

Sellers: Ellinghouse  
APN: 071-480-07  
Project#: 72306  
Escrow#: 205-14083

## 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 **KATHLEEN A. ELLINGHOUSE, SURVIVING JOINT TENANT**, 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 Temporary Construction Easement, as described and depicted in Exhibit B, and the exhibits thereto, 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 are attached hereto and hereby incorporated by reference and made a part hereof.

#### 2. JUST COMPENSATION

The just compensation for the Easement is in the amount of **\$500.00 for a Temporary Construction Easement for a total of \$500.00 (FIVE HUNDRED DOLLARS, exactly)**. Seller and County hereby acknowledge that the fair market value of the Easement is \$500.00.

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### **3. ESCROW**

The acquisition of the Easement shall be consummated by means of Escrow No. 205-14083 for APN 071-480-07 which has been opened at Placer Title Company ("Escrow Holder"), 3860 El Dorado Hills Blvd., #502, El Dorado Hills, CA 95762 ; Attention: Becky Slak. 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 March 28, 2013, 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
- F. All costs of any partial reconveyances of deeds of trust, if any.

### **5. TITLE**

Seller shall, by Grant of Temporary Construction Easement, 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.

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**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 to the Northside School Class I Bike Path Phase 2 Project #72306 (Project), inclusive of the right to remove and dispose of any existing improvements, shall commence upon the last date of execution of this Agreement by Seller 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.

**8. WAIVER OF AND RELEASE OF CLAIMS**

This Agreement is full consideration for all claims and damage that Seller may have relating to the

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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. AGREEMENT DECLARING RESTRICTIVE COVENANTS (ADRC)**

Seller acknowledges that County will use federal 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 13, 2007. County has agreed to comply with the terms and conditions of that Agreement, which include compliance with all Fair Employment Practices and with Nondiscrimination Assurances as are contained in said Master Agreement, including the addition of certain covenants as contained in the Easement Deed being conveyed by Seller, and as shown in Exhibit B and the exhibits thereto, attached hereto and incorporated by reference herein.

**10. 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.

**11. REAL ESTATE BROKER**

Seller has not employed a broker or sales agent in connection with the sale of the Easement, and Sellers 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.

**12. 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

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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.

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.

**13. 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.

**14. 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.

**15. 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: Kathleen Ellinghouse  
8 Whitehall Place  
Chico, CA 95928**

Sellers: Ellinghouse  
APN: 071-480-07  
Project#: 72306  
Escrow#: 205-14083

**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 Unit  
2850 Fairlane Court  
Placerville, CA 95667

**16. 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.

**17. 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.

**18. 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.

**19. 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.

**20. 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

Sellers: Ellinghouse  
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in said action or proceeding.

**21. 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.

**22. 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's remaining property:

- A.. County or County's contractor or authorized agent will remove existing fence and replace with new fencing of a like-kind material at approximately 6 inches inside new property line, where applicable. During construction, where applicable and as necessary, temporary fencing will be provided to ensure no trespassing.

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 relocated, or reconstructed by County, shall be left in as good a condition as found.

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

Permission is hereby granted to County, the County's contractor or its authorized agent to enter Sellers's Property, (Assessor's Parcel Number 071-480-07) where necessary, to perform the work as described in Section 22 of this Agreement.

**24. 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.

Sellers: Ellinghouse  
APN: 071-480-07  
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**25. ENTIRE AGREEMENT**

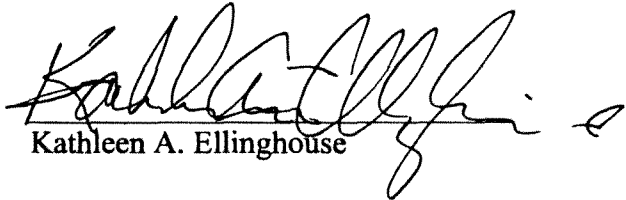
This Agreement constitutes the entire agreement between the parties pertaining to the subject matter hereof. No amendment, supplement, modification, waiver, or termination of this Agreement shall be binding unless executed in writing by the party to be bound thereby.



