

**MEMORANDUM  
DEPARTMENT OF FACILITY SERVICES  
COUNTY OF PLACER**

To: **BOARD OF SUPERVISORS**

Date: **APRIL 23, 2013**

From: **JAMES DURFEE / MARK RIDEOUT**

Subject: **HIDDEN FALLS REGIONAL PARK CONNECTIVITY ACQUISITIONS**

**ACTION REQUESTED / RECOMMENDATION:**

1. Approve the acquisition of real property interests involving approximately 23 acres of land located east of Hidden Falls Regional Park near Auburn, CA, including portions of APNs 026-080-059, 026-080-060, 026-080-073, 026-130-041 from Donald and Valerie Campbell, Raja and Pamela Haddad, and Lois M. Loudon; and,
2. Adopt a Resolution authorizing the Director of Facility Services, or his designee, to execute Purchase and Sale Agreements; Conservation, Trail, and Access Easements, and to execute all documents and take all actions necessary to complete the acquisitions at a cost not-to-exceed \$290,600 based upon the attached Material Terms; and,
3. Approve funding for this acquisition using \$36,685 from Tree Mitigation funds and \$288,315 in new net county costs from Open Space Fund reserves, and approve a Budget Revision to increase revenue and appropriations in the Open Space Fund by \$325,000 for the total acquisition cost; and,
4. Authorize real property to be added to the Master Fixed Asset list following the close of escrow.

**BACKGROUND:** With the County participation in the Placer Land Trust (PLT) 2007 acquisition of the Taylor Property and the Freiheit Conservation Easement, your Board recognized the opportunity for a future trail connection between Hidden Falls Regional Park and the Bear River. Subsequent actions by your Board made progress toward this opportunity, including the 2010 acquisition of the Harvego Bear River Preserve Conservation Easement over the 1,775 acre Bruin Ranch, and the 2012 contribution to the PLT Johnston Property acquisition. On May 22, 2012, your Board received an update on the Placer Legacy Program's overall progress, status and priorities. Through that discussion, your Board reconfirmed the priority of connecting Hidden Falls Regional Park to conservation lands to the east and north (See Exhibit A), and affirmed use of the Open Space Fund for the related acquisitions.

Consistent with this direction, Property Management continued to pursue alternatives to achieve connectivity with the existing conserved lands, and recently concluded discussions with the three owners immediately east of Hidden Falls Regional Park (Haddad, Campbell, and Loudon) (see Exhibit B). With the property owners' support, staff obtained appraisals for fee-title of a portion of Haddad and Campbell's property, and for a trail easement over a corner of Loudon's property. The appraisals returned fee-title values of \$8,000/acre for Haddad and \$9,500/acre for Campbell, which identified a higher value per acre for Campbell's smaller parcels. While the appraisal did not define a value for conservation easements, recent nearby acquisitions support a per-acre price at 50 percent of the fee-title value.

Based on these values, Property Management evaluated a variety of alternative scenarios and submitted the following proposals to these owners:

- Haddad - \$130,180 for 11.04 acres in fee plus a 10.3 acre conservation easement, and a construction access easement over their private road;
- Campbell - \$92,890 for 6.5 acres in fee plus a 5.4 acre conservation easement, and a construction access easement over their private road and driveway;
- Loudon – Fencing and gate access a northwestern corner in exchange for 0.2 acre trail easement (valued at \$1,500).

After several months of review and discussion with the County, the owners presented counter-offers as follows:

- Haddad - \$165,600 for 11.04 acres in fee-title and access rights over a private road. Appraised value of \$88,820.
- Campbell - \$125,000 for 6.5 acres in fee-title, a 5.4 acre open space conservation easement, and access rights over a private road and driveway. Appraised value of \$92,890.
- Loudon – A gate and fencing extending across the entire northern property line and a portion along the easterly property line in order to protect cattle and wildlife (valued at \$7,140).

The Haddad and Campbell counter-offers for land, conservation and access easements total \$290,600 which is \$108,890 above appraised value. Loudon's conditions for the trail easement also exceed the appraised value for the trail easement. Staff evaluated these counter-offers and determined that compensation to the property owners at amounts greater than appraised value was justified. The appraised value did not take into consideration the unique and intangible benefit of these properties to the connectivity project (e.g., final linkage between Hidden Falls Regional Park and Harvego Bear River Preserve) or the scarcity of available property options to achieve project objectives. Staff also believes the appraised values reflect a low point in the market and did not take into consideration another known transaction in the Auburn Valley area which derived a greater value (e.g., \$15,000/acre).

