

FORM OF ACQUISITION AGREEMENT

This ACQUISITION AGREEMENT ("Agreement") is made by and between _____ ("Grantor"), and San Bernardino County, a body corporate and politic of the State of California ("Grantee") each of them a "Party" and jointly the "Parties" as of the date the last of the parties executes this Agreement.

RECITALS

- A. Grantor is the fee owner of certain real property described as _____, County of San Bernardino, commonly identified as APN _____ ("Grantor's Property").
- B. Grantee intends to complete a public project known as the Muscoy Area Pedestrian Improvements Project ("Project"), which generally consists of the installation of pedestrian safety improvements including crosswalks, pedestrian flashing beacons, traffic signage, speed feedback signs, sidewalks, construction of new or replacement of existing curb ramps at various locations in accordance with current design standards and pursuant to the Americans with Disabilities Act (ADA) guidelines, and associated roadway widening.
- C. To complete the Project, the Grantee seeks, and Grantor is willing to grant and convey to the Grantee [a permanent easement ("Easement") over a portion of the Grantor's Property ("Easement Area") and/or a temporary construction easement ("TCE") over a portion of the Grantor's Property ("TCE Area")] as the subject area(s) is legally described and depicted in the plat on Attachment "1".
- D. Pursuant to Section 21.7(a) of Title 49, Code of Federal Regulations, the Parties to this Agreement are required to and shall comply with all elements of Title VI of the Civil Rights Act of 1964.

No person in the United States shall, on the grounds of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity that is the subject of this Agreement.

AGREEMENT

NOW, THEREFORE, in consideration of the foregoing recitals, which are incorporated herein by reference, and the mutual covenants set forth herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereto agree as follows:

- 1. Subject to the terms and conditions set forth herein, Grantor hereby agrees to execute [a permanent Easement in substantially the respective form attached as Attachment "2" for the Easement Area to Grantee and/or a TCE in substantially the respective form attached as Attachment "2" for the TCE Area to Grantee for use by Grantee and its employees, agents, contractors, and consultants and assigns simultaneous with its execution of this Agreement with the TCE being for a period to commence on October 1, 2025, and to expire on the earlier of Grantee's completion of the Project, as determined by Grantee, or thirty-six (36) months thereafter or by no later than September 30, 2028
- 2. GRANTEE agrees to pay GRANTOR for said [Easement and/or TCE] and rights thereto the total sum of \$ _____ (**00/100 DOLLARS**) ("Just Compensation"), which is calculated as set forth below. The Just Compensation shall be paid to GRANTOR within sixty (60) days after the latest to occur of the following: (i) approval of the acquisition of the [Easement and/or TCE] by the GRANTEE's Board of Supervisors, (ii) mutual execution of this Agreement; and (iii) Grantor's execution of the [Easement and/or the TCE]

3. Amount Established as Just Compensation [Value of Grant of Easement (_____sq. ft.)]	=	\$
Value of Temporary Construction Easement (_____sq. ft.):	=	\$
Temporary Damages – Cost to Cure	=	\$
Administrative Settlement (if applicable)	=	\$
Subtotal	=	\$
AMOUNT ESTABLISHED AS JUST COMPENSATION (Rounded):	=	\$

4. GRANTOR warrants that there are no oral or written leases on all or any portion of the [Easement Area and/or the TCE Area] exceeding a period of one month, and the GRANTOR agrees to hold GRANTEE, and its employees, agents, contractors and consultants, and assigns, harmless and reimburse the GRANTEE for any and all of its losses and expenses occasioned by reason of any lease on the [Easement Area and/or the TCE Area] held by any tenant of GRANTOR for a period exceeding one month.

5. GRANTOR agrees to use its best efforts to satisfy, of record, at or before conveying the [Easement and/or TCE] and the rights therein, all encumbrances and special assessments that are a lien against the [Easement Area and/or TCE Area], as GRANTEE may require.