Sellers: Ellinghouse  
APN: 071-480-07  
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**SELLER: KATHLEEN A. ELLINGHOUSE, SURVIVING JOINT TENANT**

Date: Oct, 30, 2012

By:   
Kathleen A. Ellinghouse

**COUNTY OF EL DORADO:**

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

By: \_\_\_\_\_  
Chair  
Board of Supervisors

ATTEST: Terri Daly  
Acting 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, AND IS DESCRIBED AS FOLLOWS:

A PORTION OF SECTIONS 17, 18, & 19, OF TOWNSHIP 12 NORTH, RANGE 9 EAST, M. D.B. & M. BEING PARCEL 2 OF PARCEL MAP FILED FOR RECORD IN BOOK 44 AT PAGE 80, DESCRIBED AS FOLLOWS:

PARCEL 7, AS SHOWN ON THAT CERTAIN PARCEL MAP FILED IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF EL DORADO, STATE OF CALIFORNIA ON AUGUST 20, 2004 IN BOOK 48 OF PARCEL MAPS AT PAGE 125.

A.P.N. 071-480-07-100

**EXHIBIT "B"**

RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:

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

**APN: 071-480-07**

Project: Northside School Class Bike Path Project

SPACE ABOVE THIS LINE FOR RECORDERS USE ONLY

**TEMPORARY CONSTRUCTION EASEMENT**

**KATHLEEN A. ELLINGHOUSE, SURVIVING JOINT TENANT**, hereinafter referred to as "Grantor", grant to the **COUNTY OF EL DORADO**, a political subdivision of the State of California, hereinafter referred to as "Grantee", a temporary construction easement over, upon, and across a portion of that real property in the unincorporated area of the County of El Dorado, State of California, described as:

**See Exhibits "A" and "B" attached hereto and by reference is made a part hereof.**

This temporary construction easement is granted under the express conditions listed below:

1. In consideration of \$500.00 (FIVE HUNDRED DOLLARS AND NO/100) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor does hereby Grant to Grantee an easement for temporary construction over and across those identified portions of the Grantor parcel.
2. Grantor represents and warrants that they are the owner of the property described in Exhibit A and depicted on the map in Exhibit B attached hereto and made a part hereof, and that Grantor has the exclusive right to grant the temporary construction easement.
3. This temporary construction easement is necessary for the purpose of constructing the **Northside School Class I Bike Path - Phase 2 (SR 49) Project #72306 (Project)**. Specifically, this temporary construction easement shall allow Grantee or its agents, employees, and contractors the right of ingress and egress as may be reasonably necessary for construction purposes, inclusive of such repairs, replacements, and removals as may be from time to time required as well as for other purposes incidental to construction of the project, including any staging, stockpiling, and parking of construction vehicles or equipment. This temporary construction easement shall not be revoked and shall not expire until the recordation of the Notice of Completion of the Project. Included within this temporary construction easement is the right of

**EXHIBIT "B"**

ingress and egress of Grantee, its agents, employees, and contractors for warranty repairs and the correction of defects in the work within the first year following completion of construction. This right during the one-year warranty period survives the expiration of this easement.

4. Compensation under this temporary construction easement covers the construction period estimated to be 24 (Twenty-Four) months of construction, together with the one-year warranty period. In the event that construction of the Project is not completed within 24 (Twenty-Four) months of commencement of construction, Grantor shall be entitled to additional compensation as follows: For each month thereafter, the sum of \$20.83 (Twenty Dollars and Eighty-Three Cents) monthly will be paid to the Grantor, until construction is completed.
5. Grantee agrees to indemnify and hold harmless Grantor from and against any liability arising out of the entry onto the property by Grantee or its agents, employees, and contractors during the term of this temporary construction easement. In the event of property damage, Grantee, at its sole option, may either repair the damage or pay the estimated costs for the repair.

Executed on: \_\_\_\_\_, 2012

By: \_\_\_\_\_  
Kathleen A. Ellinghouse

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

EXHIBIT "B"

RECORDING REQUESTED BY AND  
WHEN RECORDED, RETURN TO:

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

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**CERTIFICATE OF ACCEPTANCE**

**This is to certify** that the interest in real property conveyed by the Temporary Construction Easement dated \_\_\_\_\_, 2012, from **KATHLEEN A. ELLINGHOUSE, SURVIVING JOINT TENANT**, 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: 071-480-07

Dated this \_\_\_\_ day of \_\_\_\_\_, 2012.

