

**AGREEMENT FOR PURCHASE AND SALE OF PROPERTY  
AND ESCROW INSTRUCTIONS  
Veterans Boulevard Overcrossing  
Project No. PW00669**

**Robert W. Mitchell and Juli A. Mitchell** hereinafter called the "Sellers," without regard to number or gender, hereby offers to sell to the CITY OF FRESNO, a municipal corporation, hereinafter called the "City," the hereinafter described property is being purchased for a street easement on the following terms and conditions:

1. All that real property which is the subject of this Agreement, and which is hereinafter for convenience referred to as the "subject property," is presently in fee simple title to that certain parcel of land situated in the City of Fresno, County of Fresno, State of California, more particularly described as Assessors' Parcel Number 505-060-19. Further the "subject property," to be acquired as a permanent easement consists of 7,037 square feet and is depicted on Exhibit "A" & "B" and made part of this agreement. Further a temporary construction easement for a period of one year and consisting of 533 square feet is being acquired and is depicted on Exhibit "A" & "B".
2. The purchase price for the subject property shall be the sum of FIFTY THOUSAND -THREE HUNDRED SIXTY TWO AND 00/100 DOLLARS (\$50,362.00) as just compensation therefor,
3. Sellers acknowledge that the City has the power to acquire the subject property for public purposes by eminent domain. If title does not pass to the City within the time provided by this Agreement, the City may begin eminent domain proceedings to acquire such possession or title. The parties agree and stipulate that the net sum payable to Sellers hereunder shall be conclusively deemed to be the total just compensation payable in such proceedings, and this Agreement may be filed with the court as stipulation upon which judgment may be entered in the eminent domain proceeding as to the just compensation to be paid to Sellers. Sellers waive all other defenses in said proceeding.
4. It is agreed and confirmed by the City and the Seller that notwithstanding other provisions in this Agreement, the right of possession and use of the subject property by the City, including the right to remove and dispose of improvements within the subject

property shall commence on the close of escrow controlling this transaction or April 2, 2018, whichever occurs first.

5. Seller represents and warrants that it has the authority to make the offer herein made, and that it holds fee title to said real property and can convey the subject property free and clear of all liens, encumbrances, and restrictions of record upon review and approval of an updated title report.

6. The sale shall be completed through an external escrow to be opened at Fidelity National Title Company, Escrow No. FFOM-2011503824 at 7485 North Palm Avenue #106, Fresno, CA 93711. Phone number is 559-431-8050. Bernadette Watson will be handling your escrow. Said escrow shall be opened upon the following terms and conditions, and the Sellers and City by their signature to this Agreement make this paragraph their escrow instructions:

- a. The City shall deposit the sums specified in Paragraphs 2 of this Agreement and the closing costs in escrow upon receipt of a demand and statement from said title company therefore.
- b. Payment of said sums, less Seller's cost to clear title, if any, may be made to Sellers only when escrow holder possesses and is in a position to deliver to the City a fully executed and acknowledged and recorded grant deed to the subject property and when said escrow holder stands ready to issue to the City a standard title insurance policy guaranteeing a title to said property in the City free and clear of all liens, encumbrances, and restrictions of record, except for: The City may require a partial subordination in order to obtain title insurance before close of escrow.
- c. It is understood that Sellers shall be responsible for the payment of all taxes, penalties, redemptions, and costs allocable to the subject property. It is further Seller's responsibility to apply to the County Tax Collector for any refund or decrease in taxes which may be granted.
- d. The escrow fee, cost of policy of title insurance, recording fees (if any), and all other closing costs shall be paid by the City. Sellers will pay any

cost to convey the title to the subject property in the condition described in 6.b above.

- e. Disbursements of the purchase price to be in the amounts, at the times, and in all respects in accordance with the terms and conditions and subject to the limitations of this Agreement.

