



# COMMUNITY DEVELOPMENT AGENCY

## DEVELOPMENT SERVICES DIVISION

<http://www.edcgov.us/DevServices/>

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TO: Janice Thompson, Escrow Officer  
First American Title Company

FROM: Roger Trout, Development Services Division Director

DATE: November 17, 2015

RE: Cameron Meadows Phase II Acquisition - Escrow Account #0901-4057100-JT Escrow Instructions for the Purchase of approximately 22.165 acres in Fee of Undeveloped Land in El Dorado County, California: APN: 070-011-48 (POR)

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The above-referenced escrow has been established with First American Title Company to facilitate the recording and conveyance of a Grant Deed to the subject 22.165 acres from The Street Family Trust, David Weiner and Melode A. Weiner, Douglas C. Phimister and Marchelle Phimister, and the Wendy S. Wythe Revocable Trust ("Seller") to the County of El Dorado ("Buyer"). The American River Conservancy is acting as a 3<sup>rd</sup> party facilitator to this transaction.

The principal parties listed above will execute the Grant Deed and all relevant escrow documents on behalf of the Seller. Roger Trout, Development Services Division Director, has been authorized by the El Dorado County Board of Supervisors to execute all relevant escrow documents on behalf of the Buyer.

The fair market value of the property was established by the State Department of General Services ("DGS") with their review of the appraisal by Myron R. Harrison, dated October 27, 2014, to be equal to \$499,000. The cash purchase price of the subject property is \$499,000.

A cash deposit in the amount of \$1,000 from the American River Conservancy has been provided to First American Title Company and is applicable toward the purchase price at closing. This deposit amount will be credited to the American River Conservancy and listed as cash on the escrow closing statement as "*Deposit Funding from The American River Conservancy*". First American Title Company has been instructed to provide The American River Conservancy with copies of any draft closing statements, earnest money deposit receipts, signed closing documents including closing statements documenting the disbursement of the TNC Deposit Funds and all other funds related to the Buyer's acquisition.

The County of El Dorado will provide \$166,525 in cash funding to First American Title Company. The Board of Supervisors approved the release of said funds from the Ecological Preserve Special Revenue Fund on July 21, 2015 (Agenda Item #21, Legistar #15-0868). This amount will be credited to the Buyer and listed on the escrow closing statement as "*Purchase Funding from the County of El Dorado*." First American Title Company has been instructed to receive \$332,475 in cash funding from the State of California, Wildlife Conservation Board. This cash amount will be credited to the Buyer and listed on the escrow closing statement as "*Purchase Funding from the State of California*."

## EXHIBIT H

The sum of these deposits of purchase funding equals \$499,000. The American River Conservancy will pay Buyer's 50% share of escrow fees including: (i) escrow fees; (ii) recording and filing fees associated with recording and filing the Deed and the Grant Deed of Conservation Easement; (iii) the premium for a standard owner's title insurance policy; (iv) Buyer's pro-rata share of property tax assessments following the date of escrow closure; (v) all sales, use, excise, documentary, and other similar taxes related to the conveyance of the Property. At close of escrow the Seller shall provide the American River Conservancy with a donation of \$55,000 towards fundraising, appraisal, contract, and escrow expense. First American Title Company is instructed to deduct Buyer's share of all title, recording, documentary tax and other escrow fees from this donation to the American River Conservancy. Any cash balance remaining shall be credited to the American River Conservancy upon the close of escrow.


At close of escrow First American Title Company is instructed to record the Grant Deed followed by the Notice of Unrecorded Grant Agreement requested by the Wildlife Conservation Board.

When First American Title Company has received all purchase funding and is ready to record the Grant Deed, the Notice of Unrecorded Grant Agreement, transfer title, and issue the CLTA Policy of Title Insurance, First American Title Company may close that escrow. Upon the close of this escrow First American Title Company is requested to forward the following documents to Alan Ehrgott of American River Conservancy (ARC):

- 1) a certified, endorsed or conformed copy of the recorded Grant Deed from Sellers to El Dorado County;
- 2) a CLTA policy of title insurance in the amount of \$499,000;
- 3) a copy of the closing statement showing the account balances of this transaction;
- 4) a check, payable to the American River Conservancy in the amount of the donation from Seller minus American River Conservancy's escrow expense; and
- 5) a certified, endorsed or conformed copy of the recorded Notice of Unrecorded Grant Agreement (NUGA) required by the Wildlife Conservation Board.

This escrow should close on or before December 11, 2015. If the closing of the transaction is delayed or cannot be completed by December 11, 2015 please advise Roger Trout, Development Services Division Director. Any amendment of or supplement to these instructions must be in writing.

Submitted by:

  
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Development Services Division Director  
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Office: (530) 621-5369  
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Acknowledged by:

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Janice Thompson, Escrow Officer  
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