

Seller: Jefferson
APN: 116-092-15
Project#: 72366
Escrow#: 201-37977

EASEMENT 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 HENRY S. JEFFERSON AND BARBARA C. JEFFERSON, TRUSTEES U/D/T DATED JUNE 7, 1991, F/B/O THE JEFFERSON FAMILY TRUST, referred to herein as (“Seller”), with reference to the following facts:

RECITALS

- A. Seller owns that certain real property located in El Dorado County, California, a legal description of which is attached hereto as Exhibit A (the “Property”).
- B. County desires to purchase an interest in the Property as a Slope and Drainage Easement as described and depicted in Exhibit B and the exhibits thereto, all of which are attached hereto and referred to hereinafter as “the Easement”, on the terms and conditions herein set forth.

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

AGREEMENT

1. ACQUISITION

Seller hereby agrees to sell to County and County, upon approval by Board of Supervisors, hereby agrees to acquire from Seller, the Easement, as described and depicted in the attached Exhibit B and the exhibits thereto, which is attached hereto and hereby incorporated by reference and made a part hereof.

Seller's Initials ^{HSS} B J

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2. JUST COMPENSATION

The just compensation for the Easement is in the amount of **\$7,500.00 (Seven Thousand Five Hundred Dollars, exactly)**. Seller and County hereby acknowledge that the fair market value of the Easement is \$7,500.00.

3. ESCROW

The acquisition of the Easement shall be consummated by means of Escrow No. 201-37977, 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 Easement. Seller and County agree to deposit in escrow all instruments, documents, and writings identified or reasonably required to close escrow. The escrow must be closed no later than June 30, 2008, 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, if applicable; and
- D. Documentary transfer tax, if any; and
- E. All costs of executing and delivering the Easement; and

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

5. TITLE

Seller shall grant to County the Easement, free and clear of title defects, liens, and encumbrances that would render the Easement unsuitable for its intended purpose, as outlined herein.

6. WARRANTIES

Seller warrants that:

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

7. 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 Easement by the County or County's contractors or authorized agents, for the purpose of performing activities related to and incidental to the construction of improvements adjacent to Cameron Park Drive, inclusive of the right to remove and dispose of any existing improvements, shall commence upon the date of execution of this Agreement by Seller. The

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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.

8. WAIVER OF AND RELEASE OF CLAIMS

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

9. 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.

10. REAL ESTATE BROKER

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

11. ITEMS TO BE DELIVERED AT CLOSE OF ESCROW

- A. Seller shall execute and deliver to Escrow Holder the Easement 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 Certificate of Acceptance to be attached to and recorded with the Easement.

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C. Escrow Holder shall:

- (i) Record the Easement described and depicted in Exhibit B and the exhibits thereto, together with County's Certificate of Acceptance.
- (ii) Deliver the just compensation to Seller.

12. TIME IS OF THE ESSENCE

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

13. BEST EFFORTS

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

14. NOTICES

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

**SELLER: Henry and Barbara Jefferson
2120 Las Tunas
Santa Barbara, CA 93103**

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

COPY TO: County of El Dorado
Department of Transportation
Attn: R/W Program Manager
2850 Fairlane Court
Placerville, CA 95667

15. 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.

16. GOVERNING LAW

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

17. 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.

18. 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.

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19. 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.

20. LEASE WARRANTY PROVISION

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

21. 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.

22. 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.

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SELLER:

**HENRY S. JEFFERSON AND BARBARA C. JEFFERSON, TRUSTEES U/D/T DATED
JUNE 7, 1991, F/B/O THE JEFFERSON FAMILY TRUST**

Date: April 30 - 08

By: Henry S. Jefferson
HENRY S. JEFFERSON, TRUSTEE

Date: April 30 - 08

By: Barbara C. Jefferson
BARBARA C. JEFFERSON, TRUSTEE

COUNTY OF EL DORADO:

Date: _____

By: _____
Rusty Dupray, Chairman of the Board
Board of Supervisors

ATTEST: CINDY KECK
Clerk of the Board of Supervisors

By: _____

EXHIBIT "A"
LEGAL DESCRIPTION

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

LOT 274 OF CAMERON PARK UNIT NO. 11 FILED DECEMBER 18, 1970 IN BOOK E OF MAPS AT PAGE 82, EL DORADO COUNTY RECORDS.

