

Sellers: Carmichael  
APN: 079-030-11  
Project #: 77115  
Escrow #: 201-39933

## 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 **MATTHEW E. CARMICHAEL AND ANGELICA CARMICHAEL HUSBAND AND WIFE**, referred to herein as (“Sellers”), with reference to the following facts:

### RECITALS

- A. Sellers own that certain real property located in the unincorporated area of the County of El Dorado, California, a legal description of which is attached hereto as Exhibit A (the “Property”).
- B. Sellers desire to sell and County desires to acquire for public purposes, a portion of the Property, in fee by Grant Deed as described and depicted in Exhibit B and the exhibits thereto, a Slope and Drainage Easement as described and depicted in Exhibit C and the exhibits thereto, a Temporary Construction Easement as described and depicted in Exhibit D and the exhibits thereto, and a Public Utility Easement as described and depicted in Exhibit 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

Sellers hereby agree to sell to County and County, upon approval by Board of Supervisors, hereby agrees to acquire from Sellers, the Acquisition Properties, as described and depicted in the attached

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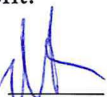

Exhibits B, C, D and E, and the exhibits thereto. The terms of the Temporary Construction Easement shall be the terms set forth in Exhibit E which is attached hereto and hereby incorporated by reference and made a part hereof.

## **2. JUST COMPENSATION**

The just compensation for the Acquisition Properties is in the amount of **\$10.00** for the fee title, **\$1,918.00** for the Slope and Drainage Easement, **\$502.00** for a Public Utilities Easement, and **\$46.00** for a Temporary Construction Easement, for a total amount of **\$2,476.00**. The payment for On-site Improvements is **\$7,878.00**. The payment for the Cost to Cure items is **\$1,952.00**; all payments total **\$12,306.00** rounded to **\$12,400.00 (Twelve-thousand Four-hundred dollars, exactly)** which represents the total amount of compensation to Sellers.

## **3. ESCROW**

The acquisition of the Acquisition Properties shall be consummated by means of Escrow No. 201-39933, which has been opened at Placer Title Company ("Escrow Holder") 175 Placerville Drive, Placerville, CA, 95667; Attention: Jim Donner, Escrow Officer. 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 Deeds from Sellers to County for the Acquisition Properties. Sellers 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, 2015, unless the closing date is extended by mutual agreement of the parties pursuant to the terms of this Agreement.

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**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 Easements.
- F. All costs of any partial reconveyances of deeds of trust, if any.



**5. TITLE**

Sellers shall by Grant Deed and 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:

- 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.201-39933, dated June 12, 2015; and
- C. Exceptions numbered 1, 2, 3 & 4 paid current, and subject to items 5, 6, 7, 8, & 9 as listed in said preliminary title report.

Sellers agree that any and 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

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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 Sellers, subject only to those exceptions set forth hereinabove.

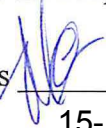

**6. AGREEMENT DECLARING RESTRICTIVE COVENANTS (ADRC)**

Sellers acknowledge that County will use federal and 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 Deeds being conveyed by Sellers and as shown in Exhibit B, C, D, and E and the exhibits thereto, attached hereto and incorporated by reference herein.

**7. WARRANTIES**

Sellers warrant that:

- A. Sellers own 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. Sellers have no knowledge of any pending litigation involving the Property.
- C. Sellers have 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.

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D. All warranties, covenants, and other obligations described in this Agreement section and elsewhere in this Agreement shall survive delivery of the deeds.

**8. MORTGAGES, DEEDS OF TRUST**

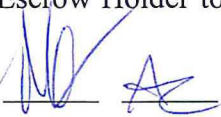
Any or all monies payable under this contract, up to and including the total amount of unpaid principal and interest on note(s) secured by mortgage(s) or deed(s) of trust, if any, and all other amounts due and payable in accordance with the terms and conditions of said trust deed(s) or mortgage(s) shall, 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. Sellers authorize 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 Sellers 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, Sellers agree to indemnify and hold County harmless from any claim arising there from. Sellers authorize Escrow Holder to

Sellers 

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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**



Sellers represent that, to the best of Sellers' knowledge, Sellers know 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 Sly Park Road at Clear Creek Bridge Replacement Project #77115. inclusive of the right to remove and dispose of any existing improvements, shall commence upon the last date of execution of this Agreement by Sellers 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 Sellers may have relating to the public project for which the Acquisition Properties are conveyed and purchased, and Sellers hereby waive any and all claims of Sellers relating to said project that may exist on the date of this Agreement.

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**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**

Sellers have not employed a broker or sales agent in connection with the sale of the Acquisition Properties, and Sellers shall indemnify, defend and hold the County free and harmless from any action or claim arising out of a claimed agreement by Sellers 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. Sellers shall execute and deliver to Escrow Holder the Grant Deed and 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 and Easement Deeds.
- C. Escrow Holder shall:
  - (i) Record the Grant Deed and Easement Deeds for the Acquisitions, as described and depicted in Exhibit B, C, D, and E and the exhibits thereto, together with County's Certificates of Acceptance.
  - (ii) Cause the policy of title insurance to be issued.

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(iii) Deliver the just compensation to Sellers.

**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 Sellers.

**18. BEST EFFORTS**

County and Sellers 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 Sellers 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 Sellers 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:

**SELLERS: Matthew and Angelica Carmichael  
7281 Sly Park Rd.  
Placerville, CA 95667**

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

Sellers  

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**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.

**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**

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

**26. 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.


**27. 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.

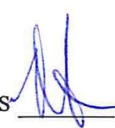

**28. AUTHORIZED SIGNATURES**

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.