Given the defined purpose of this project (to purchase specific properties to connect previously acquired land) and the limited options to achieve a successful outcome, staff is recommending acquisition of these real property interests upon the terms presented in each property owner's counter-offer, and pursuant to the attached Material Terms (See Exhibit C). In support of this project, the Placer Land Trust, as the owner of the adjoining Taylor property, has agreed to fund and complete the Loudon fence installation (See Exhibit D). The acquisition of these unique properties fulfills efforts to connect 5,520 acres of land owned or conserved by the County and the Placer Land Trust. This connected landscape protects migratory corridors between two major watersheds and furthers the joint vision for expanded public access on 47 miles of interconnected trails. In addition to this future public recreation opportunity, the conservation easement across Campbell's property provides habitat conservation values that further goals of the Placer County Conservation Plan. Lastly, in combination with conservation efforts in Nevada County, these properties will be part of network of conserved lands that could ultimately encompass 7,388 acres of land (see Exhibit E).

To proceed, your Board's approval of staff's recommendations and adoption of the attached Resolution authorizing the Director of Facility Services, or his designee, to execute and implement all documents necessary for above described transactions, subject to County Counsel and Risk Management approval, is required. This transaction is allowed pursuant to Government Code Section 25350 that provides the acquisition of real property. This action has been publicly noticed pursuant to this Code.

**ENVIRONMENTAL CLEARANCE:** Staff has determined the acquisition of this property is categorically exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15325. This section provides for the transfer of ownership of land to accept easements or fee title interests in order to maintain the open space character of an area and to preserve existing natural conditions and other resources. It can also be seen with certainty the requested actions of the Board will have no significant impact under Guidelines Section 15061(b)(3). Each of these facts is a separate and independent basis for the Board's determination that the Board actions are exempt from CEQA and does not require further CEQA review. Future trail development will require further review in compliance with CEQA.

**FISCAL IMPACT:** The total acquisition cost for these transactions is \$325,000, including \$290,600 for the land acquisition plus \$31,550 for title, escrow, professional and legal services. Funding sources for this acquisition include \$288,315 in new net county cost from Open Space Fund reserves and \$36,685 from the Tree Mitigation Fund. The Tree Mitigation Fund contribution will fund the Conservation Easement acquisition. To expend these funds, a Budget Revision is needed to increase the Open Space Fund appropriation by \$325,000.