6. GRANTOR agrees that GRANTEE may, notwithstanding the prior acceptance of this Agreement, acquire easement rights to the [Easement Area and/or the TCE Area] by condemnation or other judicial proceedings, in which event GRANTOR agrees to cooperate with GRANTEE in the prosecution of such proceedings; GRANTOR agrees that the consideration hereinabove stated shall be the full amount of Just Compensation, inclusive of interest, for the acquisition of [easement rights to the Easement Area and/or the temporary construction easement rights to the TCE Area]; GRANTOR agrees that the Just Compensation set forth in Paragraphs 2 and 3 herein constitutes the full Just Compensation amount for the [Easement Area and/or TCE Area] and the respective rights therein, which shall be prorated among all persons having an interest in the [Easement Area and/or TCE Area], as their respective interests may appear; and GRANTOR agrees that the Just Compensation shall be in full satisfaction of any and all claims of GRANTOR for payment for the rights in the [Easement and/or TCE and to use the Easement Area and/or the TCE Area].

7. The Parties acknowledge and agree that this Agreement was entered into and intended to be performed in San Bernardino County, California. The parties agree that the venue of any action or claim brought by any party to this Agreement will be the Superior Court of California, San Bernardino County. Each party hereby waives any law or rule of the court, which would allow them to request or demand a change of venue. If any action or claim concerning this Agreement is brought by any third party and filed in another venue, the Parties hereto agree to use their best efforts to obtain a change of venue to the Superior Court of California, San Bernardino County.

8. GRANTEE agrees to pay any escrow (if applicable) and recording fees incurred in this transaction; and if title insurance is desired by the GRANTEE, to pay the premium charged, therefore.

9. GRANTOR hereby represents and warrants that during the period of GRANTOR's ownership of the Grantor's Property, there have been no disposals, releases or threatened releases of hazardous substances or hazardous wastes on, from, or under the Grantor's Property. GRANTOR further represents and warrants that GRANTOR has no knowledge of any disposal, release, or threatened release of

hazardous substances or hazardous wastes on, from, or under the Grantor's Property, which may have occurred prior to GRANTOR taking title to the Grantor's Property.

The Just Compensation for the [Easement and/or the TCE] acquired in this transaction reflects the [Easement Area and/or the TCE Area] are without the presence of a hazardous substance condition. If the [Easement Area and/or the TCE Area] being acquired is found to be contaminated by the presence of a hazardous substance condition which requires remediation, mitigation or cleanup under Federal or State law, GRANTEE may elect to recover its remediation, mitigation and cleanup costs from those who caused or contributed to the contamination. GRANTOR agrees to grant to GRANTEE, but only to the extent necessary (GRANTOR may reserve equal or greater rights), any rights to require/recover remediation, mitigation or cleanup costs it may have against any person or entity, including but not limited to GRANTOR, who may have caused or contributed to such contamination.

10. It is agreed and confirmed by the parties hereto that notwithstanding other provisions in this Agreement [the right of possession and use of the Easement Area and/or TCE Area by the GRANTEE or its agents, employees, contractors, consultants, and assigns, including the right to remove and dispose of existing improvements thereon, shall commence for the TCE on the commencement date stated in the TCE and for the Easement on the date of GRANTEE's acceptance of the Easement], provided that the amount of funds shown in Paragraphs 2 and 3 herein are paid to GRANTOR. The amount shown in Paragraphs 2 and 3 herein includes, but is not limited to, full payment for such possession and use, including damages, if any, from said commencement date for the respective interests in [the Easement Area and/or the TCE]. [It is further understood and agreed that the amount payable in Paragraphs 2 and 3 herein includes compensation in full for the actual possession and use of the TCE area for the period commencing on October 1, 2025, and terminating on the earlier of Grantee's completion of the Project, as determined by Grantee, or thirty-six (36) months thereafter or by no later than September 30, 2028.] The Just Compensation shown in Paragraphs 2 and 3 herein includes, but is not limited to, full payment for such possession and use, including damages, if any, from said respective commencement date.] [The TCE may also be terminated prior to the expiration of the foregoing term by GRANTEE upon written notice to the GRANTOR.]

