

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

County of El Dorado
Board of Supervisors
330 Fair Lane
Placerville, CA 95667
Assessor's Parcel Number: 117-020-15
Dennis A. and Denice Gardemeyer

SPACE ABOVE THIS LINE FOR RECORDERS USE ONLY

Project: Latrobe Road Realignment
Project #73359

GRANT OF TEMPORARY CONSTRUCTION EASEMENT

DENNIS A. GARDEMEYER and DENICE GARDEMEYER, Trustees of the Gardemeyer Revocable Trust Dated March 10, 1993, hereinafter referred to as "Grantor," grant to the **COUNTY OF EL DORADO, a political subdivision of the State of California**, hereinafter referred to as "Grantee," a temporary construction easement over, upon, and across a portion of that real property in the unincorporated area of the County of El Dorado, State of California, described as:

See Exhibits A and B attached hereto and made a part hereof.

This temporary construction easement is granted under the express conditions listed below:

1. For good and valuable consideration, as more specifically described in the Acquisition Agreement for Public Purposes entered into by Grantor and Grantee dated _____, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor does hereby grant to Grantee an easement for temporary construction over and across those identified portions of the Grantor parcel.
2. Grantor represents and warrants that he is the owner of the property described in Exhibit A and depicted on the map in Exhibit B attached hereto and made a part hereof, and that Grantor has the exclusive right to grant the temporary construction easement.
3. This temporary construction easement is necessary for the purpose of constructing the Latrobe Road Realignment Project. Specifically, this temporary construction easement shall allow Grantee or its agents, employees, and contractors the right of ingress and egress as may be reasonably necessary for construction purposes, inclusive of such repairs, replacements, and removals as may be from time to time required as well as for other purposes incidental to construction of the project, including any staging, stockpiling, and parking of construction vehicles or equipment. This temporary construction easement shall not be revoked and shall not expire until the recordation of the Notice of Completion of the Latrobe Road Realignment Project. Included within this temporary construction easement is the right of ingress and egress of Grantee, its agents, employees, and contractors for warranty repairs and the correction of defects in the work within the first year following completion of construction. This right during the one-year warranty period survives the expiration of this easement.

4. Compensation under this temporary construction easement covers the construction period estimated to be 4 (four) months of construction, together with the one-year warranty period. In the event that construction of the Latrobe Road Realignment Project is not completed within 4 months of commencement of construction, Grantor shall be entitled to additional compensation as follows: for each month thereafter, the sum of **\$45.00 (Forty-five dollars, exactly)** will be paid to Grantor, until construction is completed, at which time the one-year warranty period will commence at no additional compensation.

5. Grantee agrees to indemnify and hold harmless Grantor from and against any liability arising out of the entry onto the property by Grantee or its agents, employees, and contractors during the term of this temporary construction easement. In the event of property damage, Grantee, at its sole option, may either repair the damage or pay the estimated costs for the repair.

GRANTOR

_____ Date: _____
Dennis A. Gardemeyer, Trustee

_____ Date: _____
Denice Gardemeyer, Trustee

(All signatures must be acknowledged by a Notary Public)

Exhibit 'A'

All that certain property situate in Section 30, Township 9 North, Range 9 East, M.D.M., El Dorado County, State of California. Being a portion of Tract 1 of that particular Record of Survey filed in book 7 of surveys at page 80, official records said county and state, described as follows:

Beginning at a point in the westerly boundary line of said Tract 1 from which the northwest corner thereof bears north 04°45'35" west 35.51 feet; thence from said POINT OF BEGINNING leaving said westerly boundary south 84°58'24" east 105.85 feet; thence south 75°46'16" east 178.91 feet; thence south 61°43'31" east 166.73 feet; thence south 61°44'14" east 200.36 feet; thence south 61°55'03" east 144.69 feet; thence south 63°49'34" east 728.21 feet to the northwesterly boundary of Tract 14 as said tract is described in that certain document filed for record in book 2628 at page 538 official records said county and state; thence along said northwesterly boundary of said Tract 14 and the prolongation thereof south 24°56'35" west 10.00 feet; thence north 63°49'34" west 728.59 feet; thence north 61°55'03" west 144.88 feet; thence north 61°44'14" west 200.37 feet; thence north 61°43'31" west 165.50 feet; thence north 75°46'16" west 176.87 feet; thence north 84°58'24" west 103.32 feet to the westerly boundary of said Tract 1; thence along said boundary north 04°45'35" west 10.15 feet to the POINT OF BEGINNING, containing 15,221 square feet (0.35 acres) more or less. See Exhibit 'B', attached hereto and made a part hereof.

End of Description

The basis of bearing for this description is grid north per that Record of Survey filed in book 14 at page 13, official records, said county and state. All distances are grid distances. To obtain ground distances multiply grid distances by 1.00008.

The purpose of this description is to describe that portion of said Tract 1 as an easement for temporary construction purposes.

