsistency will remain in full force and effect.

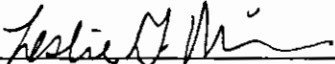
14.11 Further Assurances. The Parties agree to cooperate reasonably and in good faith with one another to (1) implement the terms and provisions set forth in this Agreement, the Closing Documents, and the Act, and (2) consummate the transactions contemplated herein, and shall execute any further agreements and perform any additional acts that may be reasonably necessary to carry out the purposes and intent of this Agreement, the Closing Documents, and the Act.

**[SIGNATURE PAGE TO IMMEDIATELY FOLLOW]**


I agree to the terms of this Agreement.

**APPROVED AS TO FORM:**

Administrative Office of the Courts, Office  
of the General Counsel


By:   
Name: Leslie G. Miessner  
Title: Attorney  
Date: 11/17/08

**JUDICIAL COUNCIL OF CALIFORNIA,  
ADMINISTRATIVE OFFICE OF THE  
COURTS**

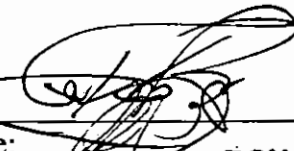
By:   
Name: Grant Walker  
Title: Senior Manager, Business Services  
Date: 11/17/08

**ATTEST:**

*Suzanne Allen de Sanchez*  
Clerk of the Board of Supervisors

By:   
Deputy Clerk

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

By:   
Name: **RON BRIGGS**  
Title: Chair, Board of Supervisors  
Date: 11/18/08

## EXHIBITS

- Exhibit "A" Legal Description of the Land
- Exhibit "B" Site Plan and Floor Plan
- Exhibit "C" Depiction of Court Parking
- Exhibit "D" List of Disputes as of the Effective Date
- Exhibit "E" Categories of Property Disclosure Documents
- Exhibit "F" Form of Joint Occupancy Agreement
- Exhibit "G" Form of Memorandum of Joint Occupancy Agreement
- Exhibit "H" List of Service Contracts
- Exhibit "I" List of agreements evidencing or securing the Bonded Indebtedness

**EXHIBIT "A"**

**LEGAL DESCRIPTION OF THE LAND**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF PLACERVILLE, COUNTY OF EL DORADO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 10 NORTH, RANGE 10 EAST, M.D.B.&M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE TRACT OF LAND HEREIN DESCRIBED, A 1 1/2 INCH CAPPED IRON PIPE, BEING A CORNER OF THE EL DORADO COUNTY FAIR GROUNDS, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 13, BEARS NORTH 53° 32' 30" WEST, 1236.60 FEET; THENCE FROM SAID POINT OF BEGINNING, ALONG AN EXISTING FENCE LINE, SOUTH 84° 46' EAST, 644.56 FEET, TO AN 18 INCH OAK; THENCE CONTINUING ON FENCE, ALONG WESTERLY SIDE OF A LANE SOUTH 12° 47' WEST, 167.59 FEET, A 16 INCH OAK; THENCE SOUTH 18° 31' WEST 307.51 FEET, A 24 INCH OAK; THENCE SOUTH 0° 30' WEST 341.94 FEET, A 3/4 INCH IRON PIPE AT AN ANGLE IN FENCE; THENCE SOUTH 31° 11' EAST, 104.93 FEET, A CORNER FENCE POST; THENCE LEAVING LAST DESCRIBED FENCE AND ALONG A FENCE ON THE SOUTHERLY SIDE OF A PEAR ORCHARD SOUTH 62° 46' WEST, 126.36 FEET, A FENCE POST; THENCE LEAVING SAID FENCE NORTH 81° 22' WEST 450.78 FEET TO A POINT IN THE EAST FENCE LINE OF EL DORADO COUNTY FAIR GROUNDS, THENCE ALONG SAID FENCE NORTH 0° 01' WEST, 935.63 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 10 NORTH, RANGE 10 EAST, MDB&M, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER THEREOF A 1 1/2 INCH CAPPED IRON PIPE, A CORNER OF THE EL DORADO COUNTY FAIR GROUNDS AND FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 13 BEARS NORTH 53° 32' 30" WEST 1236.60 FEET DISTANT; THENCE ALONG A FENCE LINE SOUTH 84° 46' EAST 10.05 FEET TO THE NORTHEAST CORNER, A 1 INCH CAPPED IRON PIPE STAMPED L.S. 2403 1970; THENCE SOUTH 0° 01' EAST 936.22 FEET TO THE SOUTHEAST CORNER, A 1 INCH CAPPED IRON PIPE STAMPED LS 2403 1970, SET IN A FENCE LINE; THENCE NORTH 81° 22' WEST 10.14 FEET TO A 8 INCH ROUND CORNER FENCE POST; THENCE

ALONG THE EXISTING FENCE MARKING THE EL DORADO COUNTY FAIR  
GROUNDS NORTH 0° 01' WEST 935.63 FEET TO THE POINT OF  
COMMENCEMENT.

APN: 325-280-24-100

**EXHIBIT "B"**

**COPY OF SITE PLAN AND FLOOR PLAN**

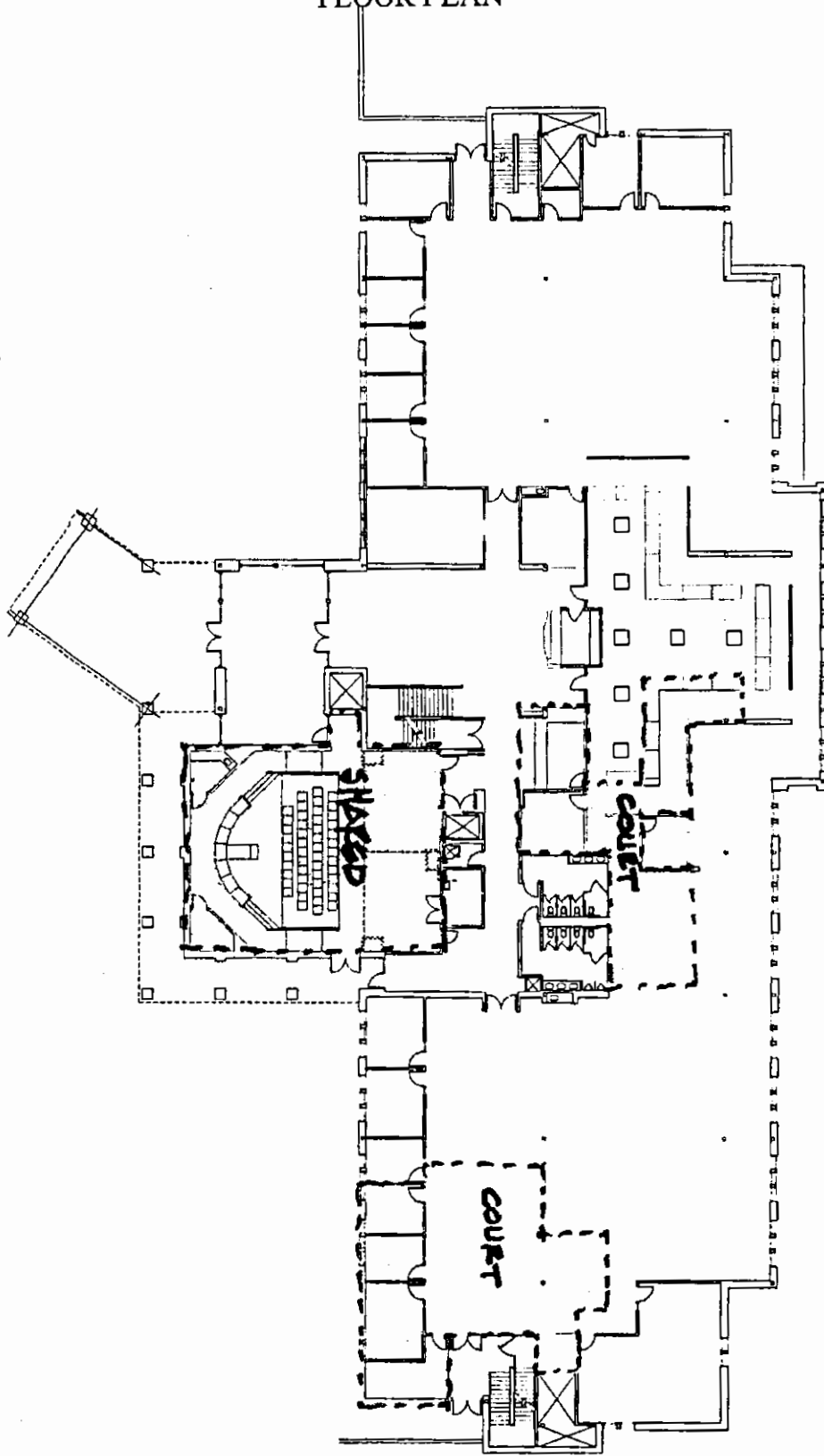
**(See Attached)**





EXHIBIT "B"  
FLOOR PLAN

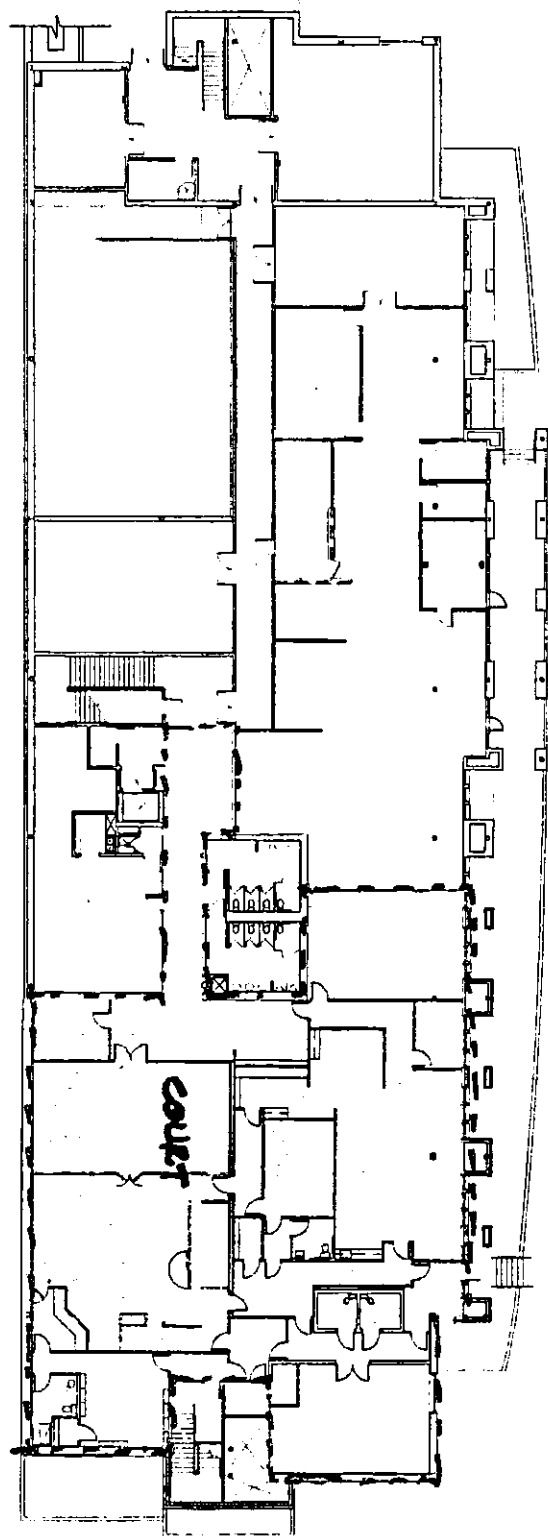
EXISTING FLOOR PLAN  
SCALE 3/32" = 1'-0"



FOR REFERENCE ONLY  
GENERAL CONTRACTOR'S USE ONLY

<p><b>A1</b></p>	<p>DATE: 11/11/03</p>	<p>BY: [Signature]</p>	<p>PROJECT: 2850 FAIR LANE COURT</p>	<p>2850 Fair Lane Court Placerville, CA 95667 (530) 671-5826</p>	<p><b>BUILDING C</b> 2850 FAIR LANE COURT PLACERVILLE, CA 95667</p>	<p><b>EL DORADO COUNTY</b> COURTS S.F. USE MAIN FLOOR AREA</p>	<table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> <th>REVISION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	BY	REVISION				
								NO.	DATE	BY	REVISION				
<p>County of El Dorado General Services Department Facility Services Division</p>															

**EXISTING FLOOR PLAN**  
SCALE 3/16" = 1'-0"



FOR RECORD PLANS ONLY  
GRAPHIC SCALE 3/16" = 1'-0"

<p><b>A2</b></p>	<p>DATE: 11/11/00</p>	<p>PROJECT: 18-1357-D</p>	<p>7/11/00</p>	<p>County of El Dorado General Services Department Facility Services Division</p>	<p><b>BUILDING C</b> 2850 FAIR LANE COURT PLACERVILLE, CA 95667</p>	<p><b>EL DORADO COUNTY COURTS S.F. USE</b> <b>BASEMENT FLOOR AREA</b></p>	<p>2850 Fair Lane Court, Placerville, CA 95667 (916) 871-1299</p>
	<p>SCALE: 3/16" = 1'-0"</p>	<p>PROJECT: 18-1357-D</p>	<p>DATE: 11/11/00</p>	<p>7/11/00</p>	<p>County of El Dorado General Services Department Facility Services Division</p>	<p><b>BUILDING C</b> 2850 FAIR LANE COURT PLACERVILLE, CA 95667</p>	<p><b>EL DORADO COUNTY COURTS S.F. USE</b> <b>BASEMENT FLOOR AREA</b></p>

**EXHIBIT "C"**

**DEPICTION OF COURT PARKING**

**(See Attached)**



## EXHIBIT "D"

### LIST OF DISPUTES AS OF THE EFFECTIVE DATE

1. Edward L. Kemper v. El Dorado County, United States District Court for the Eastern District of California, Sacramento Division, Case No. 2:08-cv-00384-GEB-GGH, filed February 20, 2008. Edward Kemper sued El Dorado County alleging violation of the Americans with Disabilities Act, the Rehabilitation Act of 1973, the California Disabled Rights Act, and the Unruh Civil Rights Act, among other things, in respect of equal access to land and buildings owned by the County, such as public county courthouses. The complaint seeks declaratory and injunctive relief in addition to compensatory and exemplary damages and a judgment requiring the County to make significant upgrades to County facilities, including walkways, parking lots, counters, doors, and restrooms. An Initial Scheduling Conference was scheduled for May 12, 2008.