**COUNTY OF EL DORADO**

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

ATTEST:

Terri Daly,  
Acting Clerk of the Board

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

**Exhibit 'A'**  
**(36173-1 & 36173-2)**

All that certain real property situate in the North One-Half of Section 19, Township 12 North, Range 9 East, M.D.M., El Dorado County, State of California, being a portion of Parcel 7 of that particular Parcel Map filed in Book 48 of Parcel Maps at Page 125, official records said county and state more particularly described as follows:

**Tract 1**

Beginning at the most southerly point of said Parcel 7; thence from said POINT OF BEGINNING along the westerly line of said Parcel 7 North 02° 03' 26" West 18.30 feet to the beginning of a non-tangent curve to the left having a radius of 1944.71 feet; thence leaving said westerly line along said curve through a central angle of 00° 57' 19" an arc length of 32.42 feet, said curve being subtended by a chord which bears North 13° 03' 36" East 32.42 feet; thence South 75° 56' 39" East 5.00 feet to the westerly right of way of Highway 49 said county and state, and the beginning of a non-tangent curve to the right having a radius of 1949.71 feet; thence along said right of way and said curve through a central angle of 01° 28' 10" an arc length of 50.00 feet, said curve being subtended by a chord which bears South 13° 19' 16" West 50.00 feet to the POINT OF BEGINNING. Containing 206 square feet more or less.

**Together with:**

**Tract 2**

All that portion of said Parcel 7 lying 5.00 feet westerly of, parallel with, and adjacent to the following described line.

Beginning at the northeast corner of said Parcel 7 and said westerly right of way; thence from said POINT OF BEGINNING along said right of way and through a curve to the right having a radius of 3,949.41 feet through a central angle of 00° 20' 38" an arc length of 23.70 feet, said curve being subtended by a chord which bears South 01° 35' 00" West 23.70 feet; thence South 06° 28' 22" West 138.77 feet. Containing 811 square feet more or less.

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

END OF DESCRIPTION

The basis of bearing for this description is CCS Zone 2 NAD83 grid north. All distances shown are grid distances. Divide distances by 0.9998518 to obtain ground distances.

The purpose of this description is to describe those portions of said parcel for construction easement purposes.

*Loren A. Massaro*

Loren A. Massaro P.L.S. 8117

Dated: 09.26.2012



# EXHIBIT 'B'

SHEET 1 OF 2

Situate in the North One-Half of Section 19,  
Township 12 North, Range 9 East, M.D.M.  
Being a portion of Parcel 7, P.M. 48-125  
El Dorado County State of California



Grid North  
Scale 1"=30'

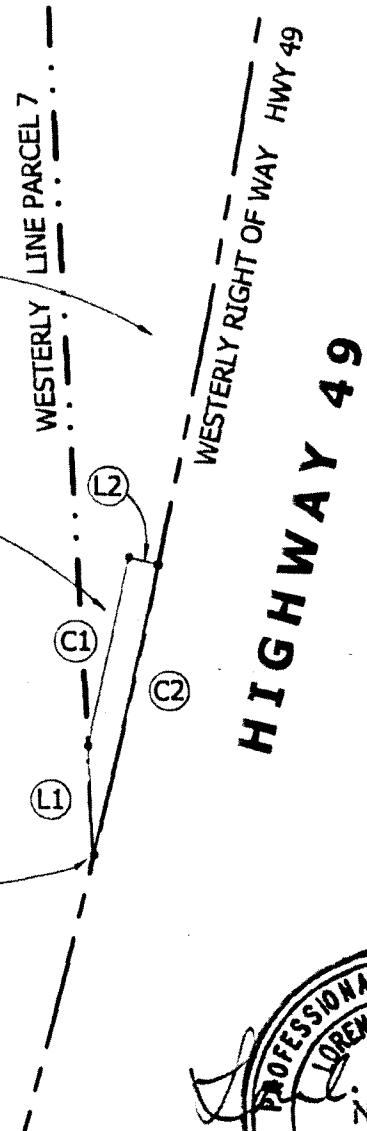
ELLINGHOUSE  
DOC NO. 2001-1961  
APN 071-480-07  
PARCEL 7 P.M. 48-125

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TRACT 1  
CONSTRUCTION EASEMENT  
AREA= 206 ±SQ.FT.

