

Seller: Bell Trust
APN's: 009-180-008 &
009-180-013
Project #: 97019
Escrow #: P-413710 &
P-413713

ACQUISITION AGREEMENT FOR PUBLIC PURPOSES

This Agreement ("Agreement") is made by and between THE COUNTY OF EL DORADO, a political subdivision of the State of California ("County"), and **Evan E. Bell and Lois E. Bell, Trustees, Bell Family Trust under agreement dated March 22, 2004**, referred to herein as ("Seller"), with reference to the following facts:

RECITALS

- A. Seller owns that certain real property located in an unincorporated area of the County of El Dorado, California, a legal description of which is attached hereto as Exhibit A (the "Property").
- B. Seller desires to sell and County desires to acquire for public purposes, a portion of the Property, in Fee by Grant Deeds as described and depicted in Exhibit B and D the exhibits thereto, and Temporary Construction Easements as described and depicted in Exhibit C and E and the exhibits thereto, all of which are attached hereto and collectively referred to hereinafter as "the Acquisition Properties," on the terms and conditions herein set forth.

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

AGREEMENT

1. ACQUISITION

Seller hereby agrees to sell to County and County, upon approval of the Board of

Seller EB LB

Seller: Bell Trust
APN's: 009-180-008 &
009-180-013
Project #: 97019
Escrow #: P-413710 &
P-413713

Supervisors, hereby agrees to acquire from Seller, the Acquisition Properties, as described and depicted in the attached Exhibits B, C, D and E and the exhibits thereto. The terms of the Temporary Construction Easements shall be the terms set forth in Exhibits C and E, which are attached hereto and hereby incorporated by reference and made a part hereof. The Temporary Construction Easements shall start on September 1, 2021 and end on September 1, 2024. This start date is based on the County's anticipated right-of-way certification from the California Department of Transportation (Caltrans). Construction is anticipated to take 12 months.

2. JUST COMPENSATION

The just compensation for the Acquisition Properties is in the amount of \$19,263.00 for the Fee Title, \$7,594.50 for the Temporary Construction Easements and \$1,500.00 for improvements for a total amount of \$28,357.50 rounded to \$28,400.00 (Twenty Eight Thousand, Four Hundred Dollars, exactly) which represents the total amount of compensation to Seller.

3. ESCROW

The acquisition of the Acquisition Properties shall be consummated by means of Escrow No. P-413710 for APN 009-180-008 and P-413713 for APN-009-180-013 which have been opened at Placer Title Company ("Escrow Holder"). This Agreement shall, to the extent possible, act as escrow instructions. The parties shall execute all further escrow instructions required by Escrow Holder. All such further escrow instructions, however, shall be

Seller EB LB

Seller: Bell Trust
APN's: 009-180-008 &
009-180-013
Project #: 97019
Escrow #: P-413710 &
P-413713

consistent with this Agreement, which shall control. The "Close of Escrow" is defined to be the recordation of the Grant Deeds and Temporary Construction Easement Deeds from Seller to County for the Acquisition Properties. Seller and County agree to deposit in escrow all instruments, documents, and writings identified or reasonably required to close escrow. The escrow must be closed no later than June 1, 2022, unless the closing date is extended by mutual agreement of the parties pursuant to the terms of this Agreement.

4. ESCROW AND OTHER FEES

County shall pay:

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

5. TITLE

Seller shall by Grant Deeds and Temporary Construction Easement Deeds convey to the County, the Acquisition Properties free and clear of title defects, liens, encumbrances, taxes, and deeds of trust. Title to the Acquisition Properties shall vest in the County subject only to:

Seller MB YB

Seller: Bell Trust
APN's: 009-180-008 &
009-180-013
Project #: 97019
Escrow #: P-413710 &
P-413713

- A. Covenants, conditions, restrictions and reservations of record, if any; and
- B. Easements or rights of way over the land for public or quasi-public utility or public road purposes, as contained in Placer Title Company Preliminary Report Order No. P-413710 and P-413713, both dated October 21, 2020, if any; and
- C. Exceptions 1, 2 and 3 paid current and subject to items 4, 5, 6, 7, 8, 9, 10, 11, 14, 15 and 16 as listed in Preliminary Report P-413710; Exceptions 1, 2 and 3 paid current and subject to items 4, 5, 6, 7, 8, 9, 10, 11, 14, 15, 16 and 17 as listed in Preliminary Report P-413713.

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

6. AGREEMENT DECLARING RESTRICTIVE COVENANTS (ADRC)

Seller acknowledges that County will use federal/state/local funds for the acquisition of the land rights for this Project. County has entered into a Master Agreement, Administering Agency – State Agreement for Federal Aid Projects, Agreement No. 03-5925F15, effective October 18, 2016. County has agreed to comply with the terms and conditions of that Agreement, which include compliance with all Fair Employment Practices and with all

Seller EA LB

Seller: Bell Trust
APN's: 009-180-008 &
009-180-013
Project #: 97019
Escrow #: P-413710 &
P-413713

Nondiscrimination Assurances as are contained in said Master Agreement, including the addition of certain covenants as contained in the Grant Deeds and Temporary Construction Easement Deeds being conveyed by Seller, and as shown in Exhibits B, C, D and E and the exhibits thereto, attached hereto and incorporated by reference herein.