## EXHIBIT "E"

### CATEGORIES OF PROPERTY DISCLOSURE DOCUMENTS

- Structural and Physical Condition. Copies of all Material Agreements depicting, evidencing, discussing, or otherwise related to the structural and/or physical condition of the Real Property, including but not limited to the plans and specifications for the original planning, design, and construction of all or any part of the Real Property, and for any later additions to or structural modifications of the Real Property, structural or engineering assessments, reports, or notices related to any part of the Real Property, inspection reports, valuation reports, documents evidencing repairs or maintenance made to or required for any part of the Real Property, whether planned, started, completed, or deferred, and all other documents and information discussing, disclosing, or revealing any structural or physical condition of the Real Property;
- Environmental. Copies of all environmental assessments and reports containing information concerning the environmental condition of the Real Property, including but not limited to any Phase I or Phase II environmental site assessments, asbestos reports, radon, mold, methane gas, or other indoor air quality studies, environmental impact reports, endangered species investigations, biological assessments, negative declarations, mitigated negative declarations, remedial action plans, notices received from or correspondence with any federal, state, or local governmental bodies concerning any actual, potential, or threatened violations of any Environmental Laws in, on, under, emanating from, adjacent to, or actually or potentially affecting the Real Property, no further action letters, environmental covenants and restrictions, closure reports, contracts between the County and any consultant for any ongoing work to investigate, assess, remediate, or monitor any actual or potential environmental hazard on or emanating from the Real Property, permits, documents, and inspection reports related to underground storage tanks, written disclosures given by the County to, or received by the County from, any third party describing or discussing any environmental condition in, on, under, emanating from, or adjacent to the Real Property, and any other reports, studies, assessments, investigations, permits, licenses, correspondence, or documents evidencing, depicting, or describing the environmental condition of the Real Property;
- Compliance with Laws. Copies of all instruments, permits, certificates, and licenses evidencing the extent to which the Real Property is in compliance with Law, including but not limited to certificates of occupancy for the Building, inspection certificates for any base Building systems for which the County is

responsible, if any, including elevators, fire/life safety equipment, boilers, and emergency generators, and other base Building systems for which periodic inspection, permitting, or certification is required, a current license and certificate of registration for any motorized vehicles included in the Tangible Personal Property, any assessments, reports or analyses reflecting the status of compliance of the Real Property with the ADA, permits and approvals (to the extent required) for any ongoing capital improvements, and repair or maintenance projects (whether or not Pending Projects) being performed by or for the County, current and sufficient licenses for all software and other proprietary materials included within the Tangible Personal Property or Intangible Personal Property, notices from and correspondence with any third party concerning any actual or claimed violations of any Law related to the Real Property, and other documents, instruments, agreements, permits, licenses, and certificates in any way related to the status of the County's compliance with Law in respect of the Real Property;

- Occupancy Agreements. Copies of all existing, written Occupancy Agreements for the Real Property, a written description of the terms of any unwritten agreement or understanding with any Occupant for occupancy or use of the Real Property, and copies of all notices to or from, and material correspondence with, any Occupant (other than the Court) or any other third party who has or claims any right to occupy or use, the Real Property;
- Intangible Personal Property. Copies of all documents creating, evidencing, or describing the Intangible Personal Property, a written description of the terms of any unwritten agreement or understanding with any third party under which the County has or claims a right in any Intangible Personal Property, including unwritten agreements or understandings concerning the provision of services, materials, supplies, warranties, guaranties, indemnification rights, or other rights of the County in respect of the Real Property; and copies of any notices to or from, and any correspondence with, any person or entity that is obligated to provide to the County, or from whom the County believes it is entitled to receive, an Intangible Personal Property right related to the Real Property;
- Damage, Destruction and Loss. Copies of all documents, correspondence, pictures, claims tendered under insurance policies, damage assessments, police reports, fire department reports, estimates, bids, or proposals for repair or replacement, agreements, and other materials describing, evidencing, depicting, or related to any casualty, event, or occurrence that resulted in damage to, or destruction, theft, or loss of, the Property where such damage, destruction or loss:
  - will not have been fully repaired or replaced by, and at the sole expense of, the County and/or the County's insurer, as of the Closing Date; or



- is not fully insured, and the County's good faith estimate of the funds required to repair or replace the damage to, or destruction, theft, or loss of, the affected Property (net of the deductible amount on any applicable County insurance policy) is greater than Five Hundred Dollars (\$500.00);
- Condemnation. Copies of notices received by the County, and any correspondence between the County and any third party concerning, any actual or proposed condemnation or eminent domain proceedings, or any pending or proposed widening, modification, or realignment of any street or highway contiguous to the Real Property, that would or might, in either case, result in a taking of the Real Property, and copies of any claims, demands for mediation, arbitration, or other dispute resolution procedure, and causes of action or complaints received by the County in connection with any actual or proposed condemnation or eminent domain proceeding affecting the Real Property;
- Legal Proceedings. A reasonably-detailed written description of each Dispute, together with a description of the current status of each such Dispute, contact information for the attorney primarily representing the County in each Dispute (whether or not a County employee) and, to the extent specifically requested by the AOC, such other pleadings, correspondence, demands, briefs, settlement proposals, and other documents related to any Dispute;
- Miscellaneous Disclosures. Copies of any other documents, agreements, instruments, notices, correspondence, or other written materials that describe, depict, or relate to any other right, benefit, entitlement, liability, risk, condition, or circumstance affecting the Property, and reasonably-detailed written descriptions of any and all undocumented liabilities, risks, conditions, or circumstances affecting the Property, not otherwise specifically contemplated in this Exhibit; and
- Summary of Excluded Documents. A written list setting forth the title and general subject matter of the Excluded Documents that the County did not provide or otherwise make available to the AOC because they are subject to the attorney-client or attorney work product privileges or because the County is bound by a written confidentiality obligation that precludes the AOC's review and inspection.

**EXHIBIT "F"**

**FORM OF JOINT OCCUPANCY AGREEMENT**

**(See Attached)**

## FORM OF JOINT OCCUPANCY AGREEMENT

### 1. PURPOSE

The Judicial Council of California (“**Council**”), Administrative Office of the Courts (together, the “**AOC**”), and the County of El Dorado (“**County**”) set forth the terms and conditions for the Parties’ shared possession, occupancy, and use of the Real Property.

### 2. DEFINITIONS

“**Act**” means The Trial Court Facilities Act of 2002 (Government Code sections 70301-70404) as of the Effective Date.

“**Agreement**” means the Transfer Agreement for the Transfer of Responsibility for Court Facility, by and between the AOC and the County under which the County transferred to the AOC responsibility for certain portions of the Real Property under the Act.

“**AOC Claim**” means any demand, complaint, cause of action, or claim related to the period on and after the Effective Date, alleging or arising from acts, errors, omissions, or negligence of the Court in the administration and performance of judicial operations in the Court Facility (e.g., allegations of civil rights violations made by a third party against a Court employee).

“**AOC Share**” means 20.7 percent, which is the percentage of the Total Exclusive-Use Area occupied by the Court.

“**Appraiser**” means an MAI appraiser with at least five years experience in appraising real properties similar to the Real Property.

“**BI Documents**” means the agreements evidencing and securing the Bonded Indebtedness.

“**Bonded Indebtedness**” means “bonded indebtedness” as defined in section 70301(a) of the Act, to which some or all of the Real Property is subject.

“**Building**” means the building on the Land occupied by the Court and the County, all connected or related structures and improvements, and all Building Equipment.

“**Building Equipment**” means the installed equipment and systems that serve the Building generally or the Common Area, and the Building Software. The Building Equipment does not include any equipment or systems that exclusively serve the Exclusive-Use Area of only one Party.

**“Building Software”** means any software program that is licensed to the County for the Operation of any part of the Building.

**“CLETS”** means the California Law Enforcement Telecommunications System.

**“Common Area”** means the areas of the Real Property that are used non-exclusively and in common by, or for the common benefit of, the AOC, the County, the Court, and any Occupants, and includes (1) those portions of the Building depicted as Common Area on **Attachment “2”** to this JOA including hallways, stairwells, elevators, and restrooms that are not located in either Party’s Exclusive-Use Area, (2) foundations, exterior walls, load-bearing walls, support beams, exterior windows, the roof, and other structural parts of the Building, (3) Building Equipment and Utilities that do not exclusively serve only one Party’s Exclusive-Use Area, (4) the Grounds Area, and (5) the Parking Area. The Common Area does not include any part of the Exclusive-Use Area of either Party except for any Building Equipment that is located in a Party’s Exclusive-Use Area.

**“Contractors”** means all third-party contractors, vendors, service providers, and all levels of subcontractors, and their respective employees, consultants, and representatives, that provide goods, services, or supplies to the Real Property with respect to the Operation of the Building.

**“Contributing Party”** means the AOC.

**“County Exclusive-Use Area”** means the 45,016 square feet of the floor space in the Building, which are exclusively occupied and used by the County as depicted on **Attachment “2”** to this JOA.

**“County Parties”** means the County and its officers, agents, and employees.

**“County Share”** means 79.3 percent, which is the percentage of the Total Exclusive-Use Area that is exclusively occupied and used by the County.

**“Court”** means the Superior Court of California, County of El Dorado.

**“Court Exclusive-Use Area”** means the 11,745 square feet of the floor space of the Building that are exclusively occupied and used by the Court, as depicted on **Attachment “2”** to this JOA.

**“Court Parking”** has the meaning given to it in the Agreement and is depicted on **Attachment “2”** to this JOA.

**“Damaged Property”** means that portion of the Real Property that is lost, damaged or destroyed.

**“Deficiency”** means any condition of, damage to, or defect in the Common Area that: (1) significantly threatens the life, health, or safety of persons occupying or visiting the Building, (2) unreasonably interferes with, disrupts, or prevents either Party’s occupancy or use of the Real Property, or its ability to conduct its business operations in its Exclusive-Use Area, in an orderly, neat, clean, safe, and functional environment, (3) threatens the security of the employees, guests, invitees, or patrons of either Party, (4) threatens to diminish the value of the Contributing Party’s Exclusive-Use Area or the Common Area, or threatens to damage or destroy the business personal property of the Contributing Party or the Court located in the Building, (5) threatens the preservation of the Contributing Party’s files, records, and documents located in the Building, or (6) causes or exacerbates an unsafe, unsanitary, unlawful, or non-functional condition affecting the Contributing Party’s Exclusive-Use Area or the Common Area.

**“DMV”** means the California Department of Motor Vehicles.

**“Effective Date”** means the date on which the Transfer of Responsibility is completed under the terms of the Agreement.

**“Emergency”** means a sudden, unexpected event or circumstance, on or affecting the Real Property, that results in a Deficiency.

**“Equipment Permits”** means all permits, certificates, and approvals required for lawful Operation of any of the Building Equipment.

**“Equity”** means the term “equity” as used and referred to in the Act.

**“Estimated Shared Costs”** means the Managing Party’s reasonable, itemized estimate of the Shared Costs for a fiscal year; provided that, the Managing Party’s first estimate of the Shared Costs will cover the period from the Transition Date to the last day of the fiscal year in which the Transition Date occurs.

**“Exclusive-Use Area”** means the Court Exclusive-Use Area or the County Exclusive-Use Area, as determined by the context in which the term is used.

**“Grounds Area”** means the portion of the Land surrounding the Building.

**“Hazardous Substance”** means any material or substance regulated under any federal, state, or local laws, ordinances, regulations, rules, statutes, and administrative actions or orders respecting hazardous or toxic substances, waste, or materials, or industrial hygiene.

**“Indemnified Loss”** means all liability, damages, attorney fees, costs, expenses, or losses with respect to which either Party is obligated to indemnify the other Party under this JOA.

**“JOA”** means this Joint Occupancy Agreement.

**“Land”** means the real property described on **Attachment “1”** to this JOA.

**“Law”** means State and federal codes, ordinances, laws, regulations, the California Rules of Court, and judicial and administrative orders and directives, to the extent binding on the County and issued by a court or governmental entity with jurisdiction over the County.

**“Liability Claim”** means any demand, complaint, cause of action, or claim alleging (1) bodily injury to or death of third parties (excluding any employees of State Parties or County Parties acting within the scope of their employment as such) in, on, or about the Real Property, and (2) damage to or destruction of personal property of a third party (other than personal property of a County Party or a State Party) in, on, or about the Real Property, but excludes all AOC Claims.

**“Major Deficiency”** means any Deficiency: (i) that cannot, with reasonable diligence, be corrected within 10 days, or (ii) as to which the estimated cost to correct will result in Excess Costs in an amount greater than 10 percent of the Estimated Shared Costs for the fiscal quarter in which the Parties anticipate the correction will be performed, under section 4.2 of this JOA.

**“Managing Party”** means the County, which is the Party responsible for the Operation of the Common Area, the Grounds Area, and the Parking Area under this JOA.

**“Memorandum”** means the document titled Memorandum of Joint Occupancy Agreement that has been recorded in the official records of the County as an encumbrance on the Land pursuant to the Agreement.

**“Non-Ownning Party”** means the AOC, which is the Party that does not own fee title to the Real Property.

**“Occupancy Agreement”** means any agreement or arrangement between a Party and a third party that entitles a party other than a County Party or a State Party to occupy or use the Real Property for a period that continues after the Closing Date, and that cannot be terminated on 30 or fewer days notice.

**“Occupant”** means any party that occupies or uses the Real Property under an Occupancy Agreement.

**“Operation”** means the administration, management, maintenance, and repair of designated areas of the Real Property, and includes custodial services for the Common Area, but does not include custodial services for either Party’s Exclusive-Use Area, which are not governed by this JOA.

**“Owner”** means the County, which is the Party that owns fee title to the Real Property.

**“Parking Area”** means the surface parking lot on the Land that includes a total of 231 parking spaces, five of which parking spaces are designated for use by vehicles displaying a valid “disabled person” license or placard, all as depicted on **Attachment “2”** to this JOA, and in which the Court Parking is located.

**“Party”** means either the AOC or the County, and **“Parties”** means the AOC and the County.

**“Property Damage Claim”** means any claim or demand arising from or related to direct, physical loss or damage to the Real Property that is required to be covered by the Property Insurance Policies.

**“Property Insurance Costs”** means all costs of providing the Property Insurance Policies, including premiums, deductibles, and self-insurance retention amounts under the Owner’s self-insurance program.

**“Property Insurance Policies”** means one or more policies of property insurance maintained by the Owner that insure the Real Property against those risks covered under a form of coverage with terms and conditions as comprehensive as those in an All-Risk/Special Form property insurance policy and, when applicable, the comprehensive form of equipment breakdown insurance, with coverage amounts equal to at least the 100 percent Replacement Cost of the Real Property. Owner’s obligation to provide the Property Insurance Policies may be satisfied, in whole or in part, by any self-insurance maintained by the Owner for the Real Property, or by Owner’s participation in a joint powers authority established for the purpose of pooling self-insured claims. Notwithstanding the foregoing, while any part of the Real Property is subject to the Bonded Indebtedness, the Property Insurance Policies will be comprised of the property insurance coverage the County is required to maintain for the Real Property under the BI Documents.

**“Property Loss”** means any loss or damage to, or destruction of, the Real Property that arises from a cause that is required to be covered under the terms of the Property Insurance Policies.

**“Real Property”** means the Land and the Building, together.

**“Restricted Area”** means any room, closet or other space in which a DMV or CLETS database, computers or terminals are located.

**“Security-Related Areas”** means the parts of the Real Property that are used for secure holding and transport of prisoners, including holding cells.

**“Service Contracts”** means all contracts between the County and any third parties under which goods or services are provided to the Real Property.

**“Share”** means the AOC Share or the County Share, as determined by the context in which the term is used.

**“Shared Costs”** means: (i) the cost of owned or rented capital replacement items, improvements, equipment, and repairs in or benefiting the Common Area; (ii) the cost of normal, day-to-day Operation of the Common Area including the cost of Utilities provided to the Common Area, and the cost of maintaining Equipment Permits (but excluding any late fees, interest, penalties, or other charges arising from the Managing Party’s failure to timely pay those costs or keep the Equipment Permits in effect); (iii) the cost of Utilities provided to the Exclusive-Use Areas, if Utilities are not separately metered for the Exclusive-Use Areas; (iv) the cost of necessary or agreed alterations, additions or repairs to voice or data wiring or Data Equipment (defined in section 3.8 below), except that any such costs that are the responsibility of the County or the Court under the Telecommunications MOU will be allocated and paid under the terms of the Telecommunications MOU and not included in Shared Costs; and (v) any Property Insurance Costs, subject to section 4.6 below. Shared Costs do not include: (a) any cost that is primarily for the purpose of benefiting a Party’s Exclusive-Use Area; (b) overtime charges or late fees related to any item that would otherwise be a Shared Cost, unless those overtime expenses or late fees are pre-approved by both Parties, or are necessary to remedy the imminent threat arising from an Emergency; or (c) any fees, fines, penalties, interest, or other charges arising from the Managing Party’s Operation of the Real Property in a negligent manner or a manner that does not comply with Law. Notwithstanding anything to the contrary, Shared Costs do not include any costs relating to the Operation of the Parking Area or the Grounds Area, including without limitation the cost of any Utilities provided to the Parking Area or the Grounds Area.

