

MEMORANDUM

Date: July 9, 2019
To: Board of Directors
From: Improvements Committee Staff
Subject: Consider Adoption of District Resolution R2019-06 Approving Three Quitclaim Deeds to Cosumnes Riverland, LLC Concerning Easements, Accepting Three Grants of Easement from Cosumnes River Land, LLC and Accepting Grant of Easement from Murieta Club Properties, LLC

RECOMMENDED ACTION

Adopt District Resolution R2019-06 Approving Three Quitclaim Deeds to Cosumnes Riverland, LLC Concerning Easements, Accepting Three Grants of Easement from Cosumnes River Land, LLC and Accepting Grant of Easement from Murieta Club Properties, LLC.

BACKGROUND

The attached resolution accepts water line and recycled water line easement rights for the purposes of using, maintaining, repairing, inspecting, etc. Quitclaim Deed of Water Easement through lots 12, 14, and 15 (Attachment A); Quitclaim Deed of Recycled Water Easement on Lot 14 (Attachment B); Quitclaim Deed of Water Easement on Lot 12 (Attachment C); Water Easement on Lots 7,8,12,13,14 (Attachment D); and Water Line Easement for Lot 12 and 14 (Attachment E) from Cosumnes River Land, LLC, to Rancho Murieta Community Services District (District); Recycled Water Easement on Lot 17 (Attachment F); Recycled Water Easement for Extension North of Highway 16 (Attachment G) copies of which are attached.

The easements have been reviewed and approved for form by District General Counsel.



COASTLAND

CIVIL ENGINEERING - CONSTRUCTION MANAGEMENT - BUILDING DEPARTMENT SERVICES

Date: June 28, 2019 updated July 17, 2019

To: Mark Martin, General Manager, Rancho Murieta CSD

From: Laurie Loaiza, Coastland Civil Engineering

cc: Paul Siebensohn, Director of Field Operations, Rancho Murieta CSD
Dane Schilling, Coastland Civil Engineering

Subject: Water and Recycled Water Easements – Murieta Gardens and Prop 84 Improvements

The easements (and quitclaim of easements) summarized below are required either as part of the ongoing Recycled Water main extensions or to match the current approved Water Line alignments approved as part of the Murieta Gardens infrastructure plans. The District will have Easement rights for the purposes of digging, constructing, reconstructing, repairing and forever maintaining the water and recycled water lines.

As District Engineer, Coastland has completed review of the easements and recommends adoption.

Items submitted for recordation:

1. Quitclaim of water easement through lot 12, 14, & 15. A sketch of the portion being quitclaimed is included for reference.
Reason: This is an existing water line that will be removed and relocated as part of Murieta Gardens Infrastructure plans.
2. Quitclaim deed of a Recycle Water Easement on Lot 14 with a copy of the recorded easement.
Reason: Recycled Water Line location no longer matches this easement and is replaced with Item 4 below
3. Quitclaim deed of a Water Easement on Lot 12 with a copy of the recorded easement
Reason: Water Line location no longer matches easement and is replaced with Item 7 below
4. 15 ft wide Recycle Water Easement Lot 7, 8, 12, 13, 14 (Lonepine Dr –Legacy Ln, Utility A)
Reason: Easement now matches current alignment, and it replaces Quitclaim item 2.
5. 15 ft wide Water Line Easement for Lots 12 and 14 (Water line from Hwy 16 to Utility A).
Reason: Easement now matches current alignment, and it replaces Quitclaim item 3.
6. 15 ft wide Recycle Water Easement Lot 17 (Self Storage Parcel along Murieta Drive) (for plans 6-in Recycle Water Line 7383 Murieta Dr)
Reason: Easement needed for 6" Recycled Water alignment along Murieta Drive (Prop 84 Project 3). Note that easement is unsigned and approval is conditioned on approval from the involved owner.
7. 15 ft wide Recycle Water Easement – (For Plans 12-inch Rec Water Line Extension North of Hwy 16)
Reason: Easement needed for 12" Recycled Water extension (Prop 84 Project 1b).