7. WARRANTIES

Seller warrants that:

- A. Seller owns the Property, free and clear of all liens, licenses, claims, encumbrances, easements, and encroachments on the Property from adjacent properties, encroachments by improvements on the Property onto adjacent properties, and rights of way of any nature, not disclosed by the public record.
- B. Seller has no knowledge of any pending litigation involving the Property.
- C. Seller has no knowledge of any violations of, or notices concerning defects or noncompliance with, any applicable code statute, regulation, or judicial order pertaining to the Property.
- D. All warranties, covenants, and other obligations described in this contract section and elsewhere in this Agreement shall survive delivery of the deeds.

8. MORTGAGES, DEEDS OF TRUST

Any or all monies payable under this Agreement, up to and including the total amount of unpaid principal and interest on notes secured by mortgages or deeds of trust, if any, and all other amounts due and payable in accordance with the terms and conditions of said trust

Seller GB LB

Seller: Bell Trust
APN's: 009-180-008 &
009-180-013
Project #: 97019
Escrow #: P-413710 &
P-413713

deeds or mortgages shall, upon demands be made payable to the mortgagees or beneficiaries to furnish Seller with good and sufficient receipt showing said monies credited against the indebtedness secured by said mortgages or deeds of trust.

9. PRORATION OF TAXES

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

10. ASSESSMENTS

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

Seller EB LB

Seller: Bell Trust
APN's: 009-180-008 &
009-180-013
Project #: 97019
Escrow #: P-413710 &
P-413713

11. NO ENVIRONMENTAL VIOLATIONS

Seller represents that, to the best of Seller's knowledge, Seller knows of no fact or circumstance which would give rise to a claim or administrative proceeding that the Property is in violation of any federal, state, or local law, ordinance, or regulation relating to the environmental conditions on, under, or about the Property, including, but not limited to, soil and groundwater contamination.

12. POSSESSION

It is agreed and confirmed by the parties hereto that notwithstanding other provisions in this Agreement, the right to possession and use of the Acquisition Properties by the County or County's contractors or authorized agents, for the purpose of performing activities related to and incidental to the construction of improvements for the Pony Express Class II Bicycle and Pedestrian Path Project, CIP #97019, inclusive of the right to remove and dispose of any existing improvements, shall commence upon the last date of execution of this Agreement by Seller and County. The amount of the just compensation shown in Section 2 herein includes, but is not limited to, full payment for such possession and use, including damages, if any, from said date.

13. WAIVER OF AND RELEASE OF CLAIMS

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

Seller 

Seller: Bell Trust
APN's: 009-180-008 &
009-180-013
Project #: 97019
Escrow #: P-413710 &
P-413713

the date of this Agreement.

14. COUNTERPARTS

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

15. REAL ESTATE BROKER

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

16. ITEMS TO BE DELIVERED AT CLOSE OF ESCROW

- A. Seller shall execute and deliver to Escrow Holder the Grant Deeds and Temporary Construction Easement Deeds for the Acquisition Properties prior to the Close of Escrow, for delivery to the County at Close of Escrow.
- B. County shall deliver to Escrow Holder prior to the Close of Escrow, for delivery or disbursement at Close of Escrow, funds in an amount equal to those shown in Section 2, together with County's Certificates of Acceptance to be attached to and recorded with the Grant Deeds and Temporary Construction Easement Deeds.
- C. Escrow Holder shall:
 - (i) Record the Grant Deeds and Temporary Easement Deeds for the Acquisition Properties described and depicted in Exhibit B, C, D and E and

Seller EB 4B

Seller: Bell Trust
APN's: 009-180-008 &
009-180-013
Project #: 97019
Escrow #: P-413710 &
P-413713

the exhibits thereto, together with County's Certificates of Acceptance.

(ii) Cause the policy of title insurance to be issued.

(iii) Deliver the just compensation to Seller.

17. TIME IS OF THE ESSENCE

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

18. BEST EFFORTS

County and Seller shall act in good faith and use their best efforts after the effective date hereof to ensure that their respective obligations hereunder are fully and punctually performed. County and Seller shall perform any further acts and execute and deliver any other documents or instruments that may be reasonably necessary to carry out the provisions of this Agreement.

19. NOTICES

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

Seller CB LB

Seller: Bell Trust
APN's: 009-180-008 &
009-180-013
Project #: 97019
Escrow #: P-413710 &
P-413713

SELLER: Evan E. and Lois E. Bell
1030 N. Cambridge Street
Orange, CA 92867-5736

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

COPY TO: County of El Dorado
Department of Transportation
Attn: ROW Unit
2850 Fairlane Court
Placerville, CA 95667

20. BINDING EFFECT

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

21. GOVERNING LAW

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

22. HEADINGS

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

Seller: Bell Trust
APN's: 009-180-008 &
009-180-013
Project #: 97019
Escrow #: P-413710 &
P-413713

23. WAIVER

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

24. ATTORNEY'S FEES

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

25. EFFECTIVE DATE

This Agreement shall be subject to the approval of the Director of the Department of Transportation after due notice and in accordance with the provisions of applicable law.