11. Reserved.

12. The terms and conditions aforesaid are to apply to and bind the heirs, executors, administrators, successors, and assigns of the GRANTOR. GRANTEE must approve any assignment of the Agreement by GRANTOR. Governing law applicable to this Agreement is the State of California.

13. All notices or demands pursuant to this Agreement shall be given by either party hereto to the other in person, by United States Mail (postage pre-paid), return receipt requested, or by reputable overnight courier service, and addressed to the party, at the below stated address. Notice shall be deemed delivered on the date received or the date the recipient refuses to accept receipt. A courtesy copy of any notices or demands delivered in accordance with this paragraph shall be concurrently sent via e-mail to the e-mail address identified below, provided that such courtesy e-mail is not intended, nor shall it be deemed to substitute as the effective means of notice or alter the effective date of such notice. Either party may change its address for delivery of any notice or demand by giving written notice to each party.

To GRANTOR:

To GRANTEE:

San Bernardino County
c/o Real Estate Services Department
Attention: Brandon Ocasio, Manager of Acquisitions
385 North Arrowhead Avenue, 3rd Floor
San Bernardino, CA 92415-0180
Courtesy copy via email at:
brandon.ocasio@res.sbcounty.gov

14. LEVINE ACT CAMPAIGN CONTRIBUTION DISCLOSURE (formerly referred to as Senate Bill 1439): In the event that the Just Compensation to be paid hereunder equals or exceeds \$50,000, GRANTOR has disclosed to the GRANTEE using Attachment "3", which is attached to Agreement and incorporated herein by reference, whether it has made any campaign contributions of more than \$500 to any member of the GRANTEE's Board of Supervisors or other County-elected officer [Sheriff, Assessor-Recorder-Clerk, Auditor-Controller/Treasurer/Tax Collector and the District Attorney] within the earlier of: (1) the date of the submission of GRANTOR's proposal to the GRANTEE, or (2) 12 months before the date this Agreement was approved by the GRANTEE's Board of Supervisors. GRANTOR acknowledges that under Government Code section 84308, GRANTOR is prohibited from making campaign contributions of more than \$500 to any member of the GRANTEE's Board of Supervisors or other County-elected officer for 12 months after the GRANTEE's consideration of this Agreement.

In the event of a proposed future amendment to this Agreement, GRANTOR will provide the GRANTEE a written statement disclosing any campaign contribution(s) of more than \$500 to any member of the GRANTEE's Board of Supervisors or other County-elected officer within the preceding 12 months of the date of the proposed amendment.

Campaign contributions include those made by any agent/person/entity on behalf of the GRANTOR or by a parent, subsidiary or otherwise related business entity of GRANTOR.

15. All terms and conditions with respect to this Agreement are expressly contained herein and GRANTOR agrees that no representative or agent of GRANTEE, has made any representation or promise with respect to this Agreement not expressly contained herein.

16. The acquisition of the [Easement and/or TCE] are subject to approval by the GRANTEE's Board of Supervisors, or the Board's authorized designee, which shall be required prior to the execution of this Agreement by the GRANTEE's authorized signatory below. Until such time that said approval is obtained and GRANTEE has accepted said interests, this Agreement, [the Easement and/or the TCE] shall be of no legal effect.

GRANTOR:

By: _____

_____ Date

By: _____

_____ Date

GRANTEE: San Bernardino County

By: _____

Terry W. Thompson, Director,
Real Estate Services Department

_____ Date

ATTACHMENT "1" LEGAL DESCRIPTIONS AND PLATS OF EASEMENT AREA AND/OR TCE AREA

(see following page)

ATTACHMENT "2"

FORMS OF GRANT OF EASEMENT AND/OR TEMPORARY CONSTRUCTION EASEMENT

(see following page)

RECORDING REQUESTED BY:

San Bernardino County
Department of Public Works

WHEN RECORDED MAIL DOCUMENT
and TAX STATEMENT TO:

San Bernardino County
Dept. of Public Works, County Surveyor
825 East Third Street, Room 204
San Bernardino, CA 92415-0835