Santa Rosa
1400 Neotomas Avenue
Santa Rosa, CA 95403

Auburn
11641 Blocker Drive, Ste 170
Auburn, CA 95603
www.coastlandcivil.com

RESOLUTION NO. R2019-06

**A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE RANCHO MURIETA COMMUNITY SERVICES DISTRICT
APPROVING THREE QUITCLAIM DEEDS TO COSUMNES RIVER LAND, LLC CONCERNING EASEMENTS,
ACCEPTING THREE GRANTS OF EASEMENT FROM COSUMNES RIVER LAND, LLC, AND ACCEPTING
GRANT OF EASEMENT FROM MURIETA CLUB PROPERTIES, LLC**

BE IT RESOLVED by the Board of Directors of the Rancho Murieta Community Services District that the District approves the following Quitclaim Deeds to Cosumnes River Land, LLC abandoning certain easements, and accepts the Grants of Easement from Cosumnes River Land, LLC and Grant of Easement from Murieta Club Properties, LLC, copies of which are attached:

- Quitclaim Deed to Cosumnes River Land, LLC concerning water line easement on Murieta Gardens Shopping Center Subdivision Lots 12, 14, & 15.
 - Quitclaim Deed to Cosumnes River Land, LLC concerning recycled water line easement on Murieta Gardens Shopping Center subdivision Lot 14
 - Quitclaim deed to Cosumnes River Land, LLC concerning water line easement on Murieta Gardens Shopping Center subdivision Lot 12
 - Grant of Easement from Cosumnes River Land, LLC for recycled water line easement on Murieta Gardens Shopping Center Subdivision Lots 7, 8, 12, 13 & 14
 - Grant of Easement from Cosumnes River Land, LLC for water line easement on Murieta Gardens Shopping Center Subdivision Lots 12 & 14
 - Grant of Easement from Cosumnes River Land, LLC for recycled water line on Murieta Gardens Shopping Center subdivision Lot 17
 - Grant of Easement from Murieta Club Properties, LLC for recycled water line easement on APN 073-0190-109
- (collectively the "Conveyance Documents")

The Board of Directors approves and accepts the Conveyance Documents on behalf of the District, authorizes and consents to the delivery of the Quitclaim Deeds, authorizes and consents to the recordation of the Grants of Easement, and authorizes and directs the District Secretary to record the Grants of Easement with the Sacramento County Recorder's Office.

PASSED AND ADOPTED this 17th day of July 2019 by the following vote:

Ayes:

Noes:

Abstain:

Absent:

Les Clark, President of the Board
Rancho Murieta Community Services District

Attest:

Suzanne Lindenfeld
District Secretary

DRAFT

RECORDING REQUESTED BY:
Rancho Murieta Community
Services District
15160 Jackson Road
Rancho Murieta, California 95683

AND WHEN RECORDED MAIL TO:
Rancho Murieta Community
Services District
15160 Jackson Road
Rancho Murieta, California 95683

Portion APN 073-0890-012

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

QUITCLAIM DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

RANCHO MURIETA COMMUNITY SERVICES DISTRICT, a local government agency

Hereby quitclaim(s) to Cosumnes River Land, LLC, a Delaware limited liability company, the following described easement in the County of Sacramento, State of California:

All rights, title, and interest in that certain "Grant of Easement – Water Pipeline" as recorded on November 18, 2016, in Book 20161118, Page 0002, Official Records of Sacramento County, California, as shown over Lot 12 of that certain map entitled "Amended Subdivision No. 06-0514, Murieta Gardens Shopping Center", filed December 18, 2015 in Book 388 of Maps, at Page 01, said County Records.