26. ENTIRE AGREEMENT

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

27. AUTHORIZED SIGNATURES

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

Seller EG LB

Seller: Bell Trust
APN's: 009-180-008 &
009-180-013
Project #: 97019
Escrow #: P-413710 &
P-413713

SELLER: Evan E. Bell and Lois E. Bell, Trustees, Bell Family Trust under agreement dated March 22, 2004

Date: 7/5/2021

By: *Evan E. Bell Trustee*
Evan E. Bell, Trustee

Date: July 5, 2021

By: *Lois E. Bell, Trustee*
Lois E. Bell, Trustee

COUNTY OF EL DORADO:

Date: 9/21/21

By: *John Hedrick*, Chair
Board of Supervisors

ATTEST:
Clerk of the Board of Supervisors

By: *Kyle Kuperus*
Deputy Clerk

Seller *EB* *LB*

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

County of El Dorado
Department of Transportation
Attn: ROW Unit
2850 Fairlane Ct.
Placerville, CA 95667

APN: Por. 009-180-008
Seller: Bell Trust
Project #: 97019

Mail Tax Statements to above.
Exempt from Documentary Tax Transfer
Per Revenue and Taxation Code 27383

Above section for Recorder's use

GRANT DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Evan E. Bell and Lois E. Bell, Trustees, Bell Family Trust under agreement dated March 22, 2004**, hereinafter referred to as "Grantor," grants to the **COUNTY OF EL DORADO, a political subdivision of the State of California**, in fee, all that certain real property situate in the unincorporated area of the County of El Dorado, State of California,

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

County will use federal funds for the acquisition of the land rights for this Project. County has entered into a Master Agreement, Administering Agency – State Agreement for Federal Aid Projects, Agreement No. 03-5925F15, effective October 18, 2016. County has agreed to comply with the terms and conditions of that Agreement, which include compliance with all Fair Employment Practices and with all Nondiscrimination Assurances as are contained in said Master Agreement.

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

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

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

(b) COUNTY OF EL DORADO shall use the lands and interests in land so conveyed, in compliance with all requirements imposed by or pursuant to Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, Part 21, Non-discrimination in federally-assisted programs of the Department of Transportation – Effectuation of Title VI of the Civil Rights Act of 1964, and as Regulations may be amended; and

Exhibit B

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

IN WITNESS WHEREOF, Grantor has herein subscribed its name on this ____ day of _____, 20____.

GRANTOR: Evan E. Bell and Lois E. Bell, Trustees, Bell Family Trust under agreement dated March 22, 2004

Evan E. Bell, Trustee

Lois E. Bell, Trustee

(All signatures must be acknowledged by a Notary Public)

EXHIBIT 'A'

All that certain real property situate in the Northwest 1/4 of Section 31, Township 11 North, Range 13 East, Mount Diablo Meridian, County of El Dorado, State of California, being a portion of Parcel 1 of that certain Parcel Map filed in Book 32 of Parcel Maps at Page 94 in the official records of El Dorado County more particularly described as follows:

BEGINNING at the Northeast corner of said Parcel; THENCE along the northerly line of said Parcel the following two (2) courses: 1) South 84°22'51" West, 98.82 feet to the beginning of a curve concave southerly, said curve has a radius of 39.99 feet; THENCE westerly along said curve through a central angle of 28°27'19" an arc distance of 19.86 feet, said curve being subtended by a chord which bears South 70°09'11" West, 19.66 feet; THENCE leaving said northerly line North 84°22'51" East, 49.44 feet; THENCE South 80°20'13" East, 70.51 feet to the easterly line of said Parcel; THENCE along said easterly line North 4°36'16" West, 23.42 feet to the POINT OF BEGINNING. Containing 1,175 square feet, more or less.

-End of Description-

See Exhibit 'B' attached hereto and made a part hereof.

The Basis of Bearings of the above description is Grid North. Distances shown are grid distances. Divide distances shown by 0.999749 for ground distances.

The purpose of the above description is to describe that portion of said Parcel as a fee right of way.



Joseph C. Neely, P.L.S. 9026
Associate Land Surveyor
El Dorado County
Department of Transportation



Date: 3/30/2021

EXHIBIT 'B'

Situate in the Northwest 1/4 of Section 31
T. 11 N., R. 13 E., M.D.M.
County of El Dorado, State of California



GRID NORTH
SCALE 1"=20'

PONY EXPRESS TRAIL

POINT OF BEGINNING
NORTHEAST CORNER
PARCEL 1, P.M. 32-94

R=39.99'
CH=S70°09'11"W 19.66'
L=19.86' Δ=28°27'19"

S 84° 22' 51" W 98.82'

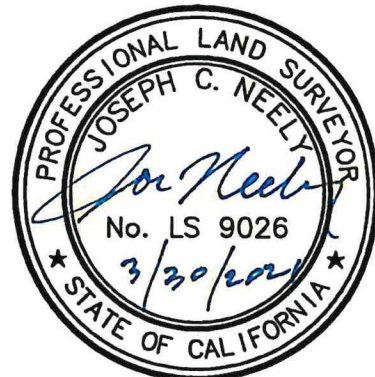
N 84° 22' 51" E 49.44'

S 80° 20' 13" E 70.51'

N4°36'16"W
23.42'

FEE RIGHT OF WAY
AREA = 1,175 S.F. ±

BELL
APN 009-180-008
P.M. 32/94/1



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

County of El Dorado
Department of Transportation
Attn: ROW Unit
2850 Fairlane Ct.
Placerville, CA 95667

APN: 009-180-008
Seller: Bell Trust
Project #: 97019

Mail Tax Statements to above.
Exempt from Documentary Tax Transfer
Per Revenue and Taxation Code 27383

Above section for Recorder's use

GRANT OF TEMPORARY CONSTRUCTION EASEMENT

Evan E. Bell and Lois E. Bell, Trustees, Bell Family Trust under agreement dated March 22, 2004, hereinafter referred to as "Grantor," grants to the **COUNTY OF EL DORADO**, a political subdivision of the State of California, hereinafter referred to as "Grantee," a temporary construction easement over, upon, and across a portion of that real property in the unincorporated area of the County of El Dorado, State of California, described as:

**See Exhibits 'A' and 'B'
attached hereto and by reference is made a part hereof.**

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

1. In consideration of \$3,667.50 (Three Thousand Six Hundred Sixty-Seven AND 50/100) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor does hereby Grant to Grantee an easement for temporary construction over and across those identified portions of the Grantor parcel.
2. Grantor represents and warrants that they are the owner of the property described in Exhibit A and depicted on the map in Exhibit B attached hereto and made a part hereof, and that Grantor has the exclusive right to grant the temporary construction easement.
3. This temporary construction easement is necessary for the purpose of constructing the **Pony Express Class II Bicycle and Pedestrian Path, CIP #97019** (Project). Specifically, this temporary construction easement shall allow Grantee or its agents, employees, and contractors the right of ingress and egress as may be reasonably necessary for construction purposes, inclusive of such repairs, replacements, and removals as may be from time to time required as well as for other purposes incidental to construction of the project. Stockpiling or parking of vehicles or equipment is allowed to take place in this area. Included within this temporary construction easement is the right of ingress and egress of Grantee, its agents, employees, and contractors for warranty repairs and the correction of defects in the work within the first year following completion of construction.

Exhibit C

4. The Temporary Construction Easement shall start on September 1, 2021 and end on September 1, 2024. This start date is based on the County's anticipated right-of-way certification from the California Department of Transportation (Caltrans). Construction is anticipated to take 12 months.
5. Grantee agrees to indemnify and hold harmless Grantor from and against any liability arising out of the entry onto the property by Grantee or its agents, employees, and contractors during the term of this temporary construction easement. In the event of property damage, Grantee, at its sole option, may either repair the damage or pay the estimated costs for the repair.

County will use federal/state/local funds for the acquisition of the land rights for this Project. County has entered into a Master Agreement, Administering Agency – State Agreement for Federal Aid Projects, Agreement No. 03-5925F15, effective October 18, 2016. County has agreed to comply with the terms and conditions of that Agreement, which include compliance with all Fair Employment Practices and with all Nondiscrimination Assurances as are contained in said Master Agreement.

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

- (a) no person shall on the grounds of race, color, sex, national origin, religion, age or disability, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination with regard to any facility located wholly or in part on, over, or under such lands hereby conveyed; and
- (b) COUNTY OF EL DORADO shall use the lands and interests in land so conveyed, in compliance with all requirements imposed by or pursuant to Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, Part 21, Non-discrimination in federally-assisted programs of the Department of Transportation – Effectuation of Title VI of the Civil Rights Act of 1964, and as Regulations may be amended; and
- (c) in the event of breach of any of the above-mentioned nondiscrimination conditions, and only after determination that it is necessary in order to effectuate the purposes of Title VI of the Civil Rights Act of 1964, the U.S. Department of Transportation shall have a right to re-enter said lands and facilities on said land, and the above-described land and facilities shall thereon revert to and vest in and become the absolute property of the U.S. Department of Transportation and its assigns as such interest existed upon COUNTY OF EL DORADO's acquisition.

Exhibit C

IN WITNESS WHEREOF, Grantor has herein subscribed its name on this _____ day of _____, 20____.

GRANTOR: Evan E. Bell and Lois E. Bell, Trustees, Bell Family Trust under agreement dated March 22, 2004

Evan E. Bell, Trustee

Lois E. Bell, Trustee

(All signatures must be acknowledged by a Notary Public)

EXHIBIT 'A'

All that certain real property situate in the Northwest 1/4 of Section 31, Township 11 North, Range 13 East, Mount Diablo Meridian, County of El Dorado, State of California, being a portion of Parcel 1 of that certain Parcel Map filed in Book 32 of Parcel Maps at Page 94 in the official records of El Dorado County more particularly described as follows:

BEGINNING at a point on the easterly line of said Parcel which bears South 4°36'16" East, 23.42 feet from the Northeast corner thereof; THENCE from said POINT OF BEGINNING along said easterly line South 4°36'16" East, 9.17 feet; THENCE leaving said easterly line South 85°23'44" West, 9.93 feet; THENCE North 36°10'32" West, 13.42 feet; THENCE North 49°49'38" West, 3.28 feet; THENCE North 79°23'26" West, 3.08 feet; THENCE South 88°12'16" West, 103.74 feet to the northerly line of said Parcel and the beginning of a non-tangent curve concave southeasterly, said curve has a radius of 39.98 feet; THENCE northeasterly along said curve through a central angle of 14°31'19" an arc distance of 10.13 feet, said curve being subtended by a chord which bears North 48°39'36" East, 10.11 feet; THENCE leaving said northerly line North 84°22'51" East, 49.44 feet; THENCE South 80°20'13" East, 70.51 feet to the POINT OF BEGINNING. Containing 815 square feet, more or less.

-End of Description-

See Exhibit 'B' attached hereto and made a part hereof.

The Basis of Bearings of the above description is Grid North. Distances shown are grid distances. Divide distances shown by 0.999749 for ground distances.

The purpose of the above description is to describe that portion of said Parcel as a temporary easement for construction purposes.



