Georgetown Divide Recreation District

BOARD MEMBERS

Jeff Burch Cool

Lisa Gillard Garden Valley / Kelsey

Kris Syversen Pilot Hill

Duane Stigen Georgetown

Kim Taylor Greenwood

STAFF

Alana Jenkins General Manager

Kim Newton Recreation/Facilities Supervisor

Liz Dowell Community Partners Coordinator

Anna Hess Recreation Coordinator

Jacqui Brunton Staff Advisor TO:

Sue Hennike, Principal Administrative Analyst

FROM:

Alana Jenkins, General Manager

DATE:

June 6, 2024

Re:

Transmittal of Park Impact Fee Program documents FY 23-24

Sue,

We are submitting this request for Park Impact Fee funds to be transferred to the District's General Fund for reimbursement of General Funds Expended in FY 23-24. Thank you for your assistance in processing our request.

As we have submitted in the past, we are transmitting the following documents to you for review:

- 1. Annual Report
 - a. Disbursement details of request for Greenwood Park expansion \$51,333.23

Thank you for your help. Please contact me if additional information is required at 530-333-4000.

Attachments

4300 State Hwy 49 / PO Box 274 Pilot Hill, California 95664 Phone: (530) 823-9090 (530) 333-4000

Park Impact Fee Report

Georgetown Divide Recreation District 4300 Hwy 49, Pilot Hill, CA 95664

23-24 Fiscal Year

DATE	VENDOR	DESCRIPTION	MISC.	R
11/14/2023	Fidelity National Title	Greenwood Property Acquisition Deposit	\$500.00	
12/6/2023	Fidelity National Title	Greenwood Property Acquisition	\$50,833.23	
TOTALS			\$ 51,333.23	

GEORGETOWN DIVIDE RECREATION DISTRICT Resolution Number No. 2023.10.2

Approving the purchase of property adjacent to Greenwood Park

WHEREAS, the Georgetown Divide Recreation District was formed in 1988 under provisions contained in the California State Public Resources Code Section 95000 et. Al as an independent special district agency and an approved political subdivision of the State of California, governed by an elected Boar of Directors; and

WHEREAS, the Georgetown Divide Recreation District Board of Directors conducted public input session on the possible acquisition of property adjacent to Greenwood Park with records of those sessions contained in the Official minutes of the Georgetown Divide Recreation District Board of Directors; and

WHEREAS, the public input sessions were advertised and noticed as required by law; and WHEREAS, the Board received an offer to consider acquisition of adjacent property from <a href="Maintenancements-consider-cutoff-consider-cutoff-consider-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff-cutoff

WHEREAS, the Board found the conditions and terms of sale acceptable and did cause opening escrow and direction to prepare transfer documents; and,

NOW, THEREFORE, BE IT RESOLVED that the Georgetown Divide Recreation District:

- 1. Approves the acquisition of the said property as described; and;
- 2. Certifies that the District has legal authority to own, operate and maintain the Greenwood Park as provided in Public Resource Code granting powers to Park and Recreation Districts; and
- 3. Certifies that the Board has reviewed, understands, and agrees to the provisions and terms; and
- 4. Appoints the Chairperson of the Board, currently Aloha Adams, and the Secretary /Clerk of the Board of Directors, currently Alana Jenkins, General Manager as agents to conduct all final negotiations, execute and submit all documents including, but not limited to, title documents, required declarations, and certifications necessary to complete the transfer of the property.

I, undersigned, hereby certify that the foregoing Resolution Number 2023.10.2 was duly adopted by the Georgetown Divide Recreation District Board of Directors on October 23,2023 following a roll call vote.'