Dated this _____ day of _____, 2019

By:
Title:

By:
Title:

ACKNOWLEDGMENT BY NOTARY PUBLIC
[Cal. Civ. Code § 1189]

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 ___)

On _____, 20__, before me, _____, a notary public, personally appeared _____, 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:
Rancho Murieta Community
Services District
15160 Jackson Road
Rancho Murieta, California 95683

AND WHEN RECORDED MAIL TO:
Rancho Murieta Community
Services District
15160 Jackson Road
Rancho Murieta, California 95683

Portion APN 073-0890-014

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

QUITCLAIM DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

RANCHO MURIETA COMMUNITY SERVICES DISTRICT, a local government agency

Hereby quitclaim(s) to Cosumnes River Land, LLC, a Delaware limited liability company, the following described easement in the County of Sacramento, State of California:

All rights, title, and interest in that certain "Grant of Easement – Reclaimed Water Line Easement" as recorded on November 18, 2016, in Book 20161118, Page 0003, Official Records of Sacramento County, California, as shown over Lot 14 of that certain map entitled "Amended Subdivision No. 06-0514, Murieta Gardens Shopping Center", filed December 18, 2015 in Book 388 of Maps, at Page 01, said County Records.

Dated this _____ day of _____, 2019

By:
Title:

By:
Title:

ACKNOWLEDGMENT BY NOTARY PUBLIC
[Cal. Civ. Code § 1189]

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 ___)

On _____, 20__, before me, _____, a notary public, personally appeared _____, 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:
Rancho Murieta Community
Services District
15160 Jackson Road
Rancho Murieta, California 95683

AND WHEN RECORDED MAIL TO:
Rancho Murieta Community
Services District
15160 Jackson Road
Rancho Murieta, California 95683

Portion APN 073-0890-012, 014, 015

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

QUITCLAIM DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

RANCHO MURIETA COMMUNITY SERVICES DISTRICT, a local government agency

Hereby quitclaim(s) to Cosumnes River Land, LLC, a Delaware limited liability company, the following described easement in the County of Sacramento, State of California:

All rights, title, and interest in that portion of that certain "Waterline Easement, Corporation Grant Deed" as recorded on December 18, 1987, in Book 871218, Page 0394, Official Records of Sacramento County, California, as shown over Lot 12, Lot 14, and Lot 15 of that certain map entitled "Amended Subdivision No. 06-0514, Murieta Gardens Shopping Center", filed December 18, 2015 in Book 388 of Maps, at Page 01, said County Records.

Dated this _____ day of _____, 2019

By:
Title:

By:
Title:

ACKNOWLEDGMENT BY NOTARY PUBLIC
[Cal. Civ. Code § 1189]

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.