7. Miscellaneous Provisions:

- a. Waiver. The waiver by either party of a breach by the other of any provision of this Agreement shall not constitute waiver or a waiver of any subsequent breach of either the same or a different provision of this Agreement. No provision of this Agreement may be waived unless in writing and signed by all parties to this Agreement. Waiver of any one provision herein shall not be deemed to be a waiver of any other provision herein.
- b. Governing Law and Venue. This Agreement shall be governed by, and construed and enforced in accordance with, the laws of the State of California. Venue for purposes of the filing of any action regarding the enforcement or interpretation of this Agreement any rights and duties hereunder shall be in Fresno, California.
- c. Headings. The section headings in this Agreement are for convenience and reference only and shall not be construed or held in any way to explain, modify or add to the interpretation or meaning of the provisions of this Agreement.
- d. Severability. The provisions of this Agreement are severable. The invalidity, or unenforceability or any one provision in this Agreement shall not affect the other provisions.
- e. Interpretation. The parties acknowledge that this Agreement in its final form is the result of the combined efforts of the parties and that, should any provision of this Agreement be found to be ambiguous in any way, such ambiguity shall not be resolved by construing this

Agreement in favor of or against any party, but rather by construing the terms in accordance with their generally accepted meaning.

- f. Attorney's Fees. If either party is required to commence any proceeding or legal action to enforce or interpret any term, covenant or condition of this Agreement, the prevailing party in such proceeding or action shall be entitled to recover from the other party its reasonable attorney's fees and legal expenses.
- g. Precedence of Documents. In the event of any conflict between the body of this Agreement and any Exhibit or Attachment hereto, the terms and conditions of the body of this Agreement shall control and take precedence over the terms and conditions expressed within the Exhibit or Attachment.
- h. Cumulative Remedies. No remedy or election hereunder shall be deemed exclusive but shall, wherever possible, be cumulative with all other remedies at law or in equity.
- i. Exhibits and Attachments. Each Exhibit and Attachment referenced herein is by such reference incorporated into and made a part of this Agreement for all purposes.
- j. Extent of Agreement. Each party acknowledges that they have read and fully understand the contents of this Agreement. This Agreement represents the entire and integrated agreement between the parties with respect to the subject matter hereof and supersedes all prior negotiations, representations or agreements, either written or oral. This Agreement may be modified only by written instrument duly authorized and executed by both the City and the Sellers.

8. Environmental Indemnity Seller shall indemnify, hold harmless, and defend the Buyer, its officers, agents, employees, and volunteers from any liability, loss, fines, penalties, forfeitures, claims, expenses, and costs, whether incurred by the Seller, Buyer, or any other third party, arising directly or indirectly from the release, presence or

disposal of any hazardous substances or materials (as now or hereafter defined in any law, regulation, or rule) in, on, or about the Property on or before Closing. This indemnity shall include, without limitation, any claims under the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended (CERCLA), or any other federal, state or local law whether statutory or common law, ordinance, or regulation. Costs or losses covered will include, without limitation, consultants, engineering, investigator fees, clean up or disposal costs and attorneys' fees, and damages. Upon written notice from the Buyer, the Seller, at Seller's sole cost and expense, shall immediately assume the defense of any claims, suit or action brought against the City by any public body, individual, partnership, corporation or other legal entity, relating to any matter covered by this paragraph. Seller's obligations under this indemnity shall survive the close of escrow and the recording of the grant deed.

9. It is understood and agreed that as a condition precedent hereto, this Agreement shall have no force and effect until approved by the Council for the City of Fresno. This Agreement is to remain open for one hundred and twenty (120 days) from the date hereof, and that upon its duly authorized execution within said time by the City, this Agreement shall become a contract for the purchase and sale of subject property binding upon Sellers and City, their heirs, executors, administrators, successors in interest, and assigns.

10. Should bids for fencing, landscaping, and any or all cost to cure items exceed the estimate contained in City's appraisal, owner shall obtain at least two bids from qualified licensed contractors pre-approved by the City. City shall determine which bid to approve. Owner shall have one year following close of escrow to obtain bids and complete said work. Any additional cost to cure funds shall be paid direly by the City to Contractor.

