

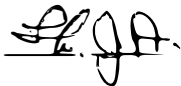
Sellers: Abel  
APN: 051-250-61 & -65  
Project #: 72375  
Escrow #: P-168908

**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 **Laurence E. Abel and Jacqueline Abel, Trustees of the Laurence E. and Jacqueline Abel Family Trust dated October 8, 2009, as to APN 051-250-61 (formerly 051-250-46) and Laurence E. Abel and Jacqueline Abel, Trustees or their successor in trust, under the 2009 Abel Disclaimer Trust dated October 8, 2009 and any amendments thereto, as to APN 051-250-65 (formerly 051-250-12)** referred to herein as ("Sellers"), with reference to the following facts:

**RECITALS**

- A. Sellers own those certain real properties located in an unincorporated area of the County of El Dorado, California, legal descriptions of which are attached hereto as Exhibit A (the "Property").
- B. Sellers desire to sell and County desires to acquire for public purposes, a portion of APN 051-250-61, in fee 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; and from APN 051-250-65, a Slope and Drainage Easement as described and depicted in Exhibit D and the exhibits thereto, and a Public Utilities 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.

Sellers 

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**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 Exhibits B, C, D, and E and the exhibits thereto.

### **2. JUST COMPENSATION**

The just compensation for the Acquisition Properties is in the amount of \$160 for the fee title, \$24,081 for the Slope and Drainage & Public Utility Easement, \$37,401 for the Slope and Drainage Easement, \$1,294 for the Public Utility Easement, for a total amount of \$62,936.00 **rounded to \$63,000.00 (sixty-three thousand 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. P-168908 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 Easements from Sellers to County for the Acquisition Properties. Sellers and County agree to deposit in escrow all instruments,

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documents, and writings identified or reasonably required to close escrow. The escrow must be closed no later than December 31, 2017, 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 Deed and Easements.
- F. All costs of any partial reconveyances of deeds of trust, if any.

#### **5. TITLE**

Sellers shall by Grant Deed and Easements 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.P-168908 , if any; and
- C. Exceptions 1, 2, and 17,18 paid current and subject to items 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32 and 33

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as listed in said preliminary title report dated 11/21/2016.

Sellers agree 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 Sellers, subject only to those exceptions set forth hereinabove.

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

Sellers acknowledge 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 Easements 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,

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encroachments by improvements on the Property onto adjacent properties, and rights of way of any nature, not disclosed by the public record.

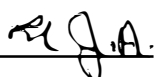
- B. Sellers have no knowledge of any pending litigation involving the Property.
- C. Sellers have no knowledge of any violations of, or notices concerning defects or noncompliance with, any applicable code statute, regulation, or judicial order pertaining to the Property.
- D. All warranties, covenants, 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 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 deeds or mortgages shall, upon demands be made payable to the mortgagees or beneficiaries to furnish Grantor 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. 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

Sellers 

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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 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

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and incidental to the construction of improvements Diamond Springs Parkway 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 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.

**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**

Sellers R. J. A.

Sellers: Abel  
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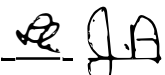
- A. Sellers shall execute and deliver to Escrow Holder the Grant Deeds for the Acquisition Properties prior to the Close of Escrow, for delivery to the County at Close of Escrow.
- B. County shall deliver to Escrow Holder prior to the Close of Escrow, for delivery or disbursement at Close of Escrow, funds in an amount equal to those shown in Section 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, 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.
  - (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.

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**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:** Larry and Jacqueline Abel  
5189 Abel Rd.  
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**

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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.

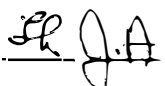
**25. LEASE WARRANTY PROVISION**

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. CONSTRUCTION CONTRACT WORK**

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

A. County or County's contractor or authorized agent will remove any trees, shrubs or landscape improvements in conflict with the proposed road improvements to be constructed

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within the new right of way limits.

B. County or County's contractor or authorized agent will remove existing fencing and replace with new fencing of a like-kind material at approximately 6 inches inside new property and easement lines/limits as shown in Exhibit F. Fencing that is removed will be left at the site for the seller.

C. County or County's contractor or authorized agent will replace the existing gate at the intersection of the driveway and Lime Kiln Road as shown in Exhibit F.

D. County or County's contractor or authorized agent will extend the existing sewer line at the existing corner of Lime Kiln Road and State Route (Highway) 49 to the Sellers property inside of the proposed easement line as shown on Exhibit F.

E. County or County's contractor or authorized agent will relocate the existing paved driveway with a new paved driveway as shown on Exhibit F. The new driveway will be approximately 14 feet wide by approximately 415 feet long. It will be paved with 3/4 inch asphalt, 4 inches thick and on 10 inches of base rock.

F. County or County's contractor or authorized agent will identify and mark both parcel boundaries (property corners) and provide a map/exhibit to the Sellers after construction of the Project is complete.

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. All structures, improvements or other facilities, when removed and

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relocated, or reconstructed by County, shall be left in as good a condition as found. Sellers understand and agree that after completion of the work described, said facilities, except utility facilities, will be considered Sellers' sole property and Sellers will be responsible for their maintenance and repair.

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

Permission is hereby granted to County, the County's contractor or its authorized agent to enter Sellers' Property, (Assessor's Parcel Number 051-250-61 & -65) 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.

Sellers: Abel  
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**SELLERS:** Laurence E. Abel and Jacqueline Abel, Trustees of the Laurence E. and Jacqueline Abel Family Trust dated October 8, 2009, as to APN 051-250-61 and Laurence E. Abel and Jacqueline Abel, Trustees or their successor in trust, under the 2009 Abel Disclaimer Trust dated October 8, 2009 and any amendments thereto, as to APN 051-250-65


Date: 3/30/17 By:   
Laurence E. Abel, Trustee

Date: 3-30-2017 By:   
Jacqueline Abel, Trustee

**COUNTY OF EL DORADO:**

Date: 4/25/17 By:   
Shiva Frentzen, Chair  
Board of Supervisors

ATTEST: James S. Mitrisin  
Clerk of the Board of Supervisors

By:   
Deputy Clerk

## Exhibit "A" Legal Description

The land described herein is situated in the State of California, County of El Dorado, unincorporated area, described as follows:

### PARCEL ONE

PARCEL A, AS SHOWN ON THAT CERTAIN PARCEL MAP FILED FEBRUARY 23, 1998 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY IN BOOK 46 OF PARCEL MAPS, AT PAGE 95.

EXCEPTING THERE FROM, THOSE PORTIONS CONVEYED TO THE COUNTY OF EL DORADO BY INSTRUMENTS RECORDED OCTOBER 6, 2016, INSTRUMENT NO. 2016-47812 AND 2016-47813, OFFICIAL RECORDS.

ASSESSOR PARCEL NO.:051-250-46-100

### PARCEL TWO

PORTION OF THE SOUTH ONE-HALF OF LOT 5 OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 10 NORTH, RANGE 11 EAST, M.D.B.&M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF PARCEL B AS SAID PARCEL B IS SHOWN ON THE PARCEL MAP FILED FOR RECORD SEPTEMBER 18, 1979, IN BOOK 25 OF PARCEL MAPS AT PAGE 46, RECORDS OF EL DORADO COUNTY; THENCE ON AND ALONG THE WESTERLY BOUNDARIES OF PARCELS B, C AND D, SOUTH 7° 44'47" EAST, 137.99 FEET; SOUTH 1° 39'22" EAST 153.59 FEET; SOUTH 1° 46'02" EAST 299.91 FEET; SOUTH 3° 04'33" WEST, 283.48 FEET; AND SOUTH 12° 32'14" WEST 77.70 FEET TO THE MOST WESTERLY CORNER OF SAID PARCEL D; THENCE ON AND ALONG THE NORTHWESTERLY BOUNDARY OF THE PARCEL DESCRIBED IN THE DEED TO MILO JOE MARTINOVICH, ET UX, RECORDED FEBRUARY 2, 1945, IN BOOK 214 PAGE 180, OFFICIAL RECORDS, SOUTH 17° 55'14" WEST, 133.44 FEET TO THE SOUTH LINE OF SAID SECTION 19; THENCE ON AND ALONG SAID SOUTH SECTION LINE SOUTH 89° 50'25" WEST 43.15 FEET TO THE SOUTHEAST CORNER OF THE PARCEL DESCRIBED IN THE DEED TO FRANK DEBENNING, ET UX RECORDED OCTOBER 17, 1974, IN BOOK 1290 PAGE 628 OF OFFICIAL RECORDS; THENCE ON AND ALONG THE EXTERIOR BOUNDARIES OF SAID DEBENNING PARCEL, NORTH 17° 49'25" EAST, 136.64 FEET; NORTH 26° 09'35" WEST 52.12 FEET; SOUTH 76° 30'25" WEST, 102.70 FEET; AND SOUTH 66° 38'25" WEST 34 FEET TO THE NORTHWEST CORNER OF SAID DEBENNING PARCEL; THENCE ON AND ALONG THE EXTERIOR BOUNDARY LINES OF THE PARCEL DESCRIBED IN THE DEED TO GARY E. WAKEFIELD RECORDED FEBRUARY 23, 1978, IN BOOK 1601 AT PAGE 34 OF OFFICIAL RECORDS SOUTH 66° 38'25" WEST 79.49 FEET; THENCE SOUTH 65° 53'25" WEST 243.83 FEET, AND THENCE SOUTH 35° 53'00" WEST 11.67 FEET TO THE SOUTHWEST CORNER OF SAID WAKEFIELD PARCEL LOCATED ON SAID SOUTH LINE OF SECTION 19; THENCE ON AND ALONG SAID SOUTH SECTION LINE SOUTH 89° 50'25" WEST 84.14 FEET; THENCE LEAVING SAID SECTION LINE NORTH 31° 49'59" EAST 55.82 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF THE PARCEL DESCRIBED AS PARCEL NO. 2 OF THE QUITCLAIM DEED BY LAURANCE ABEL, ET UX, TO BASIC MINERALS INC., RECORDED FEBRUARY 25, 1980 IN BOOK 1853 PAGE 569, OFFICIAL RECORDS. THENCE ON AND ALONG THE EXTERIOR BOUNDARY LINE OF SAID PARCEL 2, NORTH 69° 38'06" EAST 73 FEET; NORTH 47° 09'54" WEST 180 FEET; AND NORTH 52° 10'47" WEST 336.62 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 2; SAID NORTHEAST CORNER BEING ON AN EXTERIOR BOUNDARY LINE OF THE PARCEL DESCRIBED AS PARCEL NO. 1 IN THE DEED BY BASIC MINERALS INC., TO MAXIM DEVELOPMENT CO., RECORDED FEBRUARY 26, 1980, IN BOOK 1853 PAGE 591, OFFICIAL RECORDS; THENCE ON AND ALONG THE EXTERIOR BOUNDARY LINES OF SAID PARCEL NO. 1, NORTH 65° 43'06" EAST

109.92 FEET; NORTH 17° 52'00" WEST 41 FEET; NORTH 61° 07'42" EAST 215.67 FEET; NORTH 84° 22'56" EAST 99 FEET; NORTH 37° 22'56" EAST 35 FEET, AND NORTH 27° 48'24" WEST 258.33 FEET TO THE SOUTHEAST CORNER OF PARCEL 9 AS SAID PARCEL 9 IS DELINEATED ON THE PARCEL MAP FILED FOR RECORD ON NOVEMBER 5, 1978, IN BOOK 22 OF PARCEL MAPS AT PAGE 28, RECORDS OF EL DORADO COUNTY, THENCE ON AND ALONG THE EXTERIOR BOUNDARY LINES OF PARCEL 9, 10 AND 11 OF SAID PARCEL MAP FILED FOR RECORD IN BOOK 22 OF PARCEL MAPS AT PAGE 28, NORTH 15° 04'30" WEST 80.58 FEET; NORTH 26° 03'58" EAST 57.32 FEET; NORTH 64° 59'48" EAST 69.57 FEET; AND SOUTH 85° 39'06" EAST 261.45 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 11 LOCATED ON THE WEST LINE OF THE FEE PARCEL OF REAL PROPERTY DESCRIBED ON PAGE 4 OF THE DECREE OF DISTRIBUTION IN THE MATTER OF THE ESTATE OF CLEMENT H. MERCIER, DECEASED, RECORDED MARCH 31, 1977, IN BOOK 1485 PAGE 41 OF OFFICIAL RECORDS; THENCE ON AND ALONG THE EXTERIOR BOUNDARIES OF SAID FEE PARCEL DESCRIBED ON SAID PAGE 4; SOUTH 4° 11'00" EAST 136.75 FEET; THENCE CONTINUING SOUTH 4° 11'00" EAST 15.15 FEET; AND NORTH 50° 52'05" EAST 346.91 FEET TO THE POINT OF BEGINNING.