RECORDER:

Record without fee subject to Govt. Code 6103
Recordation required to complete chain of title

UNINCORPORATED AREA	TEMPORARY CONSTRUCTION EASEMENT	DOCUMENT TRANSFER TAX \$ 0.00
A.P.N. 0000-000-00 (ptn)		Dept. Code : 11700 (Transportation)

<Property Owner>

hereby GRANT(S) to SAN BERNARDINO COUNTY, a body corporate and politic of the State of California, a TEMPORARY CONSTRUCTION EASEMENT for construction purposes over, under and across the following described real property in said County:

SEE EXHIBIT "A" LEGAL DESCRIPTION AND EXHIBIT "B" PLAT ATTACHED.

This Temporary Construction Easement shall remain in effect for a period not to exceed 36 months, commencing on October 1, 2025 and terminating upon completion of the project known as Muscoy Pedestrian Improvements Project, or no later than September 30, 2028.

It is understood that in the event the grantor(s) plan to sell, lease or rent the grantor's property prior to the final expiration date of this temporary construction easement, the grantor(s) shall inform, in writing, any and all parties involved in the sale, lease, or rental of this temporary construction easement and associated construction project

_____	_____	_____	_____
PropertyOwner	Date		Date
_____	_____	_____	_____
	Date		Date

This is to certify that the interest in real property conveyed by the within instrument to San Bernardino County, a body corporate and politic of the State of California, is hereby accepted by the undersigned officer/agent on behalf of the Board of Supervisors pursuant to authority conferred by resolution of the Board of Supervisors adopted on March 27, 2012 and the Grantee consents to recordation thereof by its duly authorized officer/agent.

By: _____ Date: _____
Terry W. Thompson, Director
Real Estate Services Department

Township: _____ Range: _____ Section: _____

Road Name(s) : _____

Project: Muscoy Area

Work Order No. : H15130

Parcel No. (s) : TCE

A.P.N. (s) : 0000-000-00 (ptn)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

RECORDING REQUESTED BY:

San Bernardino County
Department of Public Works

WHEN RECORDED MAIL DOCUMENT
and TAX STATEMENT TO:

San Bernardino County
Depart. of Public Works, County Surveyor
825 East Third Street, Room 204
San Bernardino, CA 92415-0835

RECORDER:

Record without fee subject to Govt. Code 6103
Recordation required to complete chain of title

A.P.N. 0000-000-00 (ptn)

GRANT OF EASEMENT

Dept. Code : 11700 (Transportation)

The undersigned grantor(s) declare(s):

DOCUMENTARY TRANSFER TAX: \$0.00

- computed on full value of property conveyed, or
- computed on full value less liens and encumbrances remaining at the time of sale
- Unincorporated Area City of _____

<Property Owner>

hereby GRANT(S) to SAN BERNARDINO COUNTY, a body corporate and politic of the State of California,
an EASEMENT for HIGHWAY and ROADWAY PURPOSES over, under, along and across the following
described real property in said County:

See attached EXHIBIT "A" Legal Description and EXHIBIT "B" Plat

Property Owner

Date

Date

Date

Date

This is to certify that the interest in real property conveyed by the
within instrument to the County of San Bernardino, a body corporate
and politic of the State of California, is hereby accepted by the
undersigned officer/agent on behalf of the Board of Supervisors
pursuant to authority conferred by resolution of the Board of
Supervisors adopted on March 27, 2012 and the Grantee consents to
recordation thereof by its duly authorized officer/agent.

