

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 115-310-21
EDHCSD

SPACE ABOVE THIS LINE FOR RECORDERS USE ONLY

Project: Silver Springs Parkway Offsite Improvements
Project #76108

GRANT OF TEMPORARY CONSTRUCTION EASEMENT

EL DORADO HILLS COMMUNITY SERVICES DISTRICT, hereinafter referred to as "Grantor," grants 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 Silver Springs Parkway Offsite Improvements 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 Silver Springs Parkway Offsite Improvements 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 3.75 years (3 years, 9 months) of construction, together with the one-year warranty period. In the event that construction of the Silver Springs Parkway Offsite Improvements Project is not completed within 3.75 years (3 years, 9 months) of commencement of construction, Grantor shall be entitled to additional compensation as follows: for each month thereafter, the sum of **\$11.11 (Eleven dollars and 11 cents)** 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

El Dorado Hills Community Services District

By: _____

Date: _____

Its: _____

(All signatures must be acknowledged by a Notary Public)

Exhibit "A"

**APN 115-310-21-100
LEGAL DESCRIPTION**

All that certain real property situate in the County of El Dorado, State of California, in the North One-Half of Section 32, Township 10 North, Range 9 East, M.D.M., being a portion of the El Dorado Hills C.S.D. property as described in document #2000-0031089-00, Official Records of said County, described as follows:

TEMPORARY CONSTRUCTION EASEMENT

Commencing at the Northerly corner common to Parcel 3 and Parcel 4 as shown in Book 6 of Parcel Maps, at Page 127, Official Records of said County, thence along the line common to said Parcel 3 and Parcel 4 the following three courses:

1. South 2°15'45" East 197.76 feet; thence,
2. South 23°22'12" East 516.43 feet; thence,
3. South 9°47'54" East 663.88 feet to the Southerly corner common to said Parcel 3 and Parcel 4.

Leaving said common line, a South 89°48'31" East 314.78 feet, more or less, to the northerly corner common to Lot 226 and Lot 227 as shown on the official plat of "Bass Lake Village Unit No. 6", filed in Book I of Maps at Page 33, official records of said County and the **Point of Beginning**.

Thence, from said **Point of Beginning**, along the following five courses:

1. Along the Northwesterly line of the El Dorado Hills C.S.D. property as described in Document No. 2000-0031089-00, Official Records of said county North 68°54'16" East 10.00 feet; thence,
2. Along the Northerly line of said property North 89°32'59" East 26.21 feet; thence,
3. Leaving said Northerly line South 52°50'21" West 16.73 feet to a point on the Southerly line of said El Dorado Hills C.S.D. property; thence,
4. Along said Southerly line South 89°32'59" West 39.34 feet to the Westernmost point of said property; thence,
5. Along the Northwesterly line of said property North 68°54'16" East 18.36 feet to the **Point of Beginning**.

Exhibit "A"
(Continuation)

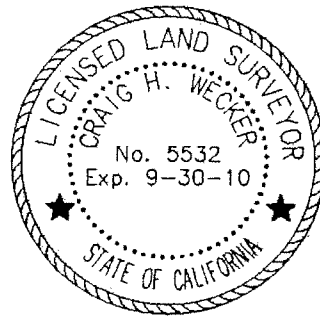
Containing 328 Square Feet, more or less.