THE HEREIN BEFORE DESCRIBED PARCEL IS DELINEATED ON THE RECORD OF SURVEY FILED FOR RECORD JULY 30, 1980, IN BOOK 8 AT PAGE 85 OF RECORDS OF SURVEYS, RECORDS OF EL DORADO COUNTY.

EXCEPTING THEREFROM ANY REAL PROPERTY CONVEYED TO BASIC MINERALS INC., BY VIRTUE OF THE QUITCLAIM DEED RECORDED FEBRUARY 25, 1980, IN BOOK 1853 PAGE 569, OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM, THOSE PORTIONS CONVEYED TO THE COUNTY OF EL DORADO BY INSTRUMENTS RECORDED OCTOBER 6, 2016, IN INSTRUMENT NO.'S 2016-47815, 2016-47816 AND 2016-47817, OFFICIAL RECORDS.

ASSESSOR PARCEL NO.:051-250-12-100

Exhibit 'B'

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

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

**APN: 051-250-61 (formerly 051-250-46)**  
**Seller: Abel**  
**Project: DSP 1A 72375**

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, **Laurence E. Abel and Jacqueline Abel, Trustees of the Laurence E. and Jacqueline Abel Family Trust dated October 8, 2009**, 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 'A14' and depicted in Exhibit 'B14' attached hereto and made a part hereof, which description is by this reference incorporated herein.**

**IN WITNESS WHEREOF**, Grantor has herein subscribed its name on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

**GRANTOR: Laurence E. Abel and Jacqueline Abel, Trustees of the Laurence E. and Jacqueline Abel Family Trust dated October 8, 2009,**

\_\_\_\_\_  
Laurence E. Abel, Trustee

\_\_\_\_\_  
Jacqueline Abel, Trustee

**(All signatures must be acknowledged by a Notary Public)**



**EXHIBIT 'A14'**

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 A of that particular Parcel Map filed in Book 46, Page 95 of Parcel Maps in the Official Records of El Dorado County more particularly described as follows:

BEGINNING at the northerly corner of said Parcel; thence along the westerly line of said Parcel South 13° 06' 09" East 23.46 feet; thence leaving said westerly line South 84° 02' 49" East 9.06 feet to the northerly line of said Parcel; thence along said northerly line North 31° 03' 54" West 27.78 feet to the POINT OF BEGINNING. Containing 100 square feet more or less.

-End of Description-

See Exhibit 'B14' 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: 8/13/2016

# EXHIBIT 'B14'

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

POINT OF BEGINNING  
NORTHERLY CORNER  
PARCEL A, P.M. 46-95



S 13° 06' 09" E  
23.46' (TIE)

N 31° 03' 54" W  
27.78'

FEE RIGHT OF WAY  
AREA=100 SQ. FT. ±

S 84° 02' 49" E  
9.06'

ABEL TR.  
2014-36843  
APN 051-250-46  
PARCEL A  
P.M. 46-95



Grid North  
Scale 1"=50'  
PAGE 1 OF 1

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

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

**APN: 051-250-61 (formerly 051-250-46)**  
**Seller: Abel**  
**Project: DSP 1A 72375**

**CERTIFICATE OF ACCEPTANCE**

**This is to certify** that the interest in real property conveyed by the Grant Deed dated \_\_\_\_\_, 201\_\_, from **Laurence E. Abel and Jacqueline Abel, Trustees of the Laurence E. and Jacqueline Abel Family Trust dated October 8, 2009**, is hereby accepted by order of the County of El Dorado Board of Supervisors and the grantee consents to the recordation thereof by its duly authorized officer.

APN: 051-250-61 (formerly 051-250-46)

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

**COUNTY OF EL DORADO**

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

Shiva Frentzen, Chair  
Board of Supervisors

ATTEST:

James S. Mitrison  
Clerk of the Board of Supervisors

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

Exhibit 'C'

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

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

**APN: 051-250-61 (formerly 051-250-46)**

**Seller: Abel**

**Project: DSP 1A 72375**

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, **Laurence E. Abel and Jacqueline Abel, Trustees of the Laurence E. and Jacqueline Abel Family Trust dated October 8, 2009**, 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 'A12' AND DEPICTED IN EXHIBIT 'B12' 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.

**IN WITNESS WHEREOF**, Grantor has herein subscribed its name on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

**GRANTOR: Laurence E. Abel and Jacqueline Abel, Trustees of the Laurence E. and Jacqueline Abel Family Trust dated October 8, 2009**

\_\_\_\_\_  
Laurence E. Abel, Trustee

\_\_\_\_\_  
Jacqueline Abel, Trustee

**(A Notary Public Must Acknowledge All Signatures)**

EXHIBIT 'A12'

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 A of that particular Parcel Map filed in Book 46, Page 95 of Parcel Maps in the Official Records of El Dorado County more particularly described as follows:

COMMENCING at the northerly corner of said Parcel; thence along the westerly line of said Parcel the following three (3) courses: 1) South 13° 06' 09" East 77.37 feet to the beginning of a curve to the right having a radius of 594.93 feet; 2) thence southerly 72.33 feet along said curve, through a central angle of 6° 57' 58", said curve being subtended by a chord which bears South 9° 37' 09" East 72.29 feet to the TRUE POINT OF BEGINNING; 3) thence continuing southerly 14.70 feet along said curve through a central angle of 1° 24' 58", said curve being subtended by a chord which bears South 5° 25' 42" East 14.70 feet; thence leaving said westerly line South 84° 04' 48" East 68.41 feet to the northerly line of said Parcel the following two (2) courses: 1) North 8° 15' 46" West 5.17 feet; 2) thence North 31° 03' 54" West 11.77 feet; thence leaving said northerly line North 84° 04' 48" West 62.96 feet to the TRUE POINT OF BEGINNING. Containing 958 square feet more or less.

-End of Description-

See Exhibit 'B12' 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.



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



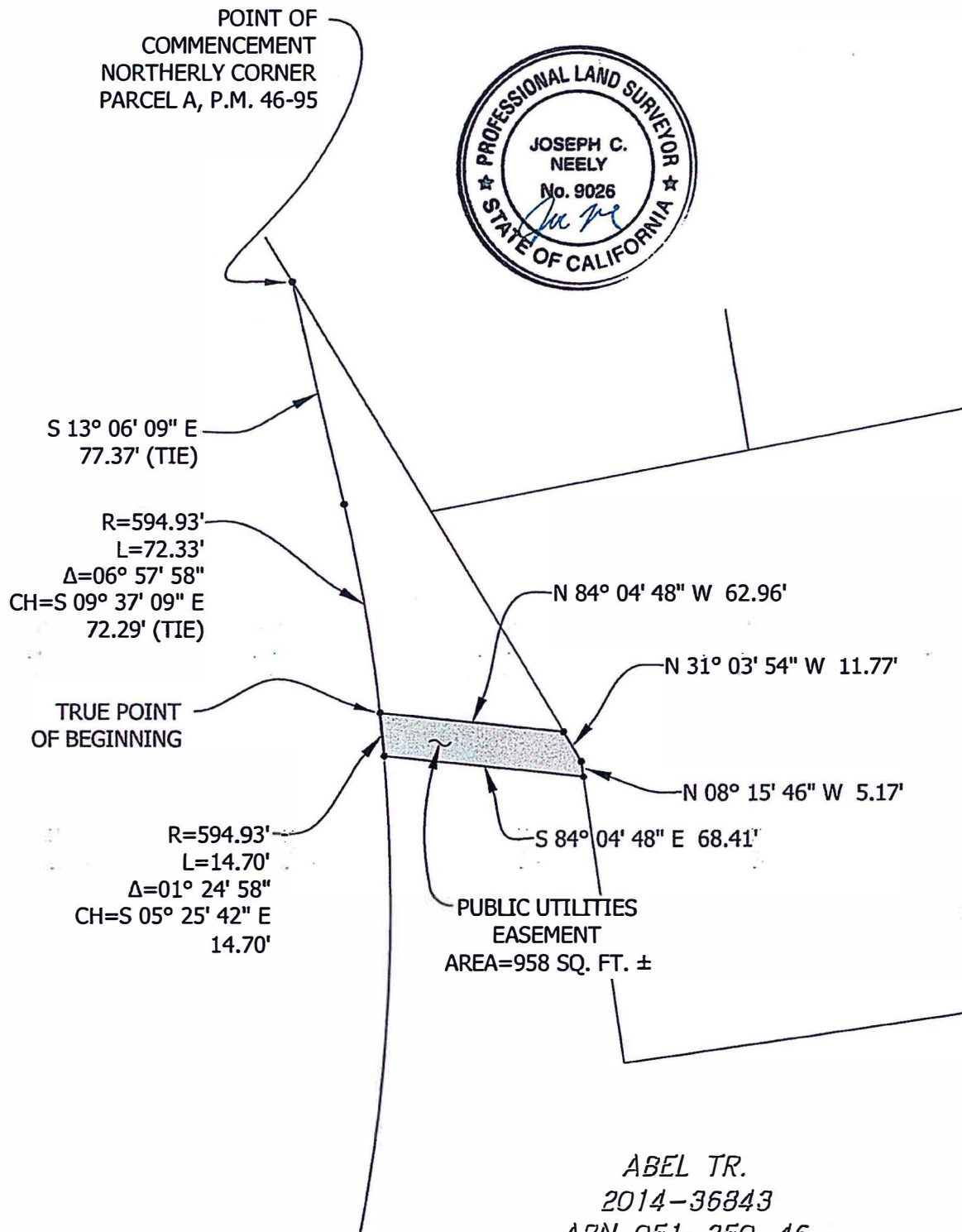
Dated: 8/5/2016



# EXHIBIT 'B12'

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

POINT OF  
COMMENCEMENT  
NORTHERLY CORNER  
PARCEL A, P.M. 46-95



ABEL TR.  
2014-36843  
APN 051-250-46  
PARCEL A  
P.M. 46-95



Grid North  
Scale 1"=50'  
PAGE 1 OF 1

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

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

**APN: 051-250-61 (formerly 051-250-46)**  
**Seller: Abel**  
**Project: DSP 1A 72375**

**CERTIFICATE OF ACCEPTANCE**

**This is to certify** that the interest in real property conveyed by the Grant of Public Utility Easement dated \_\_\_\_\_, 201\_\_, from **Laurence E. Abel and Jacqueline Abel, Trustees of the Laurence E. and Jacqueline Abel Family Trust dated October 8, 2009** is hereby accepted by order of the County of El Dorado Board of Supervisors and the grantee consents to the recordation thereof by its duly authorized officer.