Ayes: 4 Noes: 0 Absent: (

Aloha Adams

Chairperson, Board of Directors

Attested to:

Secretary/Clerk of the Board of Directors

					Out	Outside District Claim Form	aim Form					PLEASE INDICATE CHECK DISTRIBUTION	NO	V INC BALL GOARDOOD
District:		rgetow	Georgetown Divide Rec District	AUDITOR USE ONLY	× INC							METHOD IN THE SPACE BELOW:		
Date:			12.6.23		į							US MAIL: Return to District.		ватсн:
Prepared By:	d By:		Anna Hess	DEPT:								Call/Email for pickup:		
ontact	Contact Phone:		530-333-4000	FILE NAME:	1	1						Document Total:		Entered by:
		3		AIIDITED BY:				1.50	Date.			\$50,833.23		Date:
THE A	RTICLES I ID WERE I	FOR SEI	RVICES DESCRIBED BY TH SARY FOR USE BY THE DIS AUTHORIZED	HE INVOICE(S) STRICT AND F. S BY THE BOA	ATTACHED AND IAVE BEEN DELN VRD OF DIRECTO	LISTED BELO IERED OR PER RS TO APPRO	W WERE SFORMED VE PAYM	APPROVE AND THA ENT REQU	D AND A T NO PR	THE ARTICLES FOR SERVICES DESCRIBED BY THE INVOICE(S) ATTACHED AND LISTED BELOW WERE APPROVED AND ARE INCLUDED IN THE DISTRICT BUDGET THAT HAS BEEN ADPATED BY THE BOARD OF DIRECTORS OF SERVICES. I FURTHER CERTIFY I AM AND WERE NECESSARY FOR USE BY THE DISTRICT AND HAVE BEEN DELIVERED OR PERFORM FEQUESTS TO THE AUDITOR-CONTROLLER FOR THE ATTACHED INVOICE(S).	HAS BEEN RTICLES O HED INVOI	'ADOPTED BY THE BOARD OF DII OR SERVICES. I FURTHER CERTIF) CE(S).	ECTORS I AM	
d#in	Authorizing signatures:	gnatur	V		The same	2	7/2	1	~	a lava Leuler	my	12/6/23		
ALWAYS	VENDOR	R	x Invoice Number (Limit 20)	AMOUNT	FILE NAME	DATE	ALWAYS 2	ORG	OBJECT	DESCRIPTION (LIMIT 50 CHARACTERS)	AMOUNT	VENDOR NAME	SINGLE	DOC:
-	11545	0	FSSE-9012300503	50833.23	GDRD120623	12.06.23	2	8460600	6020	GDRD- Greenwood Property Purchase	50833.23	50833.23 Fidelity National Title Company of CA	۲	

Fidelity National Title Company of California

500 Auburn Folsom Road, Suite 300, Auburn, CA 95603 Phone: (530)401-9375 | Fax: (530) 653-2170

ESTIMATED BUYER'S STATEMENT

Settlement Date: December 11, 2023 Escrow Number: FSSE-9012300503

Disbursement Date: December 11, 2023 Escrow Officer: Rob Bor

Email: Rob.Bor@fnf.com

Buyer: Georgetown Divide Recreation District

PO Box 274 Pilot Hill, CA 95664

Seller: The Leonora M Living Trust dated August 4, 2003

14910 Western Ave San Leandro, CA 94578 Property: 4057 Main Street

Greenwood, CA 95635 Parcel ID(s): 074-173-002-000

**************************************	440-440-440-440-440-440-440-440-440-440	\$ DEBITS	\$ CREDITS
FINANCIAL CONSIDERATION			
Sale Price of Property		50,000.00	
Deposit			500.00
PRORATIONS/ADJUSTMENTS			
County Taxes at \$163.11	12/11/23 to 01/01/24 (\$163.11 / 180 X 20 days)	18.12	
TITLE & ESCROW CHARGES			
Title - Escrow Fee	Fidelity National Title Company of California	455,50	
Title - Mobile Signing Fee		200.00	
Title - Recording Service Fee	ValueCheck	17.00	
Title - Owner's Title Insurance	Fidelity National Title Company of California	304.50	
Policies to be issued: Owners Policy Coverage: \$50,000.00 Premium	n: \$609,00 Version: CLTA Standard Coverage Owner's Policy - 2022		
GOVERNMENT CHARGES			
Recording Fees	Fidelity National Title Company of California	175.00	
MISCELLANEOUS CHARGES			
Property Taxes 1st and 2nd 23-24 \$163.11 paid outside closing by S	El Dorado County Tax Collector Seller	163.11	
Subtotals		51,333.23	500.00
Balance Due FROM Buyer			50,833.23
TOTALS		51,333.23	51,333.23

I have carefully reviewed the Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements to be made on my account or by me in this transaction. I further certify that I have received a copy of the Settlement Statement.

