

Seller: COURTSIDE  
APN: 051-461-37  
Project #:72375  
Escrow #: 205-14717

**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 **COURTSIDE MANOR HOMES, INC., A CALIFORNIA CORPORATION**, 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 TITLE by Grant Deed as described and depicted in Exhibit B and the exhibits thereto and a PUBLIC UTILITIES EASEMENT as described and depicted in Exhibit C and the exhibits thereto, all of which are attached hereto and collectively referred to hereinafter as “the Acquisition Properties”, on the terms and conditions herein set forth.

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

**AGREEMENT**

**1. ACQUISITION**

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

Seller 

Seller: COURTSIDE  
APN: 051-461-37  
Project #:72375  
Escrow #: 205-14717

hereby agrees to acquire from Seller, the Acquisition Properties, as described and depicted in the attached Exhibits B and C and the exhibits thereto, which are attached hereto and hereby incorporated by reference and made a part hereof.

## 2. JUST COMPENSATION

The just compensation for the Acquisition Properties is in the amount of \$22,889.00 for the Fee title and \$1,215.00 for the Public Utility Easement, for a total compensation amount of \$24,104.00 rounded to \$24,200.00 plus \$2,420 in Administrative Settlement for a **total of \$26,620 (Twenty Six Thousand Six Hundred Twenty DOLLARS AND NO/100, 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. 205-14717 which has 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 consistent with this Agreement, which shall control. The "Close of Escrow" is defined to be the recordation of the Grant Deed and Easement 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 December 31, 2016, unless the closing date is extended by mutual agreement of the parties pursuant to the terms of this Agreement.

Seller 

Seller: COURTSIDE  
APN: 051-461-37  
Project #:72375  
Escrow #: 205-14717

**4. ESCROW AND OTHER FEES**

County shall pay:

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

**5. TITLE**

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

- A. Covenants, conditions, restrictions and reservations of record, if any; and
- B. Easements or rights of way over the land for public or quasi-public utility or public road purposes, as contained in Placer Title Company Preliminary Report Order No.205-14717, if any; and
- C. Exceptions numbered 1, 2, 3 and 4 paid current, and subject to items 5, 6, 7, 8 and 9, as listed in said preliminary title report.

Seller agrees all other exceptions to title will be removed prior to Close of Escrow. County will obtain a California Land Title Association standard policy of title insurance in the amount of the Purchase Price showing title vested in the County, insuring that title to the Acquisition

Seller  \_\_\_\_\_

Seller: COURTSIDE  
APN: 051-461-37  
Project #:72375  
Escrow #: 205-14717

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. 03-5925R, effective February 14, 2007. County has agreed to comply with the terms and conditions of that Agreement, which include compliance with all Fair Employment Practices and with all Nondiscrimination Assurances as are contained in said Master Agreement, including the addition of certain covenants as contained in the Grant Deed and Easement being conveyed by Seller, and as shown in Exhibit B and C 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

Seller  \_\_\_\_\_

Seller: COURTSIDE  
APN: 051-461-37  
Project #: 72375  
Escrow #: 205-14717

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 contract, up to and including the total amount of unpaid principal and interest on note(s) secured by mortgage(s) or deed(s) of trust, if any, and all other amounts due and payable in accordance with the terms and conditions of said trust deed(s) or mortgage(s) shall, upon demand(s) be made payable to the mortgagee(s) or beneficiary(s) to furnish Grantor with good and sufficient receipt showing said monies credited against the indebtedness secured by said mortgage(s) or deed(s) 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.

Seller: COURTSIDE  
APN: 051-461-37  
Project #:72375  
Escrow #: 205-14717

**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 authorize 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.

**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 **DIAMOND SPRINGS PARKWAY PHASE1A – SR 49 REALIGNMENT PROJECT, CIP NO. 72375**, inclusive of the right to remove and dispose of any existing improvements, shall commence upon the last date of

Seller \_\_\_\_\_ 

Seller: COURTSIDE  
APN: 051-461-37  
Project #:72375  
Escrow #: 205-14717

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 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 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

Seller \_\_\_\_\_ 

Seller: COURTSIDE  
APN: 051-461-37  
Project #:72375  
Escrow #: 205-14717

2, together with County's Certificates of Acceptance to be attached to and recorded with the Grant and Easement Deeds.