**“State Parties”** means the Council, the Administrative Office of the Courts, and the Court, and their respective officers, agents, and employees.

**“Telecommunications MOU”** means the Memorandum of Agreement between the County and the Court dated June 15, 2004, as amended, renewed or replaced from time to time.

**“Term”** means the term of this JOA, which commences on the Effective Date and continues indefinitely until the Parties enter into a written agreement terminating this JOA and causing the Memorandum to be terminated and removed as an encumbrance on the Land.

**“Termination Agreement”** means the document titled Termination of Joint Occupancy Agreement in the form and content attached as **Attachment “4”** to this JOA.



**“Total Exclusive-Use Area”** means the Court Exclusive-Use Area and the County Exclusive-Use Area, together.

**“Transition Date”** means the latter to occur of (1) January 2, 2009, or (2) the first of the month following the date on which the County Facilities Payment has been approved by the State Department of Finance, as more specifically provided in section 6.1.1 of the Agreement.

**“Trustee”** means the Trustee in respect of the Bonded Indebtedness and any successor trustees appointed under the BI Documents.

**“Utilities”** means the utilities services provided to the Real Property, except for telephone, cable, internet, and other data services, which are governed by section 3.8 of this JOA.

### **3. RIGHTS AND RESPONSIBILITIES**

3.1 Rights to Exclusive-Use Area and Common Area. Under the Act, the Agreement, and this JOA, the AOC has the right to exclusively occupy and use the Court Exclusive-Use Area, and the non-exclusive right to occupy and use the Common Area and the Parking Area, and to pass over and through the Grounds Area as necessary to access and use the Building or the Parking Area, and the County has the right to exclusively occupy and use the County Exclusive-Use Area and the non-exclusive right to occupy and use the Common Area and the Parking Area. County also has the right, at the reasonable convenience of the Court and subject to section 3.9.1 of this JOA, to enter and pass through the Court Exclusive-Use Area as necessary for Operation of Building Equipment and otherwise to perform its responsibilities as the Managing Party of the Real Property under the Act, the Agreement, and this JOA. Each Party’s non-exclusive right to use the Common Area must: (i) not interfere with the other Party’s use of its Exclusive-Use Area or the Common Area; (ii) not materially increase the other Party’s obligations under this JOA; and (iii) comply with Law. The Parties may from time to time agree on reasonable rules and regulations for their shared use of the Common Area.

#### 3.2 Responsibility for Exclusive-Use Areas and Common Area.

3.2.1 Exclusive-Use Areas. During the Term, each Party is responsible for the Operation of its Exclusive-Use Area at its sole cost and expense. Each Party may make alterations and additions to its Exclusive-Use Area, as long as those alterations and additions do not unreasonably interfere with the other Party’s use of its Exclusive-Use Area or the Common Area, or materially increase the other Party’s obligations under this JOA, and as long as such alterations and additions comply with Law. Any necessary or agreed alterations or additions to the voice or data wiring or Data Equipment (defined in section 3.8 below) in any portion of the Building shall be the sole responsibility of the County, subject to contribution from the AOC for its Share of the costs in accordance

with section 3.8 below, except that any such costs that are the responsibility of the County or the Court under the Telecommunications MOU will be allocated and paid under the terms of the Telecommunications MOU and not included in Shared Costs. Any other additions or alterations to the Court Exclusive-Use Area that will affect or impact any voice or data wiring in the Building or Data Equipment shall be approved in advance by the County, which approval shall not be unreasonably withheld.

3.2.2 Common Area. The Managing Party is responsible for the Operation of the Common Area and will provide and pay for Utilities to the Real Property under this JOA, subject to the Contributing Party's obligation to reimburse the Managing Party for its Share of those Shared Costs under section 4 of this JOA. The Managing Party may make reasonable additions and alterations to the Common Area, the cost of which will be a Shared Cost, but the Managing Party must first obtain the written consent of the Contributing Party to those additions or alterations, which consent will not be unreasonably withheld, conditioned, or delayed. If the Contributing Party neither consents, nor provides to the Managing Party a reasonably-detailed description of its reasons for withholding its consent, within 30 days after the Contributing Party's receipt of the Managing Party's request for consent to the Common Area additions or alterations, the Contributing Party will be deemed to have consented, and will be responsible to pay its Share of the costs and expenses incurred by the Managing Party in making the Common Area alterations or additions described in the Managing Party's request for consent. Notwithstanding that the Grounds Area and the Parking Area are included within the definition of Common Area, the County is responsible for the Operation of the Grounds Area and the Parking Area, at its sole cost and expense, and the costs and expenses incurred by the County for Operation of the Grounds Area and the Parking Area will not be included as a Shared Cost.

### 3.2.3 Correction of Deficiencies.

3.2.3.1 Deficiency. Upon the Managing Party's discovery of a Deficiency, the Managing Party must either (i) correct the Deficiency within 10 days, or (ii) if the Deficiency is a Major Deficiency, send a written notice to the Contributing Party, within three business days, describing the Major Deficiency and providing an estimate of the cost and time needed to correct the Major Deficiency ("**Major Deficiency Notice**"). If the Managing Party discovers or determines at any time that correction of the Major Deficiency will require additional costs exceeding the initial estimate, the Managing Party shall send a revised Major Deficiency Notice within five (5) business days of the Managing Party's discovery or determination of the additional costs.

3.2.3.2 Contributing Party Deficiency Notice. The Contributing Party may at any time, but is not obligated to, send a written notice to the Managing Party describing the Deficiency (the "**Contributing Party Deficiency Notice**"). Upon receipt of any Contributing Party Deficiency Notice, the Managing Party must either: (i) correct

the Deficiency by no later than 10 days after the Managing Party's receipt of the Contributing Party Deficiency Notice; or (ii) within three business days after the Managing Party's receipt of the Contributing Party Deficiency Notice, send a Major Deficiency Notice to the Contributing Party as described in section 3.2.3.1.

3.2.3.3 Contributing Party's Right to Correct. If the Managing Party neither corrects the Deficiency nor sends a Major Deficiency Notice within the time periods provided in section 3.2.3.2, then the Contributing Party may, but is not obligated to, without giving any notice or commencing any cure period under section 10 of this JOA, correct the Deficiency in any reasonable manner under the circumstances. If the Contributing Party corrects the Deficiency, the Contributing Party will be entitled to reimbursement from the Managing Party, under section 3.2.3.4, below, of the Managing Party's Share of the actual costs incurred by the Contributing Party to correct the Deficiency, whether or not the Deficiency is a Major Deficiency.

3.2.3.4 Correcting Party; Reimbursement. The Party that actually performs the correction of a Deficiency or a Major Deficiency is the "**Correcting Party.**" The Correcting Party is entitled to be reimbursed by the non-correcting Party for the non-correcting Party's Share of the actual costs that the Correcting Party incurs in correcting each Deficiency, as follows:

(a) If the Correcting Party is the Managing Party, the Correcting Party will be reimbursed for the non-correcting Party's Share of the actual costs to correct the Deficiency under section 4 of this JOA; provided, however, that in the event of a Major Deficiency, the Managing Party will not be entitled to reimbursement from the Contributing Party of any amount greater than the Contributing Party's Share of the estimated costs to correct the Major Deficiency that are set forth in the Correction Plan or revised Major Deficiency Notice; or

(b) If the Correcting Party is the Contributing Party, the Managing Party will reimburse the Contributing Party for the Managing Party's Share of the costs to correct the Deficiency within 30 days after the Contributing Party has delivered to the Managing Party an invoice and reasonable supporting documents evidencing the actual costs to correct the Deficiency.

(c) If the non-correcting Party does not timely reimburse the Correcting Party for the non-correcting Party's Share of the costs of correction, the Correcting Party may offset the non-correcting Party's Share of the costs to correct the Deficiency against any amounts that the Correcting Party owes to the non-correcting Party under this JOA or any other agreement.

3.2.3.5 Major Deficiency Correction Plan. If the Managing Party at any time sends the Contributing Party a Major Deficiency Notice, whether under

section 3.2.3.1 or section 3.2.3.2 of this JOA, then within 10 days after the Contributing Party's receipt of the Major Deficiency Notice, the Parties will meet and confer, in good faith, in person or by telephone, to determine a plan ("**Correction Plan**") for the correction of the Major Deficiency, including the method, estimated cost, and time period for the correction. In the event that a Revised Major Deficiency Notice is necessary as described in section 3.2.3.1, then the Parties shall meet and confer as described in this paragraph upon the request of the Contributing Party. If the Managing Party does not complete the correction of the Major Deficiency in accordance with the Correction Plan, or revised Correction Plan if applicable, the Contributing Party may, but will not be obligated to, without giving any notice or commencing any cure period under section 10 of this JOA, correct the Major Deficiency in a manner consistent with the Correction Plan, and will thereafter be the Correcting Party for purposes of reimbursement of the Managing Party's Share of the actual costs of correcting the Deficiency under section 3.2.3.4(b) of this JOA.

3.2.3.6 Not Applicable to Emergencies. This section 3.2.3 will not apply to any Deficiency that: (i) arises from an Emergency, and (ii) constitutes an imminent threat (a) to life, safety, health, or security, (b) of reduction in the value of the Contributing Party's Exclusive-Use Area or the Common Area, or (c) to the preservation of the Contributing Party's files, records, and documents located in the Building. Rather, those Deficiencies will be governed by section 3.2.4 of this JOA. Any Deficiency that arises from an Emergency, but that does not constitute an imminent threat to the matters described in (ii) (a), (b), or (c) above, will be governed by section 3.2.3.

3.2.4 Emergencies. If any Emergency occurs, the Parties must immediately notify one another of the Emergency by telephone or any other means reasonable under the circumstances. The Managing Party must promptly take steps to correct any Deficiency that arises from the Emergency and that constitutes an imminent threat (a) to life, safety, health, or security, (b) of reduction in the value of the Contributing Party's Exclusive-Use Area or the Common Area, or (c) to the preservation of the Contributing Party's files, records, and documents located in the Building. If the Managing Party does not immediately correct any such Deficiency arising from an Emergency, the Contributing Party may, but will not be obligated to, without giving any notice or commencing any cure period under section 10 of this JOA, correct that Deficiency without making any further demand on the Managing Party, and will notify the Managing Party of the steps taken to correct the Deficiency as soon as reasonably possible. The Party that corrects a Deficiency arising from an Emergency under this section 3.2.4 is entitled to reimbursement from the other Party of the non-correcting Party's Share of the actual cost of correcting the Emergency pursuant to section 4 of this JOA. Notwithstanding the foregoing, if a Deficiency arises from an Emergency, but the Deficiency does not constitute an imminent threat to the matters described in (ii) (a), (b), or (c) above, the correction of that Deficiency will be governed by section 3.2.3 of this JOA.

3.3 Parking. The County is responsible for the Operation of the Parking Area, at its sole cost and expense. At all times after Transfer, the Court's judges, staff, and Court users will have the right to use and occupy the Court Parking in the Parking Area. After Transfer, if any of the Court Parking becomes unavailable for Court use, or if the County wishes to relocate any of the Court Parking, the County must provide, at the County's sole cost, alternate parking for the Court of comparable convenience to the Building, and of at least the same number and type of spaces, as the Court Parking. The County must consult with the Court and the AOC before any relocation of the Court Parking, and the County must obtain the prior, written consent of the AOC, which consent will not be unreasonably withheld, before relocating any secured or reserved Court Parking spaces allocated for exclusive use of the Court. The Parties will use the Parking Area, excluding the reserved parking spaces in the Court Parking, on a first-come, first-served basis. The County will make commercially-reasonable efforts to cause its staff, employees, contractors, invitees, licensees, and patrons to refrain from parking in the Court Parking, and the AOC will make commercially-reasonable efforts to cause the Court and Court's judges, staff, employees, jurors, contractors, invitees, licensees, and patrons to refrain from using more parking spaces in the Parking Area than are allocated to the Court Parking. If a Party gives written notice to the other Party that the employees or patrons of the other Party are parking in its portion of the Parking Area, the violating Party will make reasonable efforts to remedy those violations.

3.4 Cooperation. The Parties will cooperate with one another, reasonably and in good faith, to ensure that each Party can peacefully enjoy, possess, use, and occupy its Exclusive-Use Area and the Common Area. The Owner will cooperate in good faith with, and will make reasonable efforts to ensure that the Non-Ownning Party can exercise its rights and responsibilities under this JOA. Subject to any reasonable rules and restrictions, each Party will allow the other Party to enter its Exclusive-Use Area for any reasonable purpose related to the terms of this JOA or any other written agreement between the Parties. Either Party may delegate its responsibilities under this JOA to the other Party or to a third party, but that delegation will not relieve the delegating Party from its obligations under this JOA.

3.5 Security-Related Areas. The County will remain responsible for the secure entry, exit, transport, and holding of prisoners attending Court sessions and will have the right to enter the Court Exclusive-Use Area as reasonably necessary for that purpose.

3.6 Occupancy Agreements and Service Contracts. Each Party is responsible for any Occupancy Agreements affecting its Exclusive-Use Area, and the Managing Party is responsible for the management and administration of any Occupancy Agreements affecting the Common Area and any Service Contracts as that term is defined in section 2 above. In each case, each Party is responsible for the costs incurred in connection with Occupancy Agreements or Service Contracts that exclusively relate to

its Exclusive-Use Area without contribution from the other Party. The Party that is responsible for each Occupancy Agreement is entitled to all income arising from it.

3.7 Obtaining Building Equipment Permits. The Managing Party is responsible for maintaining and renewing the Building Equipment Permits, except that the Contributing Party is responsible for maintaining and renewing any Equipment Permits for equipment or systems exclusively serving the Court Exclusive-Use Area.

3.8 Information Technology and Telephone Equipment. The County will be responsible for all voice and data wiring in the Building and the voice and data equipment (“**Data Equipment**”) located in the electrical closet at the end of each wing of each floor of the Building and in the telephone closet near the Judge’s chambers in the basement of the Building. The County will have the right to enter the Court Exclusive-Use Area, at times reasonably-convenient to the Court and the other Occupants of the Court Exclusive-Use Area, for purposes of inspecting and Operation of the Data Equipment, as and when necessary. The County will continue to provide telecommunications services to the Court in the Court Facility, under the terms of the Telecommunications MOU. The cost of any necessary or agreed alterations, additions or repairs to any voice or data wiring or Data Equipment shall be a Shared Cost to the extent that the alterations, additions or repairs benefit the Parties’ Exclusive Use Areas or the Common Area, except that any such costs that are the responsibility of the County or the Court under the Telecommunications MOU will be allocated and paid under the terms of the Telecommunications MOU and not included in Shared Costs.