ASSESSORS PARCEL NO.: 116-092-15-100

EXHIBIT 'B'

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:
El Dorado County
Board of Supervisors
330 Fair Lane
Placerville, CA 95667

Above section for Recorder's use _____

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

GRANT OF SLOPE AND DRAINAGE EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **HENRY S. JEFFERSON AND BARBARA C. JEFFERSON, TRUSTEES U/D/T DATED JUNE 7, 1991, F/B/O THE JEFFERSON FAMILY TRUST**, hereinafter referred to as "Grantor", grants to the **COUNTY OF EL DORADO, a political subdivision of the State of California**, a slope and drainage easement for slope construction and maintenance of drainage facilities together with any and all appurtenances appertaining thereto, over, under, upon, and across a portion of all that certain real property situate in the unincorporated area of the County of El Dorado, State of California, described as:

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

IN WITNESS WHEREOF, Grantor has herein subscribed their names on this _____ day of _____, 2008.

GRANTOR:

HENRY S. JEFFERSON AND BARBARA C. JEFFERSON, TRUSTEES U/D/T DATED JUNE 7, 1991, F/B/O/ THE JEFFERSON FAMILY TRUST

By: _____
HENRY S. JEFFERSON, TRUSTEE

By: _____
BARBARA C. JEFFERSON, TRUSTEE

(Notary Acknowledgements Follow)

EXHIBIT 'A'
LEGAL DESCRIPTION
SLOPE & DRAINAGE EASEMENT

All that portion of Lot 274, as said parcel is shown on the map recorded in Book E of Maps, at Page 82, in the office of the El Dorado County Recorder, being a portion of the northwest quarter of Section 28, Township 10 North, Range 9 East, M.D.M., unincorporated area of the County of El Dorado, State of California, and more particularly described as follows:

Beginning at the northwest corner of said lot; thence along the northerly boundary the following 3 courses: 1) 52.25 feet easterly along the arc of a 330.05 foot radius curve to the left, through a central angle of $09^{\circ}04'12''$, and subtended by a chord which bears North $84^{\circ}31'40''$ East (cite North $85^{\circ}10'48''$ East) 52.19 feet; 2) North $79^{\circ}59'34''$ East (cite North $80^{\circ}38'36''$ East) 68.28 feet to the beginning of a 20.00 foot radius curve to the right; 3) southeasterly along said curve an arc distance of 31.42 feet, through a central angle of $90^{\circ}00'00''$, and subtended by a chord which bears South $55^{\circ}00'26''$ East (cite South $54^{\circ}21'24''$ East) 28.28 feet; thence along the easterly boundary South $10^{\circ}00'26''$ East (cite South $09^{\circ}21'24''$ East) 140.01 feet to the southeast corner; thence along the southerly boundary South $89^{\circ}03'58''$ West (cite South $89^{\circ}43'00''$ West) 10.13 feet; thence leaving said boundary North $10^{\circ}00'26''$ West 120.92 feet; thence North $29^{\circ}59'15''$ West 29.25 feet; thence South $79^{\circ}59'34''$ West 68.28 feet to the beginning of a 340.05 foot radius curve to the right; thence westerly along said curve an arc distance of 53.83 feet, through a central angle of $09^{\circ}04'13''$, and subtended by a chord which bears South $84^{\circ}31'40''$ West 53.78 feet to the westerly boundary; thence along said boundary North $00^{\circ}56'01''$ West (cite North $00^{\circ}17'00''$ West) 10.00 feet to the point of beginning, containing 0.068 acres, more or less.

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

END OF DESCRIPTION.

