

EXHIBIT B

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

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

**APN 321-040-17-100  
CRAIG THIRKILDSEN / POLLY  
GASTALDI  
#73360 – Cold Springs Rd Realignment**

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**

**CRAIG THERKILDSEN AND POLLY GASTALDI, AS HUSBAND AND WIFE AS JOINT TENANTS**, 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 \$1,000.00 (One Thousand Dollars AND NO/100 Cents) 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 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 **Cold Springs Road Realignment Project, #73360 (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. No stockpiling or parking of vehicles or equipment are 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

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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 12 (Twelve) months of construction, together with the five-year warranty period. In the event that construction of the Project is not completed within 12 (Twelve) months of commencement of construction, Grantor shall be entitled to additional compensation as follows: For each month thereafter, the sum of \$ 2.50 (Two Dollars AND 50/100 Cents) 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.

County will use federal/state/local funds for the acquisition of the land rights for this Project. County has entered into a Master Agreement, Administering Agency – State Agreement for Federal Aid Projects, Agreement No. 03-5925R, effective February 14, 2007. County has agreed to comply with the terms and conditions of that Agreement, which include compliance with all Fair Employment Practices and with all Nondiscrimination Assurances as are contained in said Master Agreement

TO HAVE AND TO HOLD said lands and interests therein unto COUNTY OF EL DORADO and its successors forever, subject, however, to the covenant, conditions, restrictions and reservations herein contained as follows, which will remain in effect for the period during which the real property or structures are used for a purpose for which federal financial assistance is extended or for another purpose involving the provision of similar services or benefits and shall be binding on COUNTY OF EL DORADO, its successors and assigns.

COUNTY OF EL DORADO, does hereby covenant and agree as a covenant running with the land for itself, successors and assigns, that:

- (a) no person shall on the grounds of race, color, sex, national origin, religion, age or disability, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination with regard to any facility located wholly or in part on, over, or under such lands hereby conveyed; and
- (b) COUNTY OF EL DORADO shall use the lands and interests in land so conveyed, in compliance with all requirements imposed by or pursuant to Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, Part 21, Non-discrimination in federally-assisted programs of the Department of Transportation – Effectuation of Title VI of the Civil Rights Act of 1964, and as Regulations may be amended; and
- (c) in the event of breach of any of the above-mentioned nondiscrimination conditions, and only after determination that it is necessary in order to effectuate the purposes of Title VI of the Civil Rights Act of 1964, the U.S. Department of Transportation shall have a right to re-enter said lands and facilities on said land, and the above-



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described land and facilities shall thereon revert to and vest in and become the absolute property of the U.S. Department of Transportation and its assigns as such interest existed upon COUNTY OF EL DORADO's acquisition.

IN WITNESS WHEREOF, Grantor has herein subscribed its name on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

GRANTOR:            CRAIG THERKILDSEN AND POLLY GASTALDI,  
                         AS HUSBAND AND WIFE AS JOINT TENANTS

\_\_\_\_\_  
Craig Therkildsen

\_\_\_\_\_  
Polly Gastaldi

(All signatures must be acknowledged by a Notary Public)

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**Exhibit 'A'**

All that certain real property situate in Section 3, Township 10 North, Range 10 East, M.D.M., El Dorado County, State of California, being a portion of Parcel 3 of that certain Parcel Map filed in book 39 of Parcel Maps at page 127, official records said county and state more particularly described as follows:

Beginning on the easterly easement line of Cold Springs Road as said easement is shown on said parcel map, from which the most westerly point of said parcel bears South 84° 28' 59" West 51.15 feet; thence from said POINT OF BEGINNING leaving said easement line North 61° 13' 04" East 11.57 feet; thence South 59° 02' 53" East 41.11 feet; thence South 27° 35' 09" West 30.66 feet to said easement line and the beginning of a non-tangent curve to the left having a radius of 309.96 feet; thence along said easement line and said curve through a central angle of 09° 47' 40" an arc length of 52.99 feet, said curve being subtended by a chord which bears North 36° 07' 30" West 52.92 feet to the POINT OF BEGINNING, containing 893 square feet 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. All distances shown are grid distances. Divide distances by 0.999859 to obtain ground distances.

