

# EXHIBIT A

RECORDING REQUESTED BY:

City of Placerville

AND WHEN RECORDED MAIL THIS  
DEED AND TAX STATEMENT TO:

City of Placerville  
3101 Center Street  
Placerville, CA 95667

COPY

Title Order No.  
Escrow No.

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The undersigned Grantor declares:

Documentary Transfer Tax: \$00.00

— COMPUTED ON FULL VALUE OF  
PROPERTY CONVEYED,  
— OR COMPUTED ON FULL VALUE LESS  
LIENS AND ENCUMBRANCES REMAINING  
AT TIME OF SALE.  
See Undersigned

Signature of Declarant or Agent determining tax. Firm  
Name

## GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

John Conforti and Catherine Pearl, Co-Trustees of the John Conforti and Catherine Pearl Revocable Trust

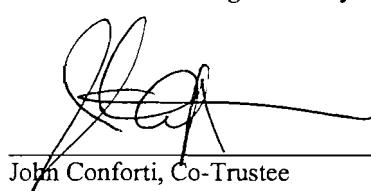
Hereby GRANT to

CITY OF PLACERVILLE, A MUNICIPAL CORPORATION


The following described road right of way in the City of Placerville, County of El Dorado, State of California:

See Attached Exhibit "A" Right of Way Description  
Exhibit "B" Right of Way Diagram

Date: 3-1-11

  
John Conforti, Co-Trustee

Date: 3.1.11

  
Catherine Pearl, Co-Trustee

- see attached Notary acknowledgment -

**Exhibit 'A'**  
**Road Right of Way**  
A.P.N. = 048-290-01

All that certain real property located in the County of El Dorado, State of California, described as follows:

All that portion of the Northwest quarter of the Southwest quarter of Section 10, Township 10 North, Range 11 East, M.D.M., particularly described as follows:

BEGINNING at the Southwest corner of the tract on the Northerly side of The Old State Highway, whence the West quarter section corner of said Section 10, bears North 86° 27' West, 1011.4 feet; thence North 3° 12' 00" West, 21.50 feet; thence North 52° 57' 00" East 23.42, feet; thence South 32° 34' 44" West, 17.48 feet; thence South 57° 25' 52" East, 15.18 feet; thence South 75° 51' 21" West, 11.74 feet; thence South 89° 28' 51" East, 11.74 feet; thence North 83° 42' 24" East, 11.04 feet; thence South 06° 17' 36" East, 6.45 feet to the North line of said State Highway; thence South 85° 23' 00" West, 55.86 feet to the point of beginning, Containing 0.016 acres feet more or less.

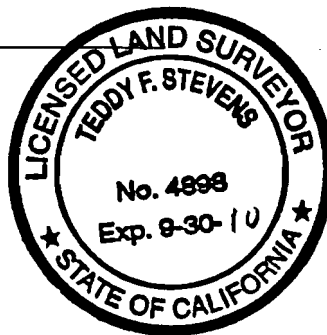
See Exhibit 'B' attached hereto and made part of this description.

**End of Description**

Prepared by CTA Engineering & Surveying under the supervision of the undersigned

*Teddy F. Stevens*

Teddy F. Stevens P.L.S. 4898



Date: 03-26-10

# Exhibit 'B'



WEST QUARTER CORNER OF  
SECTION 10, T.10N., R.11E.,  
M.D.M.



S86°27'00"E  
1011.40'

JACQUIER ROAD

APN 048-290-04

APN 048-290-01  
CONFORTI & PEARL, AS CO-TRUSTEES  
DOC # 2003-0014320

POB

0.016 Ac.

SMITH FLAT ROAD

## LEGEND

---

EXISTING PROPERTY  
BOUNDARY LINE



ROAD RIGHT OF WAY

---

EASEMENT LINE

---

EX. ROAD EDGE  
OF PAVEMENT

## BASIS OF BEARING

R.S. 14-73

LINE	BEARING	DISTANCE
(L1)	N 03°12'00" W	21.50'
(L2)	N 52°57'00" E	23.42'
(L3)	S 32°34'44" W	17.48'
(L4)	S 57°25'52" E	15.18'
(L5)	S 75°51'21" E	11.74'
(L6)	S 89°28'51" E	11.74'
(L7)	N 83°42'24" E	11.04'
(L8)	S 06°17'36" E	6.45'
(L9)	S 85°23'00" W	55.86'