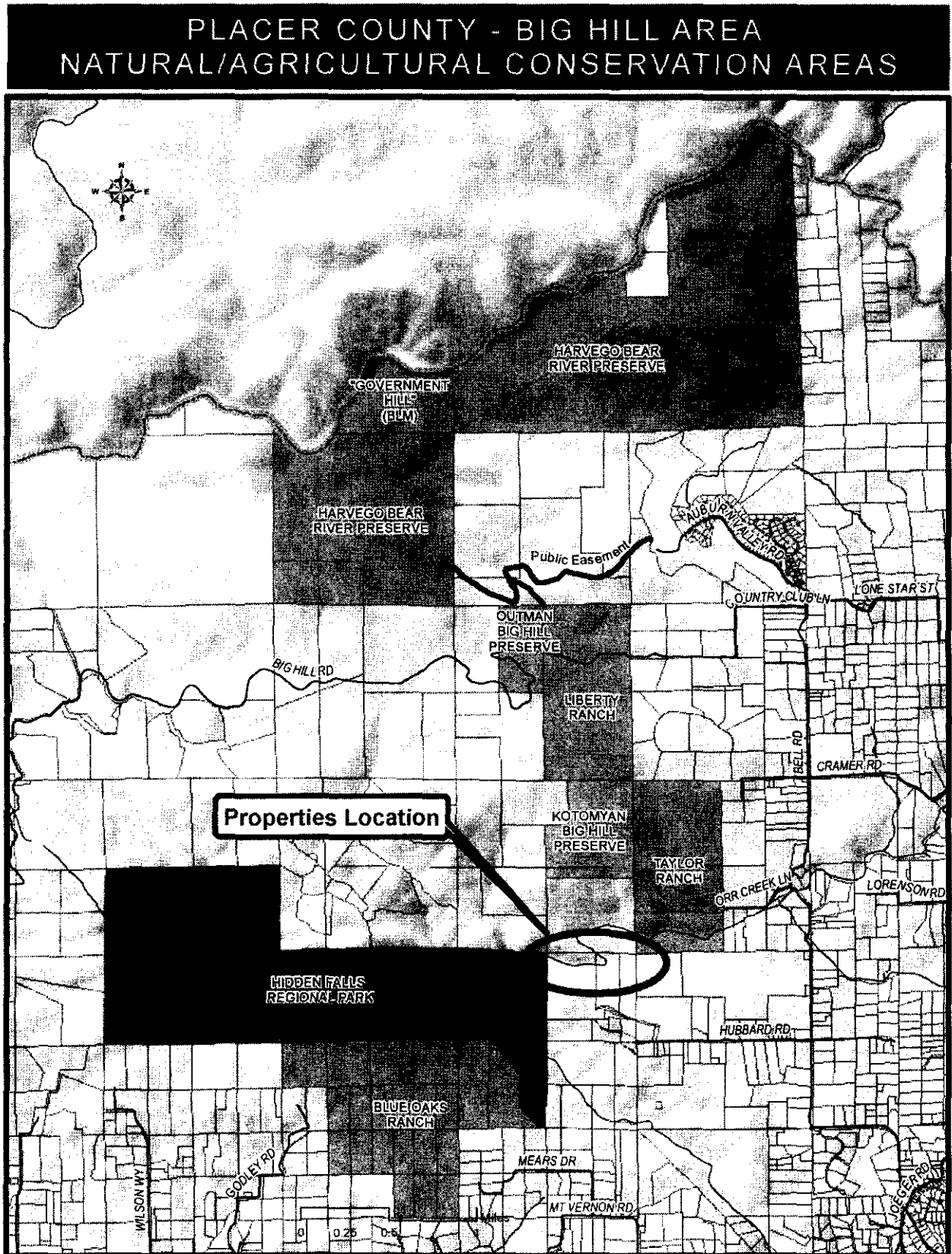
JD:MD:MR:LM

ATTACHMENTS: EXHIBIT A – HIDDEN FALLS CONNECTIVITY MAP  
EXHIBIT B – PROPERTY DEPICTIONS  
EXHIBIT C – MATERIAL TERMS  
EXHIBIT D – PLACER LAND TRUST LETTER  
EXHIBIT E – REGIONAL LAND CONSERVATION MAP  
BUDGET REVISION  
RESOLUTION

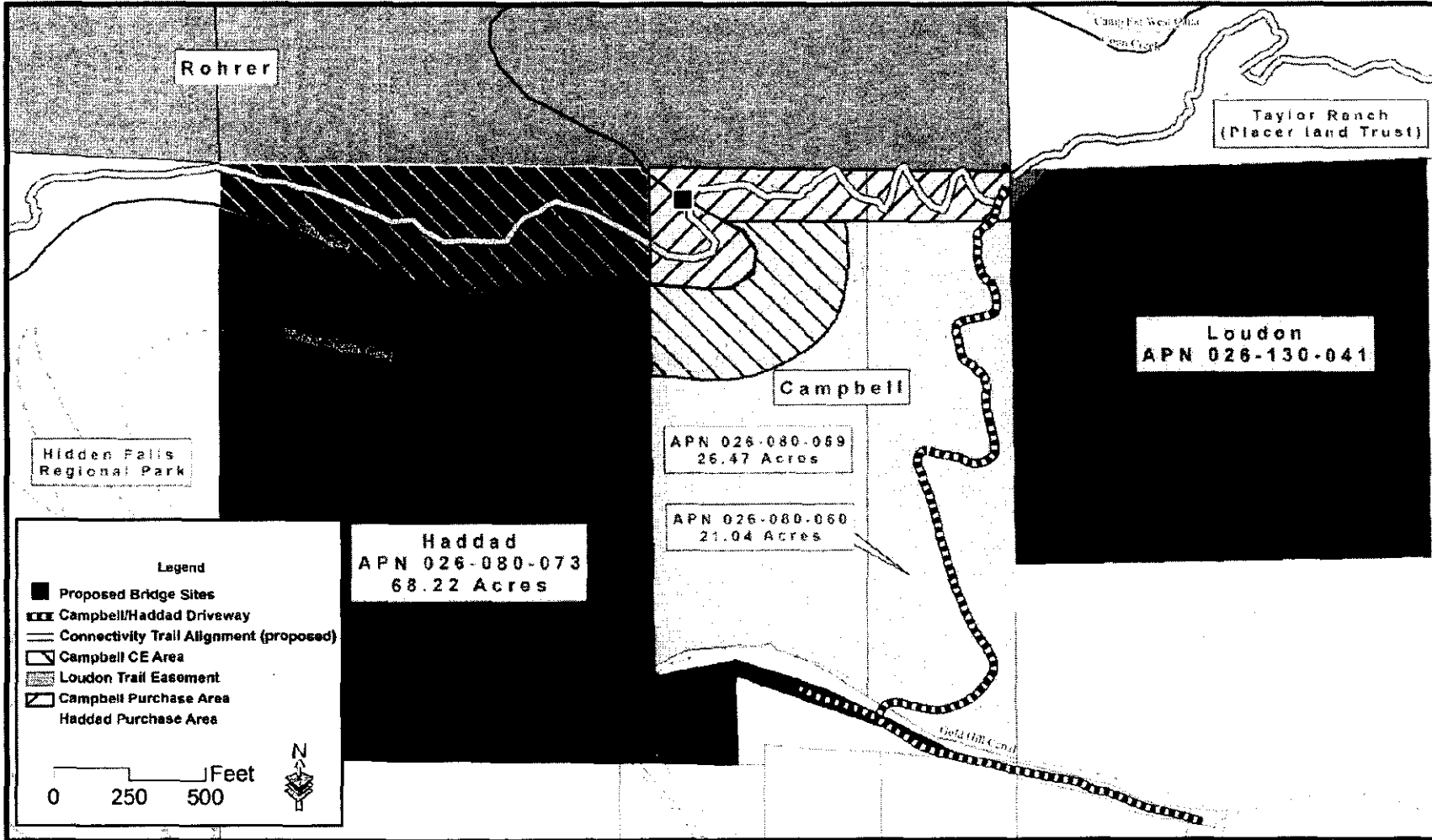
CC: COUNTY EXECUTIVE OFFICE  
COMMUNITY DEVELOPMENT RESOURCE AGENCY  
AUDITOR - CONTROLLER