SURVEYOR'S STATEMENT

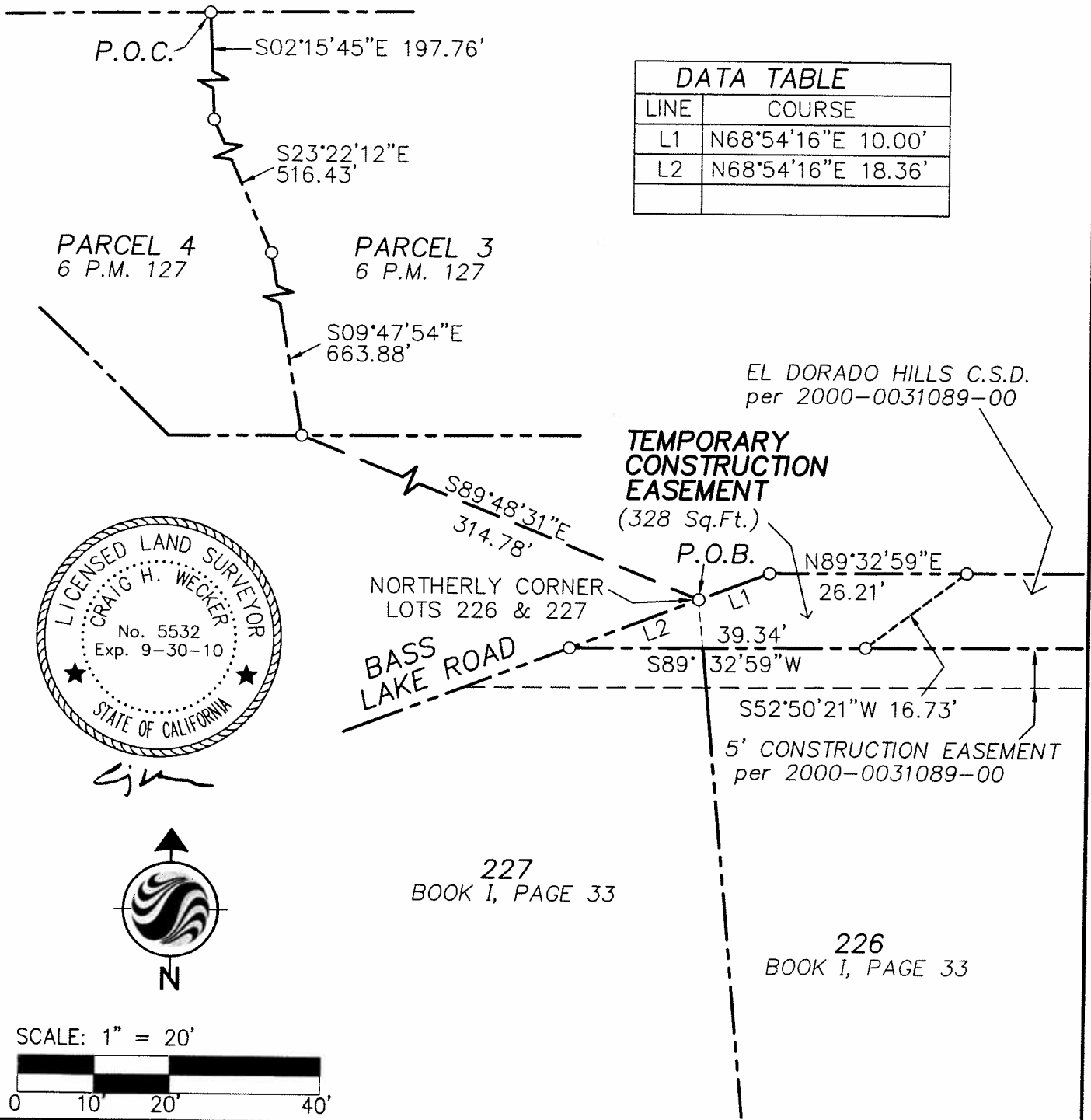
I hereby state that I am a Licensed Land Surveyor in the State of California and that this Legal Description and/or Plat were prepared under my supervision.

Dated: 01/27/09

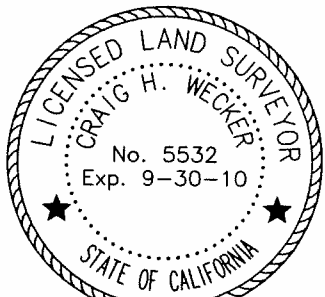
g.h.
Craig H. Wecker, L.S. 5532
(Expires 9/30/10)



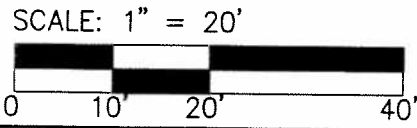
"EXHIBIT B"



DATA TABLE	
LINE	COURSE
L1	N68°54'16"E 10.00'
L2	N68°54'16"E 18.36'



CJM



	Client/Project	Title	DATE: 11-04-08
	EL DORADO HILLS C.S.D.	EXHIBIT B TEMPORARY CONSTRUCTION EASEMENT	JOB #: 184412009
	Stantec Consulting Inc.	Tel. 916.569.2500	DRAWN BY: B.W.
	2590 Venture Oaks Way	Fax. 916.921.9274	CHECKED BY: JVM
	Sacramento, CA 95833-3288 www.stantec.com		SCALE: 1"=20'
			CODE: MM-12
			DRAWING #: H-8897

WHEN RECORDED, RETURN TO:

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

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the Grant of Temporary Construction Easement dated _____, 2010 from the **EL DORADO HILLS COMMUNITY SERVICES DISTRICT**, 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 _____, 2010.

COUNTY OF EL DORADO

By: _____
Norma Santiago,
Chair of the Board
Board of Supervisors

ATTEST:

SUZANNE ALLEN DE SANCHEZ
Clerk of the Board of Supervisors

By: _____
Deputy Clerk