C. Escrow Holder shall:

- (i) Record the Grant Deed and Easement Deeds for the Acquisition Properties described and depicted in Exhibit B and C and the exhibits thereto, together with County's Certificates of Acceptance.
- (ii) Cause the policy of title insurance to be issued.
- (iii) Deliver the just compensation to Seller.

**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,

Seller 



Seller: COURTSIDE  
APN: 051-461-37  
Project #:72375  
Escrow #: 205-14717

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:** COURTSIDE MANOR HOME INC,  
A CALIFORNIA CORPORATION  
Attn: Gerald Caditz  
419 Main Street, Ste 7200  
Placerville, CA 95667

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

**COPY TO:** County of El Dorado  
CDA, Transportation Division  
Attn: R/W Unit  
2850 Fairlane Court  
Placerville, CA 95667

**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.

Seller  \_\_\_\_\_

Seller: COURTSIDE  
APN: 051-461-37  
Project #:72375  
Escrow #: 205-14717

**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.

**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. LEASE WARRANTY PROVISION**

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

**26. CONSTRUCTION CONTRACT WORK**

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

- A. County or County's contractor or authorized agent will remove any trees, shrubs in conflict with the proposed road improvements to be constructed within the new right of way limits Any trees that are 4 inches in diameter or greater will be removed, cut and placed within the new property line for Sellers to use as firewood.

Seller 

Seller: COURTSIDE  
APN: 051-461-37  
Project #:72375  
Escrow #: 205-14717

All work done under this Agreement shall conform to all applicable building, fire and sanitary laws, ordinances, and regulations relating to such work, and shall be done in a good and workmanlike manner.

**27. PERMISSION TO ENTER FOR CONSTRUCTION PURPOSES**

Permission is hereby granted to County, the County's contractor or its authorized agent to enter Seller's Property, (Assessor's Parcel Number 051-461-37) where necessary, to perform the work as described in Section 26 of this Agreement.

**28. EFFECTIVE DATE**

This Agreement shall be subject to the approval of the County's Board of Supervisors after due notice and in accordance with the provisions of applicable law.

**29. ENTIRE AGREEMENT**

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

**30. AUTHORIZED SIGNATURES**

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


**SELLER: COURTSIDE MANOR HOMES INC.,**

Seller 

Seller: COURTSIDE  
APN: 051-461-37  
Project #:72375  
Escrow #: 205-14717

**A CALIFORNIA CORPORATION**

Date: 3/1/16

By:   
Name: GERALD CADITZ  
Its: VICE-PRESIDENT

**COUNTY OF EL DORADO:**

Date: \_\_\_\_\_

By: \_\_\_\_\_  
Brian K. Veerkamp, Chair  
Board of Supervisors

**ATTEST:**

James S. Mitrison  
Clerk of the Board of Supervisors

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


Seller 

EXHIBIT A

Order No. 205-14717  
UPDATE  
Version 6

EXHIBIT "A"  
LEGAL DESCRIPTION

THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF EL DORADO, UNINCORPORATED AREA, AND IS DESCRIBED AS FOLLOWS:

A PORTION OF THE SOUTH 1/2 OF SECTION 19 AND THE NORTH 1/2 OF SECTION 20, TOWNSHIP 10 NORTH, RANGE 11 EAST, M.D.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL D, AS SHOWN ON THE PARCEL MAP FILED SEPTEMBER 18, 1979 IN BOOK 25 OF PARCEL MAPS, AT PAGE 46, EL DORADO COUNTY RECORDS.