POINT OF BEGINNING  
TRACT 1  
MOST SOUTHERLY CORNER  
PARCEL 7

- Ⓐ N 02°03'26" W 18.30'
- Ⓑ S 75°56'39" E 5.00'
- Ⓒ R = 1,944.71 Δ = 00°57'19" L = 32.42'  
CH = N 13°03'36" E 32.42' (Non-tangent)
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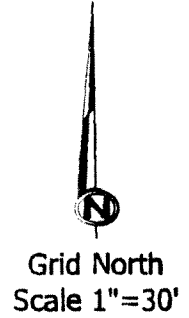


# EXHIBIT 'B'

SHEET 2 OF 2

Situate in the North One-Half of Section 19,  
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Being a portion of Parcel 7, P.M. 48-125  
El Dorado County State of California

NORTHEAST CORNER  
PARCEL 7  
POINT OF BEGINNING  
TRACT 2

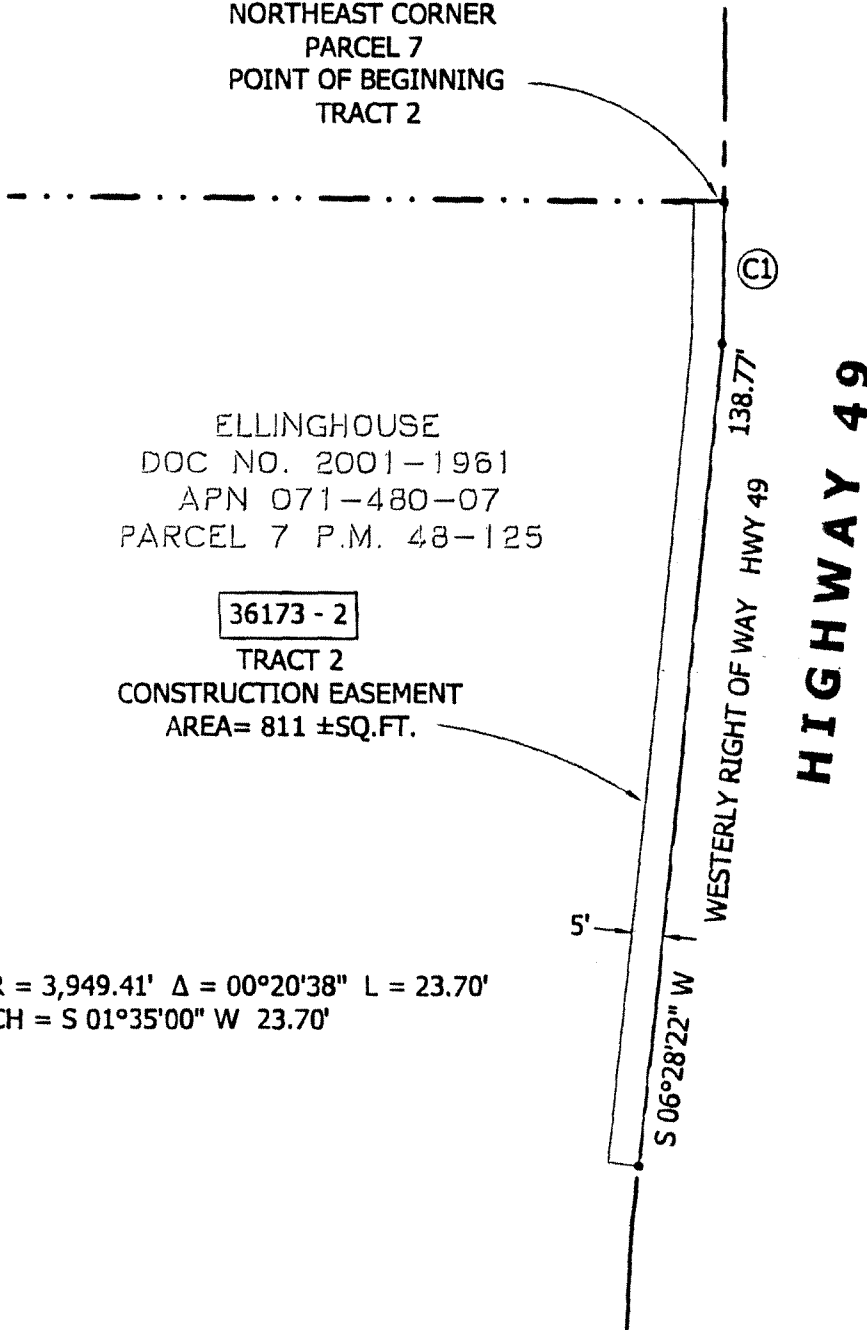


ELLINGHOUSE  
DOC NO. 2001-1961  
APN 071-480-07  
PARCEL 7 P.M. 48-125

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TRACT 2  
CONSTRUCTION EASEMENT  
AREA= 811 ±SQ.FT.