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**EXHIBIT A  
HIDDEN FALLS CONNECTIVITY MAP**



# Trail Connectivity Study Map



**EXHIBIT B**  
**PROPERTY DEPICTIONS**

**EXHIBIT C  
MATERIAL TERMS**



**COUNTY OF PLACER  
FACILITY SERVICES DEPARTMENT**

Phone 530-886-4900 Fax 530-889-6809  
www.placer.ca.gov

JAMES DURFEE, DIRECTOR  
MARY DIETRICH, ASSISTANT DIRECTOR  
VALERIE BAYNE, ADMIN. SVS. MANAGER  
BILL ZIMMERMAN, DEPUTY DIRECTOR  
JOEL SWIFT, DEPUTY DIRECTOR  
MARK RIDEOUT, DEPUTY DIRECTOR

April 4, 2013

Donald & Valerie Campbell  
8215 Hubbard Road  
Auburn, CA 95602

**RE: Proposed Material Terms for Purchase of Portion of Campbell Family Property**

Dear Mr. and Mrs. Campbell,

This letter serves to memorialize past communications between you and Michael Mazikowski, Senior Project Manager of my staff, and is intended to confirm your position as a willing seller of a portion of the following properties to the County of Placer:

- Parcel A - Approximately 3.5 acres in fee and 5.4 acres for Conservation Easement.
- Parcel B - Approximately 3.0 acres in fee.

With your concurrence, we will present these terms to the County Board of Supervisors at its April 23, 2013 Board Meeting and recommend acquisition. Shortly thereafter, an Agreement of Purchase and Sale will be presented to you for your review and execution. The following provides the Material Terms of this Agreement of Purchase and Sale:

**Property:** That certain property, located in the Garden Bar/Big Hill area of Placer County, consisting of a portion of Assessor Parcel No. 026-080-059 ("Parcel A") and 026-080-060 ("Parcel B"). Parcel A and Parcel B shall be collectively referred to as the "Purchase Property".

**Parties:** The County of Placer, a political subdivision of the State of California ("County") and Donald and Valerie Campbell (hereinafter referred to as the "Campbells").

**Purchase Price:** \$125,000

**Escrow Opening:** The purchase and sale of the Purchase Property will be consummated by means of an escrow to be opened at Placer Title Company, Order No. 102-38652, Attention Debbie Yue, 193 Fulweiler Avenue, Auburn CA 95603, Telephone (530) 885-7722, Fax (866) 885-1592, ("Escrow Holder") within five working days following the Effective Date of the Agreement.

**Close of Escrow Date:** On or before June 30, 2013

11476 C Avenue Auburn CA 95603  
Entrance at 2855 2nd Street

Administration – Building Maintenance – Capital Improvements – Museums – Parks  
Property Management – Environmental Engineering – Utilities

Donald & Valerie Campbell  
Material Terms  
Page 2  
April 4, 2013

**Conditions to Close:**

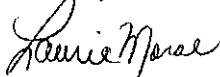
1. County's acceptance of the physical, environmental and title condition of the Purchase Property.
2. The County shall prepare a Deed of Conservation Easement for execution by the Campbells that will ensure that a portion of Property will be retained in its natural condition, to preserve, protect, and maintain, in perpetuity the Protected Values of the Property and to prevent any use of the Property that will impair or interfere with its Protected Values except as otherwise allowed by this Conservation Easement.
3. County shall prepare construction access easement for the Campbells to execute that provides the County access over the over their private road and driveway for the purpose of trail construction.
4. The Campbells' delivery of copies of all tests, surveys, maps, plans, records, permits, correspondence reports or other materials affecting the Purchase Property which are in Campbell's possession or control and which have not already been provided to the County.
5. The Campbells shall deliver possession of the Conservation Easement, as prepared by the County, and Purchase Property to County at Close of Escrow.