**SELLERS: Matthew and Angelica Carmichael**

Date: 8/21/15 By:   
Matthew E. Carmichael

Date: 8/21/15 By:   
Angelica Carmichael

Sellers  



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**COUNTY OF EL DORADO:**

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

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

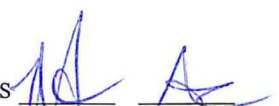
Chair, Board of Supervisors

ATTEST:

Clerk of the Board of Supervisors

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

Deputy Clerk

Sellers   
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Order No. 201-39933  
UPDATE  
Version 9

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:

ALL THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 10 NORTH, RANGE 12 EAST, M.D.B.&M., PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE PARCEL OF LAND HEREIN DESCRIBED, FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 27 BEARS (5 COURSES) SOUTH 87 ° 28' 30" WEST 269.64 FEET; NORTH 89 ° 03' WEST 126.37 FEET; NORTH 409.18 FEET; EAST 4189.69 FEET AND SOUTH 299.77 FEET; THENCE FROM SAID POINT OF BEGINNING, NORTH 87 ° 28' 30" EAST 150.00 FEET; THENCE NORTH 400.00 FEET; THENCE NORTH 51 ° 00' EAST 410.37 FEET TO A POINT ON THE CENTERLINE OF PLEASANT VALLEY SLY PARK ROAD; THENCE ALONG SAID CENTERLINE (2 COURSES) NORTH 47 ° 13' WEST 323.36 FEET AND NORTH 66 ° 14' 30" WEST 120.10 FEET; THENCE LEAVING SAID CENTERLINE, SOUTH 12 ° 50' 40" WEST 546.63 FEET AND SOUTH 400.00 FEET TO THE POINT OF BEGINNING.

A.P.N. 079-030-11-100

EXHIBIT B

RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:

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

Carmichael  
APN: 079-030-11

Above section for Recorder's use \_\_\_\_\_

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

**GRANT DEED**

**FOR VALUABLE CONSIDERATION**, receipt of which is hereby acknowledged, **MATTHEW E. CARMICHAEL AND ANGELICA CARMICHAEL HUSBAND AND WIFE**, hereinafter referred to as "Grantor", grants to the **COUNTY OF EL DORADO**, a political subdivision of the State of California, hereinafter "Grantee", all that certain real property, in fee, situate in the unincorporated area of the County of El Dorado, State of California,

**DESCRIBED IN EXHIBIT "A" AND AS DEPICTED IN EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF, WHICH DESCRIPTION IS BY THIS REFERENCE INCORPORATED HEREIN.**

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 their name(s) on this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

**GRANTOR:**  
**MATTHEW E. CARMICHAEL AND ANGELICA CARMICHAEL HUSBAND AND WIFE**

\_\_\_\_\_  
**Matthew E. Carmichael**

\_\_\_\_\_  
**Angelica Carmichael**

**Notary Acknowledgments Follow**

## Exhibit 'A'

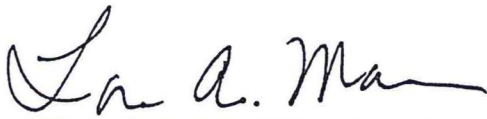
All that certain real property situate in the South One-Half of Section 27, Township 10 North, Range 12 East, M.D.M., El Dorado County, State of California, being a portion of that particular Parcel described in that certain document number 2013-0061993, official records said county and state more particularly described as follows:

Beginning at the northwest corner of said Parcel; thence from said POINT OF BEGINNING along the northerly boundary of said Parcel South 66° 50' 42" East 120.06 feet; thence South 47° 49' 12" East 174.13 feet; thence leaving said line South 41° 46' 39" West 21.37 feet; thence North 50° 53' 16" West 168.22 feet to the beginning of a curve to the left having a radius of 517.83 feet; thence along said curve through a central angle of 12° 48' 15" an arc length of 115.72 feet, said curve being subtended by a chord which bears North 57° 17' 24" West 115.48 feet to the westerly line of said Parcel; thence along said line North 12° 14' 28" East 11.81 feet to the POINT OF BEGINNING, containing 6677 square feet or 0.15 acres more or less. See exhibit 'B' attached hereto and made a part hereof.

### END OF DESCRIPTION

The basis of bearing for this description is grid north as shown on that particular Record of Survey filed in Book 31 of Surveys at Page 87 official records said county and state. All distances shown are grid distances. Divide distances by 0.99982 to obtain ground distances.

The purpose of this description is to describe that portion of said Parcel for right of way acquisition purposes.