A.P.N. 051-461-37-100

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

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

**APN 051-461-37  
Courtside Manor Homes, Inc.,  
A California Corporation  
Project #: 72375 – DSP1A**

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

Above section for Recorder's use

**GRANT DEED**

**FOR VALUABLE CONSIDERATION**, receipt of which is hereby acknowledged, COURTSIDE MANOR HOMES, INC., A CALIFORNIA CORPORATION, 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 'A1' and depicted in Exhibit 'B1' attached hereto and made a part hereof, which description is by this reference incorporated herein.**

County will use federal/state/local funds for the acquisition of the land rights for this Project. County has entered into a Master Agreement, Administering Agency – State Agreement for Federal Aid Projects, Agreement No. 03-5925R, effective February 14, 2007. County has agreed to comply with the terms and conditions of that Agreement, which include compliance with all Fair Employment Practices and with all Nondiscrimination Assurances as are contained in said Master Agreement

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

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

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

(b) COUNTY OF EL DORADO shall use the lands and interests in land so 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:            COURTSIDE MANOR HOMES INC.,  
                              A CALIFORNIA CORPORATION

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

Name: \_\_\_\_\_

Its: \_\_\_\_\_

(All signatures must be acknowledged by a Notary Public)

**EXHIBIT 'A1'**  
**(36376-1)**

All that certain real property situate in Section 19, Township 10 North, Range 11 East, Mount Diablo Meridian, County of El Dorado, State of California, being a portion of Parcel D as shown on that particular Parcel Map filed in Book 25, Page 46 in the Official Records of El Dorado County more particularly described as follows:

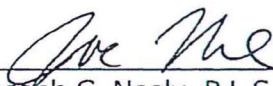
BEGINNING at the Northwest corner of said Parcel; thence along the northerly line of said parcel the following three courses: 1) North 79° 34' 37" East 64.73 feet; 2) North 81° 40' 02" East 84.35 feet; 3) North 88° 46' 56" East 100.81 feet; thence leaving said northerly line South 2° 11' 25" East 57.73 feet; thence South 87° 48' 35" West 76.79 feet; thence South 14° 02' 50" West 65.19 feet; thence South 32° 49' 26" East 119.34 feet to the southwesterly line of said Parcel; thence along the southwesterly and westerly lines of said Parcel the following six courses: 1) South 89° 05' 35" West 58.91 feet; 2) North 32° 49' 26" West 55.24 feet; 3) North 49° 32' 39" West 54.99 feet; 4) North 60° 47' 39" West 48.39 feet; 5) North 75° 10' 39" West 67.19 feet; 6) North 11° 36' 57" East 77.69 feet to the POINT OF BEGINNING. Containing 30,331 square feet (0.70 acres) more or less.

-End of Description-

See Exhibit 'B1' attached hereto and made a part hereof.

The Basis of Bearings of the above description is grid north and is identical to that shown on that particular Record of Survey filed in Book 31 of Surveys, page 143. Distances used in the above description are grid distances. Divide distances by 0.999855 to obtain ground level distances.

The purpose of the above description is to describe that portion of said Parcel as a Right-of-Way for road purposes.

  
\_\_\_\_\_  
Joseph C. Neely, P.L.S. 9026  
Associate Land Surveyor  
El Dorado County  
Community Development Agency  
Transportation Division