**Closing Costs:** County shall pay any recording fees, the premium for County's Title Policy, and all escrow fees, document preparation costs and other related closing costs. The Campbells shall pay any transfer taxes and all costs to place the Purchase Property in the condition for conveyance required by the Agreement. County and the Campbells shall each pay its own legal and professional fees and fees of other consultants incurred with regard to this transaction.

If these proposed terms are acceptable, please sign below and return your signature page to my attention. Upon receipt, staff will finalize its staff report for the April 23<sup>rd</sup> Board of Supervisors meeting that recommends that the Board authorize the Director of Facility Services to execute the Purchase and Sale Agreement, based on these Material Terms, and completes this transaction.

We appreciate your cooperation and consideration with this request. Please contact me with any questions at (530) 886-4964.

Sincerely,



Laurie Morse  
Property Manager

cc: Jim Durfee  
Mark Rideout  
Michael Mazikowski

Donald & Valerie Campbell  
Material Terms  
Page 3  
April 4, 2013

Donald and Valerie Campbell accept and agree to the incorporation of the above Material Terms into the preparation of a Purchase and Sale Agreement between the Campbells and the County.

ACCEPTANCE OF MATERIAL TERMS

  
\_\_\_\_\_  
Donald Campbell

DATE: 4/7/13

  
\_\_\_\_\_  
Valerie Campbell

DATE: 4-7-13



**EXHIBIT C  
MATERIAL TERMS**



**COUNTY OF PLACER  
FACILITY SERVICES DEPARTMENT**

Phone 530-886-4900 Fax 530-889-6809  
www.placer.ca.gov

JAMES DURFEE, DIRECTOR  
MARY DIETRICH, ASSISTANT DIRECTOR  
VALERIE BAYNE, ADMIN. SVS. MANAGER  
BILL ZIMMERMAN, DEPUTY DIRECTOR  
JOEL SWIFT, DEPUTY DIRECTOR  
MARK RIDEOUT, DEPUTY DIRECTOR

April 4, 2013

Rodger & Pamela Haddad  
8205 Hubbard Road  
Auburn, CA 95602

**RE: Proposed Material Terms for Purchase of Portion of Haddad Property**

Dear Mr. and Mrs. Haddad,

This letter serves to memorialize past communications between you and Michael Mazikowski, Senior Project Manager of my staff, and is intended to confirm your position as a willing seller of the approximately 11.04 acre portion of your property to the County of Placer. With your concurrence, we will present these terms to the County Board of Supervisors at its April 23, 2013 Board Meeting and recommend acquisition. Shortly thereafter, an Agreement of Purchase and Sale will be presented to you for your review and execution. The following provides the Material Terms of this Agreement of Purchase and Sale:

**Property:** That certain property, located in the Garden Bar/Big Hill area of Placer County, consisting of approximately 11.04 over the northern portion of Assessor Parcel No. 026-080-073 (the "Purchase Property").

**Parties:** The County of Placer, a political subdivision of the State of California ("County") and Raja and Pamela Haddad, trustees of the Raja and Pamela Revocable Trust (hereinafter referred to as the "Haddads").

**Purchase Price:** \$165,600

**Escrow Opening:** The purchase and sale of the Purchase Property will be consummated by means of an escrow to be opened at Placer Title Company, Order No. 102-38653, Attention Debbie Yue, 193 Fulweiler Avenue, Auburn CA 95603, Telephone (530) 885-7722, Fax (866) 885-1592, ("Escrow Holder") within five working days following the Effective Date of the Agreement.

**Close of Escrow:** On or before June 30, 2013

11476 C Avenue Auburn CA 95603  
Entrance at 2855 2nd Street

Administration - Building Maintenance - Capital Improvements - Museums - Parks  
Property Management - Environmental Engineering - Utilities

Rodger & Pamela Haddad  
Material Terms  
Page 2  
April 4, 2013

**Conditions to Close:**

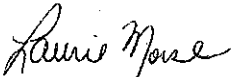
1. County's acceptance of the physical, environmental and title condition of the Purchase Property.
2. County shall prepare construction access easement for the Haddads to execute that provides County access over the private road west of Hubbard Road for the purpose of trail construction
3. The Haddads' delivery of copies of all tests, surveys, maps, plans, records, permits, correspondence reports or other materials affecting the Purchase Property which are in the Haddads' possession or control and which have not already been provided to the County.
4. The Haddads shall deliver possession of the Purchase Property to County at Close of Escrow.