DATE: 03-28-10

OWNER: JOHN CONFORTI & CATHERINIE PEARL  
A.P.N.=048-290-01

**cta** Engineering & Surveying

Civil Engineering • Land Surveying • Land Planning  
3233 Mohler Circle, Rancho Cordova, CA 95742  
T (916) 838-0919 • F (916) 838-2475 • www.ctaes.net

## ROAD RIGHT OF WAY

PORTION OF THE NW. QUARTER OF THE SW.  
OF SECTION 10, T. 10N., R. 11 E. M.D.M.  
CITY OF PLACERVILLE STATE OF CALIFORNIA

DATE: 03-22-10

DRAWN BY: TFS

SHEET  
1 OF  
1

SCALE: 1"=40'

JOB NO.  
08-038-002

## ACKNOWLEDGMENT

State of California

County of EL DORADO } ss.

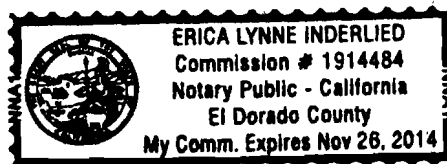
On MARCH 1, 2011 before me, ERICA LYNNE Inderlied,  
Notary Public, personally appeared John Canfont, and  
Catherine Pearl

who proved to me on the basis of satisfactory evidence to be the person(s) whose  
name(s) ~~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



(seal)

## OPTIONAL INFORMATION

Date of Document

Thumbprint of Signer

Type or Title of Document

Grant Deed

Number of Pages in Document

4 incl. this certificate

Document in a Foreign Language

Type of Satisfactory Evidence:

- ☐ Personally Known with Paper Identification  
☐ Paper Identification  
☐ Credible Witness(es)

Capacity of Signer:

- ☐ Trustee  
☐ Power of Attorney  
☐ CEO / CFO / COO  
☐ President / Vice-President / Secretary / Treasurer  
☐ Other: \_\_\_\_\_

☐ Check here if  
no thumbprint  
or fingerprint  
is available.

Other Information: \_\_\_\_\_

# EXHIBIT B

RECORDING REQUESTED BY:

City of Placerville

AND WHEN RECORDED MAIL THIS  
DEED AND TAX STATEMENT TO:

City of Placerville  
3101 Center Street  
Placerville, CA 95667

Title Order No.  
Escrow No.

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The undersigned Grantor declares:

Documentary Transfer Tax: \$00.00

— COMPUTED ON FULL VALUE OF  
PROPERTY CONVEYED,

— OR COMPUTED ON FULL VALUE LESS  
LIENS AND ENCUMBRANCES REMAINING  
AT TIME OF SALE.

See Undersigned

Signature of Declarant or Agent determining tax. Firm  
Name

## EASEMENT GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

John Conforti and Catherine Pearl, Co-Trustees of the John Conforti and Catherine Pearl Revocable Trust

Hereby GRANT to

CITY OF PLACERVILLE, A MUNICIPAL CORPORATION

A public utility, slope and drainage easement in the City of Placerville, County of El Dorado, State of California, for the purposes of constructing, operating and maintaining roadway slopes, drainage facilities, and to allow public utilities to construct, operate and maintain public utility facilities within the following described property:

See Attached Exhibit "A" Legal Description  
Exhibit "B" Plat Map

Date:

3-1-11

John Conforti, Co-Trustee

Date:

3-1-11

Catherine Pearl, Co-Trustee

Date: [Signature]

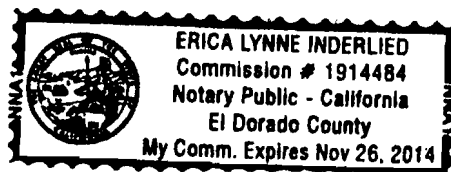
STATE OF CALIFORNIA )  
COUNTY OF El Dorado )

On March 1, 2011 before me, ERICA Lynne Inderlied  
Notary Public, personally appeared John Confenti and Catherine Pearl  
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]  
Notary Public in and for said County and State



## EXHIBIT A

### Public Utility, Slope and Drainage Easement APN 048-290-01

All that certain real property located in the County of El Dorado, State of California described as follows:

All that portion of the Northwest quarter of the Southwest quarter of Section 10, Township 10 North, Range 11 East, M.D.M, more particularly described as follows:

COMMENCING at the southwest corner of the tract on the Northerly side of The Old State Highway, whence the West quarter section corner of said Section 10 bears North 86°27' West, 1011.4 feet; thence North 03°12'00" West 21.50 feet, thence North 52°57'00" East 23.42 feet to the True Point of Beginning.