Loren A. Massaro

Loren A. Massaro, P.L.S. 8117

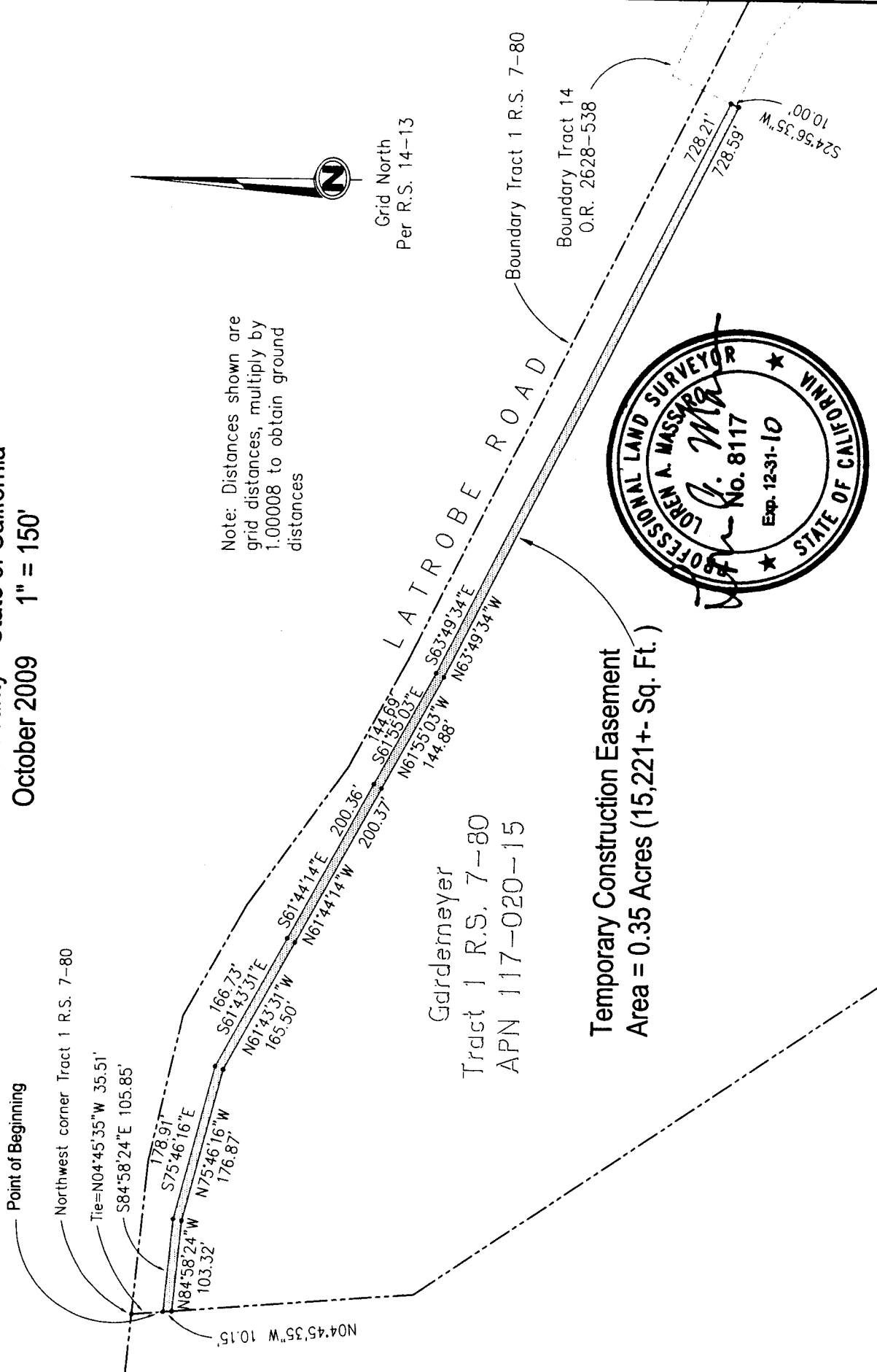
10.22.2009

Date



Exhibit 'B'

Situate in Section 30, Township 9 North, Range 9 East, M.D.M.
El Dorado County State of California
October 2009 1" = 150'



RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

County of El Dorado
Board of Supervisors
330 Fair Lane
Placerville, CA 95667

APN 117-020-15
Dennis A. and Denice Gardemeyer

Above section for Recorder's use

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the Grant of Temporary Construction Easement dated _____, 2011 from **DENNIS A. GARDEMEYER AND DENICE GARDEMEYER, Trustees of the Gardemeyer Revocable Trust Dated March 10, 1993,** to the **COUNTY OF EL DORADO, a political subdivision of the State of California,** is hereby accepted by order of the County of El Dorado Board of Supervisors and the Grantee consents to the recordation thereof by its duly authorized officer.

Dated this _____ day of _____, 2011

COUNTY OF EL DORADO

By: _____
Raymond J. Nutting, Chair
Board of Supervisors

ATTEST:

Suzanne Allen de Sanchez
Clerk of the Board of Supervisors

By: _____
Deputy Clerk