

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

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

**APN 051-461-37
Courtside Manor Homes, Inc.,
A California Corporation
Project #: 72375 – DSP1A**



El Dorado, County Recorder
William Schultz Co Recorder Office
DOC- 2016-0026469-00

Acct 6-PLACER TITLE CO
Thursday, JUN 16, 2016 08:08:21
Ttl Pd \$0.00 Rcpt # 0001773065
JLR/C1/1-7

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, **COURTSIDE MANOR HOMES, INC., A CALIFORNIA CORPORATION**, 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 'A2' AND DEPICTED IN EXHIBIT 'B2' 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.

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


TO HAVE AND TO HOLD said lands and interests therein unto COUNTY OF EL DORADO and its successors forever, subject, however, to the covenant, conditions, restrictions and reservations herein contained as follows, which will remain in effect for the period during which the real property or structures are used for a purpose for which federal financial assistance is extended or for another purpose involving the provision of similar services or benefits and shall be binding on COUNTY OF EL DORADO, its successors and assigns.

COUNTY OF EL DORADO, does hereby covenant and agree as a covenant running with the land for itself, successors and assigns, that:

- (a) no person shall on the grounds of race, color, sex, national origin, religion, age or disability, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination with regard to any facility located wholly or in part on, over, or under such lands hereby conveyed; and
- (b) COUNTY OF EL DORADO shall use the lands and interests in land so conveyed, in compliance with all requirements imposed by or pursuant to Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, Part 21, Non-discrimination in federally-assisted programs of the Department of Transportation – Effectuation of Title VI of the Civil Rights Act of 1964, and as Regulations may be amended; and
- (c) in the event of breach of any of the above-mentioned nondiscrimination conditions, and only after determination that it is necessary in order to effectuate the purposes of Title VI of the Civil Rights Act of 1964, the U.S. Department of Transportation shall have a right to re-enter said lands and facilities on said land, and the above-described land and facilities shall thereon revert to and vest in and become the absolute property of the U.S. Department of Transportation and its assigns as such interest existed upon COUNTY OF EL DORADO's acquisition.

IN WITNESS WHEREOF, Grantor has herein subscribed its name on this 1st day of March, 2016.

GRANTOR: **COURTSIDE MANOR HOMES, INC.,
A CALIFORNIA CORPORATION**

By: 
Name: Gerald Caditz
Its: Vice-president

(A Notary Public Must Acknowledge All Signatures)

EXHIBIT 'A2'
(36376-2)

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 D as shown on that particular Parcel Map filed in Book 25, Page 46 in the Official Records of El Dorado County more particularly described as follows:

BEGINNING at the Northwest corner of said Parcel; thence along the northerly line of said parcel North 79° 34' 37" East 9.25 feet; thence leaving said northerly line South 14° 39' 56" West 55.11 feet; thence North 79° 38' 20" East 77.91 feet; thence North 81° 40' 02" East 30.11 feet; thence South 28° 23' 00" East 164.51 feet; thence South 73° 23' 00" East 13.01 feet; thence North 57° 10' 34" East 31.34 feet; thence South 32° 49' 26" East 30.00 feet; thence South 57° 10' 34" West 15.00 feet to the southwesterly line of said Parcel; thence along said southwesterly line the following three courses: 1) South 89° 05' 35" West 58.91 feet; 2) North 32° 49' 26" West 55.24 feet; 3) North 49° 32' 39" West 5.47 feet; thence leaving said southwesterly line North 22.83 feet to the beginning of a non-tangent curve concave southwesterly having a radius of 85.00 feet; thence northwesterly along said curve through a central angle of 77° 22' 35" an arc distance of 114.79 feet to the southwesterly line of said Parcel, said curve being subtended by a chord which bears North 69° 01' 49" West 106.26 feet; thence along the southwesterly and westerly lines of said Parcel the following two courses: 1) North 75° 10' 39" West 47.23 feet; 2) North 11° 36' 57" East 77.69 feet to the POINT OF BEGINNING. Containing 10,398 square feet (0.24 acres) more or less.

-End of Description-

See Exhibit 'B2' 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.