**FROM THE POINT OF BEGINNING** the following Six (6) courses:

1. North 52°57'00" East 3.18 feet
2. North 74°45'00" East 45.60 feet
3. South 06°37'18" West 5.14 feet
4. South 63°09'50" West 57.66 feet
5. North 57°25'52" West 4.63 feet
6. North 32°34'44" East 17.48 feet to the Point of Beginning.

Containing 553.46 Square Feet

**See EXHIBIT B for delineation of the herein described real property**

This description was prepared by Warren Randal Pesses, Civil Engineer on January 24, 2011. License number RCE 27237.

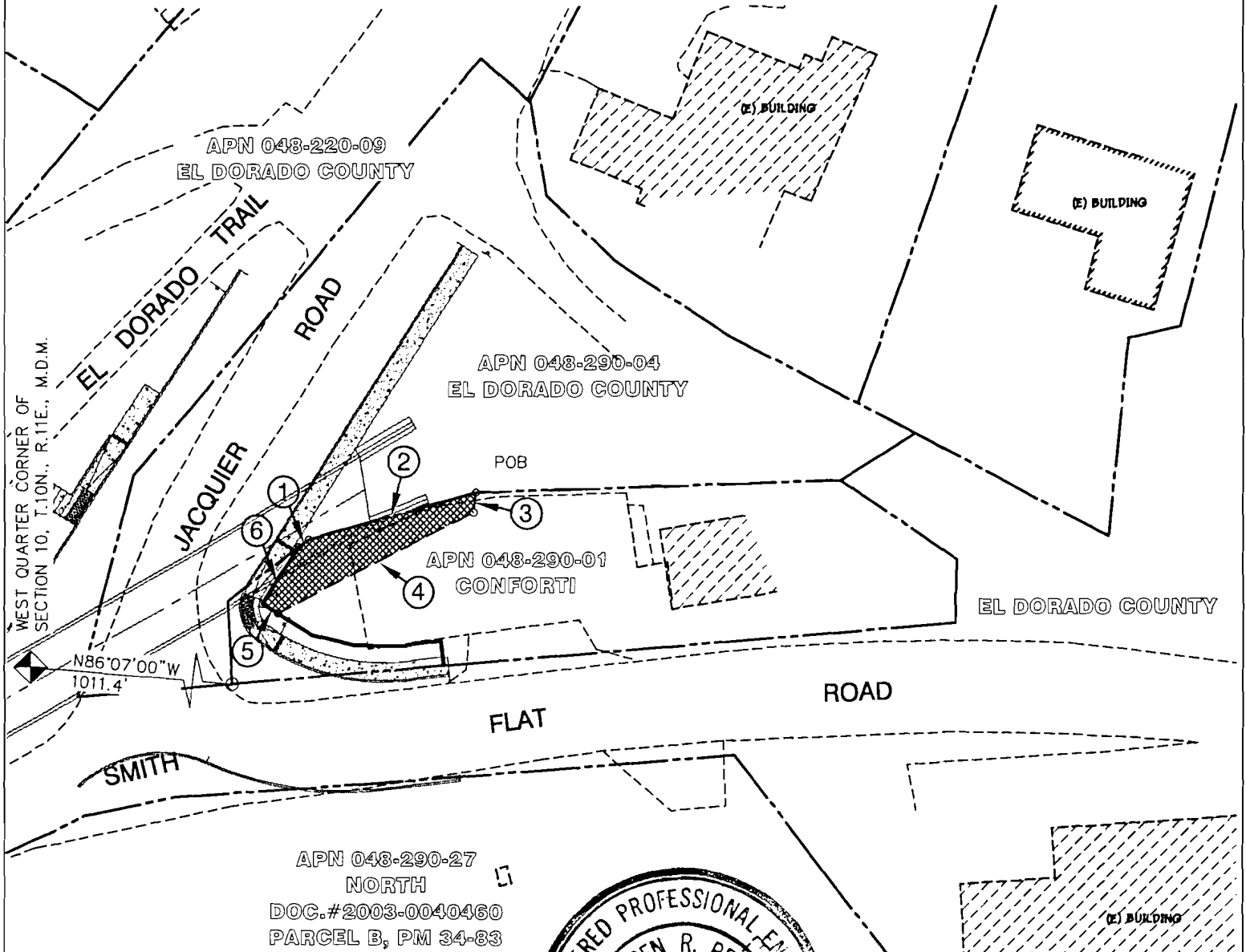


# EXHIBIT B PUBLIC UTILITY, SLOPE, AND DRAINAGE EASEMENT

A PORTION OF THE SW 1/4 OF SECTION 10,  
T.10 N., R.11 E., M.D.M.