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



Loren A. Massaro      P.L.S. 8117  
Associate Land Surveyor  
Transportation Division  
El Dorado County

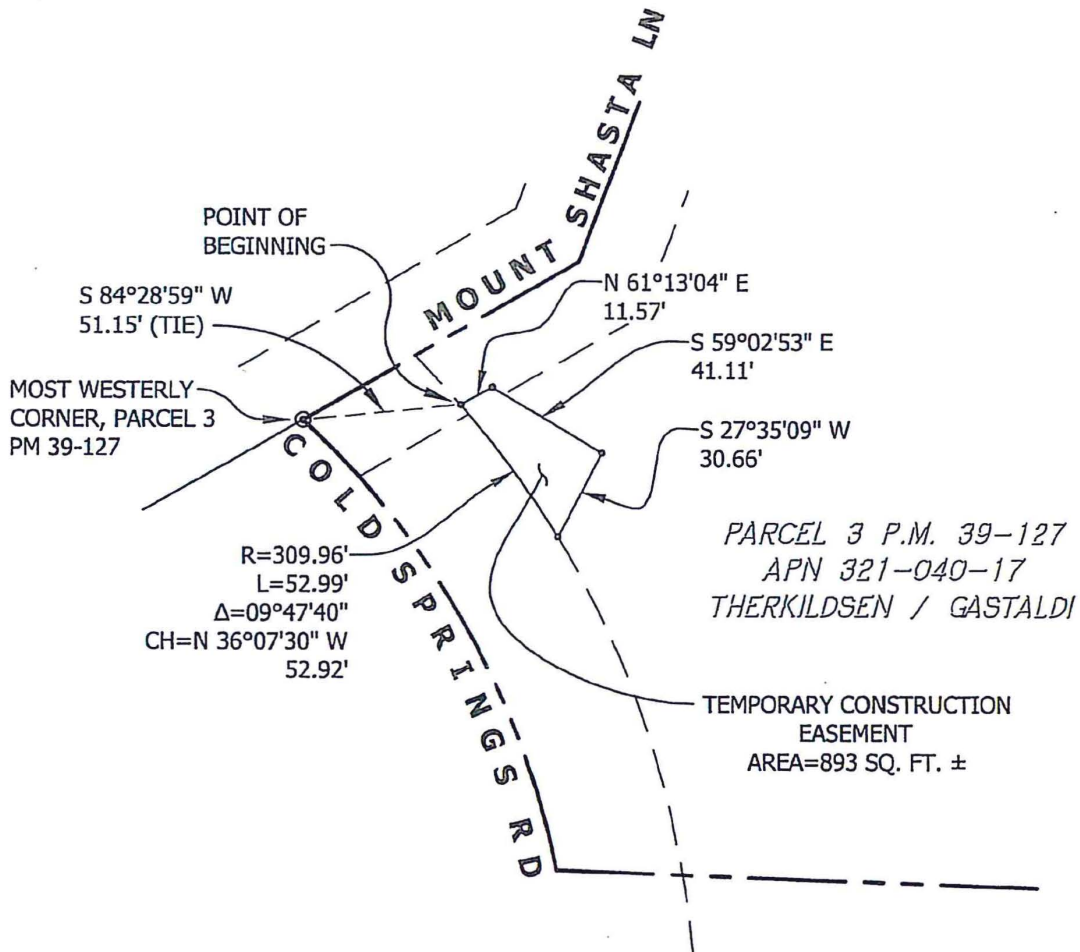
Dated: 06-28-2013



EXHIBIT B

EXHIBIT 'B'

Situate in Section 3, T. 10 N., R. 10 E., M.D.M.  
County of El Dorado, State of California



Grid North  
Scale 1"=50'

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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.
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described land and facilities shall thereon revert to and vest in and become the absolute property of the U.S. Department of Transportation and its assigns as such interest existed upon COUNTY OF EL DORADO's acquisition.

IN WITNESS WHEREOF, Grantor has herein subscribed its name on this 10<sup>th</sup> day of October, 2014.