Joe Neely

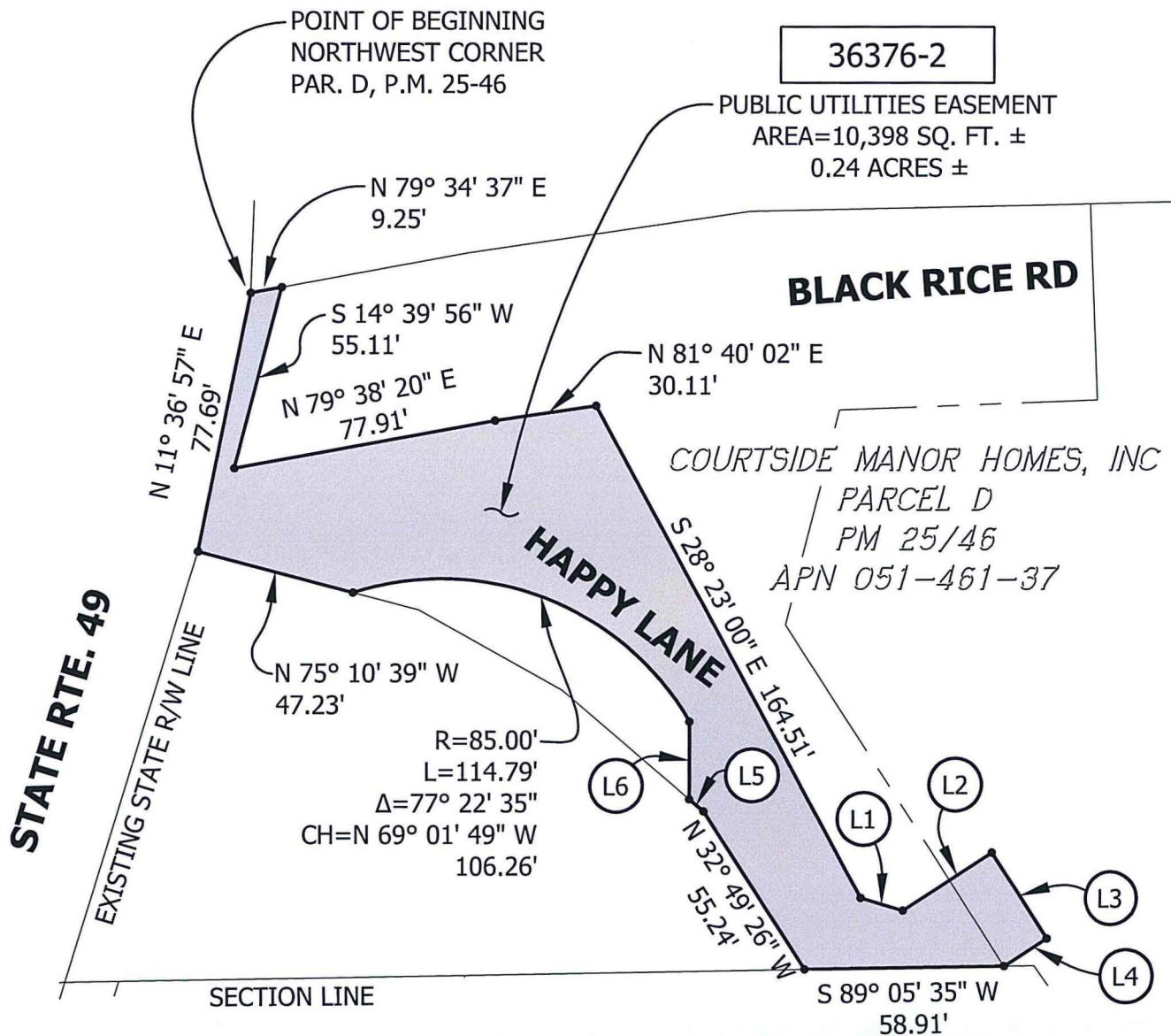
Joseph C. Neely, P.L.S. 9026
Associate Land Surveyor
El Dorado County
Community Development Agency
Transportation Division



Dated: 6/25/2015

EXHIBIT 'B2'

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



- (L1) S 73° 23' 00" E 13.01'
- (L2) N 57° 10' 34" E 31.34'
- (L3) S 32° 49' 26" E 30.00'
- (L4) S 57° 10' 34" W 15.00'

- (L5) N 49° 32' 39" W 5.47'
- (L6) N 00° 00' 00" E 22.83'



Grid North
Scale 1"=50'

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 }

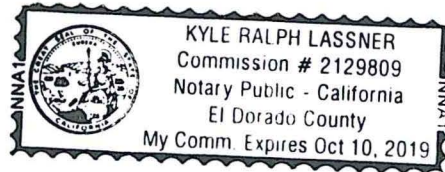
On 3/1/16 before me, Kyle R. Lassner Notary
Public, _____
Date (here insert name and title of the officer)

personally appeared Gerald Caditz

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: 5

Document Date: 3/1/16 Other: _____

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

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

Courtside Manor Homes, Inc., a
California Corporation
APN #051-461-37
#72375 – DSP1A

CERTIFICATE OF ACCEPTANCE

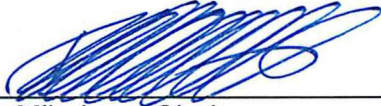
This is to certify that the interest in real property conveyed by the PUBLIC UTILITIES EASEMENT dated March 15th, 2016, from COURTSIDE MANOR HOMES, INC., A CALIFORNIA CORPORATION, is hereby accepted by order of the County of El Dorado Board of Supervisors and the grantee consents to the recordation thereof by its duly authorized officer.

APN: 051-461-37

Dated this 3rd day of May, 2016.

COUNTY OF EL DORADO


By: _____


Ron Mikulaco, Chair
Board of Supervisors

ATTEST:

James S. Mitrishin
Clerk of the Board of Supervisors

By: _____


Deputy Clerk

06/16/2016, 20160026469