

Placer Title Company
Escrow No. 201-39426-13A5

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

County of El Dorado
Board of Supervisors
330 Fair Lane
Placerville, CA 95667
APN: 329-280-13

Project: Pleasant Valley Road (State Route 49)/
Patterson Drive Intersection Signalization Project



El Dorado, County Recorder
William Schultz Co Recorder Office
DOC- 2013-0043315-00

Acct 6-PLACER TITLE CO

Friday, AUG 16, 2013 14:32:29

Ttl Pd \$0.00 Rcpt # 0001547227

LJP/C1/1-7

TEMPORARY CONSTRUCTION EASEMENT

PCOS
FILED

TOWER ENERGY GROUP, A CALIFORNIA CORPORATION, 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 "A2" and "B2" 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 \$7,176.00 (SEVEN THOUSAND ONE HUNDRED SEVENTY-SIX DOLLARS EXACTLY) 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 A2 and depicted on the map in Exhibit B2 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 **Pleasant Valley Road (State Route 49)/Patterson Drive Intersection Signalization Project #73320 (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

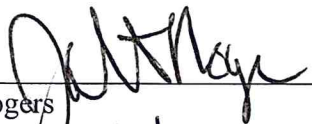
Completion of the Project. Included within this temporary construction easement is the right of ingress and egress of Grantee, its agents, employees, and contractors for warranty repairs and the correction of defects in the work within the first year following completion of construction. This right during 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 24 (Twenty-Four) months of construction, together with the one-year warranty period. In the event that construction of the Project is not completed within 24 (Twenty-Four) months of commencement of construction, Grantor shall be entitled to additional compensation as follows: For each month thereafter, the sum of \$299.00 (Two Hundred Ninety-nine dollars, exactly) monthly will be paid to the Grantor, until construction is completed.
- 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 so that the property is restored as nearly as possible to its original condition.

GRANTOR: TOWER ENERGY GROUP, A CALIFORNIA CORPORATION

By: 

 Twanna M. Rogers
~~President~~ Secretary

By: 

 John T. Rogers
~~Secretary~~ president

(A Notary Public Must Acknowledge All Signatures)

043315

CALIFORNIA ALL PURPOSE

ACKNOWLEDGMENT

State of California

County of Los Angeles

On May 28, 2013 before me, Kimberly Scioli, Notary Public,
(here insert name and title of the officer)

Personally appeared Twanna M. Rogers and
John T. Rogers,

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 Kimberly Scioli



(Seal)

Exhibit 'A2'

All that certain real property situate in the Southwest One-Quarter of Section 25, Township 10 North, Range 10 East, M.D.M., El Dorado County, State of California, being a portion of that particular property described in that certain document number 1998-0024912, official records said county and state more particularly described as follows:

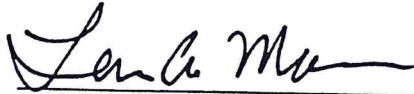
Beginning on the easterly line of said property from which the southeast corner thereof bears South 01° 54' 21" West 3.97 feet; thence from said POINT OF BEGINNING along a curve to the right having a radius of 766.24 feet through a central angle of 13° 41' 23" an arc length of 183.08 feet, said curve being subtended by a chord which bears North 58° 33' 46" West 182.64 feet; thence North 51° 43' 05" West 69.14 feet; thence North 36° 56' 44" West 10.82 feet to the beginning of a non-tangent curve to the right having a radius of 37.83 feet; thence along said curve through a central angle of 17° 28' 01" an arc length of 11.53 feet, said curve being subtended by a chord which bears North 32° 50' 17" West 11.49 feet to the beginning of a non-tangent curve to the right having a radius of 3440.00 feet; thence along said curve through a central angle of 00° 11' 01" an arc length of 11.02 feet, said curve being subtended by a chord which bears North 38° 48' 53" East 11.02 feet; thence South 36° 56' 44" East 23.50 feet; thence South 51° 43' 05" East 67.65 feet to the beginning of a curve to the left having a radius of 754.74 feet; thence along said curve through a central angle of 03° 40' 10" an arc length of 48.34 feet, said curve being subtended by a chord which bears South 53° 33' 10" East 48.33 feet; thence North 63° 30' 53" East 18.34 feet to the beginning of a non-tangent curve to the left having a radius of 738.74 feet; thence along said curve through a central angle of 04° 08' 24" an arc length of 53.38 feet, said curve being subtended by a chord which bears South 58° 08' 41" East 53.37 feet; thence South 29° 47' 07" West 17.52 feet; thence South 66° 05' 40" East 62.67 feet to said easterly line; thence South 01° 54' 21" West 14.99 feet to the POINT OF BEGINNING, containing 4098 square feet or 0.09 acres more or less. See Exhibit 'B2' attached hereto and made a part hereof.

END OF DESCRIPTION

The basis of bearing for this description is CCS Zone 2 NAD83 grid north. All distances shown are grid distances. Divide distances by 0.999860 to obtain ground distances.

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The purpose of this description is to describe that portion of said property for construction easement purposes.