GRANTOR: **CRAIG THERKILDSSEN AND POLLY GASTALDI,  
AS HUSBAND AND WIFE AS JOINT TENANTS**

  
\_\_\_\_\_  
Craig Therkildsen

  
\_\_\_\_\_  
Polly Gastaldi

**(All signatures must be acknowledged by a Notary Public)**



CALIFORNIA ALL PURPOSE

ACKNOWLEDGMENT

State of California

County of El Dorado

On 10/10/2014 before me, Vanessa M Cothran, notary public,  
(here insert name and title of the officer)

Personally appeared Craig Therkildsen and Polly Castaldi -  
\_\_\_\_\_

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 Vanessa M Cothran

(Seal)



## Exhibit 'A'

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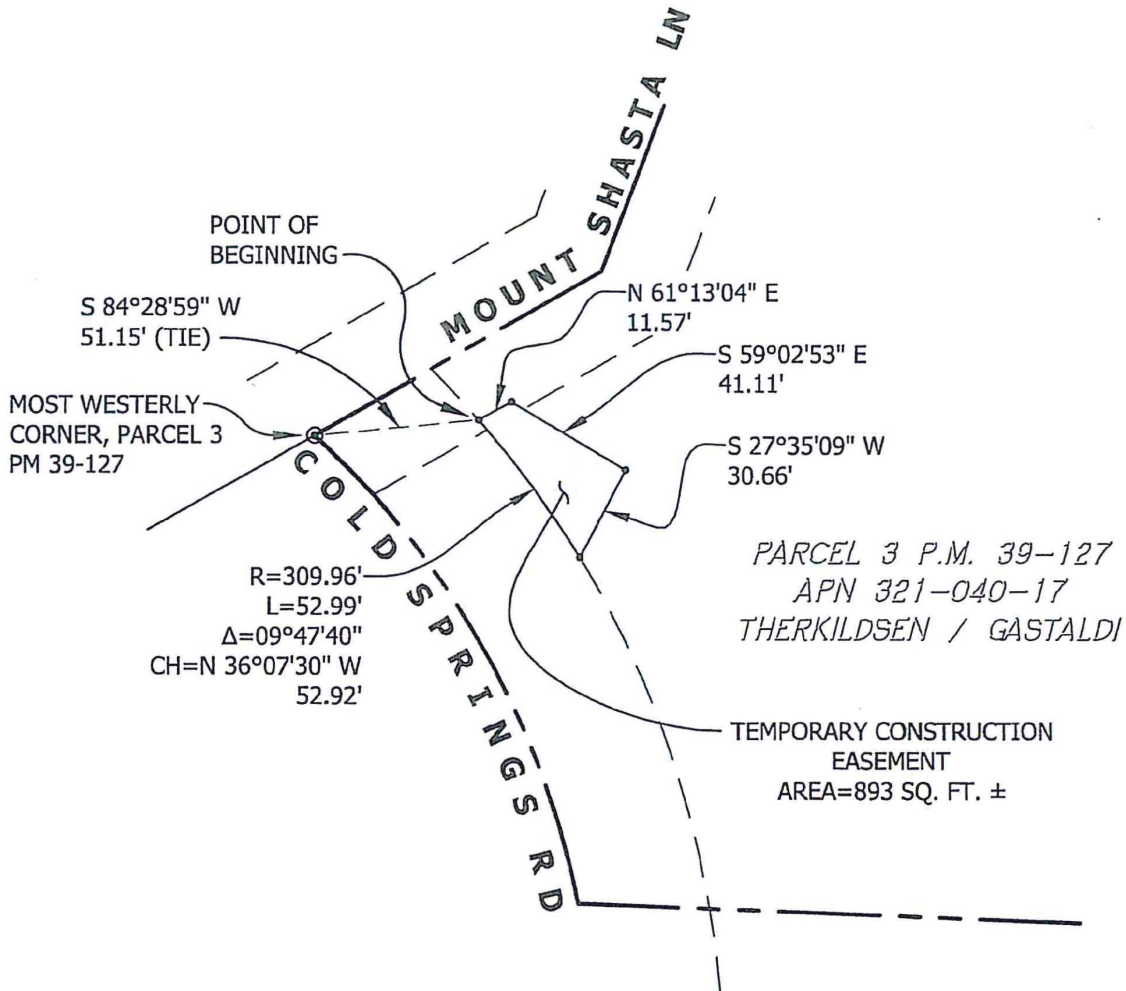
Loren A. Massaro      P.L.S. 8117  
Associate Land Surveyor  
Transportation Division  
El Dorado County