### 3.9 Criminal Background Screening.

3.9.1 Access to Restricted Areas. Unless a person is responding to and correcting a Deficiency arising from an Emergency under section 3.2.4 of this JOA, only County employees and County Contractor employees who are screened or otherwise approved pursuant to section 3.9.2 of this JOA (“**Approved Persons**”) may have unescorted access to Restricted Areas. County employees and County Contractor employees who are not Approved Persons may access Restricted Areas if they are escorted and monitored by any of the following: (1) an Approved Person, or (2) an employee of the Court if the Court’s Executive Officer, or their designee, consents to a Court employee escorting and monitoring the unapproved person. The Managing Party must take all reasonable steps to ensure that Operation in and of all Restricted Areas is at all times consistent with this section 3.9.

3.9.2 Screening and Approval Process. Any County employees or County Contractor employees who will have unescorted access to the Restricted Areas after Transfer of Responsibility and who are not Approved Persons shall be approved by the Managing Party before accessing the Restricted Areas without an escort. When conducting screenings of County employees and County Contractor employees, the

Managing Party must utilize a Live Scan background check or, if the Live Scan system becomes unavailable during the Term of this JOA, by other similar or successor system. **Attachment "5"** to this JOA sets forth the criteria for approval of a County employee or County Contractor employee based on the results of such screening.

3.9.3 Identification of Approved Persons. The County must issue and provide an identification badge to each Approved Person bearing the Approved Person's name and picture, which badge will indicate that the Approved Person is permitted to access the Restricted Areas. If the County issues identification badges to its employees, the County need not issue a separate badge to Approved Persons, but may affix a sticker or other marking on the existing badges of Approved Persons to indicate their right to access Restricted Areas. All Approved Persons must wear their identification badges in a readily-visible manner whenever they are in a Restricted Area.

3.9.4 DOJ and DMV Requirements. Notwithstanding anything in this JOA to the contrary, County must comply with background check and clearance requirements of the California Department of Justice ("**DOJ**") and the DMV relating to any County employee or County Contractor employee who has physical access to any area which is either connected to, or contains records from, the DOJ criminal computer database, including, without limitation, CLETS and the Criminal Offender Record Information (CORI), or the DMV computer database (collectively the "**Databases**"). If requested by either the Court or the AOC, County must provide to either the Court or the AOC suitable documentation evidencing the County's compliance with the policies, practices, and procedures of the DOJ and the DMV regarding background check and clearance requirements relating to access to the Databases.

3.10 County Facilities Payment. Nothing in this JOA diminishes or modifies the County's obligations under the Act and the Agreement for payment of the County Facilities Payment.

#### 4. **SHARED COSTS**

4.1 Payment of Estimated Shared Costs. The Managing Party will make timely, direct payment of all Shared Costs owed to third parties, and the Contributing Party is responsible to reimburse the Managing Party for its Share of all Shared Costs under this section 4. Within 90 days after the Transition Date, and within 30 days after the first day of each fiscal year thereafter, the Managing Party will deliver to the Contributing Party a statement (the "**Estimate Statement**") itemizing the Estimated Shared Costs, which the Contributing Party will either comment on or approve within 30 days. If the Contributing Party disapproves any of the Estimated Shared Costs in the Estimate Statement, the Parties will promptly meet and discuss the reason for the disapproval. If the Parties reach agreement with respect to all Estimated Shared Costs, the Managing Party will, if necessary, revise the Estimate Statement, which both Parties

will approve. The Contributing Party is not obligated to make any payments of its Share of the Shared Costs until it has approved the Estimate Statement in writing. However, until the Contributing Party approves the Estimate Statement, it will pay its Share of the Shared Costs based on the approved Estimate Statement for the prior fiscal year, or, during the initial fiscal year of the Term, based on the County Facilities Payment. Upon approving the Estimate Statement, the Contributing Party will pay its Share of the Estimated Shared Costs based on the approved Estimate Statement, plus all additional amounts owed by the Contributing Party for the period during which the Parties were in the process of reaching agreement as to the Estimate Statement. Payment of Estimated Shared Costs will be made in equal quarterly installments on the first day of each fiscal quarter, subject to this JOA.

4.2 Payment of Actual Shared Costs. Within 30 days after the end of each fiscal quarter, the Managing Party will deliver to the Contributing Party a statement (the “**Quarterly Invoice**”) itemizing the actual Shared Costs incurred during the previous fiscal quarter (“**Actual Shared Costs**”). Within 30 days after a written request by the Contributing Party, the Managing Party will also deliver to the Contributing Party copies of supporting documents for any of the Actual Shared Costs shown on the Quarterly Invoice. If the Actual Shared Costs are less than the Estimated Shared Cost for the applicable fiscal quarter, the Managing Party will refund the amount overpaid to the Contributing Party within 30 days after the Managing Party’s delivery of the Quarterly Invoice, except that if the Contributing Party consents, the Managing Party may retain the overpayment and offset it against future amounts owed by the Contributing Party under this JOA. If the Actual Shared Costs are greater than the Estimated Shared Costs for the applicable fiscal quarter (“**Excess Costs**”), the Contributing Party will pay such Excess Costs to the Managing Party within 30 days after its receipt of the Quarterly Invoice, except that (a) if the Excess Costs are more than 10 percent of the Estimated Shared Costs for any fiscal quarter, or (b) if the Contributing Party has requested, but not received, supporting documents for any Excess Costs by 10 days prior to the date that payment is due, the Contributing Party will continue to make payment of its Share of the Shared Costs based on the Estimate Statement, or as otherwise agreed under section 4.3 of this JOA, but may defer payment of the Excess Costs (or, in the case of (b) above, the Excess Costs to which the supporting documents relate) for that fiscal quarter, until the Parties have met and reached an agreement regarding the amount of the Excess Costs, under section 3.2.3.5 or section 4.3 of this JOA, whichever is applicable.

4.3 Notice of Anticipated Excess Costs. Prior to incurring any Shared Cost that the Managing Party reasonably believes will result in an Excess Cost in an amount greater than 10 percent of the Estimated Shared Costs shown on the Estimate Statement, the Managing Party must give written notice to the Contributing Party describing the amount and reason for that Excess Costs; except that (a) no notice must be given to the Contributing Party if the Excess Costs will be incurred to correct a Deficiency arising from an Emergency under section 3.2.4 of this JOA, and (b) if the Excess Costs will be



incurred in connection with the correction of a Deficiency under section 3.2.3 of this JOA, notice of the Excess Costs, and resolution of any issues related to the Excess Costs, will be handled under section 3.2.3, and this section 4.3 will not apply. If the Contributing Party objects in writing to the Excess Costs within 30 days after receiving the Managing Party's notice, the Parties must meet and confer, in person or by telephone, within 10 calendar days to resolve their dispute concerning the Excess Costs. If the Parties do not reach agreement concerning the Excess Costs during that meet and confer process, the Parties will promptly seek to resolve their dispute concerning the Excess Costs under the terms of section 11 of this JOA. If the Contributing Party does not respond to the Managing Party's notice within 30 days of receiving the notice, the Managing Party may proceed with expenditure of the Excess Cost in the amount and for the purpose described in the notice, and the Contributing Party must pay its Share of those Excess Costs.

4.4 Audit Rights. The Contributing Party may, at its sole cost and upon reasonable notice to the Managing Party, inspect the Managing Party's books, records, and supporting documents concerning all Actual Shared Costs incurred for up to 12 calendar months prior to the date of the Contributing Party's inspection. The Parties will cooperate reasonably with each other to ensure that the inspection is performed promptly and without undue interference to either Party. If, after its inspection, the Contributing Party disputes any Actual Shared Costs for any of the immediately-preceding 12 calendar months, the Contributing Party may engage an independent certified public accountant, acceptable to both Parties, to audit the Managing Party's books and records to determine the amount of the Actual Shared Costs in dispute. The results of the audit will be binding on both Parties. If the audit reveals that the Contributing Party overpaid or underpaid Actual Shared Costs for a fiscal quarter, the Parties will make the payments necessary to resolve that overpayment or underpayment within 30 days following the completion of the audit. The Contributing Party must pay the entire cost of the audit. The Contributing Party's payment of Shared Costs will not prevent it from disputing the accuracy of any Actual Shared Costs under this section 4.4.

4.5 Parking Area and Grounds Area.

4.5.1 Parking Area Costs. The County is responsible, at its sole cost and expense, for all costs incurred with respect to the Operation of the Parking Area, and those costs and expenses will not be included as a Shared Cost.

4.5.2 Grounds Area Costs. The County is responsible, at its sole cost and expense, for all costs incurred with respect to the Operation of the Grounds Area, and those costs and expenses will not be included as a Shared Cost.

4.6 Property Insurance Costs. The County will promptly notify the AOC of any change to the Property Insurance Policies or the Property Insurance Costs that the

County is required to make in connection with the Bonded Indebtedness or under the BI Documents, and the County will not make any changes to the Property Insurance Policies that are not so required without the prior written consent of the AOC.

4.7 Shared Cost Notifications. Notwithstanding section 12 of this JOA, all communications and notices between the Parties relating to Shared Costs including, without limitation, Estimate Statements, Quarterly Invoices, or any other communication or notice required by this section 4, will be made between the following County and AOC representatives:

If to the AOC:

Administrative Office of the Courts  
Office of Court Construction and Management  
2860 Gateway Oaks, Suite 400  
Sacramento, CA 95833  
Attention: Regional Manager of the Northern and Central  
Region of the Facilities Management Unit  
Phone: (916) 263-7886  
Fax: (916) 263-8140

If to the County:

Chief Administrative Office  
Attention: Chief Administrative Officer  
330 Fair Lane  
Placerville, CA 95667  
Voice: (530) 621-5567  
Fax: (530) 626-5730

The County officer responsible for administering this JOA and the Agreement is the Chief Administrative Officer or their successor or designee.

## **5. RIGHT OF FIRST REFUSAL, COMPATIBLE USES, AND VACATE RIGHTS**

### **5.1 Right of First Refusal and Increase of Space In Building**

5.1.1 Right of First Refusal for Excess Area. Any transfer of all or any portion of either Party's Exclusive-Use Area shall be in accordance with section 70342(e) of the Act and section 5.2 of this JOA, and shall be subject to the prior written consent of the other Party, which consent shall not be unreasonably withheld. At least 60 days before a Party rents or otherwise transfers to a third party all or any portion of its Exclusive-Use Area ("Excess Area"), that Party must, by written notice, offer the Excess

Area to the other Party on the same terms and conditions set forth in any offer to or from a third party for the Excess Area (“**Third Party Terms**”). The Third Party Terms must separate the rent for the Excess Area from any amounts to be paid by the third party for Operation, Utilities, and other costs in respect of the Excess Area. If the other Party elects not to occupy the Excess Area on the Third Party Terms, or fails to respond to the notice within a 60 day period, the Party with the Excess Area may, subject to section 5 and to the prior written consent of the other Party, which consent shall not be unreasonably withheld, permit a third party to occupy and use the Excess Area on the Third Party Terms. Before a third party can occupy the Excess Area on terms that are more favorable to the third party than the Third Party Terms, the Party with the Excess Area must again first offer the Excess Area to the other Party on those more favorable terms under this section 5.1.1. If the other Party elects to accept the Excess Area on the Third Party Terms, the Parties will enter into a separate written agreement setting forth the terms for the other Party’s occupancy and use of the Excess Area, consistent with the Third Party Terms.

5.1.2 Request for Increase of Exclusive-Use Area. If a Party wishes to increase the size of its Exclusive-Use Area (“**Additional Area**”), and the Parties reach agreement on mutually-acceptable terms for the Additional Area, the Parties will enter into a separate written agreement setting forth the terms for the occupancy and use of the Additional Area, which terms may include a reasonable rent, subject to section 5.1.4 of this JOA.

5.1.3 No Adjustment to Shares or Shared Costs. If a Party rents any Excess Area or Additional Area under section 5.1.1 or 5.1.2, above, the rental transaction will not result in a change to the Parties’ Shares or Shared Costs under this JOA. Rather, the rent paid by the Party renting the Excess Area or the Additional Area will include the Shared Costs applicable to the Excess Area or the Additional Area, as applicable. The Parties’ Shares and Shared Costs will only be adjusted if one Party at any time buys the other Party’s rights to occupancy and use of the Real Property for fair market value under section 5.3 of this JOA, or otherwise.

5.1.4 Terms of this JOA Not Affected. Any transfer of the Excess Area or the Additional Area to a Party or to a third party will not relieve the Parties of their rights and responsibilities under this JOA with respect to the Excess Area or the Additional Area. Rather, any re-allocation of the Parties’ rights and responsibilities under this JOA will be set forth in any separate agreement entered into by the Parties for occupation of the Excess Area or the Additional Area.

## 5.2 Compatible Use; Hazardous Substances.

5.2.1 Compatible Use. Each Party must use, and must require that any Occupant use, its Exclusive-Use Area in a manner that is compatible with the Parties’ use

of the Building on the Effective Date and that does not deteriorate or diminish the other Party's ability to use its Exclusive-Use Area or the Common Area effectively. The Managing Party must ensure that any Occupant that occupies any of the Common Area uses its space in a manner compatible with the Parties' use of the Building.

5.2.2 Hazardous Substances. Neither Party will store, use, treat, manufacture, or sell, or allow any other person to store, use, treat, manufacture, or sell, any Hazardous Substance on the Real Property except in compliance with Law.

5.3 Vacate Right Pursuant to Section 70344(b) of the Act. After the Effective Date, if either Party is entitled to and does exercise its rights under section 70344(b) of the Act, the Party that is required to vacate the Building ("**Vacating Party**") must remove all of its property from, and surrender to the other Party full possession of, the space vacated ("**Vacated Space**") within 90 days after the Parties agree on the amount of compensation to be paid to the Vacating Party for (i) its Equity in the Vacated Space, and (ii) its relocation costs. The Vacating Party must repair, at its sole cost, any damage it causes to any part of the Real Property in removing its property from the Vacated Space. If the Parties cannot agree on the value of the Vacating Party's Equity in the Vacated Space, the Parties will select a mutually-acceptable Appraiser to determine the fair market value of the Vacating Party's Equity in the Vacated Space. If the Parties cannot agree on the fair market value of the Vacating Party's relocation costs, the Parties will select a mutually-acceptable relocation expert with at least five years of experience in determining relocation costs in California ("**Expert**"), to determine the fair market value of the Vacating Party's relocation costs. Any Appraiser or Expert will deliver to both Parties its determination of value, and each Party will be responsible for one-half of the costs of the Appraiser or Expert. Any disputes under this section 5.3 will be resolved under section 11 of this JOA. The Parties will enter into an Equity Rights Purchase Agreement, substantially similar to **Attachment "3"** attached to this JOA, to memorialize the terms of the purchase of the Vacating Party's Equity in the Vacated Space, and the Parties must enter into a Termination Agreement, substantially similar to **Attachment "4"** attached to this JOA, when the Vacating Party has vacated the Vacated Space. Notwithstanding this provision, during the period and to the extent that the Bonded Indebtedness is outstanding with respect to the Building, (i) the AOC shall not exercise any right it may have to make an election pursuant to section 70344(b) of the Act to purchase the County's Equity rights in the Building, and (ii) if the AOC has any Equity rights in, to, or with respect to the Building and the AOC is required to vacate the Building for reasons unrelated to Property Loss, then the Parties agree to proceed pursuant to section 70344(c) of the Act. Nothing in this provision shall preclude the Parties from agreeing to an alternate resolution in place of the County's obligation to provide "suitable and necessary" facilities under sections 70325(c) or 70344(c) during the period the Bonded Indebtedness is outstanding, including, but not limited to, the payment of agreed compensation by the Owner to the AOC in exchange for the AOC's release of any alleged rights or entitlements established by the Act.