Joseph C. Neely, P.L.S. 9026
Associate Land Surveyor
El Dorado County
Department of Transportation



Date: 3/30/2021

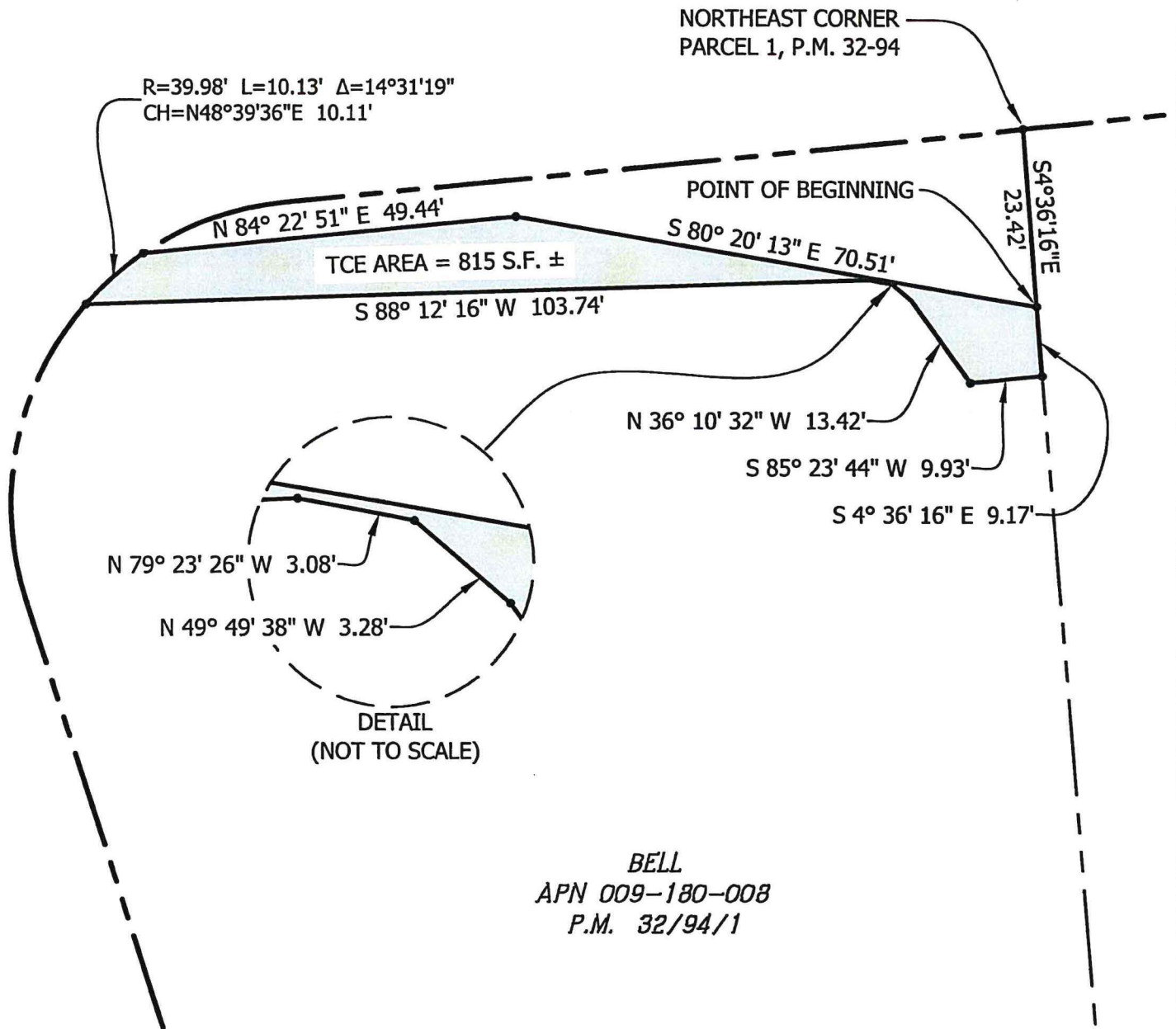
EXHIBIT 'B'

Situate in the Northwest 1/4 of Section 31
T. 11 N., R. 13 E., M.D.M.
County of El Dorado, State of California



GRID NORTH
SCALE 1"=20'

PONY EXPRESS TRAIL



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

County of El Dorado
Department of Transportation
Attn: ROW Unit
2850 Fairlane Ct.
Placerville, CA 95667

APN: Por. 009-180-013
Seller: Bell Trust
Project #: 97019

Mail Tax Statements to above.
Exempt from Documentary Tax Transfer
Per Revenue and Taxation Code 27383

Above section for Recorder's use

GRANT DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Evan E. Bell and Lois E. Bell, Trustees, Bell Family Trust under agreement dated March 22, 2004**, hereinafter referred to as "Grantor," grants to the **COUNTY OF EL DORADO, a political subdivision of the State of California**, in fee, all that certain real property situate in the unincorporated area of the County of El Dorado, State of California,

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

County will use federal funds for the acquisition of the land rights for this Project. County has entered into a Master Agreement, Administering Agency – State Agreement for Federal Aid Projects, Agreement No. 03-5925F15, effective October 18, 2016. County has agreed to comply with the terms and conditions of that Agreement, which include compliance with all Fair Employment Practices and with all Nondiscrimination Assurances as are contained in said Master Agreement.

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

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

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

(b) COUNTY OF EL DORADO shall use the lands and interests in land so conveyed, in compliance with all requirements imposed by or pursuant to Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, Part 21, Non-discrimination in federally-assisted programs of the Department of Transportation – Effectuation of Title VI of the Civil Rights Act of 1964, and as Regulations may be amended; and

Exhibit D

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

IN WITNESS WHEREOF, Grantor has herein subscribed its name on this ____ day of _____, 20____.