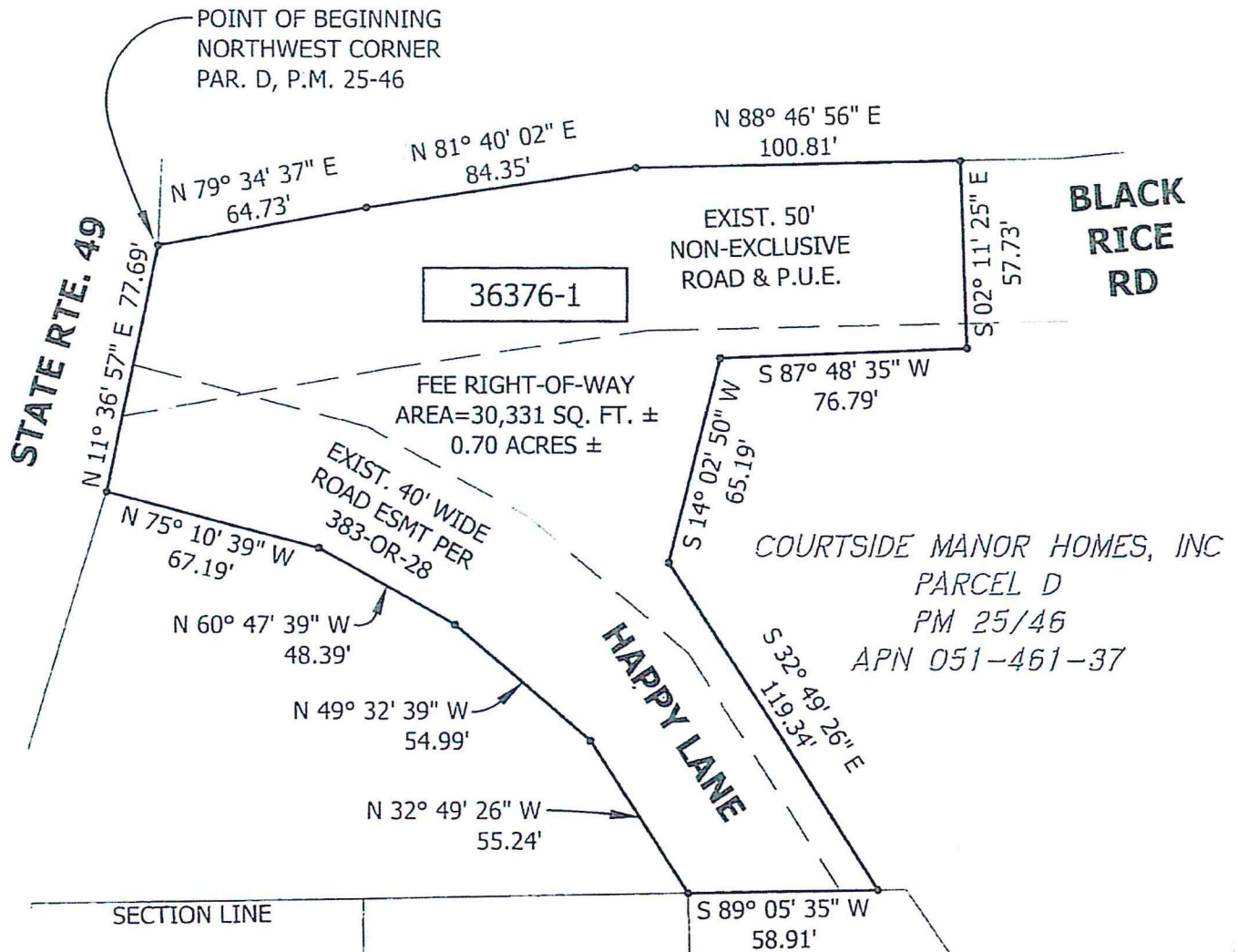


Dated: 2/10/2015



# EXHIBIT 'B1'

Situate in Section 19, T. 10 N., R. 11 E., M.D.M.  
County of El Dorado, State of California



Grid North  
Scale 1"=50'

EXHIBIT C

RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:

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

APN 051-461-37  
Courtside Manor Homes, Inc.,  
A California Corporation  
Project #: 72375 – DSP1A

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

Above section for Recorder's use

GRANT OF PUBLIC UTILITY EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, COURTSIDE MANOR HOMES, INC., A CALIFORNIA CORPORATION, hereinafter referred to as "Grantor", grants to the COUNTY OF EL DORADO, a political subdivision of the State of California, a public utility easement over, upon, under, and across a portion of all that certain real property situate in the unincorporated area of the County of El Dorado, State of California,

DESCRIBED IN EXHIBIT 'A2' AND DEPICTED IN EXHIBIT 'B2' ATTACHED HERETO AND MADE A PART HEREOF, WHICH DESCRIPTION IS BY THIS REFERENCE INCORPORATED HEREIN.