BUYER:
Georgetown Divide Recreation District
BY:
Alana Jenkins
General Manager/Vice President
Operation

				Oor	Outside District Claim Forn	aim Form					PLEASE INDICATE CHECK DISTRIBUTION	PROCESSOR LISE ONLY	LISE ONLY
Georget	town	Georgetown Divide Rec District	AUDITOR USE ONLY	NICY							METHOD IN THE SPACE BELOW:	The state of the s	201 001
	11	11.14.23	121								US MAIL: Return to District:	ватсн:	
Prepared By:	`	Anna Hess	DEPT:								Il for pickup:	1	
Contact Phone:	2	530-333-4000	FILE NAME:								Document Total:	Entered by:	
			AUDITED BY:					Date:			\$500.00	Date:	
 LES FOR S	SERVI	CES DESCRIBED BY TH ?Y FOR USE BY THE DIS AUTHORIZED	HE INVOICE(S) STRICT AND H S BY THE BOA	RIBED BY THE INVOICE(S) ATTACHED AND LISTED BELOW WERE E BY THE DISTRICT AND HAVE BEEN DELIVERED OR PERFORME! AUTHORIZED BY THE BOARD <u>O</u> F DIRECTORS TO APPROVE PAYI	VERED BELO VERED OR PER VRS TO APPRO	W WERE FORMED IE PAYML	APPROVE AND THA ENT REQU	D AND A T NO PRI	THE ARTICLES FOR SERVICES DESCRIBED BY THE INVOICES) ATTACHED AND LISTED BELOW WERE APPROVED AND ARE INCLUDED IN THE DISTRICT BUDGET THAT HAS BEEN ARTICLES OR SERVICES. I FURTHER CERTIFY I AM AND WERE NECESSARY FOR USE BY THE DISTRICT AND HAVE BEEN DELIVERED OR PERFORMED AND THAT NO PRIOR CAIM HAS BEEN PRESENTED FOR SAID ARTICLES OR SERVICES. I FURTHER CERTIFY I AM AUTHORIZED BY THE BOARD OF DIRECTORS TO APPROVE PAYMENT REQUESTS TO THE AUDITOR-CONTROLLER FOR THE ATTACHED INVOICE(S).	AS BEEN TICLES O ED INVOI	ADOPTED BY THE BOARD OF DIRECT R SERVICES. I FURTHER CERTIFY I AN CE(S).	ORS	
 Authorizing signature s.	tures	Clark	7	May	ans	١	B	La	Dana Jerhin 11/14/23	/23			
 VENDOR su	SUFFIX	Invoice Number (Limit 20)	AMOUNT	FILE NAME	DATE	ALWAYS 2	ORG	OBJECT	GESCRIPTION (LIMIT 50 CHARACTERS)	AMOUNT	VENDOR NAME	SINGLE CHECK DOC:	
11545	0	0 11143233	500.00	GDRD111323	01/14/23	2	8460600	6020	GDRD Deposit for GW Property Acquisition	500.00	Fidelity National Title	>	



COMMERCIAL PURCHASE AGREEMENT AND JOINT ESCROW INSTRUCTIONS

(C.A.R. Form CPA, Revised 12/22)