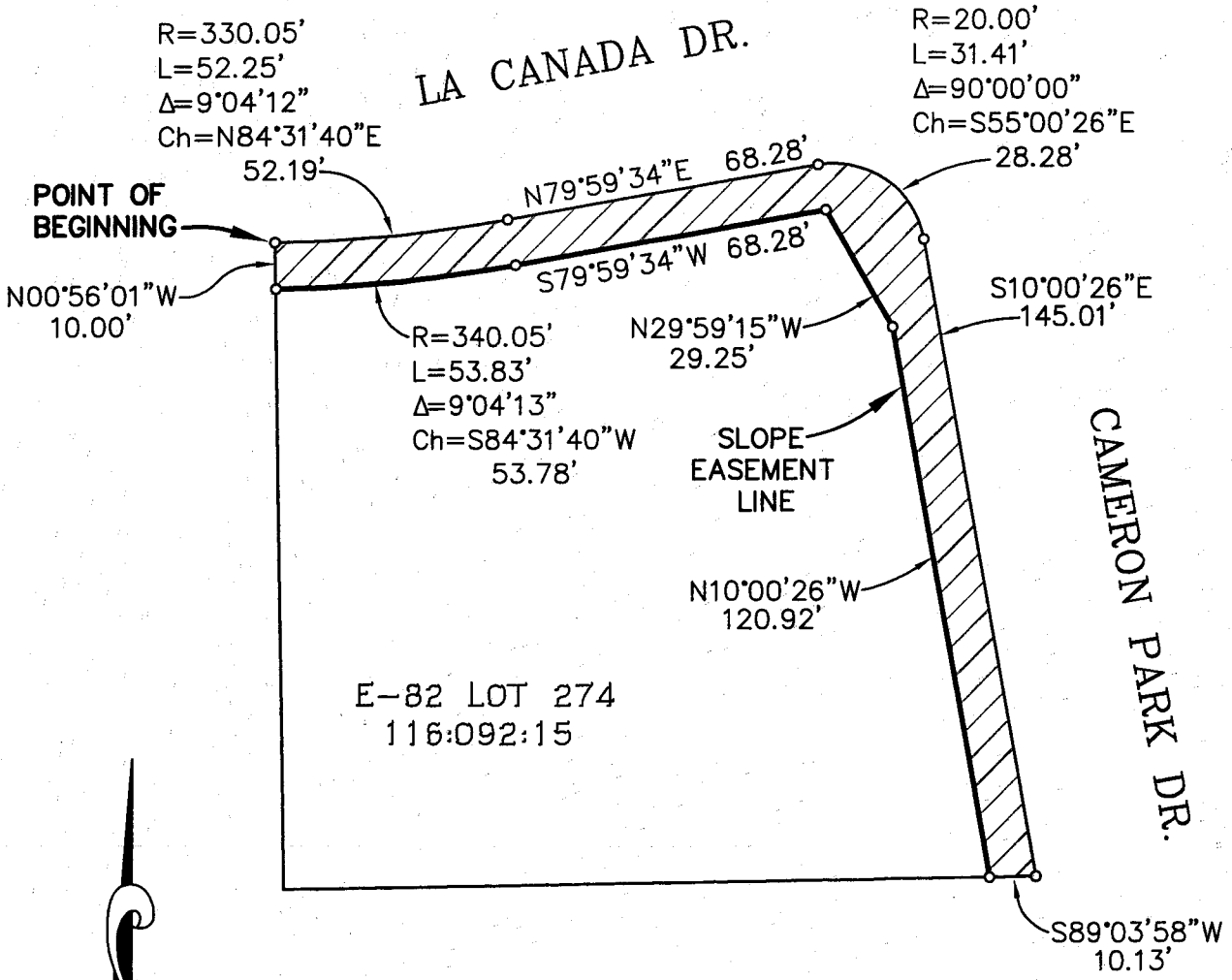
Note: The basis of bearings for this description is Grid North, California Coordinate System of 1983, Zone II, as defined in Chapter 611, Sections 8801-8819 of the State Resources Code. All distances are grid distances. To convert to ground distances, divide all distances by 0.999878.



7-26-07

EXHIBIT 'B'

Drawing Name: C:\Civil 3D Projects\72366 La Canada\Drawings\RW\116-092-15-SE.dwg, Layout Tab: Model, Last Saved: Thu, 26 Jul 2007 - 9:54am, DHaynes



SCALE : 1" = 40'