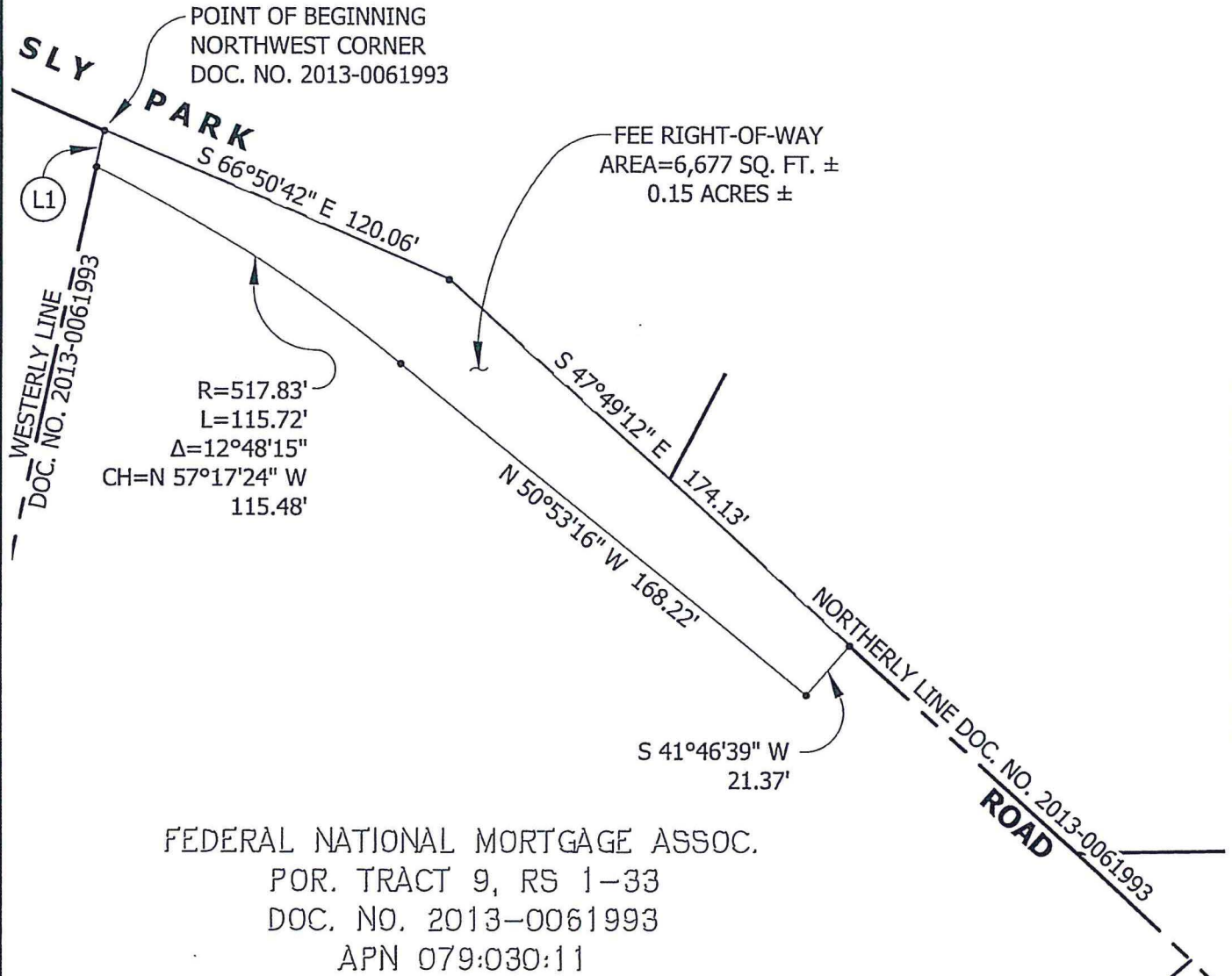
Loren A. Massaro      P.L.S. 8117  
Associate Land Surveyor  
Transportation Division  
El Dorado County



Dated: 07.24.2014

# EXHIBIT 'B'

Situate in the South One-Half of Section 27, T. 10 N., R. 12 E., M.D.M.  
County of El Dorado, State of California



(L1) N 12°14'28" E 11.81'



Grid North  
Scale 1"=50'



WHEN RECORDED, RETURN TO:

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

Carmichael  
APN: 079-030-11  
Project 77115

### CERTIFICATE OF ACCEPTANCE

**This is to certify** that the interest in real property conveyed by the Grant Deed dated \_\_\_\_\_, 2015 from **MATTHEW E. CARMICHAEL AND ANGELICA CARMICHAEL HUSBAND AND WIFE**, to the **COUNTY OF EL DORADO, a political subdivision of the State of California**, is hereby accepted by order of the County of El Dorado Board of Supervisors and the grantee consents to the recordation thereof by its duly authorized officer.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

#### COUNTY OF EL DORADO

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

ATTEST:  
James Mitrisin  
Clerk of the Board of Supervisors

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

EXHIBIT C

RECORDING REQUESTED BY AND  
WHEN RECORDED RETURN TO:

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

Carmichael  
APN 079-030-11

Above section for Recorder's use \_\_\_\_\_

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

**GRANT OF SLOPE AND DRAINAGE EASEMENT**

**FOR VALUABLE CONSIDERATION**, receipt of which is hereby acknowledged, **MATTHEW E. CARMICHAEL AND ANGELICA CARMICHAEL HUSBAND AND WIFE**, hereinafter referred to as "Grantor", grants to the **COUNTY OF EL DORADO, a political subdivision of the State of California**, a slope and drainage easement for slope construction, maintenance and drainage together with any and all appurtenances appertaining thereto, over, under, upon, and across a portion of all that certain real property situate in the unincorporated area of the County of El Dorado, State of California,

**DESCRIBED IN EXHIBIT 'A-1' AND DEPICTED IN EXHIBIT 'B-1' ATTACHED HERETO AND MADE A PART HEREOF, WHICH DESCRIPTION IS BY THIS REFERENCE INCORPORATED HEREIN.**

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

EXHIBIT C

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 his/her/their name(s) on this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

**GRANTOR:**  
**MATTHEW E. CARMICHAEL AND ANGELICA CARMICHAEL HUSBAND AND WIFE**

\_\_\_\_\_  
**Matthew E. Carmichael**

\_\_\_\_\_  
**Angelica Carmichael**

**Notary Acknowledgments Follow**



## Exhibit 'A1'

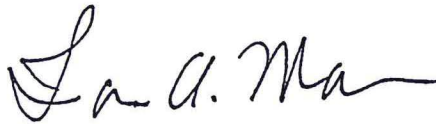
All that certain real property situate in the South One-Half of Section 27, Township 10 North, Range 12 East, M.D.M., El Dorado County, State of California, being a portion of that particular Parcel described in that certain document number 2013-0061993, official records said county and state more particularly described as follows:

Beginning on the westerly line of said Parcel from which the northwest corner thereof bears North 12° 14' 28" East 11.81 feet; thence from said POINT OF BEGINNING along a non-tangent curve to the right having a radius of 517.83 feet through a central angle of 12° 48' 15" an arc length of 115.72 feet, said curve being subtended by a chord which bears South 57° 17' 24" East 115.48 feet; thence South 50° 53' 16" East 168.22 feet; thence South 41° 46' 39" West 18.82 feet; thence North 55° 44' 02" West 37.12 feet; thence North 65° 52' 55" West 25.85 feet; thence North 50° 09' 49" West 40.78 feet; thence North 53° 34' 30" West 114.66 feet; thence North 77° 58' 21" West 36.61 feet; thence North 64° 52' 20" West 12.24 feet to said westerly line; thence along said line North 12° 14' 28" East 45.10 feet to the POINT OF BEGINNING, containing 8233 square feet or 0.19 acres more or less. See exhibit 'B1' attached hereto and made a part hereof.

### END OF DESCRIPTION

The basis of bearing for this description is grid north as shown on that particular Record of Survey filed in Book 31 of Surveys at Page 87 official records said county and state. All distances shown are grid distances. Divide distances by 0.99982 to obtain ground distances.

The purpose of this description is to describe that portion of said Parcel for slope and drainage easement purposes.



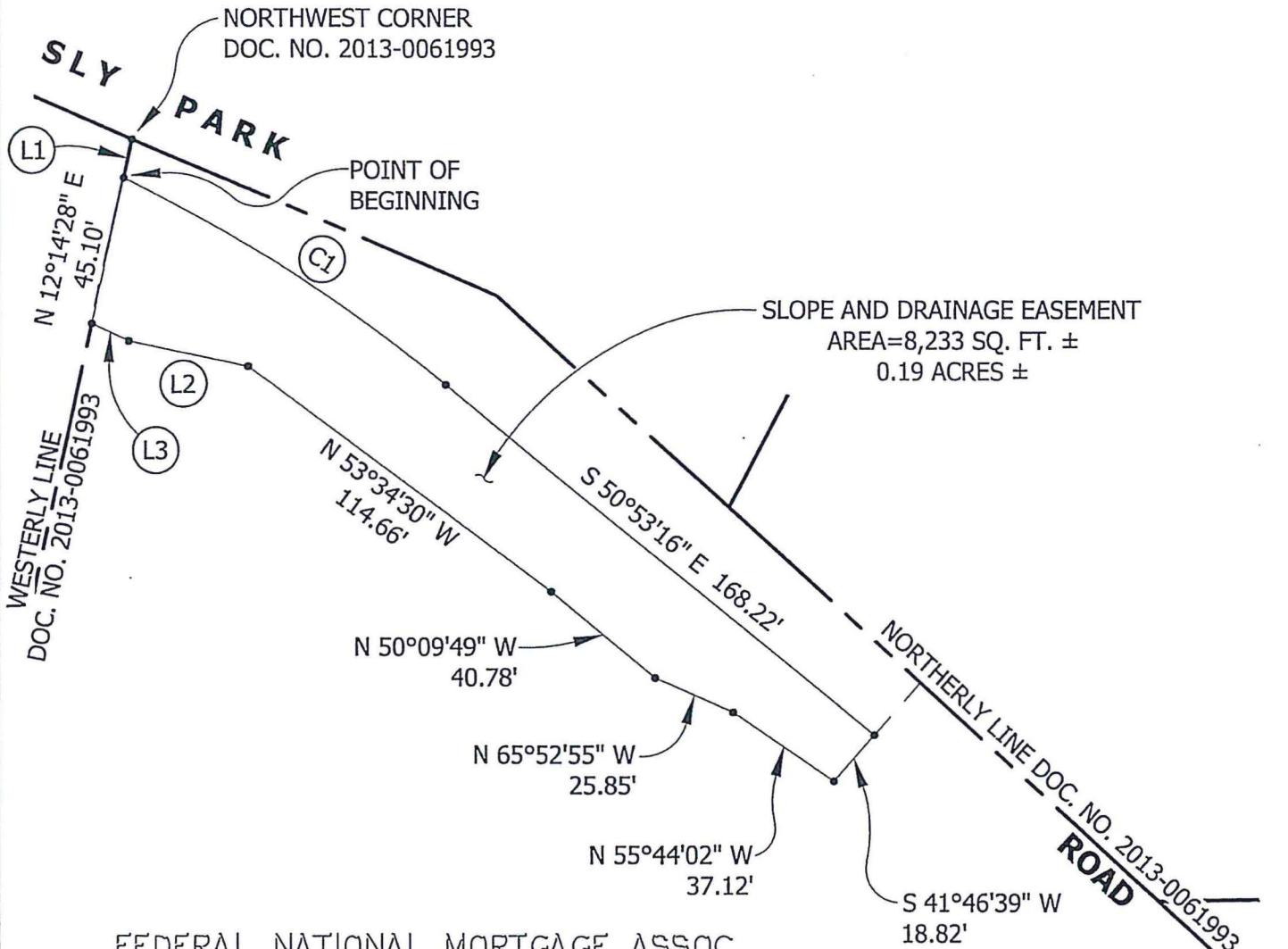
Loren A. Massaro      P.L.S. 8117  
Associate Land Surveyor  
Transportation Division  
El Dorado County