**Closing Costs:** County shall pay any recording fees, the premium for County's Title Policy, and all escrow fees, document preparation costs and other related closing costs. The Haddads shall pay any transfer taxes and all costs to place the Purchase Property in the condition for conveyance required by the Agreement. County and the Haddads shall each pay its own legal and professional fees and fees of other consultants incurred with regard to this transaction.

If these proposed terms are acceptable, please sign below and return your signature page to my attention. Upon receipt, staff will finalize its staff report for the April 23<sup>rd</sup> Board of Supervisors meeting that recommends that the Board authorize the Director of Facility Services to execute the Purchase and Sale Agreement, based on these Material Terms, and completes this transaction.

We appreciate your cooperation and consideration with this request. Please contact me with any questions at (530) 886-4964.

Sincerely,



Laurie Morse  
Property Manager

cc: Jim Durfee  
Mark Rideout  
Michael Mazikowski

Rodger & Pamela Haddad  
Material Terms  
Page 3  
April 4, 2013

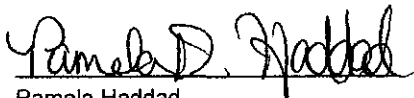
Raja Haddad and Pamela Haddad, trustees of the Raja and Pamela Revocable Trust dated July 14, 2010, accept and agree to the incorporation of the above Material Terms into the preparation of a Purchase and Sale Agreement between the Haddads and the County.

ACCEPTANCE OF MATERIAL TERMS



Raja Haddad

DATE: 4/5/13



Pamela Haddad

DATE: 4/5/13

**EXHIBIT C  
MATERIAL TERMS**



**COUNTY OF PLACER  
FACILITY SERVICES DEPARTMENT**

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JAMES DURFEE, DIRECTOR  
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BILL ZIMMERMAN, DEPUTY DIRECTOR  
JOEL SWIFT, DEPUTY DIRECTOR  
MARK RIDEOUT, DEPUTY DIRECTOR

April 4, 2013

Lois M. Loudon  
8485 Hubbard Road  
Auburn, CA 95603

**RE: Proposed Purchase of Portion of Loudon Property**

Dear Ms. Loudon,

This letter serves to memorialize past communications between you and Michael Mazikowski, Senior Project Manager of my staff, and is intended to confirm your position as a willing seller of approximately 0.2 acres of your property (Assessor Parcel No. 026-130-041) to the County of Placer for a trail easement that would provide access to Hidden Falls Regional Park. To compensate you for the trail easement, the Placer Land Trust, working on behalf of the County will construct a gate and fencing across the entire northern property line and a portion along the easterly property line in order to protect cattle and wildlife.

With your concurrence, we will present these terms to the County Board of Supervisors at its April 23, 2013 Board Meeting and recommend acquisition. Shortly thereafter, a contract for this trail easement and fence design will be presented to you for your review and execution.

If these proposed terms are acceptable, please sign below and return your signature page to my attention. Upon receipt, staff will finalize its staff report for the April 23<sup>rd</sup> Board of Supervisors meeting that recommends that the Board authorize the Director of Facility Services to execute the contract, based on these Terms, and completes this transaction.

We appreciate your cooperation and consideration with this request. Please contact me with any questions at (530) 886-4964.

Sincerely,

A handwritten signature in cursive script that reads "Laurie Morse".

Laurie Morse  
Property Manager

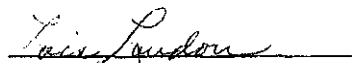
cc: Jim Durfee  
Mark Rideout  
Michael Mazikowski

11476 C Avenue Auburn CA 95603  
Entrance at 2855 2nd Street

Administration – Building Maintenance – Capital Improvements – Museums – Parks  
Property Management – Environmental Engineering – Utilities

Lois Loudon  
Loudon Property  
Page 2  
April 4, 2013

Lois Loudon, trustee of the Lois M. Loudon Revocable Trust dated April 20, 2004, accept and agree to the incorporation of the above terms into the preparation of a contract between Lois Loudon and the County.

  
Lois Loudon

DATE: 4-5-13

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EXHIBIT D  
PLACER LAND TRUST LETTER



Natural Wonders Forever

April 5, 2013

**Placer Land Trust**

11661 Blocker Drive #110  
Auburn, CA 95603  
(530) 887-9222  
Fax (530) 888-7720  
info@placerlandtrust.org  
www.placerlandtrust.org

Placer County  
Attn: Mark Rideout, Facility Services  
11476 C Avenue  
Auburn, CA 95603

**Board of Directors**

Fred Yeager, President  
Barbara Brenner  
Rich Ferraira  
Robert Gilliom  
Jim Haagen-Smit  
Gregg McKenzie  
Thomas McMahan  
Mehrey Vaghi  
Larry Welch

**Executive Director**

Jeff Darlington

Placer Land Trust works with willing landowners and conservation partners to permanently protect natural and agricultural lands in Placer County for future generations.