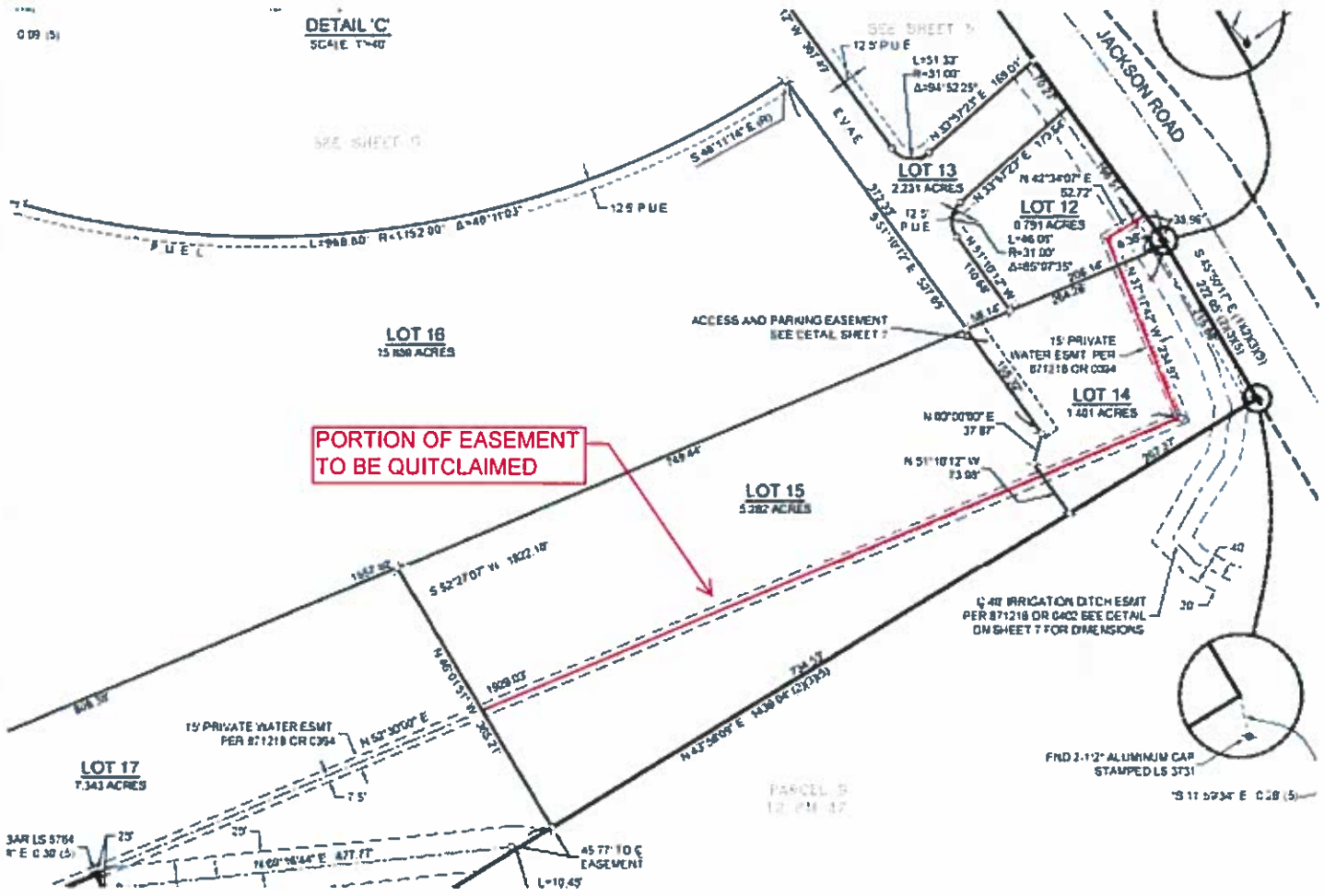
State of California)
County of ___)

On _____, 20__, before me, _____, a notary public, personally appeared _____, 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)



DETAIL 'C'
SCALE 1"=40'

SEE SHEET 'D'

LOT 16
15.830 ACRES

PORTION OF EASEMENT
TO BE QUITCLAIMED

LOT 15
5.282 ACRES

LOT 17
7.343 ACRES

QUITCLAIM EXHIBIT - WL
EASEMENT 871218 OR 0394

FRD 3.1"2" ALUMINUM CAP
STAMPED LS 3731

S 11° 59' 34" E C 28 (5)

RESOLUTION NO. R2016-12

**A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE RANCHO MURIETA COMMUNITY SERVICES DISTRICT
GRANTING EASEMENT**

BE IT RESOLVED by the Board of Directors of the Rancho Murieta Community Services District that the District approve the Grant of Easement, Water Pipeline (Attachment A) and a Grant of Easement, Recycled Water Line Easement (Attachment B), from Cosumnes River Land, LLC, to Rancho Murieta Community Services District (District), copies of which are attached.


PASSED AND ADOPTED this 19th day of October, 2016 by the following vote:

Ayes: Pasek, Ferraro, Graf, Martel, Pecotich
Noes: None
Absent: None
Abstain: None



Gerald Pasek, President of the Board
Rancho Murieta Community Services District

Attest:



Suzanne Lindenfeld
District Secretary

RECORDING REQUESTED BY:
Rancho Murieta Community
Services District
15160 Jackson Road
Rancho Murieta, California 95683

AND WHEN RECORDED MAIL TO:
Rancho Murieta Community
Services District
15160 Jackson Road
Rancho Murieta, California 95683

