



May 2<sup>nd</sup>, 2018

Mr. Don Ashton  
Chief Administrative Officer  
**El Dorado County, Chief Administrative Office**  
330 Fair Lane  
Placerville, CA 95667

**Re: Turton Commercial Real Estate – Exclusive Right to Represent**

Dear Don:

Effective as of May 2<sup>nd</sup>, 2018, this letter agreement (“Agreement”) will serve to appoint Turton Commercial Real Estate as the sole and exclusive broker to represent the County of El Dorado (“County”) in the negotiations to purchase parcel number 323-400-16-100.

In performance of all services under this agreement, Turton Commercial Real Estate shall represent only the interest of the County and not the interest of the Seller or Lessor without prior consent of the County. This appointment shall be in effect through the date of County's occupancy of the premises, or the date-of transfer of title of the premises to the County. In any event, this agreement may be canceled at any time, by either party with written notice.

Turton Commercial Real Estate will have no authority to bind the County in any manner or form. All terms and conditions of any letter of intent, or other agreement shall be subject to review and approval by County management and legal counsel, and shall not be binding upon County nor construed as an expression of intent by County, unless and until a lease, purchase and sale agreement, or other documents have been fully executed and exchanged by and between Turton Commercial Real Estate and the seller or lessor.

Turton Commercial Real Estate shall use its best efforts to seek its compensation from the Seller. The final executed purchase agreement shall specify the amount of compensation and the responsible party.

Very truly yours,

By: \_\_\_\_\_  
Mr. Scott Kingston, Vice President

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

We agree to the terms and conditions set forth above.

By: \_\_\_\_\_  
Mr. Don Ashton, Chief Administrative Officer

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