Loren A. Massaro P.L.S. 8117

Dated: 11.09.2012

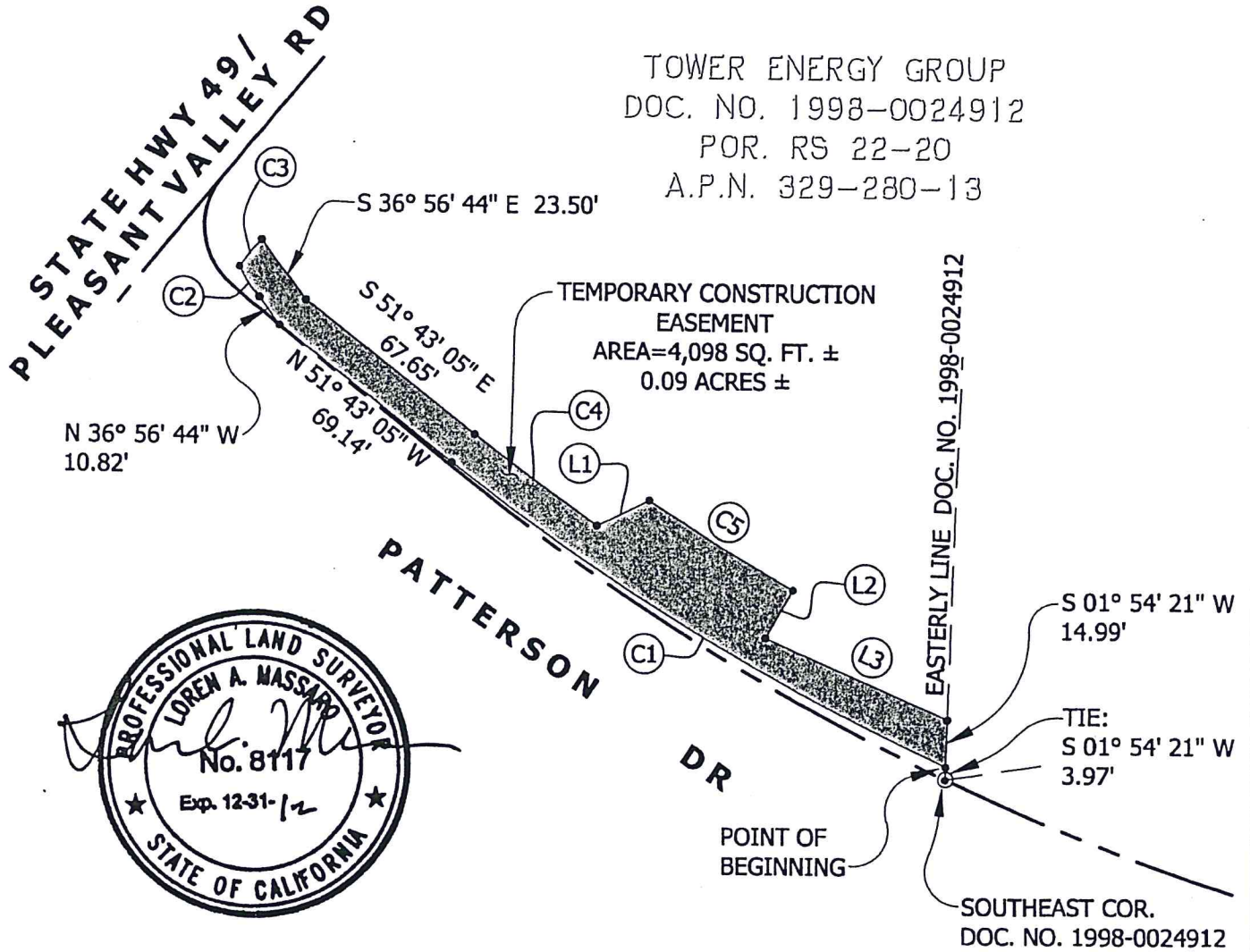


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EXHIBIT 'B2'

Situate in the Southwest One-Quarter of Section 25, T. 10 N., R. 10 E., M.D.M.
County of El Dorado, State of California

TOWER ENERGY GROUP
DOC. NO. 1998-0024912
POR. RS 22-20
A.P.N. 329-280-13



- (C1) R=766.24' Δ=13° 41' 23" L=183.08'
CH=N 58° 33' 46" W 182.64'
- (C2) R=37.83' Δ=17° 28' 01" L=11.53'
CH=N 32° 50' 17" W 11.49'
- (C3) R=3440.00' Δ=00° 11' 01" L=11.02'
CH=N 38° 48' 53" E 11.02'
- (C4) R=754.74' Δ=03° 40' 10" L=48.34'
CH=S 53° 33' 10" E 48.33'

- (L1) N 63° 30' 53" E 18.34'
- (C5) R=738.74' Δ=04° 08' 24" L=53.38'
CH=S 58° 08' 41" E 53.37'
- (L2) S 29° 47' 07" W 17.52'
- (L3) S 66° 05' 40" E 62.67'



Grid North
Scale 1"=50'

| CO. | RTE. | P.M. |
|-----|------|-------------|
| ED | 49 | 10.51/10.78 |

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RECORDING REQUESTED BY AND
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 May 28, 2013, from **TOWER ENERGY GROUP, A CALIFORNIA CORPORATION**, 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: 329-280-13

Dated this 21 day of May, 2013.

COUNTY OF EL DORADO

By: _____


Ron Briggs, Chair
Board of Supervisors

ATTEST:

James S. Mitrison

Clerk of the Board of Supervisors

By: _____


Deputy Clerk