5.4 Amendment to JOA; Equity Rights. If the Parties' Equity rights will be modified, whether under section 7 of this JOA, or as a result of any other purchase of Equity rights to which the Parties may agree under this JOA or the Act, the Parties will amend this JOA to: (i) adjust their Exclusive-Use Areas; and (ii) adjust each Party's Share and their Equity rights in the Real Property.

## 6. INSURANCE

6.1 Property Insurance. Until the Bonded Indebtedness no longer encumbers any part of the Real Property: (i) the terms of the BI Documents govern the County's obligation to obtain and maintain in full force and effect the Property Insurance Policies; and (ii) any inconsistency between the terms of this JOA and the terms of the BI Documents regarding the County's obligation to insure the Real Property will be resolved in favor of the terms of the BI Documents. Subject to the foregoing, the terms of this section 6 will apply and govern the rights and responsibilities of the Parties.

6.1.1 Property Insurance Policies to be Maintained. The Managing Party will provide the Property Insurance Policies and maintain them in full force and effect, and will make direct payment of all Property Insurance Costs, subject to the Contributing Party's obligation to pay its Share of those costs in accordance with section 4 of this JOA. The Managing Party will include by specific endorsement to each of the Property Insurance Policies the Judicial Council of California, the Administrative Office of the Courts, and the Court as insureds or covered parties, as appropriate, and joint loss payees for any Property Damage Claim payable under the terms and conditions of the Property Insurance Policies, with the same coverages and limits as the named insured under the Property Insurance Policies.

6.1.2 Allocation of Risk for Property Damage Claims. While the Managing Party is providing and maintaining the Property Insurance Policies, and the Contributing Party is paying its portion of the Property Insurance Costs under sections 4.1 and 4.2 and subject to section 4.6 of this JOA, the Managing Party will bear all of the risk arising from Property Damage Claims, and Managing Party hereby waives, and will cause the providers of its Property Insurance Policies to waive, all rights of recovery against the Contributing Party and its applicable insurer(s) for any Property Damage Claims payable under the terms and conditions of the Property Insurance Policies. The Managing Party will be solely and exclusively responsible to tender to the providers of its Property Insurance Policies, and to process and pursue to final resolution, any and all Property Damage Claims, including (if covered by the Property Insurance Policies) claims for costs associated with obtaining and relocating Court operations to alternate space while any portion of the Real Property is being repaired or replaced. The Parties acknowledge that property insurance is "no fault" insurance; therefore, if any Property Loss occurs, there are no exclusions or conditions to payment, irrespective of the acts or

omissions of either Party, other than those exclusions specifically set forth in the Property Insurance Policies.

6.1.3 Compliance with Property Insurance Policies. While the Managing Party is providing and maintaining the Property Insurance Policies under this JOA, the Managing Party will provide the Contributing Party with verification that the Property Insurance Policies are in full force and effect and, at the request of the Contributing Party, with copies of the Property Insurance Policies, as the Property Insurance Policies may be issued or modified from time to time. The State Parties and the County Parties will comply in all material respects with all requirements for the use of the Real Property that are set forth in the Property Insurance Policies and that the Managing Party has provided to the Contributing Party.

6.1.4 Application of this Section. While the Real Property is subject to the Bonded Indebtedness, this section 6.1.4 will apply, and section 7 of this JOA will be of no force or effect. When the Real Property is no longer subject to the Bonded Indebtedness, this section 6.1.4 will be of no further force or effect whatsoever, and section 7 of this JOA will govern and control.

6.1.4.1 Property Insurance Proceeds. Upon the occurrence of any Property Loss, the Parties will promptly meet and confer, in good faith, to determine (i) how the proceeds of the Property Insurance Policies arising from the Property Damage Claim will be allocated and used, it being agreed that the deductible required under the Property Insurance Policies will be allocated to the Parties on a pro rata basis according to their respective occupancy rights in the parts of the Damaged Property, and (ii) what notice will be given by the County to the Trustee under the BI Documents concerning those insurance proceeds. The AOC will have the right to meaningful participation with the County in deciding whether to restore or replace the Damaged Property. The meeting will be held, in person or by telephone, by no later than 30 days before the date that the County must give notice to the Trustee under section 5.07 of the BI Document entitled Indenture of Trust dated November 1, 1989. In no event will the insurance proceeds arising from a Property Damage Claim be allocated or used in a manner that results in a breach or default by the County under the BI Documents. The County must continue to make all payments and perform all of its obligations under the BI Documents until the Bonded Indebtedness has been fully repaid and satisfied, notwithstanding the Property Loss.

6.1.4.2 Decision Not to Restore or Replace. If, as a result of the meeting described in section 6.1.4.1 above, the Parties decide that the applicable insurance proceeds arising from the Property Damage Claim will not be used to restore or replace the Damaged Property, and if any of the Contributing Party's Exclusive-Use Area is uninhabitable as a result of the Property Loss, then the Managing Party agrees to provide the Contributing Party with an alternate "suitable and necessary" space as

described in section 70311 of the Act. The alternate space shall be subject to the approval of the Administrative Director of the Courts. Once the alternate space is approved by the Administrative Director of the Courts, the Managing Party may use any available proceeds of the Property Insurance Policies to offset the Managing Party's cost of providing such alternate space, and, except as provided in clauses (a) and (b) below, such cost shall also be offset dollar for dollar by any insurance recovery the Contributing Party receives from its insurers provided that (a) from the date of the Property Loss until such time as the Managing Party relocates the Contributing Party to the alternate space, the Contributing Party may use available proceeds of its insurance policies and the Property Insurance Policies to the extent related to the reasonable and necessary extra expense of resuming and conducting its operations, and the reasonable amount of any such proceeds used by the Contributing Party shall not be used by the Managing Party to offset the costs of providing the alternate space, and (b) the Contributing Party shall be entitled to retain any insurance recovery it receives from its insurers that is directly related to direct physical damage of its Personal Property or business income loss. Subject to the following requirement of this section 6.1.4.2 regarding good faith negotiation of modifications, all terms of this JOA (other than those that describe the features and terms that are specific to the Building "C" County Courthouse) will remain in full force and effect, and will apply to the Contributing Party's occupancy of, and the respective rights and responsibilities of the Contributing Party and the Court for occupancy and use of, the alternate court facility space provided by the Managing Party, including the Contributing Party's obligation to reimburse the Managing Party for its Share of all Shared Costs under section 4 of this JOA. The Parties will work together, reasonably and in good faith, to modify the terms of this JOA to describe the alternate space and, if applicable, the Parties' respective proportionate Shares, rights, and responsibilities in respect of the alternate space, to the extent that the terms of this JOA do not accurately reflect the agreement of the Parties as it relates to the alternate space. The foregoing provisions shall not relieve the County of its obligation to continue to pay the County Facilities Payment pursuant to the Act and section 6 of the Agreement. The foregoing provisions shall not alter the effectiveness of the Transfer of Responsibility accomplished by the Transfer Agreement. Nothing in this provision shall preclude the Parties from agreeing to a different resolution in place of the County's obligation to provide an alternate "suitable and necessary" space under this section 6.1.4.2, including but not limited to, the payment of agreed compensation by the Owner to the AOC in exchange for the AOC's release of any alleged rights or entitlements established by this section 6.1.4.2 or the Act.

## 6.2 Reporting and Processing Claims.

6.2.1 Incident Reports. The Managing Party will maintain copies of any Incident reports that it prepares for a period of five years, and at the request of the Contributing Party, the Managing Party will provide the Contributing Party with a complete copy of, or reasonable access to, those Incident reports.

6.2.2 Party Responsible for Claims. If either Party receives any demand, complaint, notice, document, or information alleging the existence or occurrence of any incident, event, circumstance, or occurrence in, on, or about the Real Property (“**Incident**”) that is or could result in any Property Damage Claim or Liability Claim (each, a “**Claim**”, and together, “**Claims**”) or an AOC Claim, or if a Party otherwise becomes aware that an Incident has occurred, that Party will make best efforts to promptly notify the other Party of that Incident. Following that notice, the Parties will work together, diligently and in good faith, to determine which of them bears responsibility for the loss or injury alleged, and whether either Party is entitled to indemnification by the other in respect of the Incident under sections 8.1 or 8.2 of this Agreement. If the Parties are not able to so agree, then they will resolve those matters under section 11 of this JOA.

6.3 Third-Party Contractor Insurance. Each Party must require each of its Contractors to (i) obtain and maintain insurance of the type and with coverage amounts that are usual and customary to the type of business or exposures related to the work being performed on the Real Property, (ii) name both Parties as additional insureds by specific endorsement to their general liability policies, (iii) provide a waiver of subrogation in favor of both Parties with respect to all property insurance policies, and (iv) provide to the Parties a 30-day notice of cancellation or material change in any insurance coverage required hereunder. Unless the Parties otherwise agree, all Contractors must indemnify, defend, and hold harmless the County Parties and the State Parties from and against all claims, demands, liabilities, damages, attorney fees, costs, expenses, and losses arising from the performance by the Contractors under their contracts, and neither Party waives any right of recovery or subrogation against the other in respect of their contractual arrangements with the Contractors.

6.4 Workers’ Compensation Coverage. Each Party will each maintain its own workers’ compensation insurance covering its own employees, and neither Party will have any liability or responsibility for workers’ compensation insurance coverage for employees of the other Party.

## 7. **DAMAGE OR DESTRUCTION**

7.1 Property Loss After Bonded Indebtedness Satisfied. While the Real Property is subject to the Bonded Indebtedness, the terms of section 6.1.4 of this JOA govern in respect of any Property Loss, and this section 7 is of no force or effect. When the Real Property is no longer subject to the Bonded Indebtedness, this section 7 will govern and apply in respect of any Property Loss or Property Damage Claim, and section 6.1.4 of this JOA will be of no further force or effect whatsoever, except only as to any Property Loss or Property Damage Claim that occurred or commenced while the Real Property was subject to the Bonded Indebtedness.



7.1.1 Allocation of Property Insurance Proceeds. In the event of a Property Loss, except as specified in sections 6.1.4.2 and 7.5 of this JOA, each Party will be entitled to the proceeds payable under the Property Insurance Policies to the extent the Property Loss is attributable to its Exclusive-Use Area or its Share of the Common Area, it being agreed that the deductible required under the Property Insurance Policies will be allocated to the Parties on a pro rata basis based on their respective occupancy rights in the parts of the Damaged Property. If one or more Property Damage Claims is fully and finally resolved in an amount that exceeds the applicable amount payable under all of the Property Insurance Policies, or if any Property Loss is not covered by the Property Insurance Policies through no fault of the Owner, then if both Parties elect to restore or replace the Damaged Property, each Party will pay the amounts that exceed the coverage of the Property Insurance Policies to the extent the Property Loss is attributable to its Exclusive-Use Area or its Share of the Common Area. By way of example only, if the total amount of the Property Damage Claim is \$1,250,000, and if 40 percent is attributed to damage in the Court Exclusive-Use Area, 35 percent is attributed to damage in the County Exclusive-Use Area, and 25 percent is attributed to damage in the Common Area, and the total amount payable under the Property Insurance Policies is \$1,000,000, then the AOC would be entitled to insurance proceeds in the amount of \$400,000 (for the damage to the Court Exclusive-Use Area), the County would be entitled to insurance proceeds of \$350,000 (for damage to the County Exclusive-Use Area), and the Parties would share the remaining \$250,000 of insurance proceeds in accordance with their respective Shares. With respect to the uninsured \$250,000 portion of the Property Damage Claim, the AOC would be responsible to pay \$100,000 (40 percent of \$250,000) in respect of its Exclusive-Use Area, plus an amount equal to the AOC Share of the \$62,500 (25 percent of \$250,000) in respect of the Common Area, and the County would be responsible to pay (if both Parties elect to restore or replace the Damaged Property) the balance of the uninsured loss. The Owner will assign and deliver to the Non-Ownning Party all insurance proceeds owed to the Non-Ownning Party effective upon its receipt of those proceeds.

7.2 Damage or Destruction Event. If, due to Property Loss, the Real Property cannot be occupied by one or both Parties, then except as provided in sections 6.1.4.2 and 7.5 of this JOA, each Party will be solely responsible for: (i) arranging its own relocation to and occupancy of alternate space, and (ii) paying all costs associated with its own relocation to and occupancy of alternate space. Promptly after a Property Loss, the Parties will comply with the provisions of sections 6.1.2 and 7.1, and as promptly as possible, but in no event later than 180 days after a Property Loss, each Party will notify the other in writing (“**Restoration Election Notice**”) whether it wishes to restore or replace the Damaged Property.

7.3 Both Parties Elect to Restore or Replace. If both Parties elect to restore or replace the Damaged Property, the Parties will cooperate in good faith to restore or replace the Damaged Property, with each Party contributing the proceeds it receives as

indemnity for direct physical loss or damage under the Property Insurance Policies and otherwise paying its portion of the cost to restore or replace the Damaged Property, as set forth in section 7.1, above. If the Parties restore or replace the Damaged Property in a way that results in a change to the Parties' Shares or their Equity rights, the Parties will each pay the costs and expense to restore or replace the Damaged Property according to their newly-determined Shares or Equity rights.

**7.4 Only One Party Elects to Restore or Replace.** If, based on the Restoration Election Notices, only one Party elects to restore or replace the Damaged Property, then within 30 days after the Parties' Restoration Election Notices are given, the Parties must meet and confer in good faith to determine how to proceed with respect to (i) the Damaged Property; (ii) the proceeds of the Property Insurance Policies, if any, to which each Party is entitled as indemnity for direct physical loss or damage under section 7.1.1, above, and (iii) compensation for the Equity rights of either Party in the Real Property, if applicable. If the Parties cannot agree on those matters, they will proceed as set forth in section 11 of this JOA. Until the Parties have reached a final agreement concerning how the foregoing issues will be resolved, neither Party will use any applicable insurance proceeds that are in dispute. Those insurance proceeds will only be used in accordance with the Parties' final resolution of those issues.