This Agreement is executed by the City of Fresno by and through the Assistant Public Works Director or his designee of said City pursuant to authority granted by the Council of the City of Fresno on

**SELLERS:**

**Robert W. Mitchell and Juli A. Mitchell**

**RECOMMENDED FOR APPROVAL:**

BY: Cathy Rodriguez  
Cathy Rodriguez  
Senior Real Estate Agent  
Date 2/7/18

BY: Craig L. Hansen  
Craig L. Hansen  
Supervising Real Estate Agent  
Date February 9, 2018

**SELLER'S SIGNATURE:**

BY: Robert W. Mitchell  
Robert W. Mitchell  
Date 2-7-18

BY: Juli A. Mitchell  
Juli A. Mitchell  
Date 2-7-18

**CITY OF FRESNO**

Date \_\_\_\_\_

Scott Mozier, Director  
Department of Public Works

**Address of Sellers:**

2626 W. Alluvial Ave.

Fresno, CA 93711

Phone # 559-431-8200

**Address of City:**

City of Fresno

Public Works Department

2600 Fresno Street, Room 4019

Fresno, CA 93721-3623

**APPROVED AS TO FORM:**

DOUGLAS T. SLOAN

City Attorney

By Nancy Parvianan  
Deputy

2-12-18

**ATTEST:**

YVONNE SPENCE, CMC

City Clerk

By \_\_\_\_\_

Deputy

APN 505-060-19

## EXHIBIT "A"

APN 505-060-19 (portion)  
Street easement

A portion of that certain parcel described in that Grant Deed recorded June 17, 2003, as Document No. 2003-0136607, Official Records of Fresno County, and as shown on that Record of Survey recorded in Book 47 of Record of Surveys at Page 67, Fresno County Records, situated in the southwest quarter of Section 9, Township 13 South, Range 19 East, Mount Diablo Base and Meridian, according to the Official United States Government Township Plat thereof, more particularly described as follows:

COMMENCING at the southwest corner of said Section 9; thence S 89°45'51" E, along the south line of the southwest quarter of said Section 9, a distance of 868.50 feet to the southerly prolongation of the west line of said parcel described in Document No. 2003-0136607; thence N 0°13'40" E, along said southerly prolongation, a distance of 36.67 feet to a point on the northerly right-of-way line of that portion of West Shaw Avenue acquired by the County of Fresno by that deed recorded April 30, 1965 as Document No. 36328 in Book 5163 at Page 2, Official Records of Fresno County, said point being the southwest corner of said parcel, said point also being the TRUE POINT OF BEGINNING of this description; thence S 89°33'08" E, along said northerly right-of-way line, also being the south line of said parcel, a distance of 448.50 feet to the southeast corner of said parcel, said southeast corner being 35.01 feet north of the south line of the southwest quarter of said Section 9; thence N 0°13'40" E, along the east line of said parcel, a distance of 16.99 feet; thence N 89°45'51" W, parallel with and 52.00 feet north of said south line, a distance of 345.85 feet; thence S 87°56'44" W, a distance of 102.73 feet to the west line of said parcel; thence S 0°13'40" W, along said west line, a distance of 11.22 feet to the TRUE POINT OF BEGINNING.

Contains an area of 7,037 square feet, more or less.