Placer Land Trust is a private, nonprofit 501(c)(3) charitable organization incorporated in 1991, accredited by the national Land Trust Accreditation Commission. Federal Tax Identification Number: 68-0223143.

Dear Mark,

On March 28, 2013, the Placer Land Trust Board of Directors made the following resolution in support of our continued partnership with Placer County to provide habitat and recreational connections in the Coon Creek, Big Hill, and Bear River areas:

*“Placer Land Trust authorizes staff to support the project to connect Hidden Falls Regional Park with Taylor Ranch Preserve, specifically including expenditures to install a fence around portions of the Loudon property adjacent to Taylor Ranch Preserve.”*

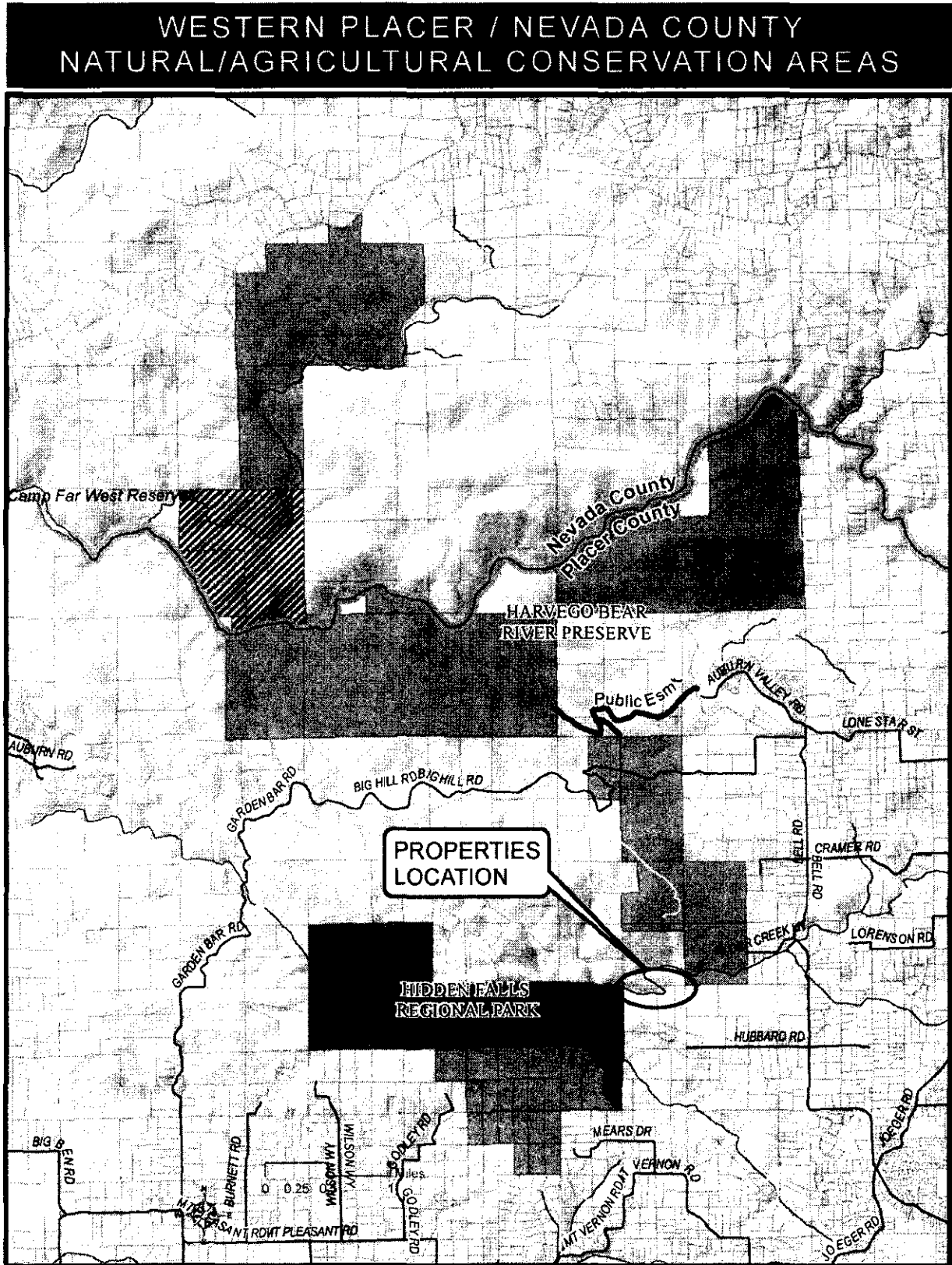
As you know, Placer Land Trust remains committed to working with Placer County on our mutual public benefit objectives, and it is our pleasure to help with this connectivity project. I look forward to our continued work together.