Portion APN 073-0890-014

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

QUITCLAIM DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

RANCHO MURIETA COMMUNITY SERVICES DISTRICT, a local government agency

Hereby quitclaim(s) to Cosumnes River Land, LLC, a Delaware limited liability company, the following described easement in the County of Sacramento, State of California:

All rights, title, and interest in that certain "Grant of Easement – Reclaimed Water Line Easement" as recorded on November 18, 2016, in Book 20161118, Page 0003, Official Records of Sacramento County, California, as shown over Lot 14 of that certain map entitled "Amended Subdivision No. 06-0514, Murieta Gardens Shopping Center", filed December 18, 2015 in Book 388 of Maps, at Page 01, said County Records.

Dated this _____ day of _____, 2019

By:
Title:

By:
Title:

ACKNOWLEDGMENT BY NOTARY PUBLIC
[Cal. Civ. Code § 1189]

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 ____)

On _____, 20__, before me, _____, a notary public, personally appeared _____, 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)



Sacramento County Recorder
 Donna Allred, Clerk/Recorder
 BOOK **20161118** PAGE **0003**

Friday, NOV 18, 2016 8:03:32 AM
 Ttl Pd \$0.00 Rcpt # 0009330588

RJD/19/1-6

Recording requested by, and
 when recorded return to:

Rancho Murieta Community Services District
 P.O. Box 1050
 15160 Jackson Road
 Rancho Murieta, CA 95683

Portion APN 073-0890-014

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT OF EASEMENT
Recycled Water Line Easement

Conveyance to government agency -- exempt from recording fees (Government Code sections 6103 & 27383) and documentary transfer tax (Revenue and Taxation Code section 11922).

COSUMNES RIVER LAND, LLC, a Delaware Limited Liability Company ("Grantor"), the owner of that certain real property ("Property") located in the unincorporated area of the County of Sacramento, State of California, which is known as County Assessor's Parcel No.073-0890-014, as shown in Exhibit B, grants to Rancho Murieta Community Services District, a local government agency ("District"), a permanent and non-exclusive easement in gross (the "Easement") over, across and under a strip of the Property as described on the attached Exhibit A and as shown on the attached Exhibit B for the survey, design, installation, construction, excavation, use, operation, maintenance, repair, inspection, expansion, improvement, modification, removal, relocation and replacement of a recycled water line and related valves, fittings, equipment, facilities and appurtenances; together with the following rights: (a) to reasonable ingress to, and egress from, the Easement over and across Grantor's lands for such purposes; (b) to temporarily use Grantor's lands contiguous to the Easement as may be necessary during construction-related activities; (c) to trim, cut down, clear away or remove any trees, brush, roots, other vegetation or other obstructions on the Easement that now or in the future may obstruct or interfere with the use of the Easement or access to the Easement area or pose a hazard to District equipment, facilities, employees or contractors; (d) to use gates on the Property in fences that may cross the Easement or that restrict access to the Easement; and (e) to mark the location of underground utilities by suitable markers set and maintained on the land surface above the utility line.

This Easement shall be subject to the following terms and conditions:

1. District shall have the right to use the Easement at any time without prior notice to Grantor as may be necessary or convenient for the purposes and rights described above. The Easement rights may be exercised by District and any of its employees, officers and authorized agents and contractors.

2. Grantor shall not disturb or tamper with any pipeline, valve, fitting, equipment, facility or appurtenance that District may construct or install within the Easement area. Grantor shall not construct any building, structure, or fence, conduct any excavation, grading, drilling, tree planting or other ground-surface alteration, or install any

other pipelines or underground utilities on or within the Easement area without the prior written consent of District, which consent shall not be withheld unreasonably.

3. Grantor shall not grant to any third party any easement over, under, upon, across or through the Easement area that would interfere with District's use of its Easement.

4. Grantor shall furnish District with keys to all gates that would otherwise restrict District's access to or within the Easement area.