Dated: 06.28.2013



# EXHIBIT 'B'

Situate in Section 3, T. 10 N., R. 10 E., M.D.M.  
County of El Dorado, State of California



Grid North  
Scale 1"=50'



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

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

**THERKILDSEN / GASTALDI**  
**APN: 321-040-17-100**  
**#73360 Cold Springs Rd Realignment**

**CERTIFICATE OF ACCEPTANCE**

**This is to certify** that the interest in real property conveyed by the Temporary Construction Easement dated \_\_\_\_\_, 201\_\_\_\_, from **CRAIG THERKILDSEN AND POLLY GASTALDI, HUSBAND AND WIFE AS JOINT TENANTS**, 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: 321-040-17-100**

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**COUNTY OF EL DORADO**

By: \_\_\_\_\_  
\_\_\_\_\_, Chair  
Board of Supervisors

ATTEST:

Clerk of the Board of Supervisors

By: \_\_\_\_\_  
Deputy Clerk

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## SUMMARY OF FACTUAL DATA AND CONCLUSIONS

**Owner:** Craig Therkildsen and Polly Gastaldi,  
Husband and Wife as Joint Tenants

**Assessor's Parcel No(s).:** 321-040-17

**Location:** East side Cold Springs Road, southeast side  
Mount Shasta Lane (1311 Cold Springs  
Road), Placerville, California

**Legal Description:** Please See Title Report in Addenda

**Present Use:** Residential

**Highest and Best Use:** Residential

**Zoning:** RE-5 (Estate Residential, 5 Acre Min.)

**Site Size:** 6.02± Acres

**Interest Appraised:** Temporary Construction Easement

**Date of Value:** March 5, 2014

**Appraised Value:** \$50 (Nominal)  
(Portion to be Acquired)

## SALIENT FACTS & SUMMARY OF THE APPRAISAL REPORT (The appraisal report is the work under review)

### Project: El Dorado County – Cold Springs Road Realignment

Parcel: APN-321-040-17. **Dates of Review: Various – final March 12, 2014**

Address/Location: East side of Cold Springs Road – (1311 Cold Springs Road) Placerville, CA

Owner and years of ownership: Craig Therkildsen & Polly Gastaldi. Over 5 years.

Property Description: Improved with an SFR

Size: 6.02 acres

Shape: Irregular – see maps

Topography: Rolling foothill land

Access/frontage: Cold Springs Road & Mount Shasta Lane

Flood zone: X – see appraisal page 26.

Environmental assessment: -

Utilities: all public to the subject property.

Encumbrances: various easements – any effects of easements reflected in the valuation

Zoning/General plan: Zoning – RE-5 estate residential – 5 acre minimum. Gen plan –

Residential.

Existing use: SFR

Highest and best: As vacant - residential site. As improved – existing SFR. See appraisal pages 28-29 for further detail.

Land & Improvement acquisitions: Partial acquisition – TCE only

Fee – None

Easements:

TCE 893 sf @ \$0.42/sf @ 8% return for 1 year \$30.00

See appraisal pages 30-34 for detail regarding valuations.

Remainder: 6.02 acres subject to existing easements & new easement..

Improvements:

Total on the property: 1578 sf SFR – not affected by the project. Trees & fencing.

In take: Portion of fencing – see CCW below.

Damages: None

Benefits: None

Construction Contract Work: Contractor to replace any fencing affected by the project. See appraisal page 34.

Total estimated value: \$30.00 rounded \$50.00 (Nominal)

Date of value: March 5, 2014

### **Comments, assumptions & attachments.**

The appraisers utilized 4 comparable land sales to value the subject at \$0.42/sf (Site value \$110,000.00)

The sales ranged in prices between \$0.39/sf and \$0.52/sf.

This Salient Facts & Summary of the appraisal report was prepared as a result of my application of the attached scope of work. I am satisfied with the quality, completeness, accuracy, relevance, appropriateness and reasonableness of the appraisal report and conclusions as set forth in this salient facts & summary statement.