APN: 051-250-61 (formerly 051-250-46)

Dated this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

**COUNTY OF EL DORADO**

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

Shiva Frentzen, Chair  
Board of Supervisors

ATTEST:

James S. Mitrisin  
Clerk of the Board of Supervisors

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

Exhibit 'D'

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

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

**APN 051-250-65 (formerly 051-250-12)  
Seller: Abel  
Project: DSP 1A 72375**

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

Above section for Recorder's use

**GRANT OF SLOPE AND DRAINAGE EASEMENT**

**FOR VALUABLE CONSIDERATION**, receipt of which is hereby acknowledged, **Laurence E. Abel and Jacqueline Abel, Trustees or their successor in trust, under the 2009 Abel Disclaimer Trust dated October 8, 2009 and any amendments thereto**, 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 construction and maintenance of slope and drainage facilities together with any and all appurtenances appertaining thereto, to points five feet beyond top of cut slopes and toe of fill slopes, 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 'Usually A3 & A6' and depicted in Exhibit 'Usually B3 & B6' attached hereto and made a part hereof, which description is by this reference incorporated herein.**

**IN WITNESS WHEREOF**, Grantor has herein subscribed its name on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

**GRANTOR: Laurence E. Abel and Jacqueline Abel, Trustees or their successor in trust, under the 2009 Abel Disclaimer Trust dated October 8, 2009 and any amendments thereto.**

\_\_\_\_\_  
Laurence E. Abel, Trustee

\_\_\_\_\_  
Jacqueline Abel, Trustee

**(All signatures must be acknowledged by a Notary Public)**



**EXHIBIT 'A3'**  
**(36370-3)**

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 that particular 13.81 acre Tract shown on the Record of Survey filed in Book 8 of Surveys, page 85 in the Official Records of El Dorado County more particularly described as follows:

Commencing at the Northeast corner of said Tract; thence along the northerly line of said Tract South 49° 56' 37" West 94.48 feet; thence leaving said northerly line, South 5° 41' 19" East 184.52 feet to the beginning of a non-tangent curve concave westerly having a radius of 2248.00 feet; thence southerly along said curve through a central angle of 8° 39' 21", an arc distance of 339.61 feet, said curve being subtended by a chord which bears South 1° 21' 09" West 339.29 feet; thence South 11° 07' 46" West 75.55 feet to the TRUE POINT OF BEGINNING; thence South 11° 07' 46" West 161.08 feet; thence South 50° 33' 28" West 121.58 feet; thence South 65° 43' 00" West 79.81 feet; thence South 64° 58' 00" West 210.77 feet; thence North 48° 05' 11" West 4.38 feet to the southerly line of said Tract; thence along said southerly line North 48° 05' 11" West 53.89 feet; thence leaving said southerly line South 68° 38' 10" East 48.80 feet; thence North 51° 29' 46" East 95.66 feet; thence North 58° 01' 27" East 153.96 feet; thence North 71° 57' 59" East 138.18 feet; thence North 18° 05' 48" East 160.21 feet to the TRUE POINT OF BEGINNING. Containing 18,385 square feet (0.42 acres) more or less.

-End of Description-

See Exhibit 'B3' 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 Tract as an easement for slope purposes.

*Joe Neely*

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



Dated: 8/5/2016

# EXHIBIT 'B3'

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

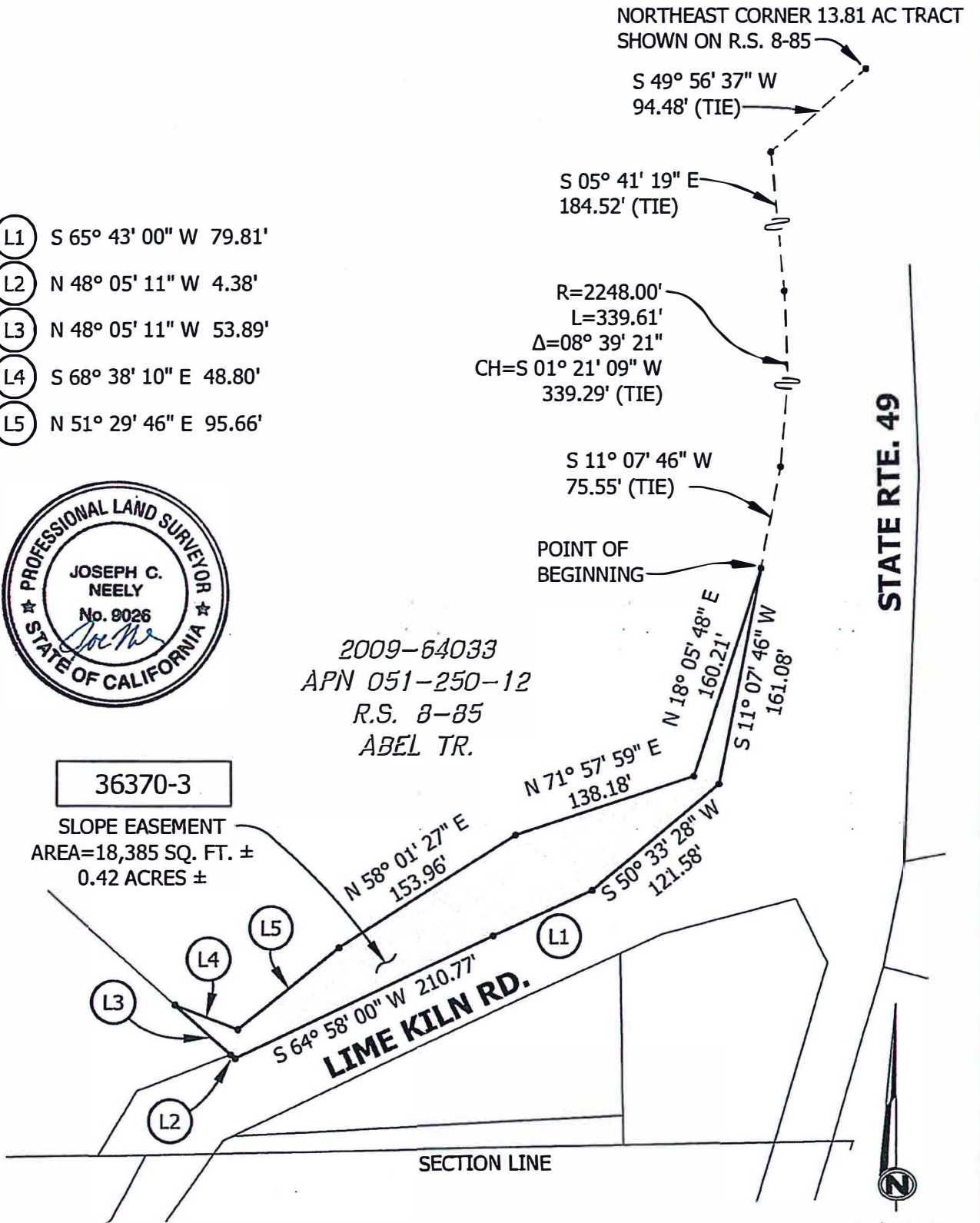
- (L1) S 65° 43' 00" W 79.81'
- (L2) N 48° 05' 11" W 4.38'
- (L3) N 48° 05' 11" W 53.89'
- (L4) S 68° 38' 10" E 48.80'
- (L5) N 51° 29' 46" E 95.66'



2009-64033  
APN 051-250-12  
R.S. 8-85  
ABEL TR.

36370-3

SLOPE EASEMENT  
AREA=18,385 SQ. FT. ±  
0.42 ACRES ±



Grid North  
Scale 1"=100'

## EXHIBIT 'A6'

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 that particular 13.81 acre Tract shown on the Record of Survey filed in Book 8 of Surveys, page 85 in the Official Records of El Dorado County more particularly described as follows:

### AREA 1

COMMENCING at the Northeast corner of said Tract; thence along the northerly line of said Tract South 49° 56' 37" West 294.17 feet to the TRUE POINT OF BEGINNING; thence continuing along said northerly line South 49° 56' 37" West 52.68 feet; thence leaving said northerly line South 88° 11' 12" East 191.32 feet; thence South 41° 45' 44" East 30.98 feet; thence North 2° 52' 26" West 7.96 feet; thence North 41° 45' 44" West 62.52 feet; thence North 84° 02' 49" West 81.28 feet; thence South 5° 55' 34" West 5.00 feet; thence North 84° 02' 49" West 48.40 feet to the TRUE POINT OF BEGINNING. Containing 5,627 square feet (0.13 acres) more or less.

Together with:

### AREA 2

COMMENCING at the Northeast corner of said Tract; thence along the northerly line of said Tract South 49° 56' 37" West 346.85 feet to the TRUE POINT OF BEGINNING; thence along said northerly line North 5° 06' 08" West 38.62 feet; thence leaving said northerly line North 84° 02' 49" West 355.78 feet to the westerly line of said Tract; thence along said westerly line the following two (2) courses: 1) South 25° 10' 58" West 6.20 feet; 2) thence South 15° 57' 30" East 58.36 feet; thence leaving said westerly line South 84° 02' 49" East 38.13 feet; thence South 88° 11' 12" East 306.12 feet to the TRUE POINT OF BEGINNING. Containing 17,804 square feet (0.41 acres) more or less.

-End of Description-

See Exhibit 'B6' 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 Tract as an easement for slope and drainage purposes.