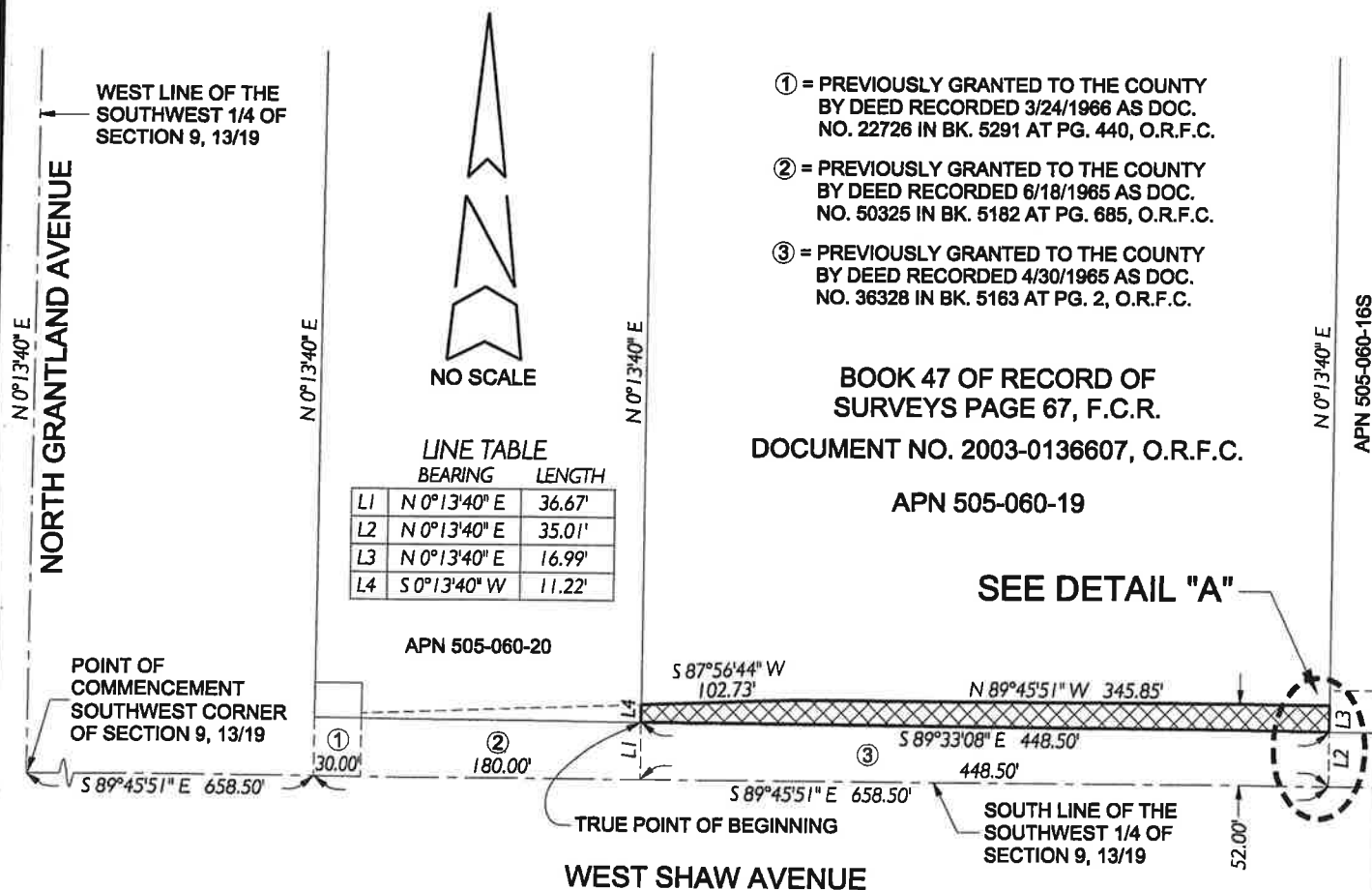
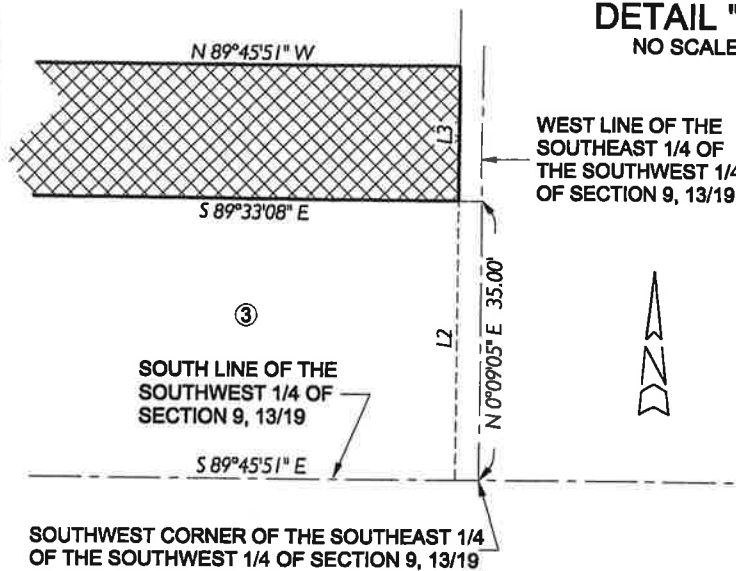


# EXHIBIT "B"



9/3/15

DETAIL "A"  
NO SCALE



- ① = PREVIOUSLY GRANTED TO THE COUNTY BY DEED RECORDED 3/24/1966 AS DOC. NO. 22726 IN BK. 5291 AT PG. 440, O.R.F.C.
- ② = PREVIOUSLY GRANTED TO THE COUNTY BY DEED RECORDED 6/18/1965 AS DOC. NO. 50325 IN BK. 5182 AT PG. 685, O.R.F.C.
- ③ = PREVIOUSLY GRANTED TO THE COUNTY BY DEED RECORDED 4/30/1965 AS DOC. NO. 36328 IN BK. 5163 AT PG. 2, O.R.F.C.