Dated: 07.24.2014

# EXHIBIT 'B1'

Situate in the South One-Half of Section 27, T. 10 N., R. 12 E., M.D.M.  
County of El Dorado, State of California



FEDERAL NATIONAL MORTGAGE ASSOC.  
POR. TRACT 9, RS 1-33  
DOC. NO. 2013-0061993  
APN 079:030:11

- (L1) N 12°14'28" E 11.81' (TIE)
- (C1) R=517.83' Δ=12°48'15" L=115.72'  
CH=S 57°17'24" E 115.48'
- (L2) N 77°58'21" W 36.61'
- (L3) N 64°52'20" W 12.24'



WHEN RECORDED, RETURN TO:

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

Carmichael  
APN: 079-030-11  
Project 77115

### CERTIFICATE OF ACCEPTANCE

**This is to certify** that the interest in real property conveyed by the Grant of Slope and Drainage Easement dated \_\_\_\_\_, 2015 from **MATTHEW E. CARMICHAEL AND ANGELICA CARMICHAEL HUSBAND AND WIFE**, to the **COUNTY OF EL DORADO**, a political subdivision of the State of California, is hereby accepted by order of the County of El Dorado Board of Supervisors and the grantee consents to the recordation thereof by its duly authorized officer.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

#### COUNTY OF EL DORADO

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

ATTEST:  
James Mitrisin  
Clerk of the Board of Supervisors

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



EXHIBIT D

RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:

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

Carmichael  
APN 079-030-11

---

SPACE ABOVE THIS LINE FOR RECORDERS USE ONLY

Project: Sly Park Road at Clear Creek Road Bridge Replacement  
Project  
Project #: 77115

**GRANT OF TEMPORARY CONSTRUCTION EASEMENT**

**MATTHEW E. CARMICHAEL AND ANGELICA CARMICHAEL HUSBAND AND WIFE**, hereinafter referred to as “Grantor”, grant 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-2 and B-2 attached hereto and made a part hereof.**

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

1. In consideration of \$46.00.00 (Forty-six Dollars, exactly) 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-2 and depicted on the map in Exhibit B-2 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 Sly Park Road at Clear Creek Road Bridge Replacement 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, including any staging, stockpiling, and parking of construction vehicles or equipment. This temporary construction easement shall not be revoked and shall not expire until the recordation of the Notice of Completion of the Sly Park Road at Clear Creek Road Bridge Replacement Project. 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. This right during the one-year warranty

EXHIBIT D

period survives the expiration of this easement. Fencing that is currently in the temporary construction easement area may need to be moved.

If fencing is moved, Grantee will replace fencing with like kind at no expense to Grantor. Temporary fencing will be erected in the interim, if necessary, to maintain security.

4. Compensation under this temporary construction easement covers the construction period estimated to be 24 (Twenty-Four) months of construction, together with the one-year warranty period. In the event that construction of the Sly Park Road at Clear Creek Road Bridge Replacement Project is not completed within 24 (Twenty-Four) months of commencement of construction, Grantor shall be entitled to additional compensation as follows: for each month thereafter, the sum of \$ 2.19 (Two Dollars and Nineteen Cents, exactly) will be paid to Grantor, until construction is completed.
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.
6. 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, 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 D

**GRANTOR:**

**MATTHEW E. CARMICHAEL AND ANGELICA CARMICHAEL HUSBAND AND WIFE**

Executed on this date: \_\_\_\_\_, 2015

\_\_\_\_\_  
**Matthew E. Carmichael**

\_\_\_\_\_  
**Angelica Carmichael**

**Notary Acknowledgements Follow**



## Exhibit 'A2'

All that certain real property situate in the South One-Half of Section 27, Township 10 North, Range 12 East, M.D.M., El Dorado County, State of California, being a portion of that particular Parcel described in that certain document number 2013-0061993, official records said county and state more particularly described as follows:

### **Area 1:**

Beginning on the westerly line of said Parcel from which the northwest corner thereof bears North 12° 14' 28" East 56.90 feet; thence from said POINT OF BEGINNING South 64° 52' 20" East 8.31 feet; thence South 19° 51' 03" West 22.17 feet; thence North 70° 48' 12" West 5.20 feet to said westerly line; thence along said line North 12° 14' 28" East 23.20 feet to the POINT OF BEGINNING, containing 152 square feet more or less.

**Together with:**

### **Area 2:**

Beginning at a point from which the northwest corner of said Parcel bears the following four (4) courses: 1) North 53° 34' 30" West 114.66 feet; 2) North 77° 58' 21" West 36.61 feet; 3) North 64° 52' 20" West 12.24 feet; and 4) North 12° 14' 28" East 56.90 feet; thence from said POINT OF BEGINNING South 50° 09' 49" East 40.78 feet; thence South 65° 52' 55" East 6.93 feet; thence South 18° 37' 21" West 8.53 feet; thence North 55° 28' 52" West 47.93 feet; thence North 24° 52' 55" East 10.89 feet to the POINT OF BEGINNING, containing 410 square feet more or less.

**Together with:**

### **Area 3:**

Beginning on the northerly line of said Parcel from which the northwest corner thereof bears along said line the following two (2) courses: 1) North 47° 49' 12" West 174.13 feet; 2) North 66° 50' 42" West 120.06 feet; thence from said POINT OF BEGINNING along said northerly line South 47° 49' 12" East 40.00 feet; thence leaving said line South 41° 46' 39" West 24.73 feet; thence North 48° 43' 15" West 40.00 feet; thence North 41° 46' 39" East 25.36 feet to the POINT OF BEGINNING, containing 1002 square feet more or less.