  
\_\_\_\_\_

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



Dated: 8/5/2016

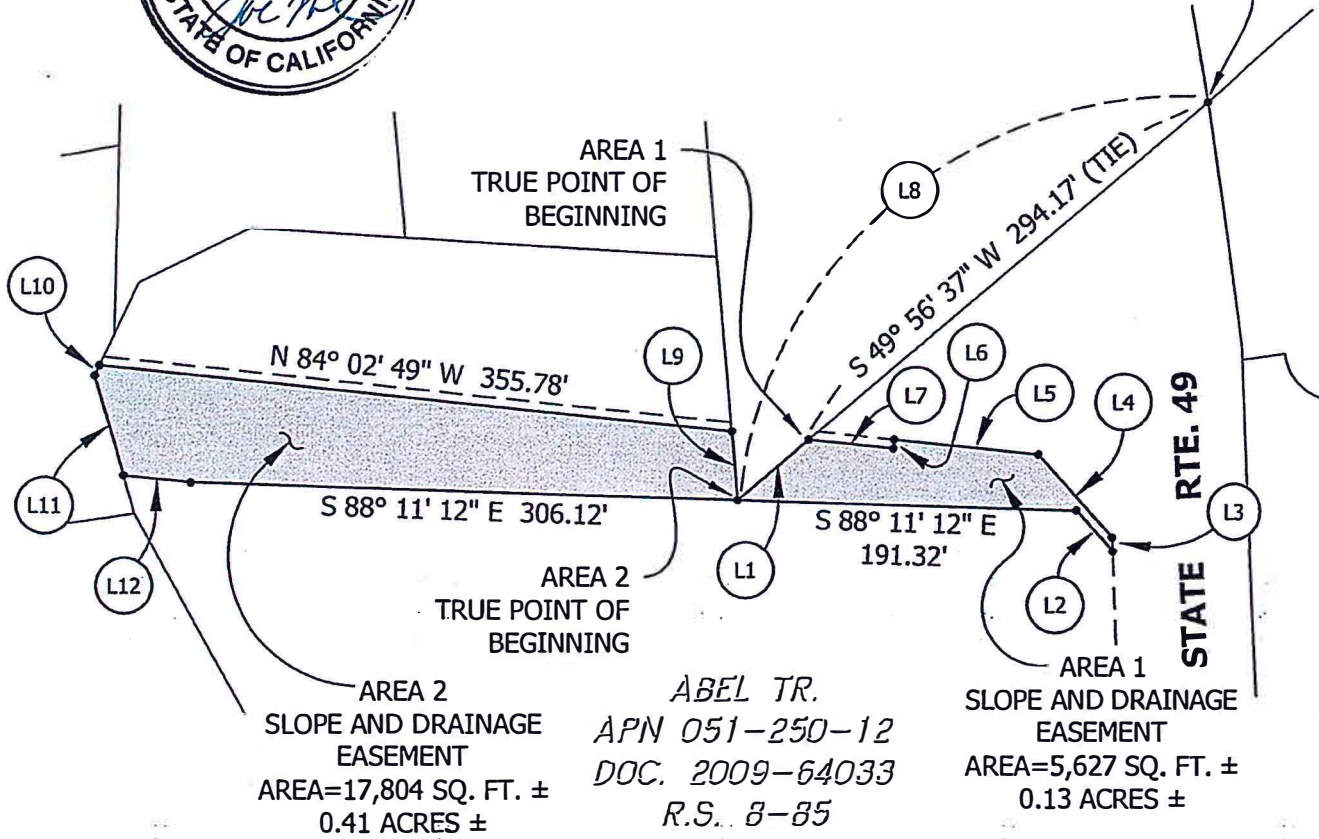


# EXHIBIT 'B6'

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



POINT OF COMMENCEMENT  
NORTHEAST CORNER  
13.81 TRACT SHOWN ON R.S. 8-85



- |                             |                                    |
|-----------------------------|------------------------------------|
| (L1) S 49° 56' 37" W 52.68' | (L7) N 84° 02' 49" W 48.40'        |
| (L2) S 41° 45' 44" E 30.98' | (L8) S 49° 56' 37" W 346.85' (TIE) |
| (L3) N 02° 52' 26" W 7.96'  | (L9) N 05° 06' 08" W 38.62'        |
| (L4) N 41° 45' 44" W 62.52' | (L10) S 25° 10' 58" W 6.20'        |
| (L5) N 84° 02' 49" W 81.28' | (L11) S 15° 57' 30" E 58.36'       |
| (L6) S 05° 55' 34" W 5.00'  | (L12) S 84° 02' 49" E 38.13'       |



Grid North  
Scale 1"=100'  
PAGE 1 OF 1

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

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

**APN: 051-250-65 (formerly 051-250-12)**  
**Seller: Abel**  
**Project: DSP 1A 72375**

**CERTIFICATE OF ACCEPTANCE**

**This is to certify** that the interest in real property conveyed by the Slope and Drainage Easement dated \_\_\_\_\_, 201\_\_\_\_, from **Laurence E. Abel and Jacqueline Abel, Trustees or their successor in trust, under the 2009 Abel Disclaimer Trust dated October 8, 2009 and any amendments thereto,** is hereby accepted by order of the County of El Dorado Board of Supervisors and the grantee consents to the recordation thereof by its duly authorized officer.

APN: 051-250-65 (formerly 051-250-12)

Dated this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

**COUNTY OF EL DORADO**

By: \_\_\_\_\_  
Shiva Frentzen, Chair  
Board of Supervisors

ATTEST:

James S. Mitrusin  
Clerk of the Board of Supervisors

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

Exhibit 'E'

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

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

**APN: 051-250-65 (formerly 051-250-12)  
Seller: Abel  
Project: DSP 1A 72375**

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, **Laurence E. Abel and Jacqueline Abel, Trustees or their successor in trust, under the 2009 Abel Disclaimer Trust dated October 8, 2009 and any amendments thereto**, 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 'A5 & A7' AND DEPICTED IN EXHIBIT 'B5 & B7' 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.

**IN WITNESS WHEREOF**, Grantor has herein subscribed its name on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

**GRANTOR:**            **Laurence E. Abel and Jacqueline Abel, Trustees or their successor in trust, under the 2009 Abel Disclaimer Trust dated October 8, 2009 and any amendments thereto.**

\_\_\_\_\_  
Laurence E. Abel, Trustee

\_\_\_\_\_  
Jacqueline Abel, Trustee

**(A Notary Public Must Acknowledge All Signatures)**



**EXHIBIT 'A5'**  
**(36370-10)**

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 that particular 13.81 acre Tract shown on the Record of Survey filed in Book 8 of Surveys, page 85 in the Official Records of El Dorado County more particularly described as follows:

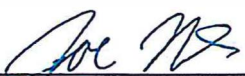
COMMENCING at the Northeast corner of said Tract; thence along the northerly line of said Tract South 49° 56' 37" West 94.48 feet; thence leaving said northerly line South 5° 41' 19" East 184.52 feet to the beginning of a non-tangent curve concave westerly having a radius of 2248.00 feet; thence southerly along said curve through a central angle of 1° 31' 36" an arc distance of 59.90 feet to the TRUE POINT OF BEGINNING, said curve being subtended by a chord which bears South 2° 12' 43" East 59.90 feet; thence North 78° 17' 17" West 17.60 feet; thence South 12° 12' 33" West 20.00 feet; thence South 78° 17' 17" East 22.35 feet to the beginning of a non-tangent curve concave westerly having a radius of 2248.00 feet; thence northerly along said curve through a central angle of 0° 31' 23" an arc distance of 20.52 feet to the TRUE POINT OF BEGINNING, said curve being subtended by a chord which bears North 1° 11' 14" West 20.52 feet. Containing 400 square feet more or less.

-End of Description-

See Exhibit 'B5' 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 Tract as an easement for public utilities purposes.

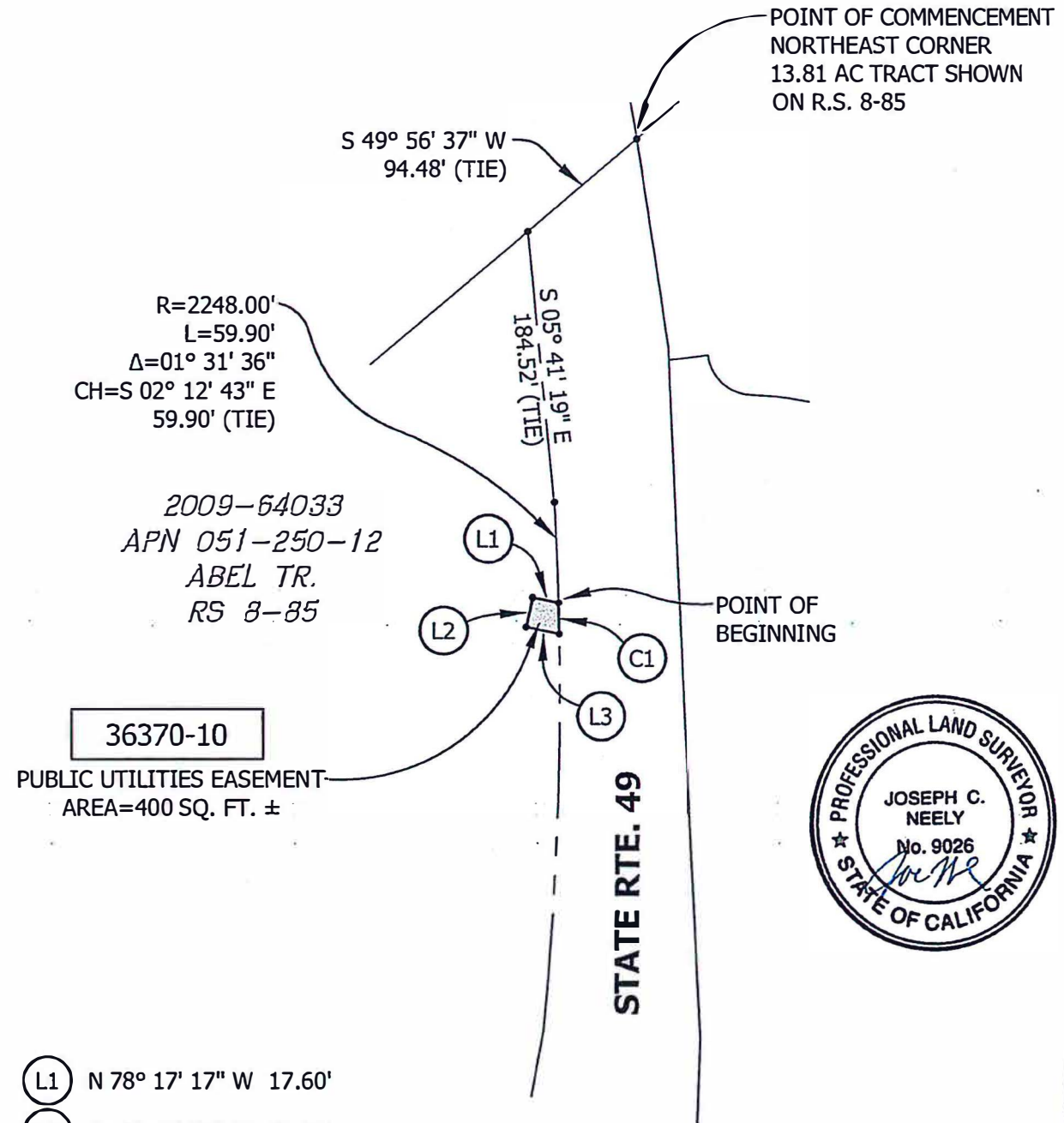
  
\_\_\_\_\_  
Joseph C. Neely, P.L.S. 9026  
Associate Land Surveyor  
El Dorado County  
Community Development Agency  
Transportation Division



Dated: 8/5/2016

# EXHIBIT 'B5'

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



- (L1) N 78° 17' 17" W 17.60'
- (L2) S 12° 12' 33" W 20.00'
- (L3) S 78° 17' 17" E 22.35'
- (C1) R=2248.00' Δ=00° 31' 23" L=20.52'  
CH=N 01° 11' 14" W 20.52'

Grid North  
Scale 1"=100'  
PAGE 1 OF 1

## EXHIBIT 'A7'

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 that particular 13.81 acre Tract shown on the Record of Survey filed in Book 8 of Surveys, page 85 in the Official Records of El Dorado County more particularly described as follows:

### AREA 1

COMMENCING at the Northeast corner of said Tract; thence along the northerly line of said Tract South 49° 56' 37" West 294.17 feet to the TRUE POINT OF BEGINNING; thence continuing along said northerly line South 49° 56' 37" West 41.70 feet; thence leaving said northerly line South 84° 02' 49" East 197.12 feet; thence North 41° 45' 44" West 52.02 feet; thence North 84° 02' 49" West 81.28 feet; thence South 5° 55' 34" West 5.00 feet; thence North 84° 02' 49" West 48.40 feet to the TRUE POINT OF BEGINNING. Containing 5,404 square feet (0.12 acres) more or less.