GRANTOR: Evan E. Bell and Lois E. Bell, Trustees, Bell Family Trust under agreement dated March 22, 2004

Evan E. Bell, Trustee

Lois E. Bell, Trustee

(All signatures must be acknowledged by a Notary Public)

EXHIBIT 'A'

All that certain real property situate in the Northwest 1/4 of Section 31, Township 11 North, Range 13 East, Mount Diablo Meridian, County of El Dorado, State of California, being a portion of Parcel 4 of that certain Parcel Map filed in Book 32 of Parcel Maps at Page 94 in the official records of El Dorado County more particularly described as follows:

BEGINNING at the Northwest corner of said Parcel; THENCE along the northerly line of said Parcel North 84°22'51" East, 5.00 feet; THENCE leaving said northerly line South 4°36'16" East, 23.51 feet; THENCE South 85°23'44" West, 5.00 feet to the westerly line of said Parcel; THENCE along said westerly line North 4°36'16" West, 23.42 feet to the POINT OF BEGINNING. Containing 117 square feet, more or less.

-End of Description-

See Exhibit 'B' attached hereto and made a part hereof.

The Basis of Bearings of the above description is Grid North. Distances shown are grid distances. Divide distances shown by 0.999749 for ground distances.

The purpose of the above description is to describe that portion of said Parcel as a fee right of way.



Joseph C. Neely, P.L.S. 9026
Associate Land Surveyor
El Dorado County
Department of Transportation



Date: 3/30/2021

EXHIBIT 'B'

Situate in the Northwest 1/4 of Section 31
T. 11 N., R. 13 E., M.D.M.
County of El Dorado, State of California



GRID NORTH
SCALE 1"=20'

PONY EXPRESS TRAIL

POINT OF BEGINNING
NORTHWEST CORNER
PARCEL 4, P.M. 32-94

N 84° 22' 51" E 5.00'

N4°36'16"W
23.42'

S4°36'16"E
23.51'

FEE RIGHT OF WAY
AREA = 117 S.F. ±

S 85° 23' 44" W 5.00'

BELL
APN 009-180-013
P.M. 32/94/4



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

County of El Dorado
Department of Transportation
Attn: ROW Unit
2850 Fairlane Ct.
Placerville, CA 95667

APN: 009-180-013
Seller: Bell Trust
Project #: 97019

Mail Tax Statements to above.
Exempt from Documentary Tax Transfer
Per Revenue and Taxation Code 27383

Above section for Recorder's use

GRANT OF TEMPORARY CONSTRUCTION EASEMENT

Evan E. Bell and Lois E. Bell, Trustees, Bell Family Trust under agreement dated March 22, 2004, hereinafter referred to as "Grantor," grants to the **COUNTY OF EL DORADO**, a political subdivision of the State of California, hereinafter referred to as "Grantee," a temporary construction easement over, upon, and across a portion of that real property in the unincorporated area of the County of El Dorado, State of California, described as:

See Exhibits 'A' and 'B'
attached hereto and by reference is made a part hereof.

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

1. In consideration of \$1,638.00 (One Thousand Six Hundred Thirty-Eight AND 00/100) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor does hereby Grant to Grantee an easement for temporary construction over and across those identified portions of the Grantor parcel.
2. Grantor represents and warrants that they are the owner of the property described in Exhibit A and depicted on the map in Exhibit B attached hereto and made a part hereof, and that Grantor has the exclusive right to grant the temporary construction easement.
3. This temporary construction easement is necessary for the purpose of constructing the **Pony Express Class II Bicycle and Pedestrian Path, CIP #97019** (Project). Specifically, this temporary construction easement shall allow Grantee or its agents, employees, and contractors the right of ingress and egress as may be reasonably necessary for construction purposes, inclusive of such repairs, replacements, and removals as may be from time to time required as well as for other purposes incidental to construction of the project. Stockpiling or parking of vehicles or equipment is allowed to take place in this area. Included within this temporary construction easement is the right of ingress and egress of Grantee, its agents, employees, and contractors for warranty repairs and the correction of defects in the work within the first year following completion of construction.

Exhibit E

4. The Temporary Construction Easement shall start on September 1, 2021 and end on September 1, 2024. This start date is based on the County's anticipated right-of-way certification from the California Department of Transportation (Caltrans). Construction is anticipated to take 12 months.
5. Grantee agrees to indemnify and hold harmless Grantor from and against any liability arising out of the entry onto the property by Grantee or its agents, employees, and contractors during the term of this temporary construction easement. In the event of property damage, Grantee, at its sole option, may either repair the damage or pay the estimated costs for the repair.

County will use federal/state/local funds for the acquisition of the land rights for this Project. County has entered into a Master Agreement, Administering Agency – State Agreement for Federal Aid Projects, Agreement No. 03-5925F15, effective October 18, 2016. County has agreed to comply with the terms and conditions of that Agreement, which include compliance with all Fair Employment Practices and with all Nondiscrimination Assurances as are contained in said Master Agreement.

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

- (a) no person shall on the grounds of race, color, sex, national origin, religion, age or disability, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination with regard to any facility located wholly or in part on, over, or under such lands hereby conveyed; and
- (b) COUNTY OF EL DORADO shall use the lands and interests in land so conveyed, in compliance with all requirements imposed by or pursuant to Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, Part 21, Non-discrimination in federally-assisted programs of the Department of Transportation – Effectuation of Title VI of the Civil Rights Act of 1964, and as Regulations may be amended; and
- (c) in the event of breach of any of the above-mentioned nondiscrimination conditions, and only after determination that it is necessary in order to effectuate the purposes of Title VI of the Civil Rights Act of 1964, the U.S. Department of Transportation shall have a right to re-enter said lands and facilities on said land, and the above-described land and facilities shall thereon revert to and vest in and become the absolute property of the U.S. Department of Transportation and its assigns as such interest existed upon COUNTY OF EL DORADO's acquisition.