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

END OF DESCRIPTION

The basis of bearing for this description is grid north as shown on that particular Record of Survey filed in Book 31 of Surveys at Page 87 official records said county and state. All distances shown are grid distances. Divide distances by 0.99982 to obtain ground distances.

The purpose of this description is to describe that portion of said Parcel for construction easement purposes.

*Loren A. Massaro*

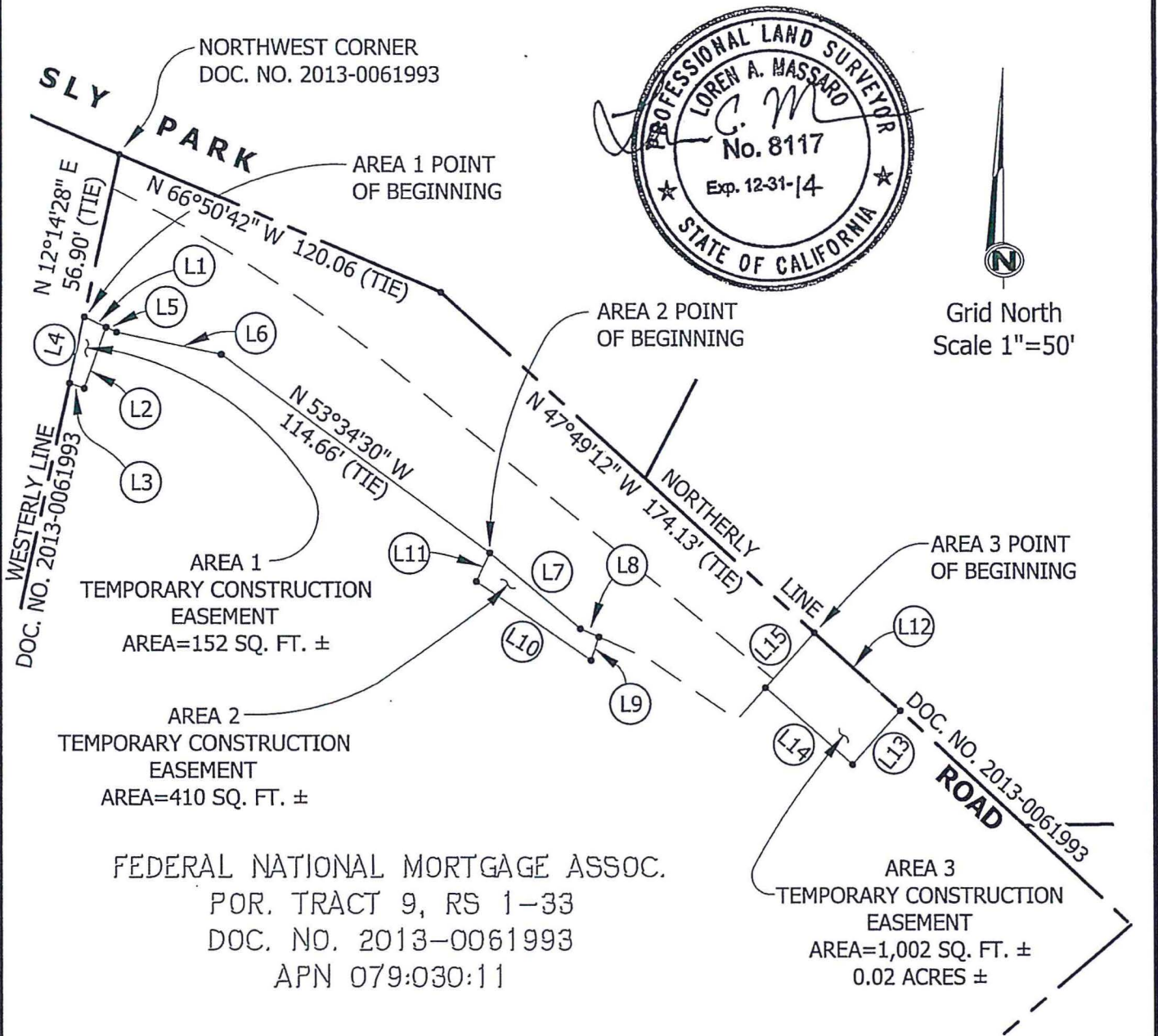
Loren A. Massaro                      P.L.S. 8117  
Associate Land Surveyor  
Transportation Division  
El Dorado County

Dated: 07.24.2014



# EXHIBIT 'B2'

Situate in the South One-Half of Section 27, T. 10 N., R. 12 E., M.D.M.  
County of El Dorado, State of California



- |                                 |                            |                            |
|---------------------------------|----------------------------|----------------------------|
| (L1) S 64°52'20" E 8.31'        | (L7) S 50°09'49" E 40.78'  | (L13) S 41°46'39" W 24.73' |
| (L2) S 19°51'03" W 22.17'       | (L8) S 65°52'55" E 6.93'   | (L14) N 48°43'15" W 40.00' |
| (L3) N 70°48'12" W 5.20'        | (L9) S 18°37'21" W 8.53'   | (L15) N 41°46'39" E 25.36' |
| (L4) N 12°14'28" E 23.20'       | (L10) N 55°28'52" W 47.93' |                            |
| (L5) N 64°52'20" W 3.93' (TIE)  | (L11) N 24°52'55" E 10.89' |                            |
| (L6) N 77°58'21" W 36.61' (TIE) | (L12) S 47°49'12" E 40.00' |                            |



WHEN RECORDED, RETURN TO:

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

Carmichael  
APN: 079-030-11  
Project 77115

**CERTIFICATE OF ACCEPTANCE**

**This is to certify** that the interest in real property conveyed by the Grant of Temporary Construction Easement dated \_\_\_\_\_, 2015 from **MATTHEW E. CARMICHAEL AND ANGELICA CARMICHAEL HUSBAND AND WIFE**, to the **COUNTY OF EL DORADO, a political subdivision of the State of California**, is hereby accepted by order of the County of El Dorado Board of Supervisors and the grantee consents to the recordation thereof by its duly authorized officer.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

**COUNTY OF EL DORADO**

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

ATTEST:  
James Mitrisin  
Clerk of the Board of Supervisors

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

Exhibit E

Distribution Easement (Rev. 04/13)

RECORDING REQUESTED BY AND RETURN TO:

*PACIFIC GAS AND ELECTRIC COMPANY*  
*Land Management*  
*245 Market Street, N10A, Room 1015*  
*P.O. Box 770000*  
*San Francisco, CA 94177*

Location: Unincorporated

Recording Fee \$ \_\_\_\_\_

Document Transfer Tax \_\_\_\_\_

This is a conveyance where the consideration and Value is less than \$100.00 (R&T 11911).

Computed on Full Value of Property Conveyed, or

Computed on Full Value Less Liens

& Encumbrances Remaining at Time of Sale

\_\_\_\_\_  
Signature of declarant or agent determining tax

(SPACE ABOVE FOR RECORDER'S USE ONLY)

LD 2110-12-0986

EASEMENT DEED

Matthew E. Carmichael and Angelica Carmichael,

hereinafter called Grantor, hereby grants to PACIFIC GAS AND ELECTRIC COMPANY, a California corporation, hereinafter called Grantee, the right from time to time to construct, reconstruct, install, inspect, maintain, replace, remove, and use facilities of the type hereinafter specified, together with a right of way therefor, within the easement area as hereinafter set forth, and also ingress thereto and egress therefrom, over and across the lands of Grantor situate in the County of El Dorado, State of California, described as follows:

(APN079-030-11)

The parcel of land described in the Grant Deed to Matthew E. Carmichael and Angelica Carmichael 2015-0026851, El Dorado County Records

Said facilities and easement area are described as follows:

Such poles, aerial wires, cables, electrical conductors with associated crossarms, braces, transformers, anchors, guy wires and cables, fixtures and appurtenances, as Grantee deems necessary for the distribution of electric energy and communication purposes located within the parcels of land described and designated Exhibit "A3" and shown on the map marked Exhibit "B3" both attached hereto and made a part hereof.

Grantor further grants to Grantee the right, from time to time, to trim or to cut down any and all trees and brush now or hereafter within said easement area, and shall have the further right, from time to time, to trim and cut down trees and brush along each side of said easement area which now or hereafter in the opinion of Grantee may interfere with or be a hazard to the facilities installed hereunder, or as Grantee deems necessary to comply with applicable state or federal regulations.

Grantor shall not erect or construct any building or other structure or drill or operate any well within said easement area.

Grantor further grants to Grantee the right to assign to another public utility as defined in Section 216 of the California Public Utilities Code the right to install, inspect, maintain, replace, remove and use communications facilities within said easement area (including ingress thereto and egress therefrom).

The provisions hereof shall inure to the benefit of and bind the successors and assigns of the respective parties hereto.

Dated: \_\_\_\_\_, \_\_\_\_\_.

Matthew E. Carmichael and Angelica Carmichael

By \_\_\_\_\_

By \_\_\_\_\_

Area 6 – Sierra Division  
Auburn Land Management  
Operating Department - Distribution  
USGS location MDM – T10N, R12E, Section 27: SE4 of SW4  
FERC License Number(s): N/A  
PG&E Drawing Number: N/A  
PLAT NO. J-45  
LD of any affected documents: N/A  
LD of any Cross-referenced documents: N/A  
TYPE OF INTEREST: 04, 06 and 43  
SBE Parcel Number: N/A  
(For Quitclaims, % being quitclaimed) N/A  
PM 30648661  
JCN: N/A  
County: El Dorado  
Utility Notice Numbers: N/A  
851 Approval Application No. N/A Decision N/A  
Prepared By:  
Checked By:  
Revision Number: 0



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 \_\_\_\_\_ )

On \_\_\_\_\_, before me, \_\_\_\_\_,  
Here insert name and title of the officer  
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 of Notary Public

(Seal)

**CAPACITY CLAIMED BY SIGNER**

- Individual(s) signing for oneself/themselves
- Corporate Officer(s) of the above named corporation(s)
- Trustee(s) of the above named Trust(s)
- Partner(s) of the above named Partnership(s)
- Attorney(s)-in-Fact of the above named Principal(s)
- Other \_\_\_\_\_

## Exhibit 'A3'

All that certain real property situate in the South One-Half of Section 27, Township 10 North, Range 12 East, M.D.M., El Dorado County, State of California, being a portion of that particular Parcel described in that certain document number 2013-0061993, official records said county and state more particularly described as follows:

### **Area 1:**

Beginning on the westerly line of said Parcel from which the northwest corner thereof bears North 12° 14' 28" East 78.56 feet; thence from said POINT OF BEGINNING leaving said line North 82° 28' 57" East 99.26 feet to the beginning of a non-tangent curve to the right having a radius of 517.83 feet; thence along said curve through a central angle of 01° 49' 05" an arc length of 16.43 feet, said curve being subtended by a chord which bears South 51° 47' 48" East 16.43 feet; thence South 50° 53' 16" East 25.09 feet; thence South 82° 28' 57" West 132.69 feet; thence North 07° 31' 03" West 16.83 feet to said westerly line; thence along said line North 12° 14' 28" East 14.00 to the POINT OF BEGINNING, containing 3523 square feet or 0.08 acres more or less.