**7.5 Neither Party Elects to Restore or Replace.** If neither Party elects to restore or replace the Damaged Property and neither Party will occupy the Building, then the Owner will have the option to either (i) compensate the Non-Owning Party for its Equity rights in the uninhabitable part of the Non-Owning Party's Exclusive Use Area and the Non-Owning Party's Share of the Common Area, and the Non-Owning Party will be solely responsible for its own relocation to and occupancy of alternate space, or (ii) provide the Non-Owning Party with, and relocate the Non-Owning Party to, an alternate "suitable and necessary" space as described in section 70311 of the Act. If the Owner selects the option described in (i) of this section 7.5: (1) the Owner shall be entitled to all the proceeds of the Property Insurance Policies related to direct physical damage to the Building otherwise payable to the Non-Owning Party pursuant to section 7.1 of this Agreement to offset the cost of Owner's Equity payment to the Non-Owning Party in an amount not to exceed the Equity payment obligation; (2) when the Non-Owning Party has been compensated for its Equity rights under this section 7.5, the Parties will terminate this JOA by signing a Termination Agreement and recording it in the County Recorder's Office; and (3) section 4.3 of the Transfer Agreement, excluding sections 4.3.9, 4.3.11 and 4.3.13 shall terminate automatically by operation of this section when the Non-Owning Party receives the Owner's Equity Payment. If the Owner selects the option described in (ii) of this section 7.5: (1) the alternate space shall be subject to the approval of the Administrative Director of the Courts; (2) once the alternate space is approved by the Administrative Director of the Courts, the Owner shall be entitled to all the proceeds of the Property Insurance Policies otherwise payable to the Non-Owning Party pursuant to section 7.1 of this Agreement to offset the Owner's cost of providing

such alternate space, and, except as provided in clauses (a) and (b) below, such cost shall also be offset dollar for dollar by any insurance recovery the Non-Ownning Party receives from its insurers as a result of the Property Loss, provided that (a) from the date of the Property Loss until such time as the Owner relocates the Non-Ownning Party to the alternate space, the Non-Ownning Party may use the available proceeds of its insurance policies and the Property Insurance Policies to the extent related to the reasonable and necessary extra expense of resuming and conducting its operations , and the reasonable amount of any such proceeds used by the Non-Ownning Party shall not be used by the Owner to offset the costs of providing the alternate space, and (b) the Non-Ownning Party shall be entitled to retain any insurance recovery it receives from its insurers that is directly related to direct physical damage of its Personal Property or business income loss; and (3) all terms of this JOA (other than those that describe the features and terms that are specific to the Building "C" County Courthouse) will remain in full force and effect, and will apply to the Non-Ownning Party's occupancy of, and the respective rights and responsibilities of the Non-Ownning Party and the Court for occupancy and use of, the alternate court facility space provided by the Owner, including the Non-Ownning Party's obligation to reimburse the Managing Party for its Share of all Shared Costs under section 4 of this JOA, provided that the Parties will work together, reasonably and in good faith, to modify the terms of this JOA to describe the alternate space and, if applicable, the Parties' respective proportionate Shares, rights, and responsibilities in respect of the alternate space, to the extent that the terms of this JOA do not accurately reflect the agreement of the Parties as it relates to the alternate space. The foregoing provisions shall not relieve the County of its obligation to continue to pay the County Facilities Payment pursuant to the Act and section 6 of the Agreement. The foregoing provisions shall not alter the effectiveness of the Transfer of Responsibility accomplished by the Transfer Agreement. Nothing in this provision shall preclude the Parties from agreeing to a different resolution in place of the County's obligations under this section 7.5, including but not limited to, the payment of agreed compensation by the Owner to the AOC in exchange for the AOC's release of any alleged rights or entitlements established by this section 7.5 or the Act.

## **8. INDEMNIFICATION**

8.1 Indemnification Obligation of State Parties. The State Parties will and do indemnify, defend, and hold harmless the County Parties, with counsel reasonably acceptable to the County Parties, from and against all Indemnified Loss arising from (1) all AOC Claims, and (2) Liability Claims where and to the extent that the Liability Claims result from the willful misconduct or negligent acts, errors, or omissions of a State Party.

8.2 Indemnification Obligation of County Parties. The County Parties will and do indemnify, defend, and hold harmless the State Parties, with counsel reasonably acceptable to the State Parties, from and against all Indemnified Loss arising from

Liability Claims where and to the extent that the Liability Claims result from the willful misconduct or negligent acts, errors, or omissions of a County Party.

8.3 Indemnified Party's Participation. The indemnifying Party must manage and be entirely responsible to handle and resolve all Liability Claims for which it is responsible under sections 8.1 or 8.2, as applicable. The indemnified Party may elect, but is not required, to retain its own attorney, at the indemnified Party's sole expense, to participate in the litigation, settlement negotiations, or other dispute resolution procedures for any Liability Claim as to which it is the indemnified Party. If the indemnified Party elects to retain its own attorney to participate in the litigation, settlement negotiations, or other dispute resolution procedures for a Liability Claim, the indemnifying Party will reasonably cooperate with the indemnified Party, and the attorney retained by the indemnified Party, but the indemnifying Party retains the sole discretion regarding the resolution of claims for which it is responsible under sections 8.1 or 8.2

8.4 Effect of Indemnification Rights. The rights of a Party to be indemnified under sections 8.1 or 8.2 of this JOA will not be deemed or construed to limit or diminish the obligation of the indemnified Party to perform its duties at Law or under any agreement between the County Parties and the State Parties.

## 9. CONDEMNATION

If either Party receives written notice advising of an actual or intended condemnation of the Real Property ("**Condemnation Notice**"), that Party will immediately deliver a copy of the Condemnation Notice to the other Party and the Parties will promptly meet and confer, in good faith, to determine how to proceed. In the event of an actual condemnation, the Parties will cooperate with each other in good faith to obtain the maximum award that may be obtained from the condemning authority, and each Party will be (i) entitled to its Share of the condemnation proceeds, and (ii) solely responsible to for arranging and paying all costs associated with its own relocation to and occupancy of alternate space. The Parties agree that in the event of a condemnation and the payment of condemnation proceeds to the AOC pursuant to this section, the County shall remain relieved of its obligation to provide the AOC with an alternate "suitable and necessary" space as described in section 70311 of the Act. Nothing in this section shall relieve the County of its obligations under section 6 of the Transfer Agreement.

## 10. DEFAULT NOTICE AND CURE

Upon a Party's breach or default of any other provision of this JOA, the Parties will comply with the terms for notice of default and cure period set forth in section 10 of the Agreement, which terms are incorporated into this JOA as though fully set forth herein. Notwithstanding anything in this JOA or the Agreement to the contrary, no default or breach will be deemed to have occurred if the AOC is unable to pay any

amounts due and owing under this JOA as a result of the State of California's failure to timely approve and adopt a State budget. Should the AOC fail to pay any amounts due and owing under this JOA as a result of the State of California's failure to timely approve and adopt a State budget, the AOC will promptly pay any previously due and unpaid amounts due and owing under this JOA upon approval and adoption of the State budget.

## 11. DISPUTE RESOLUTION

In the event of a dispute between the Parties relating to performance of the Parties' obligations under this JOA, the Parties will comply with the terms for dispute resolution set forth in section 11 of the Agreement, which terms are incorporated into this JOA as though fully set forth herein.

## 12. NOTICES

Subject to section 4.7 of this JOA, any notice or communication required to be sent to a Party under this JOA must be sent in accordance with the terms for giving of notices in section 12 of the Agreement, which terms are incorporated into this JOA as though fully set forth herein.

## 13. MISCELLANEOUS

13.1 Waivers. No waiver of any provision of this JOA will be valid unless it is in writing and signed by both Parties. Waiver by either Party at any time of a breach of this JOA cannot be deemed a waiver of or consent to a breach of the same or any other provision of this JOA. If a Party's action requires the consent or approval of the other Party, that consent or approval on one occasion cannot be deemed a consent to or approval of that action on any later occasion or a consent or approval of any other action.

13.2 Force Majeure. Neither Party is responsible for performance under this JOA to the extent performance is prevented, hindered, or delayed by fire, flood, earthquake, elements of nature, acts of God, acts of war (declared and undeclared), riots, rebellions, revolutions, or terrorism, whether foreseeable or unforeseeable.

13.3 Assignment. Neither Party may assign this JOA in whole or in part, whether by operation of law or otherwise, to any other entity, agency, or person without the prior written consent of the other Party. Even if that consent is given, any assignment made in contravention of any Law will be void and of no effect.

13.4 Binding Effect. This JOA binds the Parties and their permitted successors and assigns.

13.5 Third Parties Benefited. The Court is an intended beneficiary of all provisions of this JOA for the benefit of the AOC.

13.6 Construction. The headings used in this JOA are for convenience only and will not affect the meaning or interpretation of this JOA. The words “hereof,” “herein,” and “hereunder,” and other words of similar import, refer to this JOA as a whole and not to any subdivision of this JOA. Both Parties have reviewed and negotiated this JOA, and this JOA will not be construed against a Party as the principal draftsman. The words “include” and “including” when used are not exclusive and mean “include, but are not limited to” and “including but not limited to,” respectively.

13.7 Integration; Amendments. This JOA and the Agreement contain the entire agreement of the Parties with respect to the subject matter of this JOA, and supersede all previous communications, representations, understandings, and agreements, whether verbal, written, express, or implied, between the Parties. This JOA may be amended only by written agreement signed by both of the Parties.

13.8 Incorporation By Reference. The Attachments to this JOA are incorporated into and made a part of this JOA for all purposes, and all references to this JOA in any of the Attachments mean and include the entirety of this JOA.

13.9 Severability. If any term of this JOA is inconsistent with applicable Law, then on the request of either Party, the Parties will promptly meet and confer to determine how to amend the inconsistent term in a manner consistent with Law, but all parts of this JOA not affected by the inconsistency will remain in full force and effect.

13.10 Further Assurances. The Parties agree to cooperate reasonably and in good faith with one another to (i) implement the terms and provisions set forth in this JOA and the Act, and (ii) consummate the transactions contemplated herein, and will execute any further agreements and perform any additional acts that may be reasonably necessary to carry out the purposes and intent of this JOA and the Act.

13.11 Conflicts Between JOA and Agreement; Capitalized Terms. The Agreement supersedes and controls to the extent of any conflicts between the terms of the Agreement and this JOA. Capitalized terms used in this JOA and not otherwise defined herein will have the meanings given to them in the Agreement.

13.12 Signature Authority. The individuals signing this JOA on behalf of the AOC and the County certify that they are authorized to do so.

**[SIGNATURE PAGE TO IMMEDIATELY FOLLOW]**

I agree to the terms of this JOA.

**APPROVED AS TO FORM:**  
Administrative Office of the Courts,  
Office of the General Counsel

**JUDICIAL COUNCIL OF CALIFORNIA,  
ADMINISTRATIVE OFFICE OF THE  
COURTS**

By: \_\_\_\_\_  
Name: Leslie G. Miessner  
Title: Attorney  
Date: \_\_\_\_\_

By: \_\_\_\_\_  
Name: Grant Walker  
Title: Senior Manager, Business Services  
Date: \_\_\_\_\_

**ATTEST:**  
Cindy Keck, Clerk of the Board

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

By: \_\_\_\_\_  
Name: Cindy Keck

By: \_\_\_\_\_  
Name: Rusty Dupray  
Title: Chair, Board of Supervisors  
Date: \_\_\_\_\_

LIST OF ATTACHMENTS

- Attachment "1"      Legal Description of Land
- Attachment "2"      Site Plan of Real Property
- Attachment "3"      Form of Equity Rights Purchase Agreement
- Attachment "4"      Form of Termination of Joint Occupancy Agreement
- Attachment "5"      Criteria for Approving County Employees and County Contractors  
with Respect to Background Checks



**ATTACHMENT "1" TO JOA**

**LEGAL DESCRIPTION OF LAND**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF PLACERVILLE, COUNTY OF EL DORADO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 10 NORTH, RANGE 10 EAST, M.D.B.&M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE TRACT OF LAND HEREIN DESCRIBED, A 1 1/2 INCH CAPPED IRON PIPE, BEING A CORNER OF THE EL DORADO COUNTY FAIR GROUNDS, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 13, BEARS NORTH 53° 32' 30" WEST, 1236.60 FEET; THENCE FROM SAID POINT OF BEGINNING, ALONG AN EXISTING FENCE LINE, SOUTH 84° 46' EAST, 644.56 FEET, TO AN 18 INCH OAK; THENCE CONTINUING ON FENCE, ALONG WESTERLY SIDE OF A LANE SOUTH 12° 47' WEST, 167.59 FEET, A 16 INCH OAK; THENCE SOUTH 18° 31' WEST 307.51 FEET, A 24 INCH OAK; THENCE SOUTH 0° 30' WEST 341.94 FEET, A 3/4 INCH IRON PIPE AT AN ANGLE IN FENCE; THENCE SOUTH 31° 11' EAST, 104.93 FEET, A CORNER FENCE POST; THENCE LEAVING LAST DESCRIBED FENCE AND ALONG A FENCE ON THE SOUTHERLY SIDE OF A PEAR ORCHARD SOUTH 62° 46' WEST, 126.36 FEET, A FENCE POST; THENCE LEAVING SAID FENCE NORTH 81° 22' WEST 450.78 FEET TO A POINT IN THE EAST FENCE LINE OF EL DORADO COUNTY FAIR GROUNDS, THENCE ALONG SAID FENCE NORTH 0° 01' WEST, 935.63 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 10 NORTH, RANGE 10 EAST, MDB&M, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER THEREOF A 1 1/2 INCH CAPPED IRON PIPE, A CORNER OF THE EL DORADO COUNTY FAIR GROUNDS AND FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 13' BEARS NORTH 53° 32' 30" WEST 1236.60 FEET DISTANT; THENCE ALONG A FENCE LINE SOUTH 84° 46' EAST 10.05 FEET TO THE NORTHEAST CORNER, A 1 INCH CAPPED IRON PIPE STAMPED L.S. 2403 1970; THENCE SOUTH 0° 01' EAST 936.22 FEET TO THE SOUTHEAST CORNER, A 1 INCH CAPPED IRON PIPE STAMPED LS 2403 1970, SET IN A FENCE LINE; THENCE NORTH 81° 22' WEST 10.14 FEET TO A 8 INCH ROUND CORNER FENCE POST; THENCE ALONG THE EXISTING FENCE MARKING THE EL

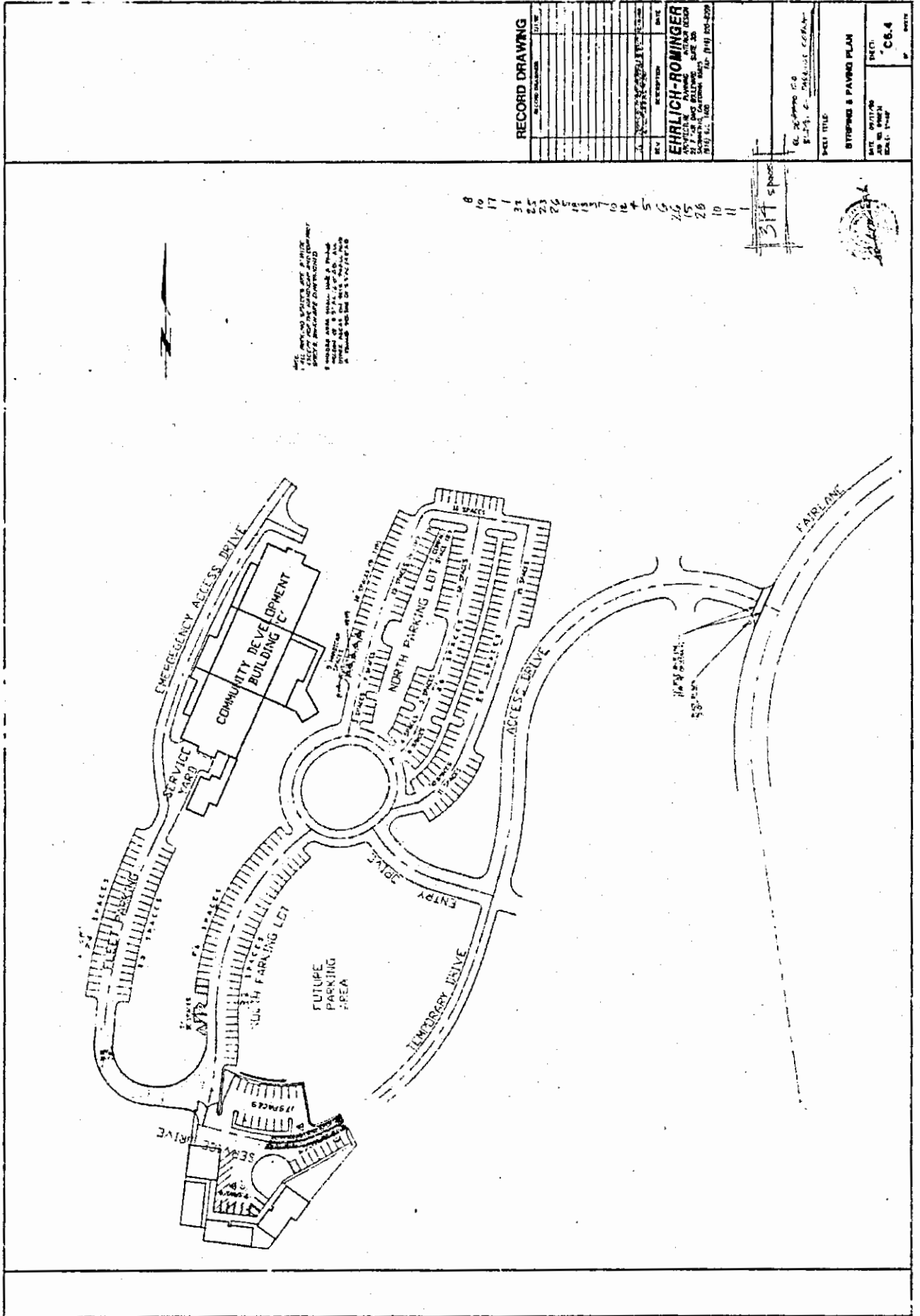
DORADO COUNTY FAIR GROUNDS NORTH 0° 01' WEST 935.63 FEET TO THE  
POINT OF COMMENCEMENT.