Said public utility easement shall include rights of way for water, sewer and gas, and for poles, guy wires, anchors, overhead and underground wires and conduits for electric, telephone and television cable services, with the right to trim and remove trees, tree limbs, and brush, together with any and all appurtenances appertaining thereto, over, under and across said parcel.

County will use federal/state/local funds for the acquisition of the land rights for this Project. County has entered into a Master Agreement, Administering Agency – State Agreement for Federal Aid Projects, Agreement No. 03-5925R, effective February 14, 2007. County has agreed to comply with the terms and conditions of that Agreement, which include compliance with all Fair Employment Practices and with all Nondiscrimination Assurances as are contained in said Master Agreement

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



**EXHIBIT 'A2'**  
**(36376-2)**

All that certain real property situate in Section 19, Township 10 North, Range 11 East, Mount Diablo Meridian, County of El Dorado, State of California, being a portion of Parcel D as shown on that particular Parcel Map filed in Book 25, Page 46 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 79° 34' 37" East 9.25 feet; thence leaving said northerly line South 14° 39' 56" West 55.11 feet; thence North 79° 38' 20" East 77.91 feet; thence North 81° 40' 02" East 30.11 feet; thence South 28° 23' 00" East 164.51 feet; thence South 73° 23' 00" East 13.01 feet; thence North 57° 10' 34" East 31.34 feet; thence South 32° 49' 26" East 30.00 feet; thence South 57° 10' 34" West 15.00 feet to the southwesterly line of said Parcel; thence along said southwesterly line the following three courses: 1) South 89° 05' 35" West 58.91 feet; 2) North 32° 49' 26" West 55.24 feet; 3) North 49° 32' 39" West 5.47 feet; thence leaving said southwesterly line North 22.83 feet to the beginning of a non-tangent curve concave southwesterly having a radius of 85.00 feet; thence northwesterly along said curve through a central angle of 77° 22' 35" an arc distance of 114.79 feet to the southwesterly line of said Parcel, said curve being subtended by a chord which bears North 69° 01' 49" West 106.26 feet; thence along the southwesterly and westerly lines of said Parcel the following two courses: 1) North 75° 10' 39" West 47.23 feet; 2) North 11° 36' 57" East 77.69 feet to the POINT OF BEGINNING. Containing 10,398 square feet (0.24 acres) more or less.

-End of Description-

See Exhibit 'B2' attached hereto and made a part hereof.

The Basis of Bearings of the above description is Grid North and is identical to that shown on that particular Record of Survey filed in Book 31 of Surveys, page 143. Distances used in the above description are grid distances. Divide distances by 0.999855 to obtain ground level distances.

The purpose of the above description is to describe that portion of said Parcel as an easement for public utilities purposes.

