

**RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:**

County of El Dorado
Department of Transportation
Attn: ROW Unit
2850 Fairlane Ct.
Placerville, CA 95667

APN: 327-270-018
Seller: Placerville Mini Storage, LLC
Project: 72334/36105011

Mail Tax Statements to above.
Exempt from Documentary Tax Transfer
Per Revenue and Taxation Code 11922

Above section for Recorder's use

GRANT OF TEMPORARY CONSTRUCTION EASEMENT

PLACERVILLE MINI STORAGE, LLC, a California limited liability company, 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 'A3' and 'B3' attached hereto
and by reference is made a part hereof.**

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

1. In consideration of \$99,106.00 (Ninety Nine Thousand One-Hundred and Six dollars AND 00/100) 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 they are the owner of the property described in Exhibit Usually 'A3' and depicted on the map in Exhibit Usually 'B3' 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 **Diamond Springs Parkway Unit 1B (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. Stockpiling or parking of vehicles or equipment is allowed to take place in this area. This temporary construction easement shall not be revoked and shall not expire until the recordation of the Notice of Completion of the Project. Included within this temporary construction easement is the right of ingress and egress of Grantee, its agents, employees, and contractors for warranty

Exhibit D

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. The Temporary Construction Easement is for a period of 84 months from the date of full execution of this Agreement. Construction is anticipated to take 24 months. This Easement also covers a one-year warranty period.
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.

IN WITNESS WHEREOF, Grantor has herein subscribed its name on this 21 day of July, 2022

GRANTOR: PLACERVILLE MINI STORAGE, LLC, a California limited liability company


Stuart Tunick, Member

(All signatures must be acknowledged by a Notary Public)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

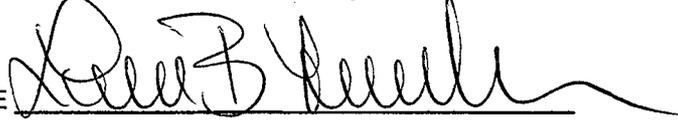
State of California)
County of Contra Costa) ss.

On June 21, 2022 before me,
Lorrie B Fowler

Notary Public personally appeared Stuart Tuniek

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

SIGNATURE 

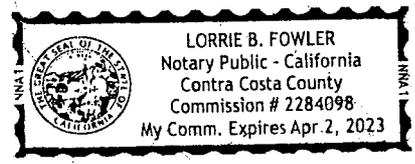


EXHIBIT 'A3'

All that certain real property situate in Section 24, Township 10 North, Range 10 East, Mount Diablo Meridian, County of El Dorado, State of California, being a portion of Parcel B as shown on that certain Parcel Map filed in Book 12, Page 81 of Parcel Maps in the Official Records of El Dorado County more particularly described as follows:

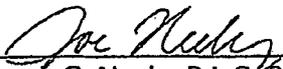
COMMENCING at the Northwest corner of said Parcel; thence along the northeasterly line of said Parcel South 47°44'31" East, 486.14 feet the TRUE POINT OF BEGINNING; thence along the northeasterly, easterly, and southeasterly lines of said Parcel the following four (4) courses: 1) South 47°44'31" East, 97.11 feet; 2) South 0°10'19" West, 105.40 feet; 3) South 79°14'11" West, 15.49 feet; 4) South 52°05'23" West, 108.35 feet; thence leaving said southeasterly line North 55°00'07" West, 545.47 feet to the beginning of a non-tangent curve concave southerly, said curve has a radius of 4,428.00 feet; thence easterly along said curve through a central angle of 0°19'54" an arc distance of 25.63 feet, said curve being subtended by a chord which bears South 84°12'46" East, 25.63 feet; thence South 84°02'49" East, 365.86 feet; thence South 47°44'31" East, 38.85 feet; thence South 84°02'49" East, 58.15 feet to the TRUE POINT OF BEGINNING. Containing 76,563 square feet (1.76 acres) more or less.

-End of Description-

See Exhibit 'B3' attached hereto and made a part hereof.

The Basis of Bearings of the above description is grid North and is identical to that shown on that certain Record of Survey filed in Book 31 of Surveys, page 143. Distances used in the above description are grid distances. Divide distances by 0.999855 to obtain ground level distances.

The purpose of the above description is to describe that portion of said parcel as a temporary easement for construction purposes.



Joseph C. Neely, P.L.S. 9026
Associate Land Surveyor
El Dorado County
Department of Transportation



Date: 10/24/19

EXHIBIT 'B3'

Situate in Section 24, T. 10 N., R. 10 E., M.D.M.
County of El Dorado, State of California



POINT OF COMMENCEMENT
NORTHWEST CORNER
PARCEL B, P.M. 12-81

R=4428.00'
L=25.63'
 $\Delta=0^{\circ} 19' 54''$
CH=S $84^{\circ} 12' 46''$ E
25.63'

EL DORADO TRAIL

TRUE POINT OF BEGINNING

S $47^{\circ} 44' 31''$ E 486.14' (TIE)

SECTION 24
SECTION 19

S $84^{\circ} 02' 49''$ E 365.86'

N $55^{\circ} 00' 07''$ W 545.47'

TEMPORARY CONSTRUCTION
EASEMENT
AREA=76,563 SQ. FT. \pm
1.76 ACRES \pm

PLACERVILLE MINI STORAGE, LLC
APN 327-270-18
PARCEL B P.M. 12-81

(L1) S $47^{\circ} 44' 31''$ E 97.11'

(L5) S $47^{\circ} 44' 31''$ E 38.85'

(L2) S $00^{\circ} 10' 19''$ W 105.40'

(L6) S $84^{\circ} 02' 49''$ E 58.15'

(L3) S $79^{\circ} 14' 11''$ W 15.49'

(L4) S $52^{\circ} 05' 23''$ W 108.35'



Grid North
Scale 1"=150'

**RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:**

County of El Dorado
Department of Transportation
Attn: ROW Unit
2850 Fairlane Ct.
Placerville, CA 95667

APN: Por. 327-270-018
Seller: Placerville Mini Storage, LLC
Project #: 72334 / 36105011

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the Grant of Temporary Construction Easement dated _____, 20____, from **PLACERVILLE MINI STORAGE, LLC, a California limited liability company,** 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.

APN: 327-270-018

Dated this _____ day of _____, 20____.

COUNTY OF EL DORADO

By: _____
Lori Parlin, Chair
Board of Supervisors

ATTEST:

Clerk of the Board of Supervisors

By: _____
Deputy Clerk