APN: 325-280-24-100

**ATTACHMENT "2" TO JOA  
SITE PLAN OF REAL PROPERTY**

**(See Attached)**

# ATTACHMENT "2" SITE PLAN



**ATTACHMENT “3” TO JOA**  
**FORM OF EQUITY RIGHTS PURCHASE AGREEMENT**

**1. PURPOSE**

The Judicial Council of California (“**Council**”), Administrative Office of the Courts (together, the “**AOC**”), and the County of El Dorado (“**County**”) enter into this Agreement under section 70344(b) of the Trial Court Facilities Act of 2002, Government Code section 70301, *et seq.*, as it exists as of the Effective Date (the “**Act**”), to set forth the terms and conditions for the purchase of Equity Rights in the Real Property.

**2. DEFINITIONS**

“**Agreement**” means this Equity Rights Purchase Agreement.

“**Building**” means the “Building” as defined in the Transfer Agreement.

“**Common Area**” means the “Common Area” as defined in the Transfer Agreement.

“**Compensation**” means the amount paid by the Majority Occupant to the Minority Occupant in exchange for the Minority Occupant’s Equity Rights.

“**Court Facility**” means the trial court facility commonly known as Building “C,” as further defined in the Transfer Agreement.

“**Effective Date**” means the date this Agreement is signed by the last Party to sign.

“**Equity**” means “equity” as used in section 70344(b) of the Act.

“**Equity Purchase**” means the Majority Occupant’s purchase of the Minority Occupant’s Equity Rights in the Real Property under section 70344(b) of the Act and this Agreement.

“**Equity Rights**” means (1) all rights, interests, and entitlement of the Minority Occupant in and to the \_\_\_\_\_ square feet of space in the Building that is occupied exclusively by the Minority Occupant on the Effective Date, and which space comprises approximately \_\_\_\_ percent of the total Building square footage, as depicted on **Exhibit “A”** attached to this Agreement; and (2) all non-exclusive rights, interests, and entitlement of the Minority Occupant in and to the Common Area.

**“Grant Deed”** means the “Grant Deed” as defined in the Transfer Agreement.

**“Majority Occupant”** means the Party that occupies 80 percent or more of the total Building square footage on the Effective Date of this Agreement. For purposes of this Agreement, the County is the Majority Occupant.

**“Minority Occupant”** means the Party that occupies 20 percent or less of the total Building square footage on the Effective Date of this Agreement. For purposes of this Agreement, the AOC is the Minority Occupant.

**“Party”** means the AOC or the County, and **“Parties”** means the AOC and the County.

**“Real Property”** means the “Real Property” as defined in the Transfer Agreement.

**“Transfer Agreement”** means the Transfer Agreement For the Transfer of Responsibility For Court Facility, and all attached Exhibits and Schedules, dated as of \_\_\_\_\_, 2008, which sets forth the terms for the transfer of responsibility for and the transfer of title to the Court Facility under the Act.

### **3. PURCHASE OF EQUITY RIGHTS**

3.1 **Exercise of Vacate Right.** The Majority Occupant has elected to exercise its right to require the Minority Occupant to vacate the Building under section 70344(b) of the Act and has given the Minority Occupant reasonable notice of its election to so exercise.

3.2 **Compensation.** The Compensation for the Equity Purchase is \$ \_\_\_\_\_, which amount will be paid by the Majority Occupant to the Minority Occupant [in a lump sum on the earlier of (1) the date that the Minority Occupant actually vacates the Building, or (2) the date on which the Grant Deed is recorded in connection with the transfer of title under the Transfer Agreement.] **OR** [describe].

3.3 **Relocation Costs.** The Majority Occupant will be responsible for the moving expenses of the Minority Occupant at the fair market rate. The Majority Occupant will, at its sole expense, make arrangements for the furniture, equipment, supplies, and other personal property of the Minority Occupant that are located in the Building to be packed and moved, by a professional business relocation service, from the Real Property to the alternate location specified by the Minority Occupant or, at the sole option of the Minority Occupant, the Minority Occupant may engage its own moving and relocation company to perform its move and the Majority Occupant will reimburse the Minority Occupant’s actual relocation costs in an amount not to exceed the amount that

would have been charged by the Majority Occupant's professional relocation company for the same relocation services. In no event will the Majority Occupant be responsible for any costs incurred by the Minority Occupant in searching for, identifying, leasing, purchasing, improving, furnishing, or otherwise preparing for occupancy the Minority Occupant's alternate premises, including without limitation, any brokerage commissions, finders' fees, closing costs, tenant improvement costs, or consultant's fees. The terms of this section 3.3 will survive the consummation of the Equity Purchase until \_\_\_\_\_, 200\_\_ [**Note: This should be the same date as the deadline for vacation of the Real Property by the Minority Occupant set forth in section 4.3 below**].

3.4 Rights and Responsibilities. Upon completion of the Equity Purchase, the rights and responsibilities of the Parties in respect of the Equity Rights purchased by the Majority Occupant will be as set forth in the Transfer Agreement.

3.5 Representations and Warranties. Each Party makes the following representations and warranties to the other to the best of its knowledge after reasonable investigation and inquiry:

3.5.1 The Compensation is equal to the fair market value of the Minority Occupant's Equity Rights in the Real Property;

3.5.2 The person who has signed this Agreement on behalf of the Party has been duly authorized and empowered, by a resolution or other formal action of the Party, to sign this Agreement on its behalf, and no other or further approval or consent is required to authorize or empower the Party to enter into and perform this Agreement; and

3.5.3 This Agreement and the Equity Purchase contemplated in this Agreement do not and will not violate any agreement, obligation, or court order by which the Party is bound or to which it or its assets is subject.

#### 4. CLOSING THE EQUITY PURCHASE TRANSACTION

4.1 Delivery of Signed Agreement. The last Party to sign this Agreement must deliver to the AOC, within three business days after signing, \_\_\_\_ fully-signed originals of this Agreement.

4.2 When the Equity Purchase Takes Effect. The Equity Purchase will be effective and deemed consummated immediately and automatically upon the Majority Occupant's payment of the Compensation to the Minority Occupant, whether or not the Minority Occupant has then vacated the Real Property.

4.3 When Minority Occupant Must Vacate the Real Property. The Minority Occupant agrees that it will entirely vacate its occupancy of the Real Property by no later

than \_\_\_\_\_, 200\_\_. If the Minority Occupant fails to complete its vacation the Real Property by \_\_\_\_\_, 200\_\_ through no fault of the Majority Occupant, the Minority Occupant will be deemed to have fully and forever waived and relinquished its rights, under section 70344(b) of the Act and section 3.3 of this Agreement, to require the Majority Occupant to pay the Minority Occupant's relocation costs.

4.4 Delivery of Possession. When the Equity Purchase has been completed and the Minority Occupant has vacated the Real Property, the Minority Occupant will deliver to the Majority Occupant possession and control of the Equity Rights, and the Minority Occupant will thereafter have no right, claim, or interest in the Equity Rights whatsoever.

## 5. MISCELLANEOUS

5.1 Dispute Resolution. Any dispute between the Parties concerning this Agreement must be resolved under the terms for "Dispute Resolution" in section 11 of the Transfer Agreement.

5.2 Amendments. This Agreement may be amended only by written agreement signed by both of the Parties.

5.3 Waivers. No waiver of any provision of this Agreement will be valid unless it is in writing and signed by both Parties. Waiver by either Party at any time of any breach of this Agreement cannot be deemed a waiver of or consent to a breach of the same or any other provision of this Agreement. If a Party's action requires the consent or approval of the other Party, that consent or approval on any one occasion cannot be deemed a consent to or approval of that action on any later occasion or a consent or approval of any other action.

5.4 Binding Effect. This Agreement binds the Parties and their permitted successors and assigns. The State Parties are intended beneficiaries of all provisions of this Agreement for the benefit of the AOC. Otherwise, this Agreement is for the benefit only of the Parties, and no third parties are intended to be benefited by this Agreement.

5.5 Governing Law. This Agreement, and the Parties' performance under this Agreement, will be exclusively governed by the laws of the State without regard to its conflict of law provisions.

5.6 Construction. The headings used in this Agreement are for convenience only and will not affect the meaning or interpretation of this Agreement. This Agreement will not be construed against any Party as the principal draftsman. The words "include" and "including" when used are not exclusive and mean "include, but are not limited to" and "including but not limited to," respectively.



5.7 Integration. This Agreement and the Transfer Agreement contain the entire agreement of the Parties with respect to the Equity Purchase, and supersede all previous and concurrent communications, understandings, and agreements, whether verbal, written, express, or implied, between the Parties concerning the subject matter of this Agreement.

5.8 Capitalized Terms. Any capitalized terms that are not otherwise defined in this Agreement will have the meanings given to them in the Transfer Agreement.

5.9 Severability. If any term of this Agreement is inconsistent with applicable law, then upon the request of either Party, the Parties will promptly meet and confer to determine how to amend the inconsistent term in a manner consistent with Law, but all parts of this Agreement not affected by the inconsistency will remain in full force and effect.

5.10 Further Assurances. The County and the AOC agree to cooperate reasonably and in good faith with one another to (1) implement the terms of this Agreement, and (2) consummate the Equity Purchase, and will execute any further agreements and perform any additional acts that are reasonably necessary to carry out the terms of this Agreement.

5.11 Notices. Any notices or other communications to be sent by one Party to the other under this Agreement will be sent and deemed received in accordance with the "Notices" provision of section 12 of the Transfer Agreement.

**[SIGNATURES PAGE TO IMMEDIATELY FOLLOW]**

I agree to the terms of this Agreement.

**APPROVED AS TO FORM:**  
Administrative Office of the Courts,  
Office of the General Counsel

**JUDICIAL COUNCIL OF CALIFORNIA,  
ADMINISTRATIVE OFFICE OF THE  
COURTS**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

**ATTEST:**  
\_\_\_\_\_, Clerk of the Board

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

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

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: Chair, Board of Supervisors  
Date: \_\_\_\_\_

**EXHIBIT "A" ATTACHMENT "3" TO JOA  
COPY OF FLOOR PLAN  
(See Attached)**

**ATTACHMENT "4" TO JOA**

**FORM OF TERMINATION OF JOINT OCCUPANCY AGREEMENT**

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

STATE OF CALIFORNIA  
c/o Judicial Council of California  
Administrative Office of the Courts  
Office of the General Counsel  
455 Golden Gate Avenue  
San Francisco, CA 94102  
Attn: Melvin Kennedy, Managing Attorney  
Office of the General Counsel, Real Estate Unit

OFFICIAL STATE BUSINESS - EXEMPT FROM RECORDING FEES PURSUANT TO GOV'T. CODE SECTION 27383 AND DOCUMENTARY TRANSFER TAX PURSUANT TO REVENUE AND TAXATION CODE SECTION 11922.

APN(S): 325-280-24-100; County of El Dorado

**TERMINATION OF JOINT OCCUPANCY AGREEMENT**

This Termination of Joint Occupancy Agreement ("**Termination**") is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by and between the Judicial Council of California, Administrative Office of the Courts ("**AOC**"), and the COUNTY OF EL DORADO ("**County**"). The AOC and the County each constitute a "**Party**" and collectively constitute the "**Parties**" to this Termination.

**RECITALS**

A. On \_\_\_\_\_, 2008, the County and the AOC entered into a Transfer Agreement For The Transfer of Responsibility For Court Facility (the "**Transfer Agreement**"). Under the Transfer Agreement, the County transferred to the AOC responsibility for funding and operation of the Building "C," which is located in a building on certain real property in the City of Placerville, County of El Dorado, State of California and having a street address of 2850 Fairlane Court (as more completely described in the Transfer Agreement, the "**Real Property**"). The legal description of the Real Property is attached to this Termination as **Attachment 1**

B. Under the Transfer Agreement, the AOC and the County also entered into a Joint Occupancy Agreement dated \_\_\_\_\_, 2008 ("**JOA**"), setting forth the parties' respective rights and obligations with respect to the shared occupancy and use of the Real Property.

C. To memorialize the parties' respective rights and duties under the JOA, the parties signed a Memorandum of Joint Occupancy Agreement ("**Memorandum**"), which was recorded in the Official Records of the County as Instrument No. \_\_\_\_\_.

D. The JOA has now been terminated by the County and the AOC, and is no longer of any force or effect, except for the terms of the JOA that expressly survive the termination of the JOA.

E. The County and the AOC now wish to record this Termination to memorialize the termination of the JOA and the Memorandum.

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

1. The JOA and the Memorandum are terminated, and are no longer of any force or effect, except for those terms of the JOA that the parties have expressly agreed in writing will survive the termination of the JOA.

2. This Termination is to be recorded in the Official Records of the County with respect to the Real Property, whereupon the Memorandum will automatically be removed as an encumbrance on the title to the Real Property.

**[SIGNATURE PAGE TO IMMEDIATELY FOLLOW]**

IN WITNESS WHEREOF, this Termination has been executed as of the day and year first above written.

**APPROVED AS TO FORM:**  
Administrative Office of the Courts,  
Office of the General Counsel

**JUDICIAL COUNCIL OF  
CALIFORNIA, ADMINISTRATIVE  
OFFICE OF THE COURTS**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

**ATTEST:**

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

\_\_\_\_\_, Clerk of the Board

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

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

AOC ACKNOWLEDGMENT

**STATE OF CALIFORNIA  
COUNTY OF SAN FRANCISCO**

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

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

WITNESS my hand and official seal.

Signature \_\_\_\_\_ (Seal)

**STATE OF CALIFORNIA  
COUNTY OF SAN FRANCISCO**

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

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

WITNESS my hand and official seal.

Signature \_\_\_\_\_ (Seal)

COUNTY ACKNOWLEDGMENT

**STATE OF CALIFORNIA  
COUNTY OF EL DORADO**

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

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

WITNESS my hand and official seal.

Signature \_\_\_\_\_ (Seal)

**STATE OF CALIFORNIA  
COUNTY OF EL DORADO**

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

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

WITNESS my hand and official seal.