*Joe Neely*

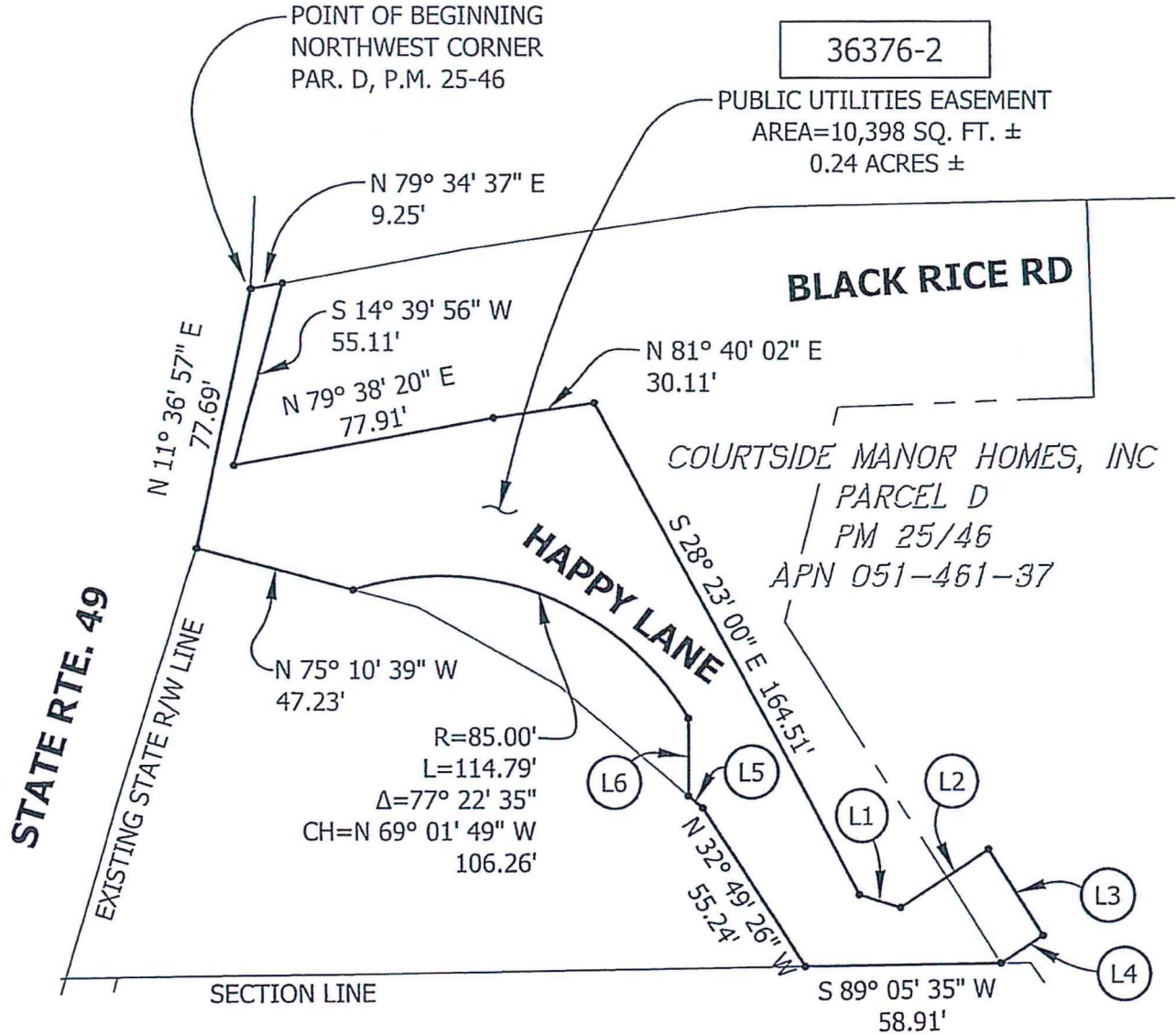
Joseph C. Neely, P.L.S. 9026  
Associate Land Surveyor  
El Dorado County  
Community Development Agency  
Transportation Division



Dated: 6/25/2015

# EXHIBIT 'B2'

Situate in Section 19, T. 10 N., R. 11 E., M.D.M.  
County of El Dorado, State of California



- |                             |                             |
|-----------------------------|-----------------------------|
| (L1) S 73° 23' 00" E 13.01' | (L5) N 49° 32' 39" W 5.47'  |
| (L2) N 57° 10' 34" E 31.34' | (L6) N 00° 00' 00" E 22.83' |
| (L3) S 32° 49' 26" E 30.00' |                             |
| (L4) S 57° 10' 34" W 15.00' |                             |



Grid North  
Scale 1"=50'