Ⓒ1 R = 3,949.41' Δ = 00°20'38" L = 23.70'  
CH = S 01°35'00" W 23.70'



**HIGHWAY 49**

RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:  
County of El Dorado  
Department of Transportation  
Board of Supervisors  
330 Fair Lane  
Placerville, CA 95667  
**APN: 071-480-07**

Project: Northside School Class Bike Path Project

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Executed on: \_\_\_\_\_, 2012

By: \_\_\_\_\_  
Kathleen A. Ellinghouse

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

**Exhibit 'A'**  
**(36173-1 & 36173-2)**

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Beginning at the most southerly point of said Parcel 7; thence from said POINT OF BEGINNING along the westerly line of said Parcel 7 North 02° 03' 26" West 18.30 feet to the beginning of a non-tangent curve to the left having a radius of 1944.71 feet; thence leaving said westerly line along said curve through a central angle of 00° 57' 19" an arc length of 32.42 feet, said curve being subtended by a chord which bears North 13° 03' 36" East 32.42 feet; thence South 75° 56' 39" East 5.00 feet to the westerly right of way of Highway 49 said county and state, and the beginning of a non-tangent curve to the right having a radius of 1949.71 feet; thence along said right of way and said curve through a central angle of 01° 28' 10" an arc length of 50.00 feet, said curve being subtended by a chord which bears South 13° 19' 16" West 50.00 feet to the POINT OF BEGINNING. Containing 206 square feet more or less.

**Together with:**

**Tract 2**

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*Loren A. Massaro*

Loren A. Massaro P.L.S. 8117

Dated: 09.26.2012



# EXHIBIT 'B'

SHEET 1 OF 2

Situate in the North One-Half of Section 19,  
Township 12 North, Range 9 East, M.D.M.  
Being a portion of Parcel 7, P.M. 48-125  
El Dorado County State of California



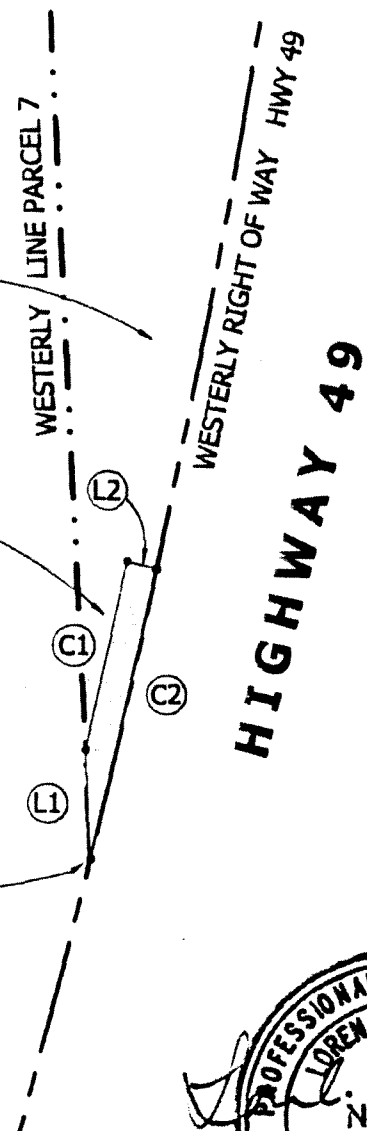
Grid North  
Scale 1"=30'

ELLINGHOUSE  
DOC NO. 2001-1961  
APN 071-480-07  
PARCEL 7 P.M. 48-125

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TRACT 1  
CONSTRUCTION EASEMENT  
AREA= 206 ±SQ.FT.