Exhibit E

IN WITNESS WHEREOF, Grantor has herein subscribed its name on this _____ day of _____, 20____.

GRANTOR: Evan E. Bell and Lois E. Bell, Trustees, Bell Family Trust under agreement dated March 22, 2004

Evan E. Bell, Trustee

Lois E. Bell, Trustee

(All signatures must be acknowledged by a Notary Public)

EXHIBIT 'A'

All that certain real property situate in the Northwest 1/4 of Section 31, Township 11 North, Range 13 East, Mount Diablo Meridian, County of El Dorado, State of California, being a portion of Parcel 4 of that certain Parcel Map filed in Book 32 of Parcel Maps at Page 94 in the official records of El Dorado County more particularly described as follows:

BEGINNING at a point on the northerly line of said Parcel which bears North 84°22'51" East, 5.00 feet from the Northwest corner thereof; thence from said POINT OF BEGINNING along said northerly line North 84°22'51" East, 27.00 feet; THENCE leaving said northerly line South 4°36'16" East, 33.16 feet; THENCE South 85°23'44" West, 32.00 feet to the westerly line of said Parcel; THENCE along said westerly line North 4°36'16" West, 9.17 feet; THENCE leaving said westerly line North 85°23'44" East, 5.00 feet; THENCE North 4°36'16" West, 23.51 feet to the POINT OF BEGINNING.
Containing 935 square feet, more or less.

-End of Description-

See Exhibit 'B' attached hereto and made a part hereof.

The Basis of Bearings of the above description is Grid North. Distances shown are grid distances. Divide distances shown by 0.999749 for ground distances.

The purpose of the above description is to describe that portion of said Parcel as a temporary easement for construction purposes.



Joseph C. Neely, P.L.S. 9026
Associate Land Surveyor
El Dorado County
Department of Transportation



Date: 3/30/2021

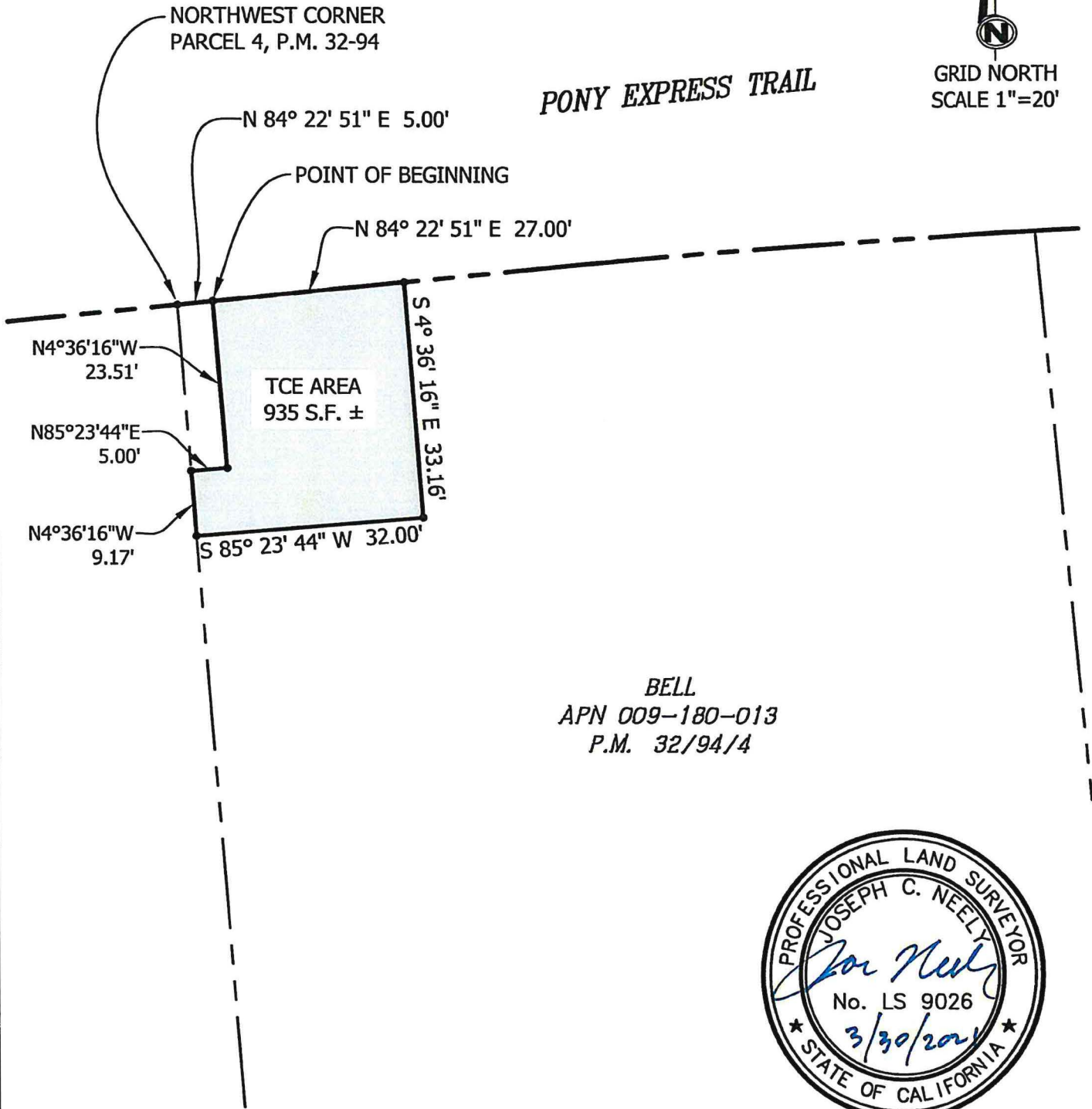
EXHIBIT 'B'