COUNTY OF EL DORADO, CALIFORNIA

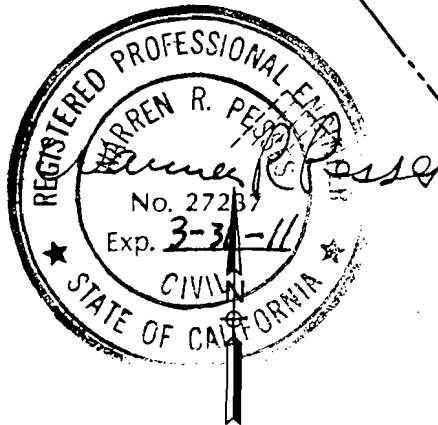
JANUARY 2011



APN 048-290-27  
NORTH  
DOC.#2003-0040460  
PARCEL B, PM 34-83

## LEGEND

- EXISTING PROPERTY BOUNDARY LINE
- PROPOSED PROPERTY BOUNDARY LINE
- EASEMENT LINE
- EX. ROAD EDGE OF PAVEMENT
- ▨ EASEMENT AREA (554 SQ. FT.)

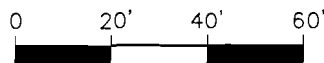


## COURSE DATA

①	N 52°57'00" E	3.18'
②	N 74°45'00" E	45.60'
③	S 06°37'18" W	5.14'
④	S 63°09'50" W	57.66'
⑤	N 57°25'52" W	4.63'
⑥	N 32°34'44" E	17.48'

## BASIS OF BEARINGS

PM 34-83



AT FULL SIZE SCALE 1" = 40'



# EXHIBIT C

**RECORDING REQUESTED BY:**

City of Placerville

**AND WHEN RECORDED MAIL THIS  
DEED AND TAX STATEMENT TO:**

City of Placerville  
3101 Center Street  
Placerville, CA 95667

Title Order No.  
Escrow No.

**SPACE ABOVE THIS LINE FOR RECORDER'S USE**

The undersigned Grantor declares:

Documentary Transfer Tax: \$00.00

\_\_\_\_ COMPUTED ON FULL VALUE OF  
PROPERTY CONVEYED,  
\_\_\_\_ OR COMPUTED ON FULL VALUE LESS  
LIENS AND ENCUMBRANCES REMAINING  
AT TIME OF SALE.  
See Undersigned

\_\_\_\_\_  
Signature of Declarant or Agent determining tax. Firm  
Name

## EASEMENT GRANT DEED

**FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,**

John Conforti and Catherine Pearl, Co-Trustees of the John Conforti and Catherine Pearl Revocable Trust

**Hereby GRANT to**


CITY OF PLACERVILLE, A MUNICIPAL CORPORATION

**The following described temporary construction easement in the City of Placerville, County of El Dorado, State of California:**

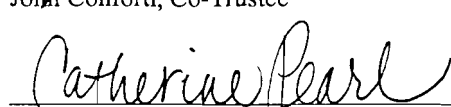
**See Attached Exhibit "A" Legal Description  
Exhibit "B" Plat Map**

Said easement shall expire on December 31, 2012.

Date: 5-1-11

  
\_\_\_\_\_  
John Conforti, Co-Trustee

Date: 3.1.11

  
\_\_\_\_\_  
Catherine Pearl, Co-Trustee

- See attached Notary acknowledgment -

## EXHIBIT A

### Temporary Construction Easement APN 048-290-01

All that certain real property located in the County of El Dorado, State of California described as follows:

All that portion of the Northwest quarter of the Southwest quarter of Section 10, Township 10 North, Range 11 East, M.D.M, more particularly described as follows:

COMMENCING at the southwest corner of the tract on the Northerly side of The Old State Highway, whence the West quarter section corner of said Section 10 bears North 86°27' West, 1011.4 feet; thence North 85°23'00" East 55.86 feet, thence North 06°17'36" West 6.45 feet, thence South 83°42'24" West 5.74 feet to the True Point of Beginning.