POINT OF BEGINNING  
TRACT 1  
MOST SOUTHERLY CORNER  
PARCEL 7



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- (L2) S 75°56'39" E 5.00'
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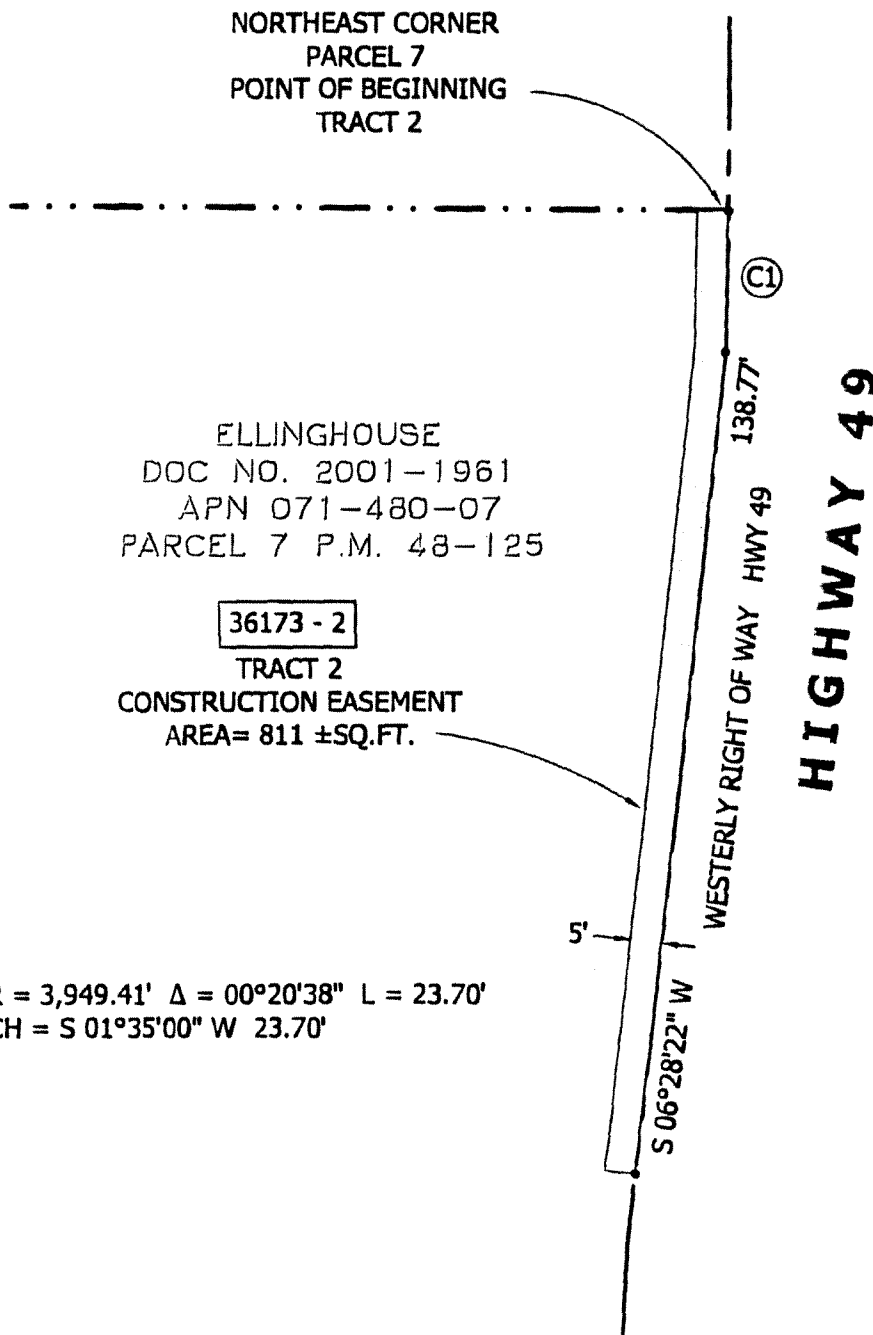
# EXHIBIT 'B'

SHEET 2 OF 2

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Being a portion of Parcel 7, P.M. 48-125  
El Dorado County State of California



Grid North  
Scale 1"=30'



NORTHEAST CORNER  
PARCEL 7  
POINT OF BEGINNING  
TRACT 2

ELLINGHOUSE  
DOC NO. 2001-1961  
APN 071-480-07  
PARCEL 7 P.M. 48-125

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TRACT 2  
CONSTRUCTION EASEMENT  
AREA= 811 ±SQ.FT.

WESTERLY RIGHT OF WAY HWY 49  
**HIGHWAY 49**

C1 R = 3,949.41' Δ = 00°20'38" L = 23.70'  
CH = S 01°35'00" W 23.70'

RECORDING REQUESTED BY AND  
WHEN RECORDED, RETURN TO:

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

**CERTIFICATE OF ACCEPTANCE**

**This is to certify** that the interest in real property conveyed by the Temporary Construction Easement dated \_\_\_\_\_, 2012, from **KATHLEEN A. ELLINGHOUSE, SURVIVING JOINT TENANT**, 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: 071-480-07

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

**COUNTY OF EL DORADO**

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

ATTEST:

Terri Daly,  
Acting Clerk of the Board

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