

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:
County of El Dorado
Department of Transportation
Board of Supervisors
330 Fair Lane
Placerville, CA 95667
APN: 025-644-08
Project: Montgomery Estates
Erosion Control Project #95193

SPACE ABOVE THIS LINE FOR RECORDERS USE ONLY

TEMPORARY CONSTRUCTION EASEMENT

WILLIAM A. FRAME AND JULIE D. FRAME, TRUSTEES OF THE WILLIAM A. FRAME AND JULIE D. FRAME REVOCABLE TRUST DATED MAY10, 2001, 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 by reference is made a part hereof.

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

1. In consideration of \$1,550.00 (ONE-THOUSAND FIVE-HUNDRED FIFTY DOLLARS EXACTLY) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor does hereby Grant to Grantee a temporary construction easement 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 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 **Montgomery Estates Erosion Control Project #95193**. 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 \$63.70 (Sixty-three dollars and 70/100ths) 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.

GRANTOR: WILLIAM A. FRAME AND JULIE D. FRAME, TRUSTEES OF THE WILLIAM A. FRAME AND JULIE D. FRAME REVOCABLE TRUST DATED MAY10, 2001

Executed on: March 9, 2012

By: 
WILLIAM A. FRAME

By: 
JULIE D. FRAME

(A Notary Public must acknowledge all signatures)

Exhibit 'A'

All that certain real property situate in the Section 2, Township 12 North, Range 18 East, M.D.M., El Dorado County, State of California. Being a portion of Lot 193 of that particular Subdivision Map filed in book D of subdivisions at page 17, official records, said county and state, described as follows:

The northerly 10.00 feet of the southerly 15.00 feet of said Lot 193. Containing 1257 square feet more or less. See Exhibit 'B', attached hereto and made a part hereof.

-End of Description-

The purpose of this description is to describe that portion of said Lot 193 as a temporary easement for construction purposes.

Loren A. Massaro

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

02.23.2012

Date



Exhibit 'B'

A portion of Lot 193, Subdivision D-17
Situate in the Southwest One-Quarter of the Southeast One-Quarter of
Section 2, T. 12 N., R. 18 E., M.D.M.
County of El Dorado, State of California
Scale 1" = 30'

LOT 181
S.D. D-17

LOT 201
S.D. D-17

LOT 200
S.D. D-17

LOT 182
S.D. D-17

FRAME TRUST
A.P.N. 025-644-08
LOT 193
S.D. D-17

LOT 194
S.D. D-17



Temporary Construction Easement Area
624 sq. ft.±

10.00'

5.00'

LOT 183
S.D. D-17

LOT 192
S.D. D-17

TALBOT PLACE

ACKNOWLEDGMENT

State of California
County of El Dorado)

On March 9, 2012 before me, Jason M Andrews
(insert name and title of the officer)

personally appeared William and Julie Frame,
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  (Seal)



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 Deed dated _____, 2012, from **WILLIAM A. FRAME AND JULIE D. FRAME, TRUSTEES OF THE WILLIAM A. FRAME AND JULIE D. FRAME REVOCABLE TRUST DATED MAY 10, 2001** 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.

APN: 025-644-08

Dated this _____ day of _____, 2012

COUNTY OF EL DORADO

By: _____
Board of Supervisors Chair

ATTEST:

Suzanne Allen de Sanchez
Clerk of the Board of Supervisors

By: _____
Deputy Clerk