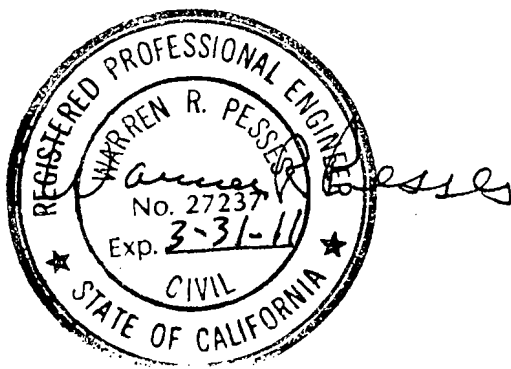
**FROM THE POINT OF BEGINNING** the following Six (6) courses:

1. South 83°42'24" West 5.30 feet
2. North 89°28'51" West 11.74 feet
3. North 75°51'21" West 11.74 feet
4. North 57°25'52" West 10.54 feet
5. North 63°09'50" East 37.55 feet
6. South 08°33'55" East 25.30 feet to the Point of Beginning.

Containing 551.8 Square Feet

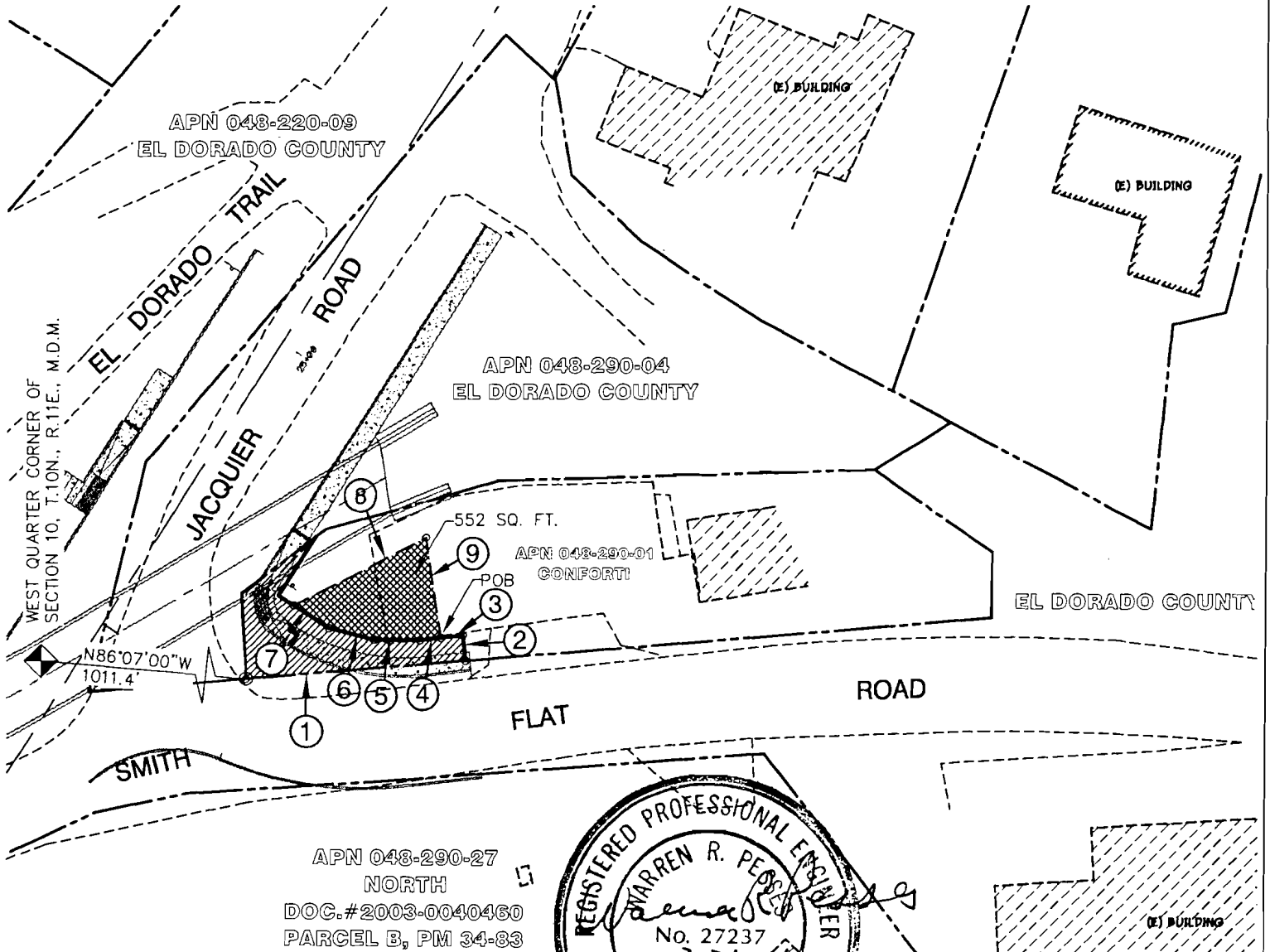
**See EXHIBIT B for delineation of the herein described real property**