Signature \_\_\_\_\_ (Seal)



**ATTACHMENT 1 TO TERMINATION OF  
JOINT OCCUPANCY AGREEMENT**

**LEGAL DESCRIPTION OF THE REAL PROPERTY**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF PLACERVILLE, COUNTY OF EL DORADO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 10 NORTH, RANGE 10 EAST, M.D.B.&M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE TRACT OF LAND HEREIN DESCRIBED, A 1 1/2 INCH CAPPED IRON PIPE, BEING A CORNER OF THE EL DORADO COUNTY FAIR GROUNDS, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 13, BEARS NORTH 53° 32' 30" WEST, 1236.60 FEET; THENCE FROM SAID POINT OF BEGINNING, ALONG AN EXISTING FENCE LINE, SOUTH 84° 46' EAST, 644.56 FEET, TO AN 18 INCH OAK; THENCE CONTINUING ON FENCE, ALONG WESTERLY SIDE OF A LANE SOUTH 12° 47' WEST, 167.59 FEET, A 16 INCH OAK; THENCE SOUTH 18° 31' WEST 307.51 FEET, A 24 INCH OAK; THENCE SOUTH 0° 30' WEST 341.94 FEET, A 3/4 INCH IRON PIPE AT AN ANGLE IN FENCE; THENCE SOUTH 31° 11' EAST, 104.93 FEET, A CORNER FENCE POST; THENCE LEAVING LAST DESCRIBED FENCE AND ALONG A FENCE ON THE SOUTHERLY SIDE OF A PEAR ORCHARD SOUTH 62° 46' WEST, 126.36 FEET, A FENCE POST; THENCE LEAVING SAID FENCE NORTH 81° 22' WEST 450.78 FEET TO A POINT IN THE EAST FENCE LINE OF EL DORADO COUNTY FAIR GROUNDS, THENCE ALONG SAID FENCE NORTH 0° 01' WEST, 935.63 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 10 NORTH, RANGE 10 EAST, MDB&M, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER THEREOF A 1 1/2 INCH CAPPED IRON PIPE, A CORNER OF THE EL DORADO COUNTY FAIR GROUNDS AND FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 13' BEARS NORTH 53° 32' 30" WEST 1236.60 FEET DISTANT; THENCE ALONG A FENCE LINE SOUTH 84° 46' EAST 10.05 FEET TO THE NORTHEAST CORNER, A 1 INCH CAPPED IRON PIPE STAMPED L.S. 2403 1970; THENCE SOUTH 0° 01' EAST 936.22 FEET TO THE SOUTHEAST CORNER, A 1 INCH CAPPED IRON PIPE STAMPED LS 2403 1970, SET IN A FENCE LINE; THENCE NORTH 81° 22' WEST 10.14 FEET TO A 8 INCH ROUND CORNER FENCE POST; THENCE ALONG THE EXISTING FENCE MARKING THE EL

DORADO COUNTY FAIR GROUNDS NORTH 0° 01' WEST 935.63 FEET TO THE POINT OF COMMENCEMENT.

APN: 325-280-24-100

## ATTACHMENT "5" TO JOA

### CRITERIA FOR APPROVING COUNTY EMPLOYEES AND COUNTY CONTRACTORS WITH RESPECT TO BACKGROUND CHECKS

No County employee or County Contractor may access or work unescorted in any Restricted Area of the Real Property if any of the following applies to that employee or Contractor:

1. Any conviction or charge pending court disposition with respect to felonies or misdemeanors involving violence, weapons, theft, robbery, burglary, embezzlement, dishonesty, moral turpitude, drugs (excluding misdemeanor marijuana convictions), or sexual activity (for a list of crimes constituting moral turpitude, please see **Appendix 1** to this **Attachment "5"**).
2. Any conviction or charge pending court disposition involving a serious felony which is listed in Penal Code section 1192.7(c) or any violent felony which is listed in Penal Code section 667.5(c).
3. Any conviction or charge pending court disposition with respect to felonies or misdemeanors contributing to the delinquency of a minor.
4. Any conviction or charge pending court disposition with respect to felonies or misdemeanors involving mob action (a.k.a. gang activity).
5. Any conviction or charge pending court disposition with respect to felonies or misdemeanors involving any crime (other than a minor traffic violation) not included in paragraphs 1 through 4, above, for which the AOC's Emergency & Response Unit ("**ERS**") has not provided a written exemption for that conviction or pending charge.
6. Outstanding bench warrant.
7. Failure to appear in court within six (6) months.

In order to obtain a written exemption with respect to paragraph 5, above, the County must submit all relevant information relating to the conviction or pending charge (e.g. type of offense, date of conviction, and sentence) to the Senior Manager of ERS. The County will not include the name of the employee with this information. After review of the submitted information, the Senior Manager of ERS will notify the County in writing if an exemption for that conviction or pending charge will be provided by the AOC.

For purposes of these criteria, “conviction” includes a verdict of guilty, a plea of guilty, a plea of *nolo contendere*, or a forfeiture of bail in municipal, superior, or federal court regardless of whether sentence is imposed by the court.

## APPENDIX 1 TO ATTACHMENT "5"

The appellate courts have determined that the following crimes are crimes of moral turpitude:

1. Property Crimes. Arson; auto theft; attempted auto theft; burglary (any degree); attempted burglary; embezzlement; forgery; grand theft; receiving stolen property; theft; and vandalism (felony).

2. Assaultive Crimes. Assault by force likely to produce grievous bodily injury; assault with deadly weapon; assault with intent to murder; assault with intent to rape; battery of non-inmate by inmate; battery on peace officer; corporal injury to child; discharge a firearm; false imprisonment; robbery; shooting at inhabited dwelling; and spousal battery.

3. Homicide. Murder; second degree murder; and voluntary manslaughter.

4. Sex Crimes. Assault with intent to rape; indecent exposure; lewd act on child; pimping and pandering; rape; statutory rape; and sexual battery.

5. Escape. Escape with or without violence; and evading a peace officer.

6. Drug Crimes. Maintaining a drug house; possession of heroin for sale; possession of marijuana for sale; sale of drugs; and transportation of controlled substance.

7. Weapons. Felon in possession of firearm; possession or conspiracy to possess illegal firearm; and possession of deadly weapon with intent to assault.

8. Other. Felony drunk driving; felony false imprisonment; felony hit and run; kidnapping; terrorist threat; bribery; extortion; and perjury.

## EXHIBIT "G"

### FORM OF MEMORANDUM OF JOINT OCCUPANCY AGREEMENT

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

STATE OF CALIFORNIA  
c/o Judicial Council of California  
Administrative Office of the Courts  
Office of the General Counsel  
455 Golden Gate Avenue  
San Francisco, CA 94102  
Attn: Melvin Kennedy, Managing Attorney  
Office of the General Counsel, Real Estate Unit

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

APN: 325-280-24-100; County of El Dorado

### MEMORANDUM OF JOINT OCCUPANCY AGREEMENT

THIS MEMORANDUM OF JOINT OCCUPANCY AGREEMENT ("Memorandum") is made and entered into the \_\_\_\_ day of \_\_\_\_\_, 200\_\_ by and between the County of El Dorado, whose present address is \_\_\_\_\_ ("County"), and the Judicial Council of California, Administrative Office of the Courts ("AOC"), whose present address is 455 Golden Gate Avenue, San Francisco, CA 94102, Attention: Assistant Director, Office of Court Construction and Management, with respect to the following facts:

#### RECITALS

A. County is the fee owner of that certain real property located in the City of Placerville, County of El Dorado, State of California, and having a street address of Building C, 2850 Fairlane Court, Placerville, California, as more particularly described on **Attachment 1** to this Memorandum ("Land"), together with the improvements located thereon containing the court facility commonly known as Building "C", and all other buildings, structures, and improvements located on and/or affixed to the Land (together with the Land, the "**Real Property**");

B. Under that certain Transfer Agreement For The Transfer of Responsibility For Court Facility between AOC and County dated as of \_\_\_\_\_, 200\_\_, AOC and County have entered into that certain Joint Occupancy Agreement, dated as of \_\_\_\_\_, 200\_\_ ("**JOA**"), setting forth the terms governing the Parties'

respective rights and responsibilities regarding their shared possession, occupancy and use of the Real Property, as more particularly described in the JOA;

C. The JOA provides, among other things, for rights of first refusal and rights of first offer in favor of County and AOC to expand into and occupy, on a paid basis, any portion of the Real Property that County or AOC desire to vacate in accordance with Government Code § 70342(e);

D. Under the terms of the JOA, this Memorandum is to be recorded in the Official Records of County with respect to the Property for the purpose of memorializing the existence of the JOA, the terms of which inure to the benefit of, and bind, AOC, County and their respective successors and assigns. Any third-party interested in obtaining information about the Agreement may contact the parties at their above-referenced addresses.

**[SIGNATURE PAGE TO IMMEDIATELY FOLLOW]**

IN WITNESS WHEREOF, this Memorandum has been executed as of the day and year first above written.

**APPROVED AS TO FORM:**  
Administrative Office of the Courts,  
Office Of The General Counsel

**JUDICIAL COUNCIL OF CALIFORNIA,  
ADMINISTRATIVE OFFICE OF THE  
COURTS**

By: \_\_\_\_\_  
Name: Leslie G. Miessner  
Title: Attorney  
Date: \_\_\_\_\_

By: \_\_\_\_\_  
Name: Grant Walker  
Title: Senior Manager, Business Services  
Date: \_\_\_\_\_

**ATTEST:**  
Cindy Keck, Clerk of the Board

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

By: \_\_\_\_\_  
Cindy Keck

By: \_\_\_\_\_  
Name: Rusty Dupray  
Title: Chair, Board of Supervisors  
Date: \_\_\_\_\_



AOC ACKNOWLEDGMENT

**STATE OF CALIFORNIA  
COUNTY OF SAN FRANCISCO**

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

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

WITNESS my hand and official seal.

Signature \_\_\_\_\_ (Seal)

**STATE OF CALIFORNIA  
COUNTY OF SAN FRANCISCO**

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

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

WITNESS my hand and official seal.

Signature \_\_\_\_\_ (Seal)

COUNTY ACKNOWLEDGMENT

**STATE OF CALIFORNIA  
COUNTY OF EL DORADO**

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

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

WITNESS my hand and official seal.

Signature \_\_\_\_\_ (Seal)

**STATE OF CALIFORNIA  
COUNTY OF EL DORADO**

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

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

WITNESS my hand and official seal.

Signature \_\_\_\_\_ (Seal)

## ATTACHMENT 1 TO EXHIBIT "G"

### LEGAL DESCRIPTION OF THE PROPERTY

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF PLACERVILLE, COUNTY OF EL DORADO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 10 NORTH, RANGE 10 EAST, M.D.B.&M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE TRACT OF LAND HEREIN DESCRIBED, A 1 ½ INCH CAPPED IRON PIPE, BEING A CORNER OF THE EL DORADO COUNTY FAIR GROUNDS, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 13, BEARS NORTH 53° 32' 30" WEST, 1236.60 FEET; THENCE FROM SAID POINT OF BEGINNING, ALONG AN EXISTING FENCE LINE, SOUTH 84° 46' EAST, 644.56 FEET, TO AN 18 INCH OAK; THENCE CONTINUING ON FENCE, ALONG WESTERLY SIDE OF A LANE SOUTH 12° 47' WEST, 167.59 FEET, A 16 INCH OAK; THENCE SOUTH 18° 31' WEST 307.51 FEET, A 24 INCH OAK; THENCE SOUTH 0° 30' WEST 341.94 FEET, A ¾ INCH IRON PIPE AT AN ANGLE IN FENCE; THENCE SOUTH 31° 11' EAST, 104.93 FEET, A CORNER FENCE POST; THENCE LEAVING LAST DESCRIBED FENCE AND ALONG A FENCE ON THE SOUTHERLY SIDE OF A PEAR ORCHARD SOUTH 62° 46' WEST, 126.36 FEET, A FENCE POST; THENCE LEAVING SAID FENCE NORTH 81° 22' WEST 450.78 FEET TO A POINT IN THE EAST FENCE LINE OF EL DORADO COUNTY FAIR GROUNDS, THENCE ALONG SAID FENCE NORTH 0° 01' WEST, 935.63 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 10 NORTH, RANGE 10 EAST, MDB&M, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER THEREOF A 1 ½ INCH CAPPED IRON PIPE, A CORNER OF THE EL DORADO COUNTY FAIR GROUNDS AND FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 13' BEARS NORTH 53° 32' 30" WEST 1236.60 FEET DISTANT; THENCE ALONG A FENCE LINE SOUTH 84° 46' EAST 10.05 FEET TO THE NORTHEAST CORNER, A 1 INCH CAPPED IRON PIPE STAMPED L.S. 2403 1970; THENCE SOUTH 0° 01' EAST 936.22 FEET TO THE SOUTHEAST CORNER, A 1 INCH CAPPED IRON PIPE STAMPED LS 2403 1970, SET IN A FENCE LINE; THENCE NORTH 81° 22' WEST 10.14 FEET TO A 8 INCH ROUND CORNER FENCE POST; THENCE ALONG THE EXISTING FENCE MARKING THE EL DORADO COUNTY FAIR GROUNDS NORTH 0° 01' WEST 935.63 FEET TO THE POINT OF COMMENCEMENT.

APN: 325-280-24-100

Court Facility: #09-B1  
Owned-Shared (TOR Only w/BI)  
IMANDB/1295806v1

G-6

**EXHIBIT "H"**

**LIST OF SERVICE CONTRACTS**

PVS Distributing  
6222 27th Street, Sacramento, CA 95822  
949-350-8882

Signal Services  
PO Box 597, Angels Camp, CA 95222  
209-736-4996

Sonitol of Sacramento  
1334 Blue Oaks Blvd., Roseville, CA 95678  
916-724-1170

Elevator Services Company  
3487 Orange Grove Ave., Ste Q, North Highlands  
916-483-4997

Hangtown Fire  
PO Box 1832, Diamond Springs, CA 95619  
530-626-6243

Hunter Pest Control  
PO Box 1435, Diamond Springs, CA 95619  
530-876-1457

Wayne's Locksmith  
669 Placerville Drive, Placerville, CA 95667  
530-626-5531

## **EXHIBIT "I"**

### **BONDED INDEBTEDNESS DOCUMENTS**

Indenture of Trust, dated as of January 1, 1990, by and between Bankers Trust Company of California, National Association, as trustee, and the El Dorado County Bond Authority, relating to \$22,325,000 El Dorado County Bond Authority Lease Revenue Bonds (Capital Facilities Project), Series 1990.

Lease Agreement, dated as of January 1, 1990, by and between the El Dorado County Bond Authority, as lessor, and the County of El Dorado, as lessee, relating to \$22,325,000 El Dorado County Bond Authority Lease Revenue Bonds (Capital Facilities Project), Series 1990.

Site and Facilities Lease Agreement, dated as of January 1, 1990, by and between the County of El Dorado, as lessor, and the El Dorado Bond Authority, as lessee, relating to \$22,325,000 El Dorado Bond Authority Lease Revenue Bonds (Capital Facilities Projects), Series 1990.

First Amendment to Indenture of Trust, dated as of October 26, 1990, by and between Bankers Trust Company of California, National Association, as trustee, and the El Dorado County Bond Authority, relating to \$22,325,000 El Dorado Bond Authority Lease Revenue Bonds (Capital Facilities Projects), Series 1990.

First Amendment to Lease Agreement, dated as of October 26, 1990, by and between the El Dorado County Bond Authority, as lessor, and the County of El Dorado, as lessee, relating to \$22,325,000 El Dorado Bond Authority Lease Revenue Bonds (Capital Facilities Projects), Series 1990.

First Amendment to Site and Facilities Lease Agreement, dated as of October 26, 1990, by and between the County of El Dorado, as lessor, and the El Dorado Bond Authority, as lessee, relating to \$22,325,000 El Dorado Bond Authority Lease Revenue Bonds (Capital Facilities Projects), Series 1990.