Together with:

### AREA 2

COMMENCING at the Northeast corner of said Tract; thence along the northerly line of said Tract the following two (2) courses: 1) South 49° 56' 37" West 346.85 feet; 2) thence North 5° 06' 08" West 8.05 feet to the TRUE POINT OF BEGINNING; thence continuing along said northerly line North 5° 06' 08" West 30.57 feet; thence leaving said northerly line North 84° 02' 49" West 355.78 feet to the westerly line of said Tract; thence along said westerly line the following two (2) courses: 1) South 25° 10' 58" West 6.20 feet; 2) thence South 15° 57' 30" East 26.03 feet; thence leaving said westerly line South 84° 02' 49" East 353.97 feet to the TRUE POINT OF BEGINNING. Containing 10,699 square feet (0.25 acres) more or less.

-End of Description-

See Exhibit 'B7' 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 those portions of said Tract as an easement for public utilities purposes.

  
\_\_\_\_\_

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



Dated: 8/5/2016

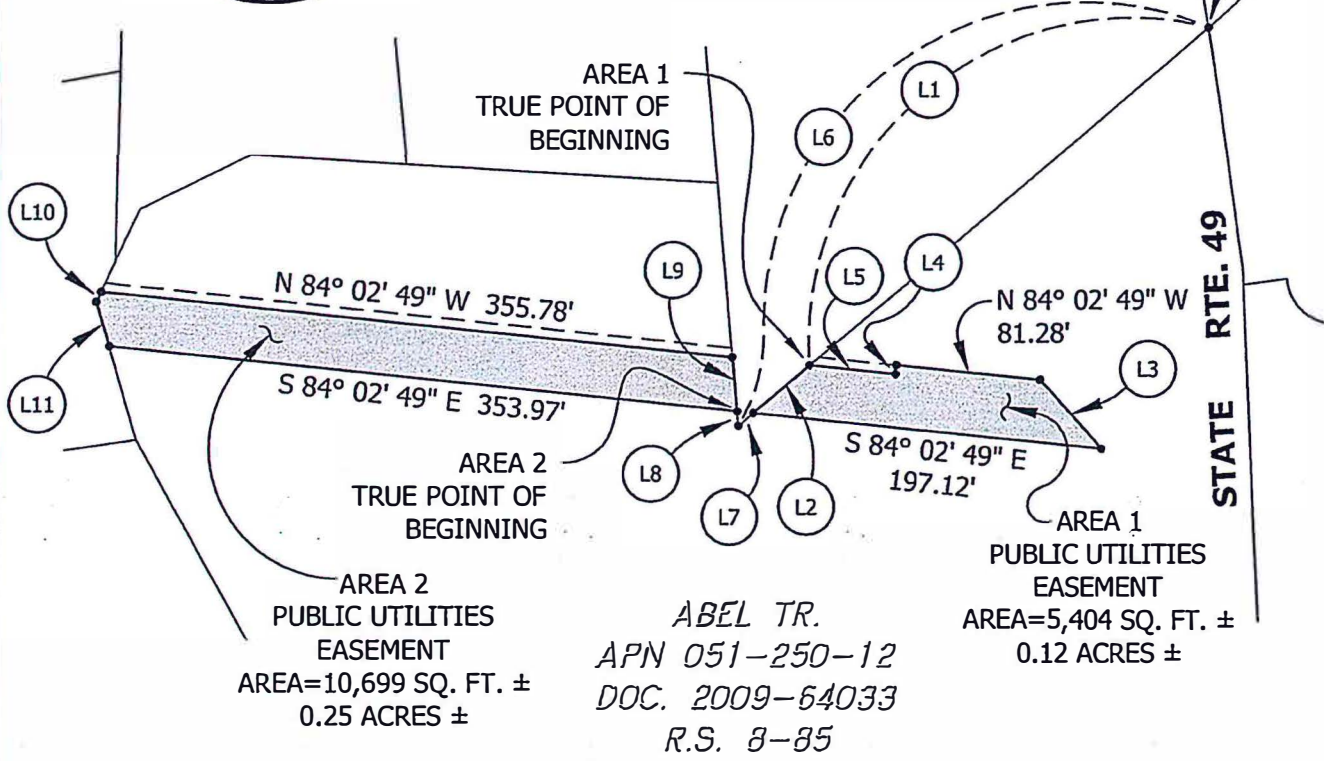


# EXHIBIT 'B7'

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



POINT OF COMMENCEMENT  
NORTHEAST CORNER  
13.81 AC TRACT SHOWN ON R.S. 8-85



ABEL TR.  
APN 051-250-12  
DOC. 2009-64033  
R.S. 8-85

- |                                    |                                   |
|------------------------------------|-----------------------------------|
| (L1) S 49° 56' 37" W 294.17' (TIE) | (L7) S 49° 56' 37" W 10.98' (TIE) |
| (L2) S 49° 56' 37" W 41.70'        | (L8) N 05° 06' 08" W 8.05' (TIE)  |
| (L3) N 41° 45' 44" W 52.02'        | (L9) N 05° 06' 08" W 30.57'       |
| (L4) S 05° 55' 34" W 5.00'         | (L10) S 25° 10' 58" W 6.20'       |
| (L5) N 84° 02' 49" W 48.40'        | (L11) S 15° 57' 30" E 26.03'      |
| (L6) S 49° 56' 37" W 346.85' (TIE) |                                   |



Grid North  
Scale 1"=100'  
PAGE 1 OF 1

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

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

**APN: 051-250-65 (formerly 051-250-12)**

**Seller: Abel**

**Project: DSP 1A 72375**

**CERTIFICATE OF ACCEPTANCE**

**This is to certify** that the interest in real property conveyed by the Grant of Public Utility Easement dated \_\_\_\_\_, 201\_\_, from **Laurence E. Abel and Jacqueline Abel, Trustees or their successor in trust, under the 2009 Abel Disclaimer Trust dated October 8, 2009 and any amendments thereto,,** is hereby accepted by order of the County of El Dorado Board of Supervisors and the grantee consents to the recordation thereof by its duly authorized officer.

APN: 051-250-65 (formerly 051-250-12)

Dated this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

**COUNTY OF EL DORADO**

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

Shiva Frentzen, Chair  
Board of Supervisors

ATTEST:

James S. Mitrising  
Clerk of the Board of Supervisors

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

ORIGINAL SCALE IS IN INCHES  
 Drawing Date: C:\Users\30\Projects\72334\Diamond Springs Plan\CAD\Files\HW\Parcel Site Exhibits\Abel-Fencing and Sewer.dwg Local Tab: EX-1 Mod: 09/20/17 - 10:26am SML\yay

### EXHIBIT 'F'



- LEGEND:**
- EXISTING FENCE TO REMAIN
  - EXISTING FENCE TO BE REMOVED
  - PROPOSED FENCE
  - INSTALL NEW DRIVEWAY 4" HMA OVER 10" AB
  - SLOPE AND DRAINAGE EASEMENT
  - PUBLIC UTILITIES EASEMENT

FOR REDUCED PLANS:  
 0 1 2

REVISION	NUMBER	DATE	DESCRIPTION	BY

PREPARED UNDER THE SUPERVISION OF:

REGISTERED CIVIL ENGINEER

DATE: \_\_\_\_\_

DESIGNED BY: SCM

CHECKED BY: \_\_\_\_\_

DATE: 03/08/17

ROAD NUMBER: \_\_\_\_\_



COUNTY OF EL DORADO  
 COMMUNITY DEVELOPMENT AGENCY  
 TRANSPORTATION DIVISION

DIAMOND SPRINGS PARKWAY

ABEL PARCEL EXHIBIT  
 SCALE: 1" = 80'

SHEET  
 EX-1  
 1 OF 1  
 72334

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

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

**APN: 051-250-61 (formerly 051-250-46)**  
**Seller: Abel**  
**Project: DSP 1A 72375**

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, **Laurence E. Abel and Jacqueline Abel, Trustees of the Laurence E. and Jacqueline Abel Family Trust dated October 8, 2009**, 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 'A14' and depicted in Exhibit 'B14' attached hereto and made a part hereof, which description is by this reference incorporated herein.

**IN WITNESS WHEREOF**, Grantor has herein subscribed its name on this 30 day of March, 2017

**GRANTOR:** Laurence E. Abel and Jacqueline Abel, Trustees of the Laurence E. and Jacqueline Abel Family Trust dated October 8, 2009,

  
\_\_\_\_\_  
Laurence E. Abel, Trustee

  
\_\_\_\_\_  
Jacqueline Abel, Trustee

**(All signatures must be acknowledged by a Notary Public)**



**EXHIBIT 'A14'**

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 A of that particular Parcel Map filed in Book 46, Page 95 of Parcel Maps in the Official Records of El Dorado County more particularly described as follows:

BEGINNING at the northerly corner of said Parcel; thence along the westerly line of said Parcel South 13° 06' 09" East 23.46 feet; thence leaving said westerly line South 84° 02' 49" East 9.06 feet to the northerly line of said Parcel; thence along said northerly line North 31° 03' 54" West 27.78 feet to the POINT OF BEGINNING. Containing 100 square feet more or less.

-End of Description-

See Exhibit 'B14' 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: 8/18/2016

# EXHIBIT 'B14'

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

POINT OF BEGINNING  
NORTHERLY CORNER  
PARCEL A, P.M. 46-95



S 13° 06' 09" E  
23.46' (TIE)

N 31° 03' 54" W  
27.78'

FEE RIGHT OF WAY  
AREA=100 SQ. FT. ±

S 84° 02' 49" E  
9.06'

ABEL TR.  
2014-36843  
APN 051-250-46  
PARCEL A  
P.M. 46-95



Grid North  
Scale 1"=50'  
PAGE 1 OF 1

# CALIFORNIA ALL PURPOSE 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 El Dorado )

On 3/30/17 before me, Kyle R. Lassner Notary Public,  
Date (here insert name and title of the officer)

personally appeared Laurence & Jacqueline Abel

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: [Handwritten Signature] (Seal)

OPTIONAL

Description of Attached Document

Title or Type of Document: Grant Deed Number of Pages: 3

Document Date: 3/30/17 Other: \_\_\_\_\_

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

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

**APN: 051-250-61 (formerly 051-250-46)**  
**Seller: Abel**  
**Project: DSP 1A 72375**

**CERTIFICATE OF ACCEPTANCE**

This is to certify that the interest in real property conveyed by the Grant Deed dated \_\_\_\_\_, 201\_\_\_\_, from **Laurence E. Abel and Jacqueline Abel, Trustees of the Laurence E. and Jacqueline Abel Family Trust dated October 8, 2009**, is hereby accepted by order of the County of El Dorado Board of Supervisors and the grantee consents to the recordation thereof by its duly authorized officer.

APN: 051-250-61 (formerly 051-250-46)

Dated this 25 day of April, 2017.

**COUNTY OF EL DORADO**

By:

  
\_\_\_\_\_  
Shiva Frentzen, Chair  
Board of Supervisors

ATTEST:

James S. Mitrisin  
Clerk of the Board of Supervisors

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

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

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

**APN: 051-250-61 (formerly 051-250-46)**  
**Seller: Abel**  
**Project: DSP 1A 72375**

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, **Laurence E. Abel and Jacqueline Abel, Trustees of the Laurence E. and Jacqueline Abel Family Trust dated October 8, 2009**, 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 'A12' AND DEPICTED IN EXHIBIT 'B12' 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.