This description was prepared by Warren Randal Pesses, Civil Engineer on January 24, 2011. License number RCE 27237.



# EXHIBIT B TEMPORARY CONSTRUCTION EASEMENT

A PORTION OF THE SW 1/4 OF SECTION 10,  
T.10 N., R.11 E., M.D.M.  
COUNTY OF EL DORADO, CALIFORNIA  
JANUARY 2011



## LEGEND

- EXISTING PROPERTY BOUNDARY LINE
- PROPOSED PROPERTY BOUNDARY LINE
- EASEMENT LINE
- EX. ROAD EDGE OF PAVEMENT
- ▨ RIGHT OF WAY PER DOC
- ▩ EASEMENT AREA

## BASIS OF BEARINGS

PM 34-83



## COURSE DATA

①	N 85°23'00" E	55.86'
②	N 06°17'36" W	6.45'
③	S 83°42'24" W	5.74'
④	S 83°42'24" W	5.30'
⑤	N 89°28'51" W	11.74'
⑥	N 75°51'21" W	11.74'
⑦	N 57°25'52" W	10.54'
⑧	N 63°09'50" E	37.55'
⑨	S 08°33'55" E	25.30'

0 20' 40' 60'

0 1"

AT FULL SIZE SCALE 1"= 40'

## ACKNOWLEDGMENT

State of California

County of El Dorado } ss.

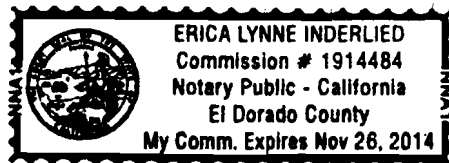
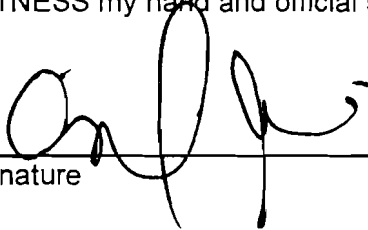
On March 1, 2011 before me, Erica Lynne Inderlied  
Notary Public, personally appeared John Conforti and  
Catherine Pearl

who proved to me on the basis of satisfactory evidence to be the person(s) whose  
name(s) 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



(seal)

## OPTIONAL INFORMATION

Date of Document

Thumbprint of Signer

Type or Title of Document

Easement Grant Deed

Number of Pages in Document

4 pages incl. this  
certificate

Document in a Foreign Language

Type of Satisfactory Evidence:

- ☐ Personally Known with Paper Identification  
☐ Paper Identification  
☐ Credible Witness(es)

Capacity of Signer:

- ☐ Trustee  
☐ Power of Attorney  
☐ CEO / CFO / COO  
☐ President / Vice-President / Secretary / Treasurer  
☐ Other: \_\_\_\_\_

☐ Check here if  
no thumbprint  
or fingerprint  
is available.

Other Information: \_\_\_\_\_

# EXHIBIT D

CF0057H ANCHOR  
AFTER RECORDING, RETURN TO:  
**PACIFIC BELL TELEPHONE COMPANY**  
3675 "T" STREET, ROOM 111  
SACRAMENTO, CA 95816  
ATTN: RIGHT OF WAY OFFICE

Location: City of Placerville, County of El Dorado,  
State of California

Document Transfer Tax \$ \_\_\_\_\_

☐ Computed on Full Value of Property Conveyed, or  
☐ Computed on Full Value Less liens & Encumbrances  
Remaining at Time of Sale

☐ Consideration of Value Less Than \$100.00

Signature of declarant or agent determining tax:

Agent: SDR

AT&T Job No.: 7689459 Placerville-Main TB73

A.P. No.: 048-290-01

R/W File No.: ELD13923-01

## GRANT OF EASEMENT

The undersigned Grantor(s), "Grantors", hereby grant(s) to PACIFIC BELL TELEPHONE COMPANY, doing business as AT&T CALIFORNIA ("AT&T"), its successors, assigns, lessees and agents, "Grantee(s)", an easement to construct, reconstruct and maintain (place, operate, inspect, repair and remove) such communication facilities as Grantee(s) may from time to time require (including ingress thereto and egress therefrom) consisting of one (1) assembly of anchors and guys with all necessary fixtures and appurtenances in, over, under and upon that certain real property in the City of Placerville, County of El Dorado, State of California, as described on EXHIBIT "A" attached hereto and made a part hereof and as shown and delineated on EXHIBIT "B" also attached hereto and made a part hereof.

This legal description was prepared pursuant to Section 8730c of the Business and Professions Code.

Grantor(s) also grant(s) to Grantee(s) the right to trim such tree foliage and to cut such limbs and roots on said property as may be necessary for the protection of said facilities.

Grantor shall not erect or construct any building or other structure or drill or operate any well within said easement.

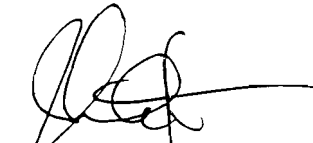
Grantee(s) shall be responsible for damage caused intentionally or by its negligence or willful misconduct while exercising the rights granted herein.


The provisions hereof will inure to the benefit of and bind the successors and assigns of the respective parties hereto.

AT&T Job No.: 7689459 Placerville-Main TB73  
A.P. No.: 048-290-01  
R/W File No.: ELD13923-01

The person or persons signing below represent that he/she/they are the only party/parties with an interest in the property described herein.

Executed this 1 day of MARCH, 2011.

  
John Conforti as co-trustee of the John Conforti  
and Catherine Pearl Revocable Trust

  
Catherine Pearl as co- trustee of the John  
Conforti and Catherine Pearl Revocable  
Trust

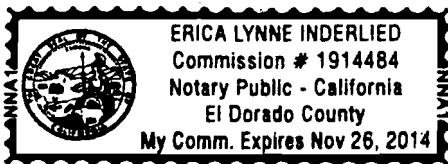
STATE OF CALIFORNIA  
COUNTY OF El Dorado

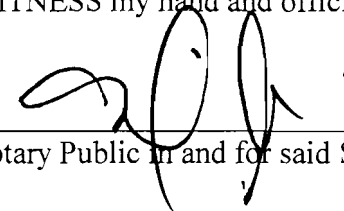
ALL PURPOSE ACKNOWLEDGMENT

On March 1, 2011, before me, ERICA Lynne Inderlied, Notary Public, personally appeared Catherine Pearl, 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



  
Notary Public in and for said State

**Exhibit 'A'**  
**Overhead Utility Easement**  
A.P.N. = 048-290-01

All that certain real property located in the County of El Dorado, State of California, described as follows:

All that portion of the Northwest quarter of the Southwest quarter of Section 10, Township 10 North, Range 11 East, M.D.M., particularly described as follows:

COMMENCING at the Southwest corner of the tract on the Northerly side of The Old State Highway, whence the West quarter section corner of said Section 10, bears North 86° 27' West, 1011.4 feet; thence along the North line of said State Highway North 85° 23' 00" East, 55.86 feet to the True Point of Beginning; thence continuing along said line North 85° 23' 00" East, 10.07 feet; thence leaving said line North 11° 20' 18" West, 43.17 feet; thence South 74° 45' 00" West, 10.02 feet; thence South 11° 20' 18" East, 41.31 feet to the point of beginning, Containing 422 square feet more or less.

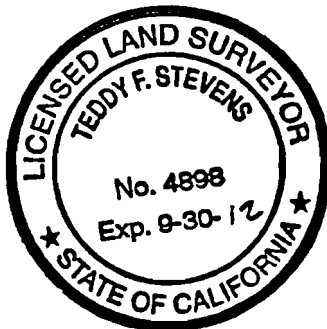
See Exhibit 'B' attached hereto and made part of this description.