### **Together with:**

### **Area 2:**

Beginning on the northerly line of said Parcel from which the northwest corner thereof bears along said line the following two (2) courses: 1) North 47° 49' 12" West 174.13 feet; 2) North 66° 50' 42" West 120.06 feet; thence from said POINT OF BEGINNING along said northerly line South 47° 49' 12" East 71.00 feet; thence leaving said line South 34° 50' 47" East 31.36 feet; thence South 55° 09' 13" West 30.00 feet; thence North 34° 50' 47" West 97.20 feet North 41° 46' 39" East 14.45 feet to the POINT OF BEGINNING, containing 2442 square feet or 0.06 acres more or less.

See exhibit 'B3' attached hereto and made a part hereof.

END OF DESCRIPTION

The basis of bearing for this description is grid north as shown on that particular Record of Survey filed in Book 31 of Surveys at Page 87 official records said county and state. All distances shown are grid distances. Divide distances by 0.99982 to obtain ground distances.

The purpose of this description is to describe that portion of said Parcel for public utilities easement purposes.



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

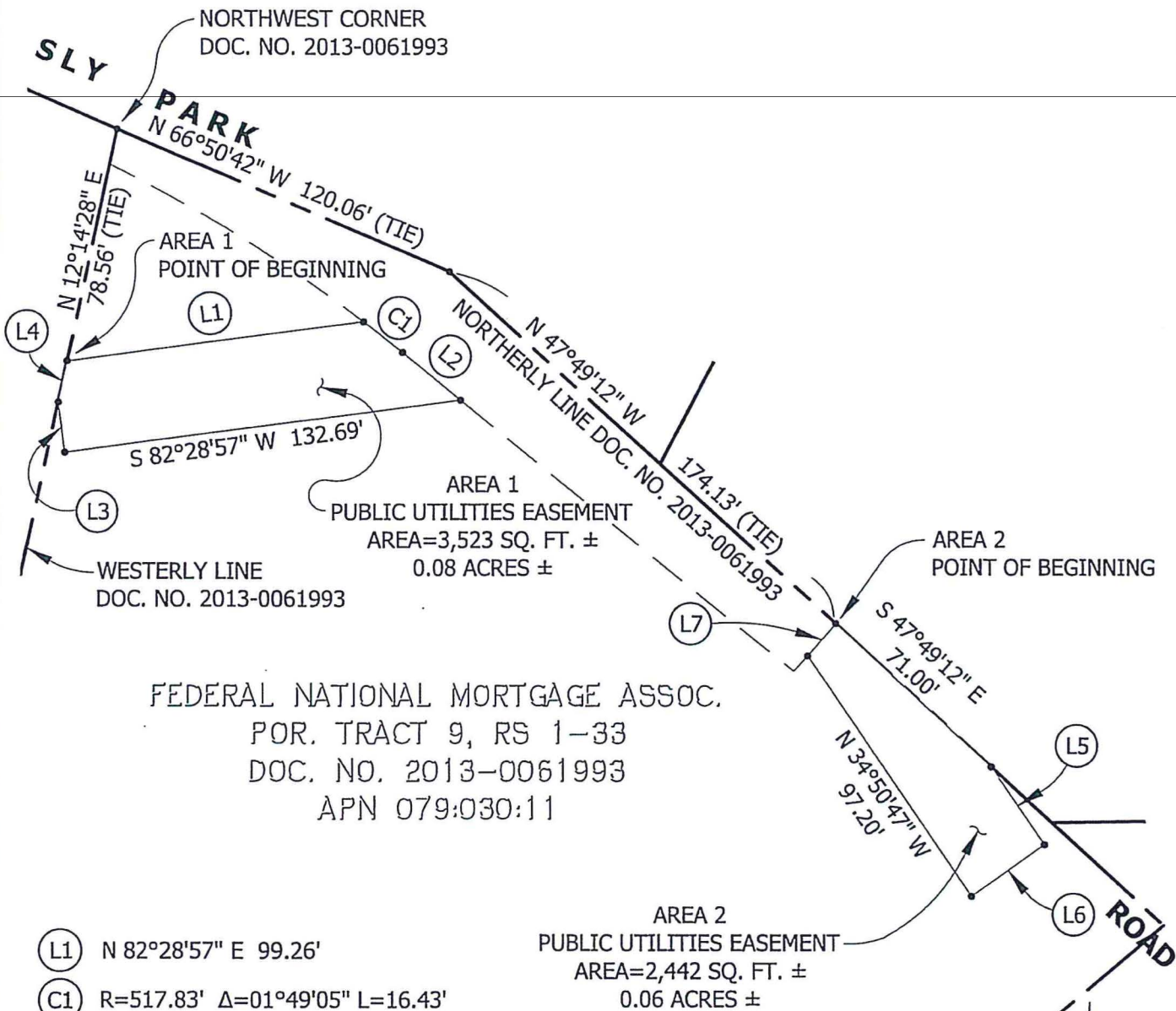


Dated: 07.24.2014



# EXHIBIT 'B3'

Situate in the South One-Half of Section 27, T. 10 N., R. 12 E., M.D.M.  
County of El Dorado, State of California



- (L1) N 82°28'57" E 99.26'
- (C1) R=517.83' Δ=01°49'05" L=16.43'  
CH=S 51°47'48" E 16.43'
- (L2) S 50°53'16" E 25.09'
- (L3) N 07°31'03" W 16.83'
- (L4) N 12°14'28" E 14.00'
- (L5) S 34°50'47" E 31.36'
- (L6) S 55°09'13" W 30.00'
- (L7) N 41°46'39" E 14.45'



Grid North  
Scale 1"=50'