**IN WITNESS WHEREOF**, Grantor has herein subscribed its name on this 30 day of March, 2017.

**GRANTOR: Laurence E. Abel and Jacqueline Abel, Trustees of the Laurence E. and Jacqueline Abel Family Trust dated October 8, 2009**



Laurence E. Abel, Trustee



Jacqueline Abel, Trustee

**(A Notary Public Must Acknowledge All Signatures)**



**EXHIBIT 'A12'**

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 A of that particular Parcel Map filed in Book 46, Page 95 of Parcel Maps in the Official Records of El Dorado County more particularly described as follows:

COMMENCING at the northerly corner of said Parcel; thence along the westerly line of said Parcel the following three (3) courses: 1) South 13° 06' 09" East 77.37 feet to the beginning of a curve to the right having a radius of 594.93 feet; 2) thence southerly 72.33 feet along said curve, through a central angle of 6° 57' 58", said curve being subtended by a chord which bears South 9° 37' 09" East 72.29 feet to the TRUE POINT OF BEGINNING; 3) thence continuing southerly 14.70 feet along said curve through a central angle of 1° 24' 58", said curve being subtended by a chord which bears South 5° 25' 42" East 14.70 feet; thence leaving said westerly line South 84° 04' 48" East 68.41 feet to the northerly line of said Parcel the following two (2) courses: 1) North 8° 15' 46" West 5.17 feet; 2) thence North 31° 03' 54" West 11.77 feet; thence leaving said northerly line North 84° 04' 48" West 62.96 feet to the TRUE POINT OF BEGINNING. Containing 958 square feet more or less.

-End of Description-

See Exhibit 'B12' 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.



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



Dated: 8/5/2016

# EXHIBIT 'B12'

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

POINT OF  
COMMENCEMENT  
NORTHERLY CORNER  
PARCEL A, P.M. 46-95



S 13° 06' 09" E  
77.37' (TIE)

R=594.93'  
L=72.33'  
 $\Delta=06^\circ 57' 58''$   
CH=S 09° 37' 09" E  
72.29' (TIE)

TRUE POINT  
OF BEGINNING

R=594.93'  
L=14.70'  
 $\Delta=01^\circ 24' 58''$   
CH=S 05° 25' 42" E  
14.70'

N 84° 04' 48" W 62.96'

N 31° 03' 54" W 11.77'

N 08° 15' 46" W 5.17'

S 84° 04' 48" E 68.41'

PUBLIC UTILITIES  
EASEMENT  
AREA=958 SQ. FT. ±

ABEL TR.  
2014-36843  
APN 051-250-46  
PARCEL A  
P.M. 46-95



Grid North  
Scale 1"=50'  
PAGE 1 OF 1



# CALIFORNIA ALL PURPOSE 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 El Dorado )

On 3/30/17 before me, Kyle R. Lassner Notary Public,

Date

(here insert name and title of the officer)

personally appeared Lawrence & Jacqueline Abel

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: [Handwritten Signature] (Seal)

OPTIONAL

Description of Attached Document

Title or Type of Document: Grant of PUE Number of Pages: 3

Document Date: 3/30/17 Other: \_\_\_\_\_

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

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

**APN: 051-250-61 (formerly 051-250-46)**  
**Seller: Abel**  
**Project: DSP 1A 72375**

**CERTIFICATE OF ACCEPTANCE**

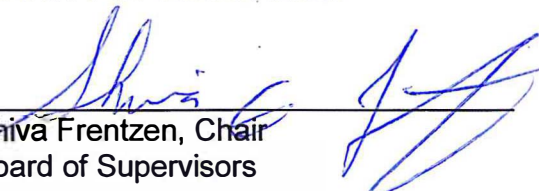
**This is to certify** that the interest in real property conveyed by the Grant of Public Utility Easement dated \_\_\_\_\_, 201\_\_\_\_, from **Laurence E. Abel and Jacqueline Abel, Trustees of the Laurence E. and Jacqueline Abel Family Trust dated October 8, 2009** is hereby accepted by order of the County of El Dorado Board of Supervisors and the grantee consents to the recordation thereof by its duly authorized officer.

APN: 051-250-61 (formerly 051-250-46)

Dated this 25 day of April, 2017.

**COUNTY OF EL DORADO**

By:

  
Shiva Frentzen, Chair  
Board of Supervisors

ATTEST:

James S. Mitrusin  
Clerk of the Board of Supervisors

By:   
Deputy Clerk

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

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

**APN 051-250-65 (formerly 051-250-12)**  
**Seller: Abel**  
**Project: DSP 1A 72375**

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

Above section for Recorder's use

**GRANT OF SLOPE AND DRAINAGE EASEMENT**

**FOR VALUABLE CONSIDERATION**, receipt of which is hereby acknowledged, **Laurence E. Abel and Jacqueline Abel, Trustees or their successor in trust, under the 2009 Abel Disclaimer Trust dated October 8, 2009 and any amendments thereto**, 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 construction and maintenance of slope and drainage facilities together with any and all appurtenances appertaining thereto, to points five feet beyond top of cut slopes and toe of fill slopes, 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 'Usually A3 & A6' and depicted in Exhibit 'Usually B3 & B6' attached hereto and made a part hereof, which description is by this reference incorporated herein.**

**IN WITNESS WHEREOF**, Grantor has herein subscribed its name on this 30 day of March, 2017

**GRANTOR:** Laurence E. Abel and Jacqueline Abel, Trustees or their successor in trust, under the 2009 Abel Disclaimer Trust dated October 8, 2009 and any amendments thereto.

 Trustees

Laurence E. Abel, Trustee

  
Jacqueline Abel, Trustee

**(All signatures must be acknowledged by a Notary Public)**

**EXHIBIT 'A3'**  
**(36370-3)**

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 that particular 13.81 acre Tract shown on the Record of Survey filed in Book 8 of Surveys, page 85 in the Official Records of El Dorado County more particularly described as follows:

Commencing at the Northeast corner of said Tract; thence along the northerly line of said Tract South 49° 56' 37" West 94.48 feet; thence leaving said northerly line, South 5° 41' 19" East 184.52 feet to the beginning of a non-tangent curve concave westerly having a radius of 2248.00 feet; thence southerly along said curve through a central angle of 8° 39' 21", an arc distance of 339.61 feet, said curve being subtended by a chord which bears South 1° 21' 09" West 339.29 feet; thence South 11° 07' 46" West 75.55 feet to the TRUE POINT OF BEGINNING; thence South 11° 07' 46" West 161.08 feet; thence South 50° 33' 28" West 121.58 feet; thence South 65° 43' 00" West 79.81 feet; thence South 64° 58' 00" West 210.77 feet; thence North 48° 05' 11" West 4.38 feet to the southerly line of said Tract; thence along said southerly line North 48° 05' 11" West 53.89 feet; thence leaving said southerly line South 68° 38' 10" East 48.80 feet; thence North 51° 29' 46" East 95.66 feet; thence North 58° 01' 27" East 153.96 feet; thence North 71° 57' 59" East 138.18 feet; thence North 18° 05' 48" East 160.21 feet to the TRUE POINT OF BEGINNING. Containing 18,385 square feet (0.42 acres) more or less.

-End of Description-

See Exhibit 'B3' 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 Tract as an easement for slope purposes.

*Joe Neely*

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



Dated: 8/5/2016



# EXHIBIT 'B3'

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

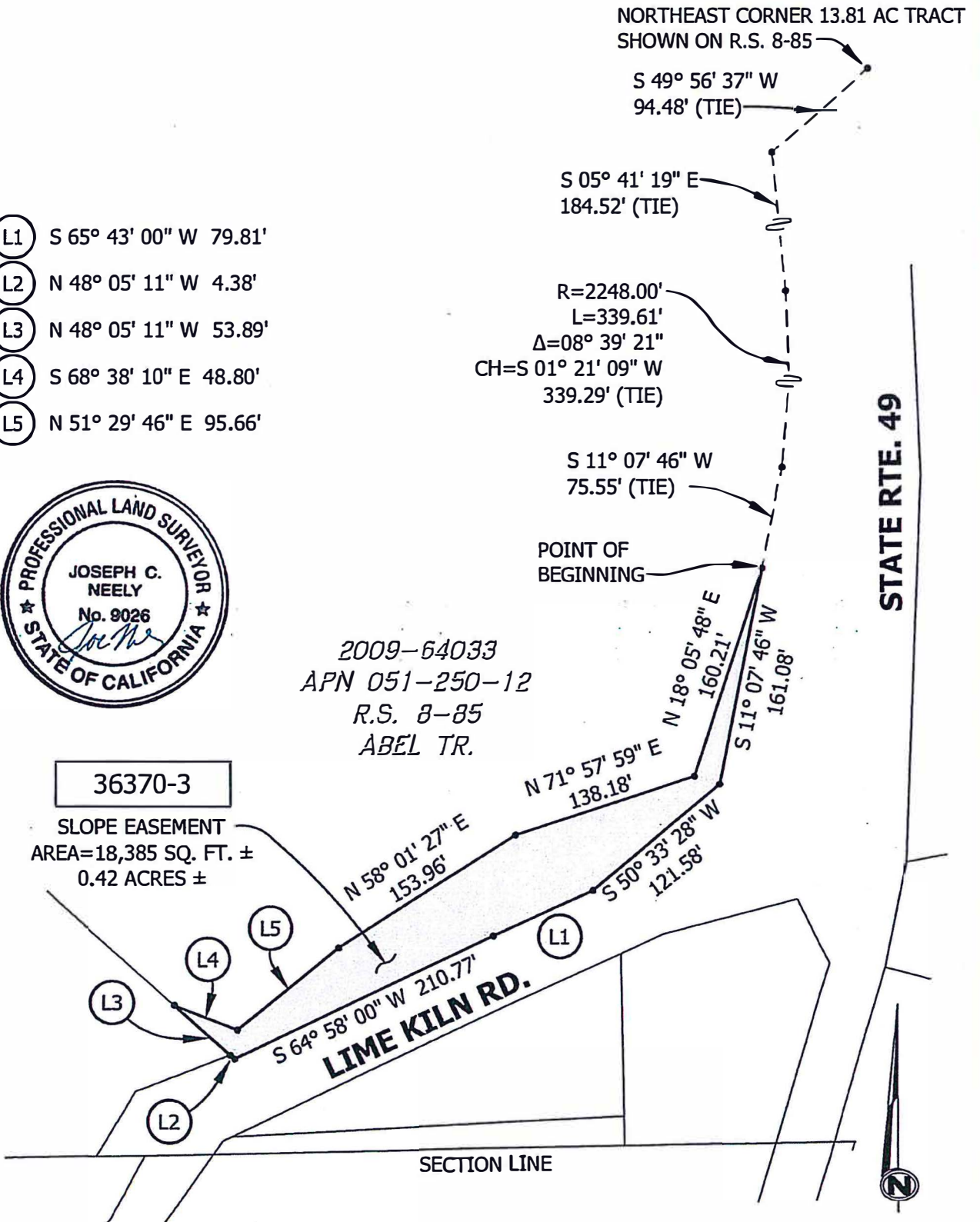
- (L1) S 65° 43' 00" W 79.81'
- (L2) N 48° 05' 11" W 4.38'
- (L3) N 48° 05' 11" W 53.89'
- (L4) S 68° 38' 10" E 48.80'
- (L5) N 51° 29' 46" E 95.66'



2009-64033  
APN 051-250-12  
R.S. 8-85  
ABEL TR.