			mber 10, 2023		
		ER: THIS IS AN (OFFER FROM	Georgetown Divide Recreation District	("Buyer").
		☐ Individual(s), A Corporation, A Partnershi	p. An LLC. Other	•
	В.	THE PROPE	RTY to be acquired is	Main Street. APN 074-173-002-000	, situated
		in	Greenwood (City),	El Dorado (County), Califor	nia, <u>95635</u> (Zip Code),
		Assessor's P	arcel No(s).	074-173-002-000	("Property").
2.	D. AGI	THE TERMS Buyer and See ENCY: DISCLOSUR	OF THE PURCHASE ARE SPECIFE eller are referred to herein as the "Pa RE: The Parties each acknowledge r	rent from city Jurisdiction. Buyer is advise FIED BELOW AND ON THE FOLLOWING PA arties." Brokers and Agents are not Parties to eceipt of a "Disclosure Regarding Real Estate e. Buyer's Agent is not legally required to giv	AGES. this Agreement. e Agency Relationships" (C.A.R.
	В.	Signed by Bu	uyer. Seller's Agent is not legally obli	gated to give to Buyer's Agent the AD form Si ships are hereby confirmed for this transaction	gned by Seller.
			kerage Firm <i>Premi</i>	ier Foothill Properties Lice	nse Number <u>01866174</u>
			of (check one): 🗶 the Seller; or 🗌 be		
		Seiler's Ager	ntCind	y Twyman Lice or broker associate); or both the Buyer's and	nse Number <u>01235793</u>
		Buyer's Bro	kerage Firm <u>eXp R</u>	ealty of California, Inc. Lice oth the Buyer and Seller (Dual Agent).	nse Number01878277
		Buyer's Ager	nt <u>Lo</u>	ri Nalley Lice or broker associate); or both the Buyer's and	nse Number <u>01519962</u>
	C. D.	More than POTENTIAL	one Brokerage represents Seller LY COMPETING BUYERS AND	, ☐ Buyer. See, Additional Broker Acknowled SELLERS: The Parties each acknowled	ge receipt of a 💢 "Possible
		Representati	ion of More than One Buyer or Seller	- Disclosure and Consent" (C.A.R. Form PRE	BS).
				OSTS: The items in this paragraph are conti	
08000	Ref			his form is 17 pages. The Parties are advised	
		Paragraph #	Paragraph Title or Contract Term	Terms and Conditions	Additional Terms
Α		5, 5B (cash)	Purchase Price	\$ 50,000.00	☑ All Cash
В			Close of Escrow (COE)	Days after Acceptance OR on (mm/dd/yyyy)	
С		39A	Expiration of Offer	3 calendar days after all Buyer Signature(s) or (date) at 5PM or PM	
D(1)	5A(1)	Initial Deposit Amount	\$ 500.00 (1.00 % of purchase price) (% number above is for calculation purposes and is not a contractual term)	within 3 (or) business days after Acceptance by wire transfer OR
D(2)	5A(2)	Increased Deposit (Money placed into escrow after the initial deposit. Use form DID at time increased deposit is made.)	\$(% of purchase price) (% number above is for calculation purposes and is not a contractual term)	Upon removal of all contingencies OR(date)
E(1)	5C(1)	Loan Amount(s): First Interest Rate	\$(% of purchase price) Fixed rate orInitial adjustable rate, • not to exceed%	Conventional or, if checked, Seller Financing
			Points	Buyer to pay up to points to obtain rate above	Assumed Financing Subject To Financing Other:
			If FHA or VA checked, Deliver list of lender required repairs	17 (or) Days after Acceptance	
E(:	2)	5C(2)	Additional Financed Amount Interest Rate Points	\$(% of purchase price) Fixed rate orInitial adjustable rate • not to exceed% • Buyer to pay up to points to obtain rate above	Conventional or, if checked, Seller Financing Assumed Financing Subject To Financing Other:
Ε(:	3)	7A	Occupancy Type	Investment	
F		5D	Balance of Down Payment	\$ 49,500.00	
	1		PURCHASE PRICE TOTAL	\$ 50,000.QQ	
202	22, C	alifornia Associati	on of REALTORS®, Inc.		
	DE	MEED 49/99	(PAGE 1 OF 17) Buyer's II	nitials () Seller's Initials	, 1= `

COMMERCIAL PURCHASE AGREEMENT AND JOINT ESCROW INSTRUCTIONS (CPA PAGE 1 OF 17)

eXp Realty of California, Inc., 4970 Windplay Drive Sulte 7 EI Dorado Hills CA 95762
Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201

Fex: www.hwolf.com

EQUAL HOUSING

.51 acre