If you have any questions, please don't hesitate to contact me.

Sincerely,

Jeff Darlington  
Executive Director

**EXHIBIT E  
REGIONAL LAND CONSERVATION MAP**



PAS DOCUMENT NO.

**BUDGET REVISION**

**POST DATE:**

Cash Transfer Required

4/11  Auditor-Controller

XXXX Reserve Cancellation Required

County Executive

Establish Reserve Required

Board of Supervisors

\$288,315 GL 2415/558000 Committed-Open Space Acq

DEPT NO.	DOC TYPE	Total \$ Amount	TOTAL LINES
09	BR	361,685.00	3

ESTIMATED REVENUE ADJUSTMENT										APPROPRIATION ADJUSTMENT											
DEPT NO.	T/C	Rev	Fund	Sub Fund	OCA	PCA	OBJ 3	PROJ.	PROJ. DTL	AMOUNT	DEPT NO.	T/C	Rev	Fund	Sub Fund	OCA	PCA	OBJ 3	PROJ.	PROJ. DTL	AMOUNT
10	006		150		992240	92240	8780			36,685.00	10	014		150		992240	92240	3940			36,685.00
											10	014		150		992240	92240	4001			288,315.00
<b>TOTAL</b>										36,685.00	<b>TOTAL</b>										325,000.00

REASON FOR REVISION: Cancel Open Space Reserves of \$288,315 and transfer in Tree Mitigation Funds of \$36,685 towards the purchase of Hidden Fall Connectivity Trail - Haddad-Campbell Fee Title and Conservation Easement. Total estimated acquisition costs of \$325,000.

Prepared by Allison McCrossen Ext 4614

Department Head \_\_\_\_\_

Board of Supervisors \_\_\_\_\_

**RECEIVED**

Date: 4/9/13

APR 12 2013

Page: \_\_\_\_\_

COUNTY EXECUTIVE OFFICE

Budget Revision # \_\_\_\_\_ FOR INDIVIDUAL DEPT USE

72



# Before the Board of Supervisors County of Placer, State of California

**IN THE MATTER OF: A RESOLUTION AUTHORIZING THE DIRECTOR OF FACILITY SERVICES, OR HIS DESIGNEE, TO EXECUTE TWO AGREEMENTS OF PURCHASE AND SALE BETWEEN THE COUNTY OF PLACER AND 1) DONALD AND VALERIE CAMPBELL AND 2) RAJA AND PAMELA HADDAD, AND TO ACQUIRE A TRAIL EASEMENT FROM LOIS M. LOUDON, AND EXECUTE ALL OTHER DOCUMENTATION, AND, TO TAKE ALL OTHER ACTIONS NECESSARY TO THESE PROPERTY TRANSACTIONS.**

Resol. No: \_\_\_\_\_

The following **RESOLUTION** was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held \_\_\_\_\_, 2013 by the following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

\_\_\_\_\_  
Chair, Board of Supervisors

Attest:

\_\_\_\_\_  
Clerk of said Board

---

**WHEREAS**, Donald and Valerie Campbell are the fee-title owners APNs 026-080-059, 026-080-060 (Campbell); and,

**WHEREAS**, Raja and Pamela Haddad, trustees of the Raja and Pamela Revocable Trust dated July 14, 2010 are the fee-title owners of APN 026-080-073 (Haddad); and,

**WHEREAS**, Lois M. Loudon, Trustee of the Lois M. Loudon Revocable Trust executed April 20, 2004, is the fee-title owner of APN 026-130-041 (Loudon); and,

**WHEREAS**, the Campbell, Haddad, and Loudon properties are located in the Garden Bar/Big Hill area of Placer County and possess significant conservation, habitat, and public recreation values; and,

**WHEREAS**, for future public trail access, the County desires to acquire: 11.04 acres and 6.5 acres in fee, together with rights for future construction access, from Haddad and Campbell respectively; a 5.4 acre Conservation Easement from Campbell; and a 0.18 acre trail easement from Loudon.

**NOW, THEREFORE, BE IT RESOLVED**, the County Board of Supervisors does hereby authorize the Director of Facility Services, or his designee, on its behalf, to execute two Agreements of

Purchase and Sale one with Haddad and the other with Campbell to transfer the aforementioned property interests; to execute an Open Space Conservation Easement from Campbell; to accept and record a trail easement from Loudon; to execute all other documentation and take all other actions necessary to complete these transactions; and does hereby consent to the acceptance, granting, and recordation of the deeds and easements, subject to approval by County Counsel and Risk Management.