36370-3

SLOPE EASEMENT  
AREA=18,385 SQ. FT. ±  
0.42 ACRES ±



STATE RTE. 49



Grid North  
Scale 1"=100'



## EXHIBIT 'A6'

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 that particular 13.81 acre Tract shown on the Record of Survey filed in Book 8 of Surveys, page 85 in the Official Records of El Dorado County more particularly described as follows:

### AREA 1

COMMENCING at the Northeast corner of said Tract; thence along the northerly line of said Tract South 49° 56' 37" West 294.17 feet to the TRUE POINT OF BEGINNING; thence continuing along said northerly line South 49° 56' 37" West 52.68 feet; thence leaving said northerly line South 88° 11' 12" East 191.32 feet; thence South 41° 45' 44" East 30.98 feet; thence North 2° 52' 26" West 7.96 feet; thence North 41° 45' 44" West 62.52 feet; thence North 84° 02' 49" West 81.28 feet; thence South 5° 55' 34" West 5.00 feet; thence North 84° 02' 49" West 48.40 feet to the TRUE POINT OF BEGINNING. Containing 5,627 square feet (0.13 acres) more or less.

Together with:

### AREA 2


COMMENCING at the Northeast corner of said Tract; thence along the northerly line of said Tract South 49° 56' 37" West 346.85 feet to the TRUE POINT OF BEGINNING; thence along said northerly line North 5° 06' 08" West 38.62 feet; thence leaving said northerly line North 84° 02' 49" West 355.78 feet to the westerly line of said Tract; thence along said westerly line the following two (2) courses: 1) South 25° 10' 58" West 6.20 feet; 2) thence South 15° 57' 30" East 58.36 feet; thence leaving said westerly line South 84° 02' 49" East 38.13 feet; thence South 88° 11' 12" East 306.12 feet to the TRUE POINT OF BEGINNING. Containing 17,804 square feet (0.41 acres) more or less.

-End of Description-

See Exhibit 'B6' 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 Tract as an easement for slope and drainage purposes.

  
\_\_\_\_\_

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



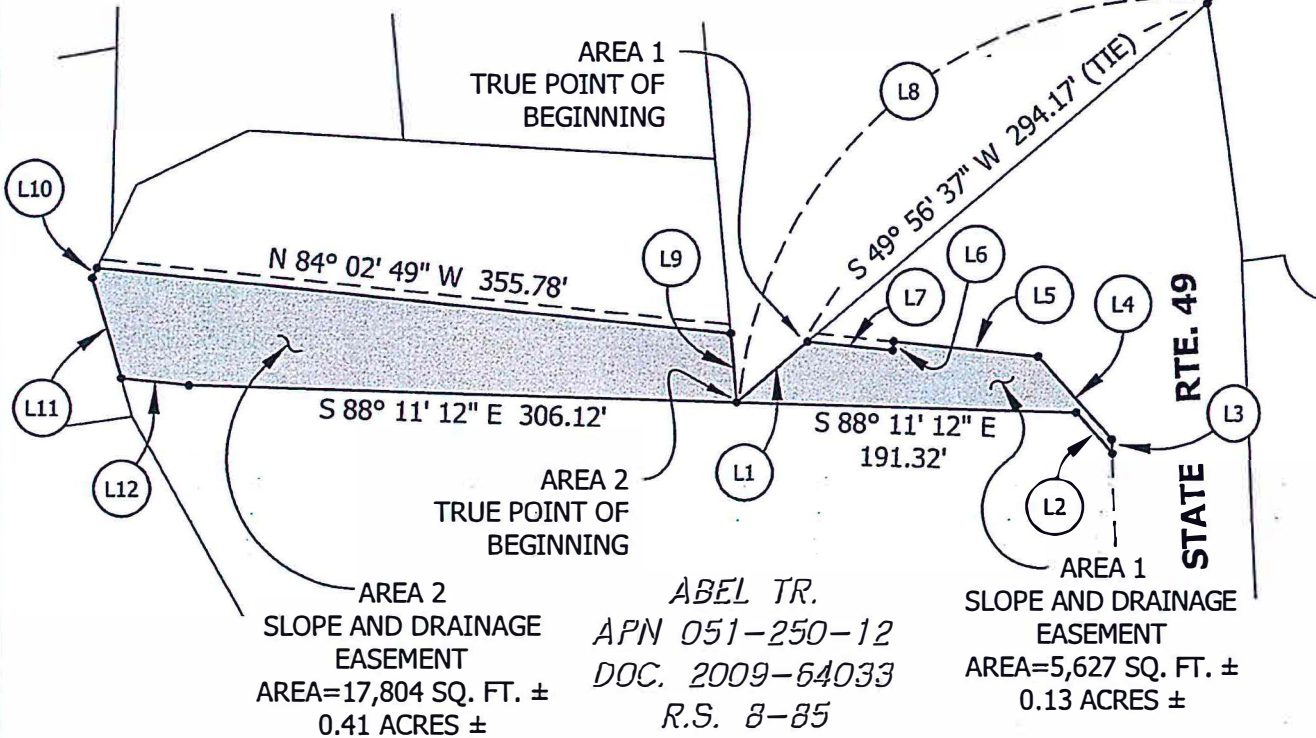
Dated: 8/5/2016

# EXHIBIT 'B6'

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



POINT OF COMMENCEMENT  
NORTHEAST CORNER  
13.81 TRACT SHOWN ON R.S. 8-85



- |                             |                                    |
|-----------------------------|------------------------------------|
| (L1) S 49° 56' 37" W 52.68' | (L7) N 84° 02' 49" W 48.40'        |
| (L2) S 41° 45' 44" E 30.98' | (L8) S 49° 56' 37" W 346.85' (TIE) |
| (L3) N 02° 52' 26" W 7.96'  | (L9) N 05° 06' 08" W 38.62'        |
| (L4) N 41° 45' 44" W 62.52' | (L10) S 25° 10' 58" W 6.20'        |
| (L5) N 84° 02' 49" W 81.28' | (L11) S 15° 57' 30" E 58.36'       |
| (L6) S 05° 55' 34" W 5.00'  | (L12) S 84° 02' 49" E 38.13'       |



Grid North  
Scale 1"=100'  
PAGE 1 OF 1

# CALIFORNIA ALL PURPOSE 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 El Dorado )

On 3/30/17 before me, Kyle R. Lassner Notary Public,

Date

(here insert name and title of the officer)

personally appeared Laurence & Jacqueline Abel

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: [Handwritten Signature] (Seal)

OPTIONAL

Description of Attached Document

Title or Type of Document: Grant of S.D.E Number of Pages: 7

Document Date: 3/30/17 Other: \_\_\_\_\_

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

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

**APN: 051-250-65 (formerly 051-250-12)**  
**Seller: Abel**  
**Project: DSP 1A 72375**

**CERTIFICATE OF ACCEPTANCE**

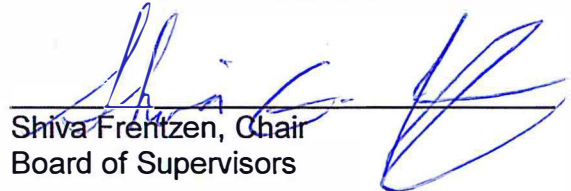
**This is to certify** that the interest in real property conveyed by the Slope and Drainage Easement dated \_\_\_\_\_, 201\_\_\_\_, from **Laurence E. Abel and Jacqueline Abel, Trustees or their successor in trust, under the 2009 Abel Disclaimer Trust dated October 8, 2009 and any amendments thereto,** is hereby accepted by order of the County of El Dorado Board of Supervisors and the grantee consents to the recordation thereof by its duly authorized officer.

APN: 051-250-65 (formerly 051-250-12)

Dated this 25 day of April, 2017.

**COUNTY OF EL DORADO**

By:

  
\_\_\_\_\_  
Shiva Frentzen, Chair  
Board of Supervisors

ATTEST:

James S. Mitrison  
Clerk of the Board of Supervisors

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



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

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

**APN: 051-250-65 (formerly 051-250-12)  
Seller: Abel  
Project: DSP 1A 72375**

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, **Laurence E. Abel and Jacqueline Abel, Trustees or their successor in trust, under the 2009 Abel Disclaimer Trust dated October 8, 2009 and any amendments thereto**, 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,

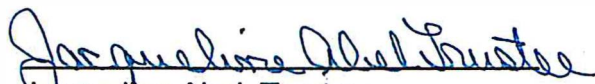
**DESCRIBED IN EXHIBIT 'A5 & A7' AND DEPICTED IN EXHIBIT 'B5 & B7' ATTACHED HERETO AND MADE A PART HEREOF, WHICH DESCRIPTION IS BY THIS REFERENCE INCORPORATED HEREIN.**

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.

**IN WITNESS WHEREOF**, Grantor has herein subscribed its name on this 30 day of March, 2017.

**GRANTOR: Laurence E. Abel and Jacqueline Abel, Trustees or their successor in trust, under the 2009 Abel Disclaimer Trust dated October 8, 2009 and any amendments thereto.**

  
Laurence E. Abel, Trustee

  
Jacqueline Abel, Trustee

**(A Notary Public Must Acknowledge All Signatures)**



**EXHIBIT 'A5'**  
**(36370-10)**

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 that particular 13.81 acre Tract shown on the Record of Survey filed in Book 8 of Surveys, page 85 in the Official Records of El Dorado County more particularly described as follows:


COMMENCING at the Northeast corner of said Tract; thence along the northerly line of said Tract South 49° 56' 37" West 94.48 feet; thence leaving said northerly line South 5° 41' 19" East 184.52 feet to the beginning of a non-tangent curve concave westerly having a radius of 2248.00 feet; thence southerly along said curve through a central angle of 1° 31' 36" an arc distance of 59.90 feet to the TRUE POINT OF BEGINNING, said curve being subtended by a chord which bears South 2° 12' 43" East 59.90 feet; thence North 78° 17' 17" West 17.60 feet; thence South 12° 12' 33" West 20.00 feet; thence South 78° 17' 17" East 22.35 feet to the beginning of a non-tangent curve concave westerly having a radius of 2248.00 feet; thence northerly along said curve through a central angle of 0° 31' 23" an arc distance of 20.52 feet to the TRUE POINT OF BEGINNING, said curve being subtended by a chord which bears North 1° 11' 14" West 20.52 feet. Containing 400 square feet more or less.

-End of Description-

See Exhibit 'B5' 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 Tract as an easement for public utilities purposes.