BOOK 47 OF RECORD OF  
SURVEYS PAGE 67, F.C.R.  
DOCUMENT NO. 2003-0136607, O.R.F.C.

APN 505-060-19

INDICATES AREA TO BE DEDICATED  
7,037 S.F. ±

DATA SHOWN IS BASED ON THE RECORD OF  
SURVEYS RECORDED IN BOOK 47 OF RECORD  
OF SURVEYS AT PAGE 67, F.C.R. & IN BOOK 58  
OF RECORD OF SURVEYS AT PAGE 8, F.C.R.

REF. & REV.

2015-061

PWF 11738

PLAT 1643

**CITY OF FRESNO**  
DEPARTMENT OF PUBLIC WORKS

PARCEL TO BE DEDICATED TO THE CITY OF FRESNO  
AS AN EASEMENT AND RIGHT-OF-WAY FOR  
PUBLIC STREET PURPOSES

PROJ. ID. PWD0669  
FUND NO. 22504  
ORG. NO. 189901

RES TYPE

DR. BY A.J.  
CH. BY R.A.W.  
DATE SEPTEMBER 2, 2015  
SCALE NO SCALE

SHEET NO. 1  
OF 1 SHEETS

15-A-9156



## EXHIBIT "A"

APN 505-060-19 (portion)  
Temporary construction easement

A portion of that certain parcel described in that Grant Deed recorded June 17, 2003, as Document No. 2003-0136607, Official Records of Fresno County, and as shown on that Record of Survey recorded in Book 47 of Record of Surveys at Page 67, Fresno County Records, situated in the southwest quarter of Section 9, Township 13 South, Range 19 East, Mount Diablo Base and Meridian, according to the Official United States Government Township Plat thereof, more particularly described as follows:

COMMENCING at the southwest corner of said Section 9; thence S 89°45'51" E, along the south line of the southwest quarter of said Section 9, a distance of 1317.00 feet to the southerly prolongation of the east line of said parcel described in Document No. 2003-0136607; thence N 0°13'40" E, along said southerly prolongation, a distance of 35.01 feet to a point on the northerly right-of-way line of that portion of West Shaw Avenue acquired by the County of Fresno by that deed recorded April 30, 1965 as Document No. 36328 in Book 5163 at Page 2, Official Records of Fresno County, said point being the southeast corner of said parcel; thence continuing N 0°13'40" E, along the east line of said parcel, a distance of 16.99 feet to the TRUE POINT OF BEGINNING of this description; thence continuing N 0°13'40" E, along said east line, a distance of 15.17 feet; thence N 89°45'51" W, parallel with and 67.17 feet north of the south line of the southwest quarter of said Section 9, a distance of 35.15 feet; thence S 0°13'40" W, parallel with and 35.15 feet west of the east line of said parcel, a distance of 15.17 feet; thence S 89°45'51" E, parallel with and 52.00 feet north of said south line, a distance of 35.15 feet to the TRUE POINT OF BEGINNING.

Contains an area of 533 square feet, more or less.