**End of Description**

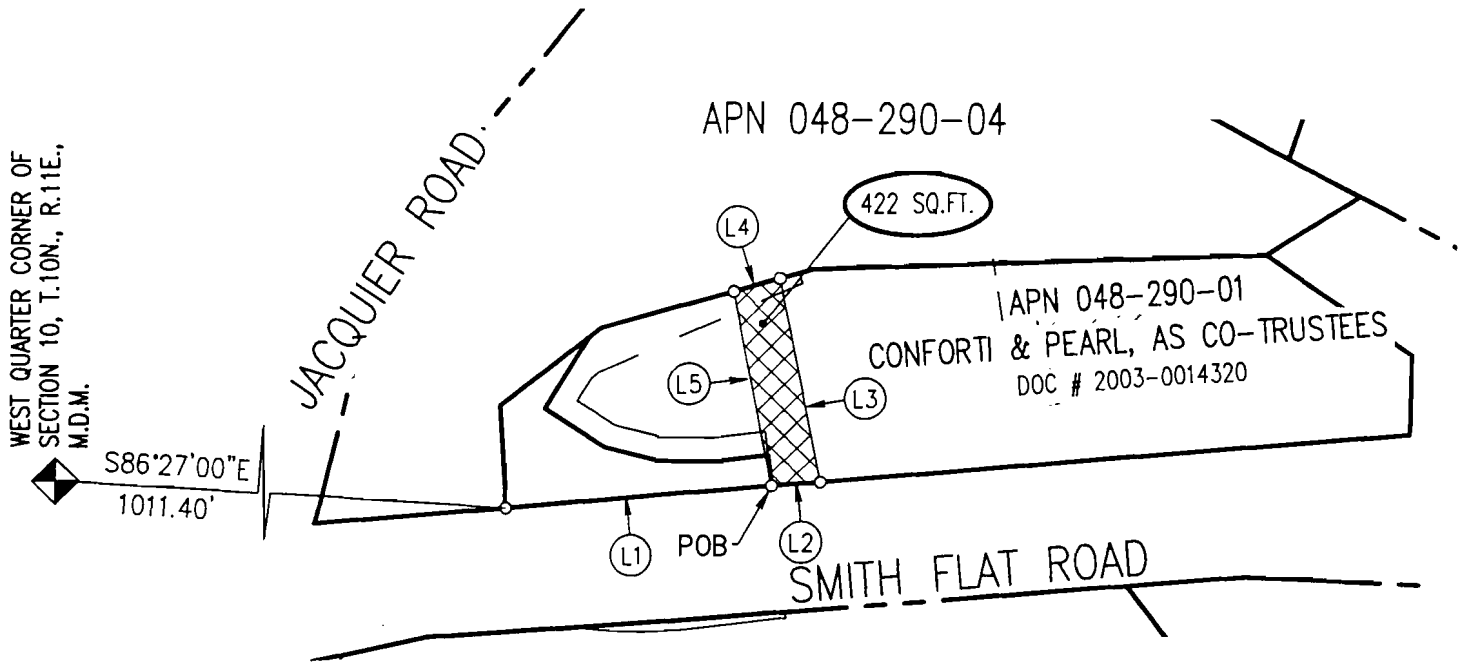
Prepared by CTA Engineering & Surveying under the supervision of the undersigned

  
Teddy F. Stevens P.L.S. 4898

Date: 01-28-11



# Exhibit 'B'



## LEGEND

- EXISTING PROPERTY BOUNDARY LINE
- EASEMENT AREA
- EASEMENT LINE
- EX. ROAD EDGE OF PAVEMENT

## BASIS OF BEARING

R.S. 14-73

LINE TABLE		
LINE	BEARING	DISTANCE
(L1)	N 85°23'00" E	55.86'
(L2)	N 85°23'00" E	10.07'
(L3)	N 11°20'18" W	43.17'
(L4)	S 74°45'00" W	10.02'
(L5)	S 11°20'18" E	41.31'



OWNER: JOHN CONFORTI & CATHERINIE PEARL  
A.P.N.=048-290-01

**cta** Engineering & Surveying

Civil Engineering • Land Surveying • Land Planning  
3233 Monier Circle, Rancho Cordova, CA 95742  
T (916) 636-0919 • F (916) 636-2479 • www.ctaes.net

## OVERHEAD UTILITY EASEMENT

PORTION OF THE NW. QUARTER OF THE SW.  
OF SECTION 10, T. 10N., R. 11 E. M.D.M.

CITY OF PLACERVILLE

STATE OF CALIFORNIA

DATE: 03-26-10

DRAWN BY: TFS

SHEET 1 OF 1

SCALE: 1"=40'

JOB NO. 08-038-002

DATE: 01-28-11