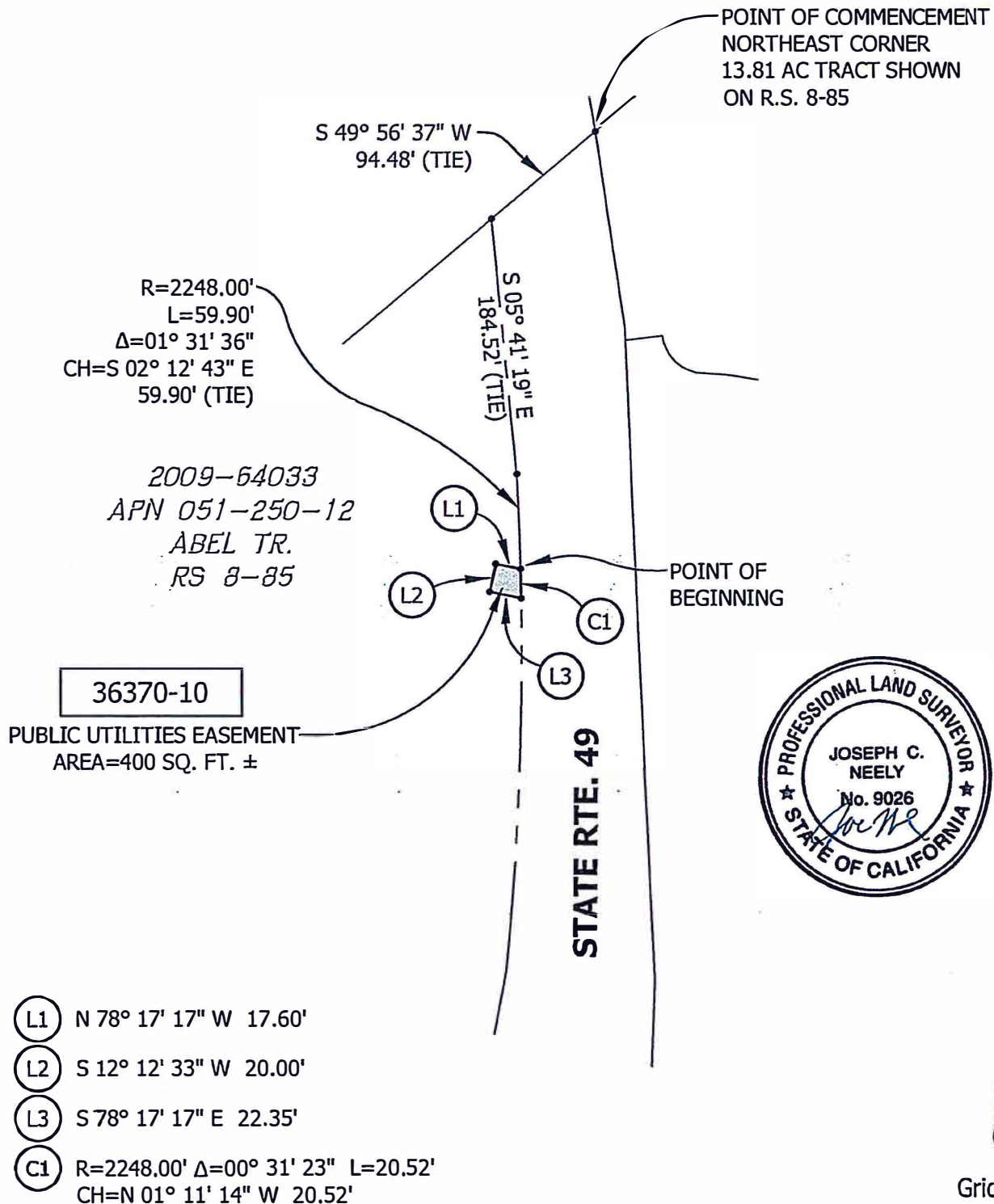
  
\_\_\_\_\_  
Joseph C. Neely, P.L.S. 9026  
Associate Land Surveyor  
El Dorado County  
Community Development Agency  
Transportation Division



Dated: 8/5/2016

# EXHIBIT 'B5'

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



Grid North  
Scale 1"=100'  
PAGE 1 OF 1

## EXHIBIT 'A7'

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 that particular 13.81 acre Tract shown on the Record of Survey filed in Book 8 of Surveys, page 85 in the Official Records of El Dorado County more particularly described as follows:

### AREA 1

COMMENCING at the Northeast corner of said Tract; thence along the northerly line of said Tract South 49° 56' 37" West 294.17 feet to the TRUE POINT OF BEGINNING; thence continuing along said northerly line South 49° 56' 37" West 41.70 feet; thence leaving said northerly line South 84° 02' 49" East 197.12 feet; thence North 41° 45' 44" West 52.02 feet; thence North 84° 02' 49" West 81.28 feet; thence South 5° 55' 34" West 5.00 feet; thence North 84° 02' 49" West 48.40 feet to the TRUE POINT OF BEGINNING. Containing 5,404 square feet (0.12 acres) more or less.

Together with:

### AREA 2

COMMENCING at the Northeast corner of said Tract; thence along the northerly line of said Tract the following two (2) courses: 1) South 49° 56' 37" West 346.85 feet; 2) thence North 5° 06' 08" West 8.05 feet to the TRUE POINT OF BEGINNING; thence continuing along said northerly line North 5° 06' 08" West 30.57 feet; thence leaving said northerly line North 84° 02' 49" West 355.78 feet to the westerly line of said Tract; thence along said westerly line the following two (2) courses: 1) South 25° 10' 58" West 6.20 feet; 2) thence South 15° 57' 30" East 26.03 feet; thence leaving said westerly line South 84° 02' 49" East 353.97 feet to the TRUE POINT OF BEGINNING. Containing 10,699 square feet (0.25 acres) more or less.

-End of Description-

See Exhibit 'B7' 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 those portions of said Tract as an easement for public utilities purposes.

  
\_\_\_\_\_

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



Dated: 8/5/2016

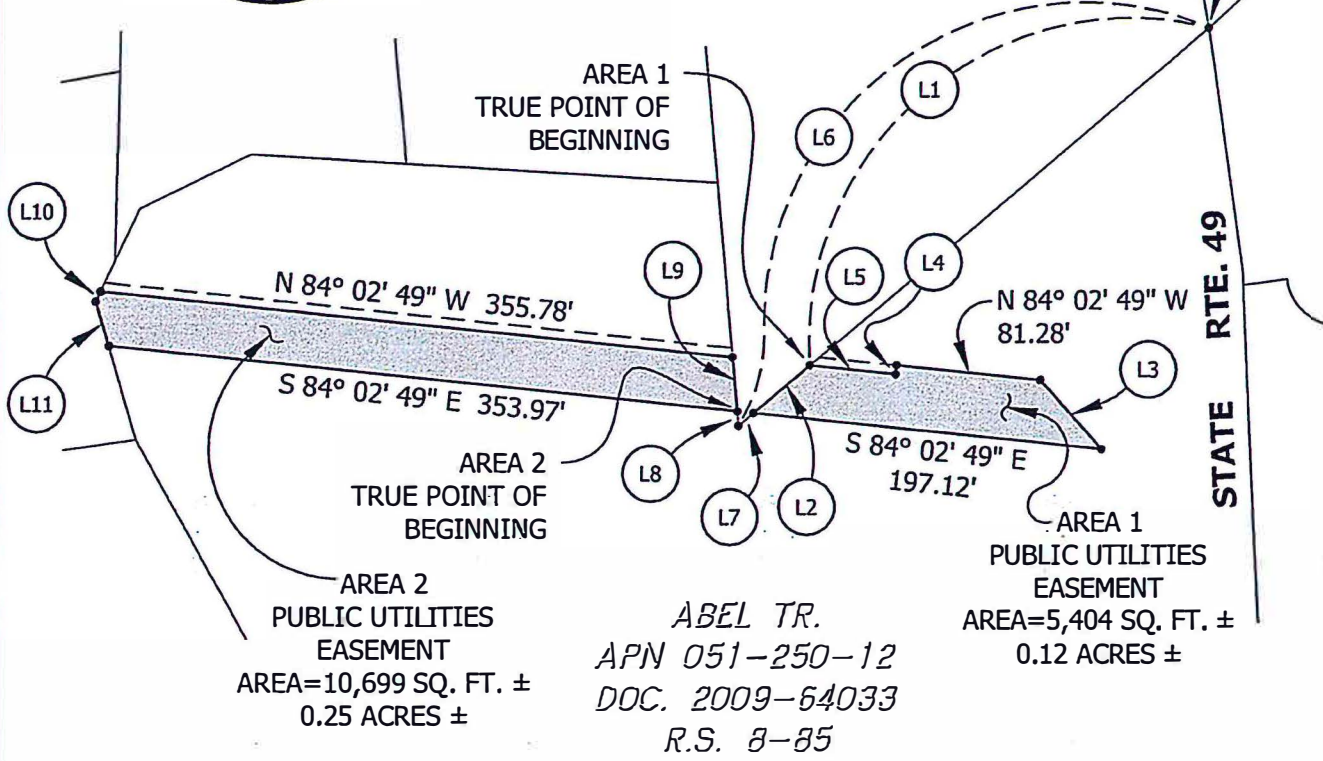


# EXHIBIT 'B7'

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



POINT OF COMMENCEMENT  
NORTHEAST CORNER  
13.81 AC TRACT SHOWN ON R.S. 8-85



ABEL TR.  
APN 051-250-12  
DOC. 2009-64033  
R.S. 8-85

AREA 2  
PUBLIC UTILITIES  
EASEMENT  
AREA=10,699 SQ. FT. ±  
0.25 ACRES ±

AREA 1  
PUBLIC UTILITIES  
EASEMENT  
AREA=5,404 SQ. FT. ±  
0.12 ACRES ±

- |                                    |                                   |
|------------------------------------|-----------------------------------|
| (L1) S 49° 56' 37" W 294.17' (TIE) | (L7) S 49° 56' 37" W 10.98' (TIE) |
| (L2) S 49° 56' 37" W 41.70'        | (L8) N 05° 06' 08" W 8.05' (TIE)  |
| (L3) N 41° 45' 44" W 52.02'        | (L9) N 05° 06' 08" W 30.57'       |
| (L4) S 05° 55' 34" W 5.00'         | (L10) S 25° 10' 58" W 6.20'       |
| (L5) N 84° 02' 49" W 48.40'        | (L11) S 15° 57' 30" E 26.03'      |
| (L6) S 49° 56' 37" W 346.85' (TIE) |                                   |

Grid North  
 Scale 1"=100'  
 PAGE 1 OF 1

# CALIFORNIA ALL PURPOSE 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 El Dorado )

On 3/30/17 before me, Kyle R. Lassner Notary Public,  
Date (here insert name and title of the officer)

personally appeared Laurence & Jacqueline Abel

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: [Handwritten Signature] (Seal)

OPTIONAL

Description of Attached Document

Title or Type of Document: Grant of P.U.E Number of Pages: 6

Document Date: 3/30/17 Other: \_\_\_\_\_



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

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

**APN: 051-250-65 (formerly 051-250-12)**  
**Seller: Abel**  
**Project: DSP 1A 72375**

**CERTIFICATE OF ACCEPTANCE**

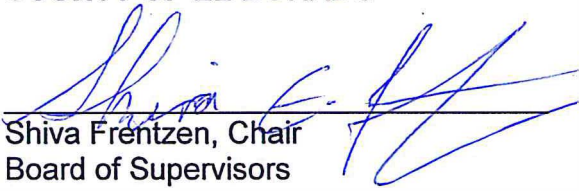
**This is to certify** that the interest in real property conveyed by the Grant of Public Utility Easement dated \_\_\_\_\_, 201\_\_\_\_, from **Laurence E. Abel and Jacqueline Abel; Trustees or their successor in trust, under the 2009 Abel Disclaimer Trust dated October 8, 2009 and any amendments thereto**, is hereby accepted by order of the County of El Dorado Board of Supervisors and the grantee consents to the recordation thereof by its duly authorized officer.

APN: 051-250-65 (formerly 051-250-12)

Dated this 25 day of April, 2017.

**COUNTY OF EL DORADO**

By:

  
Shiva Frentzen, Chair  
Board of Supervisors

ATTEST:

James S. Mitrison  
Clerk of the Board of Supervisors

By:   
Deputy Clerk