Situate in the Northwest 1/4 of Section 31
T. 11 N., R. 13 E., M.D.M.
County of El Dorado, State of California



GRID NORTH
SCALE 1"=20'

PONY EXPRESS TRAIL



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

County of El Dorado
Department of Transportation
Attn: ROW Unit
2850 Fairlane Ct.
Placerville, CA 95667

APN: Por. 009-180-008
Seller: Bell Trust
Project #: 97019

Mail Tax Statements to above.
Exempt from Documentary Tax Transfer
Per Revenue and Taxation Code 27363

Above section for Recorder's use

GRANT DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Evan E. Bell and Lois E. Bell, Trustees, Bell Family Trust under agreement dated March 22, 2004**, hereinafter referred to as "Grantor," grants to the **COUNTY OF EL DORADO**, a political subdivision of the State of California, in fee, all that certain real property situate in the unincorporated area of the County of El Dorado, State of California,

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

County will use federal funds for the acquisition of the land rights for this Project. County has entered into a Master Agreement, Administering Agency – State Agreement for Federal Aid Projects, Agreement No. 03-5925F15, effective October 18, 2016. County has agreed to comply with the terms and conditions of that Agreement, which include compliance with all Fair Employment Practices and with all Nondiscrimination Assurances as are contained in said Master Agreement.

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

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

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

(b) **COUNTY OF EL DORADO** shall use the lands and interests in land so conveyed, in compliance with all requirements imposed by or pursuant to Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, Part 21, Non-discrimination in federally-assisted programs of the Department of Transportation – Effectuation of Title VI of the Civil Rights Act of 1964, and as Regulations may be amended; and

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

IN WITNESS WHEREOF, Grantor has herein subscribed its name on this ~~July~~^{5th} day of July, 2021.

GRANTOR: Evan E. Bell and Lois E. Bell, Trustees, Bell Family Trust under agreement dated March 22, 2004

Evan E. Bell
Evan E. Bell, Trustee

Lois E. Bell
Lois E. Bell, Trustee

(All signatures must be acknowledged by a Notary Public)

OFFICIAL CALIFORNIA NOTARIAL CERTIFICATE

ACKNOWLEDGMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of ORANGE

Before me, Kathleen Ruth Shepard, Notary Public,

on this 5th day of JULY, 2021, personally appeared:

EVAN E. BELL AND LOIS E. BELL

who proved to me, Kathleen Ruth Shepard, Notary Public, upon the basis of satisfactory evidence, to be the person(s) who name(s) is are subscribed within the document 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 document, the person(s) or the entity upon behalf of which the person(s) acted, executed the document.

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.


Kathleen Ruth Shepard, Notary Public



(seal)

Document Information

Document Title GRANT DEED Exhibit B APN: 009-180-008

Document Date NONE-SIGNED 7-5-21

Number of Pages (including this Acknowledgment) THREE

EXHIBIT 'A'

All that certain real property situate in the Northwest 1/4 of Section 31, Township 11 North, Range 13 East, Mount Diablo Meridian, County of El Dorado, State of California, being a portion of Parcel 1 of that certain Parcel Map filed in Book 32 of Parcel Maps at Page 94 in the official records of El Dorado County more particularly described as follows:

BEGINNING at the Northeast corner of said Parcel; THENCE along the northerly line of said Parcel the following two (2) courses: 1) South 84°22'51" West, 98.82 feet to the beginning of a curve concave southerly, said curve has a radius of 39.99 feet; THENCE westerly along said curve through a central angle of 28°27'19" an arc distance of 19.86 feet, said curve being subtended by a chord which bears South 70°09'11" West, 19.66 feet; THENCE leaving said northerly line North 84°22'51" East, 49.44 feet; THENCE South 80°20'13" East, 70.51 feet to the easterly line of said Parcel; THENCE along said easterly line North 4°36'16" West, 23.42 feet to the POINT OF BEGINNING. Containing 1,175 square feet, more or less.

-End of Description-

See Exhibit 'B' attached hereto and made a part hereof.

The Basis of Bearings of the above description is Grid North. Distances shown are grid distances. Divide distances shown by 0.999749 for ground distances.

The purpose of the above description is to describe that portion of said Parcel as a fee right of way.



Joseph C. Neely, P.L.S. 9026
Associate Land Surveyor
El Dorado County
Department of Transportation



Date: 3/30/2021

EXHIBIT 'B'

Situate in the Northwest 1/4 of Section 31
T. 11 N., R. 13 E., M.D.M.
County of El Dorado, State of California



GRID NORTH
SCALE 1"=20'

PONY EXPRESS TRAIL

POINT OF BEGINNING
NORTHEAST CORNER
PARCEL 1, P.M. 32-94

R=39.99'
CH=S70°09'11"W 19.66'
L=19.86' Δ=28°27'19"

S 84° 22' 51" W 98.82'

N 84° 22' 51" E 49.44'

S 80° 20' 13" E 70.51'

N4°36'16"W
23.42'

FEE RIGHT OF WAY
AREA = 1,175 S.F. ±

BELL
APN 009-180-008
P.M. 32/94/1