By: _____ Date: _____

Terry W. Thompson, Director
Real Estate Services Department

Township: _____ Range: _____ Section: _____

Road Name(s) : _____

Project: Muscoy Area

Work Order No. : H15130

Parcel No. (s) : E-

A.P.N. (s) : 0000-000-00 (ptn)

ATTACHMENT “3”
LEVINE ACT CAMPAIGN CONTRIBUTION DISCLOSURE

(formerly referred to as SENATE BILL 1439)

DEFINITIONS

Actively supporting the matter: (a) Communicate directly, either in person or in writing, with a member of the Grantee’s Board of Supervisors or other County-elected officer [Sheriff, Assessor-Recorder-Clerk, District Attorney, Auditor-Controller/Treasurer/Tax Collector] with the purpose of influencing the decision on the matter; or (b) testifies or makes an oral statement before the Grantee in a proceeding on the matter; or (c) communicates with Grantee employees, for the purpose of influencing the Grantee’s decision on the matter; or (d) when the person/company’s agent lobbies in person, testifies in person or otherwise communicates with the Grantee’s Board or Grantee employees for purposes of influencing the Grantee’s decision in a matter.

Agent: A third-party individual or firm who is representing a party or a participant in the matter submitted to the Grantee’s Board of Supervisors. If an agent is an employee or member of a third-party law, architectural, engineering or consulting firm, or a similar entity, both the entity and the individual are considered agents.

Otherwise related entity: An otherwise related entity is any for-profit organization/company which does not have a parent-subsidary relationship but meets one of the following criteria:

- (1) One business entity has a controlling ownership interest in the other business entity;
- (2) there is shared management and control between the entities; or
- (3) a controlling owner (50% or greater interest as a shareholder or as a general partner) in one entity also is a controlling owner in the other entity.

For purposes of (2), “shared management and control” can be found when the same person or substantially the same persons own and manage the two entities; there are common or commingled funds or assets; the business entities share the use of the same offices or employees, or otherwise share activities, resources or personnel on a regular basis; or there is otherwise a regular and close working relationship between the entities.

Parent-Subsidiary Relationship: A parent-subsidiary relationship exists when one corporation has more than 50 percent of the voting power of another corporation.

GRANTOR must respond to the questions on the following page. If a question does not apply respond N/A or Not Applicable.

1. Name of Grantor:

2. Is the entity listed in Question No. 1 a non-profit organization under Internal Revenue Code section 501(c)(3)?

Yes If yes, skip Question Nos. 3 - 4 and go to Question No. 5.

No

3. Name of Principal (i.e., CEO/President) of entity listed in Question No. 1, if the individual actively supports the matter and has a financial interest in the decision:

4. If the entity identified in Question No.1 is a corporation held by 35 or less shareholders, and not publicly traded ("closed corporation"), identify the major shareholder(s):

5. Name of any parent, subsidiary, or otherwise related entity for the entity listed in Question No. 1 (see definitions above):

Company Name	Relationship

6. Name of agent(s) of Grantor:

Company Name	Agent(s)	Date Agent Retained (if less than 12 months prior)

7. Name of Subcontractor(s) (including Principal and Agent(s)) that will be providing services/work under the awarded contract if the subcontractor (1) actively supports the matter and (2) has a financial interest in the decision and (3) will be possibly identified in the contract with the County or board governed special district:

Company Name	Subcontractor(s):	Principal and/or Agent(s):

8. Name of any known individuals/companies who are not listed in Questions 1-7, but who may (1) actively support or oppose the matter submitted to the Board and (2) have a financial interest in the outcome of the decision:

Company Name	Individual(s) Name

9. Was a campaign contribution, of more than \$500, made to any member of the San Bernardino County Board of Supervisors or other County elected officer within the prior 12 months, by any of the individuals or entities listed in Question Nos. 1-8?

No If **no**, please skip Question No. 10.

Yes If **yes**, please continue to complete this form.

10. Name of Board of Supervisor Member or other County elected officer: _____

Name of Contributor: _____

Date(s) of Contribution(s): _____

Amount(s): _____

Please add an additional sheet(s) to identify additional Board Members or other County elected officers to whom anyone listed made campaign contributions.

By signing below, Grantor certifies that the statements made herein are true and correct. Grantor understands that the individuals and entities listed in Question Nos. 1-8 are prohibited from making campaign contributions of more than \$500 to any member of the Board of Supervisors or other County elected officer while this matter is pending and for 12 months after a final decision is made by the County.

Signature

Date

Signature

Date

Print Name

Print Entity Name, if applicable