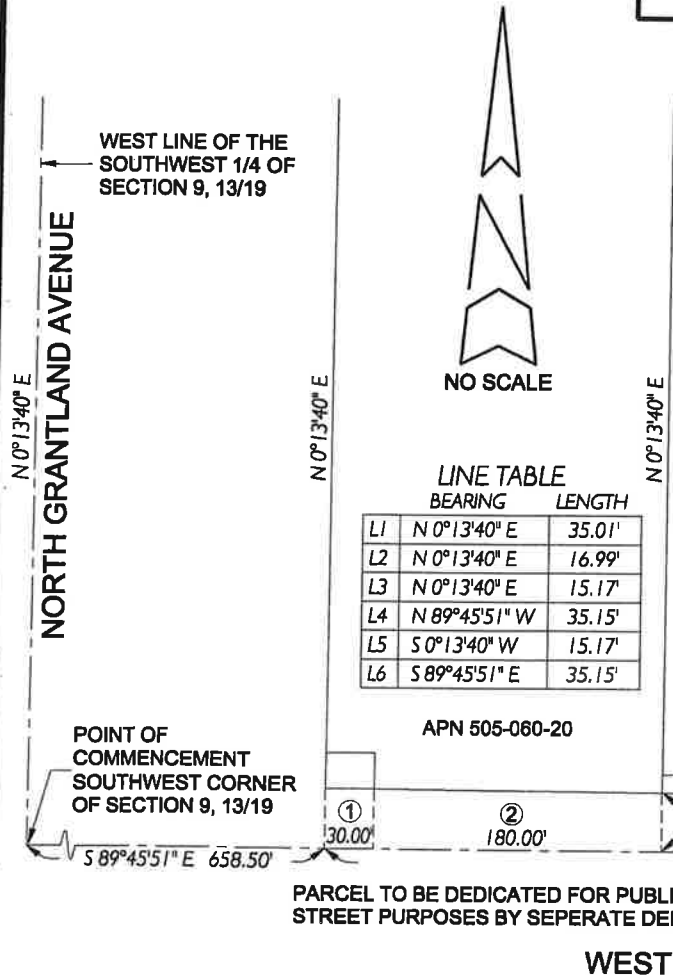
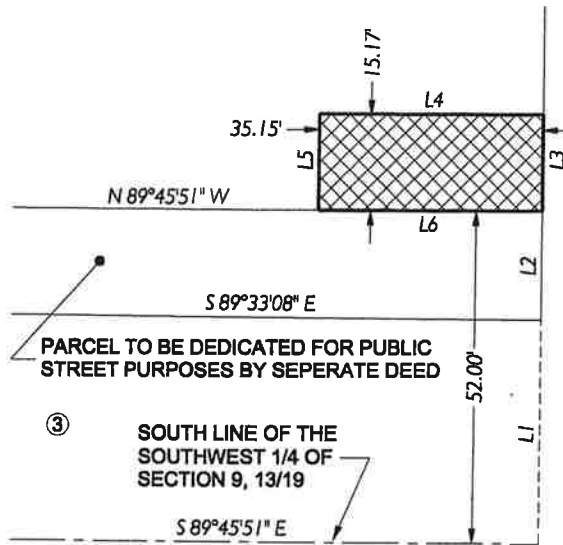
9/3/15

# EXHIBIT "B"



9/3/15

DETAIL "A"  
NO SCALE



- ① = PREVIOUSLY GRANTED TO THE COUNTY BY DEED RECORDED 3/24/1966 AS DOC. NO. 22726 IN BK. 5291 AT PG. 440, O.R.F.C.
- ② = PREVIOUSLY GRANTED TO THE COUNTY BY DEED RECORDED 6/18/1965 AS DOC. NO. 50325 IN BK. 5182 AT PG. 685, O.R.F.C.
- ③ = PREVIOUSLY GRANTED TO THE COUNTY BY DEED RECORDED 4/30/1965 AS DOC. NO. 36328 IN BK. 5163 AT PG. 2, O.R.F.C.

BOOK 47 OF RECORD OF  
SURVEYS PAGE 67, F.C.R.  
DOCUMENT NO. 2003-0136607, O.R.F.C.

APN 505-060-19

TRUE POINT OF BEGINNING  
SEE DETAIL "A"

DATA SHOWN IS BASED ON THE RECORD OF  
SURVEYS RECORDED IN BOOK 47 OF RECORD  
OF SURVEYS AT PAGE 67, F.C.R. & IN BOOK 58  
OF RECORD OF SURVEYS AT PAGE 8, F.C.R.

INDICATES AREA TO BE DEDICATED  
533 S.F. ±

REF. & REV.

2015-061T  
PWF 11738  
PLAT 1643

**CITY OF FRESNO**  
DEPARTMENT OF PUBLIC WORKS

PARCEL TO BE DEDICATED TO THE CITY OF FRESNO  
AS A TEMPORAY CONSTRUCTION EASEMENT

PROJ. ID.	PW00669	RES TYPE	
FUND NO.	22504		
ORG. NO.	189901		
DR. BY	A.J.	SHEET NO.	1
CH. BY	R.A.W.	OF	1 SHEETS
DATE	SEPTEMBER 2, 2015		
SCALE	NO SCALE		

15-A-9156T