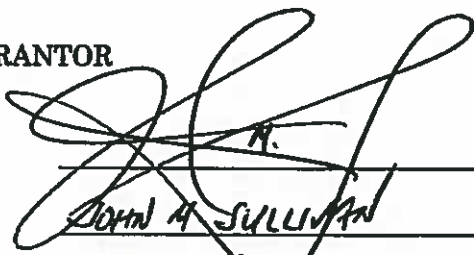
5. The Easement shall run with the Property and bind, and inure to the benefit of, the successors in interest of Grantor and successors in interest and assigns of District.

6. District shall indemnify, defend, protect and hold harmless Grantor, and its officers, employees and agents, from and against any and all liability, claims, damages, expenses, and costs to the extent caused by a negligent act, error or omission, willful misconduct or violation of law of or by District or its officer, employee or authorized agent or contractor in the exercise of rights granted to District by the Easement, except any loss or damage caused by Grantor's sole negligence, gross negligence, active negligence or willful misconduct.

7. Except for the Easement rights granted to District, Grantor shall continue to have the full use, occupancy and enjoyment of the Property.

Dated: OCT 26, 2016

GRANTOR



John A. Sullivan [name]

MANAGER [title, if applicable]

COSUMES RIVER (AND), LLC

ALL SIGNATURES MUST BE NOTARIZED

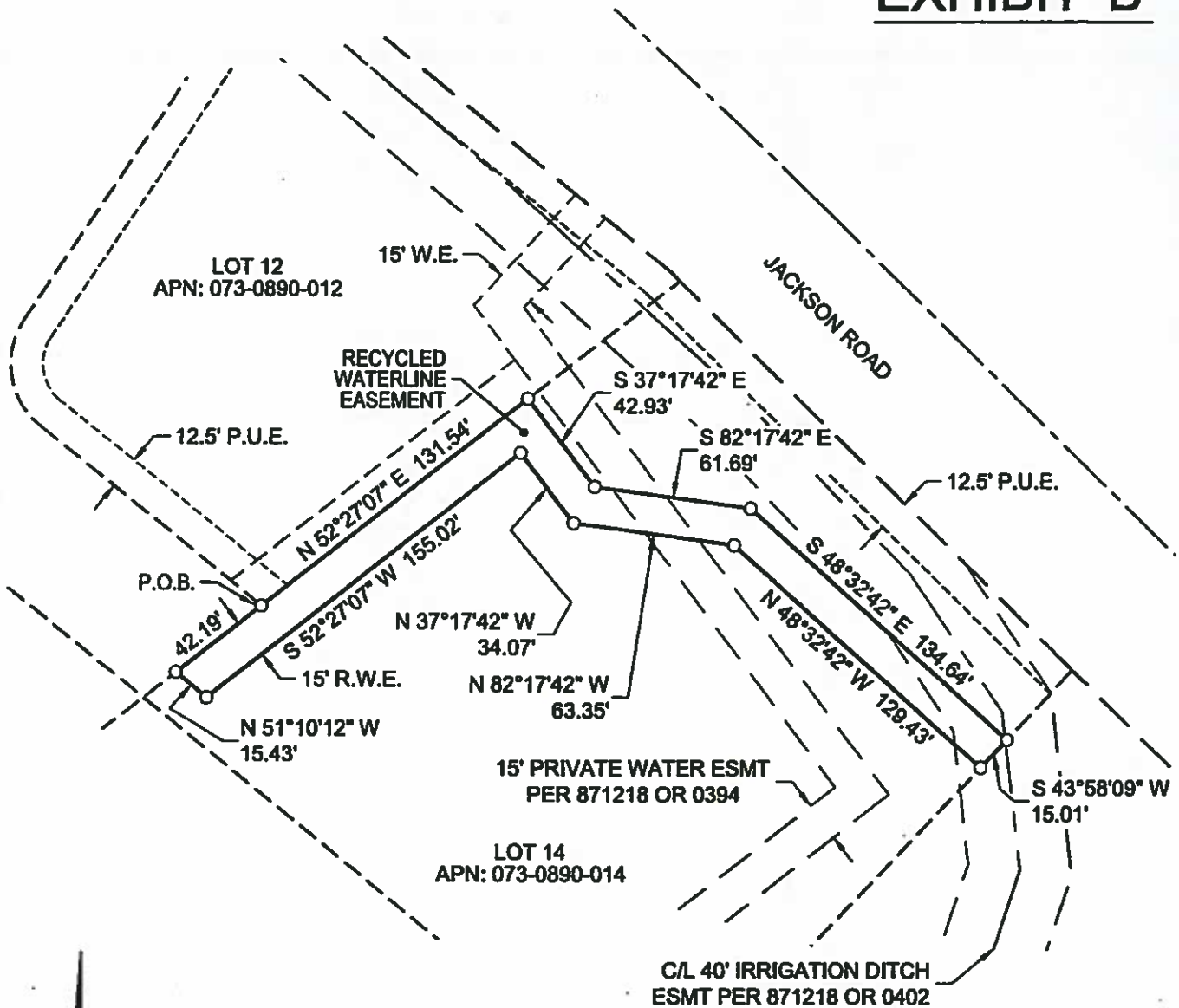
EXHIBIT 'A'
RECYCLED WATERLINE EASEMENT
MURIETA GARDENS SHOPPING CENTER

A 15.00 foot wide Recycled Waterline easement over and across a portion of Lot 14 of that certain map entitled "Amended Subdivision No. 06-0514, Murieta Gardens Shopping Center", filed December 18, 2015 in Book 388 of Maps, at Page 01, Sacramento County Official Records. Situated in the County of Sacramento, State of California and being more particularly described as follows:

Beginning at the most southerly corner of Lot 12 of said Map, thence along the northwest boundary of said Lot 14, North $52^{\circ}27'07''$ East, 131.54 feet; thence leaving said boundary South $37^{\circ}17'42''$ East, 42.93 feet; thence South $82^{\circ}17'42''$ East, 61.69 feet; thence South $48^{\circ}32'42''$ East, 134.64 feet to a point on the southeast boundary of said Lot 14; thence along said boundary, South $43^{\circ}58'09''$ West, 15.01 feet; thence leaving said boundary, North $48^{\circ}32'42''$ West, 129.43 feet; thence North $82^{\circ}17'42''$ West, 63.35 feet; thence North $37^{\circ}17'42''$ West, 34.07 feet to a point lying 15.00 foot southeasterly at right angles from the northwesterly boundary of said Lot 14; thence along a line parallel with said boundary, South $52^{\circ}27'07''$ West, 155.02 feet; thence leaving said parallel line, North $51^{\circ}10'12''$ West, 15.43 feet to the northwest boundary of said Lot 14; thence along said boundary, North $52^{\circ}27'07''$ East, 42.19 feet to the **Point of Beginning**.

End of Description.

EXHIBIT 'B'



LEGEND

- P.O.B. POINT OF BEGINNING
- W.E. WATERLINE EASEMENT
- R.W.E. RECYCLED WATERLINE EASEMENT
- OR OFFICIAL RECORD



IBW BAKER-WILLIAMS ENGINEERING GROUP
 Engineering / Surveying / Land Planning / Entitlement Processing / GPS Services
 8020 Rutland Drive, Suite 19 - Carmichael CA 95608
 (916) 331-4336 - fax (916) 331-4439 - info@bwengr.com

SCALE: 1"=60'
 JOB #: 11-01-001
 DATE: MAR., 2016

RECYCLED WATERLINE EASEMENT
 RANCHO MURIETA
 073-0890-014
 SACRAMENTO COUNTY, CALIFORNIA

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

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.

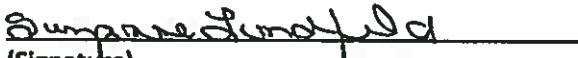
State of California)
) SS
County of Sacramento)

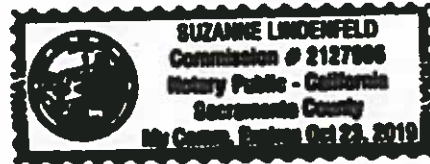
On October 26, 2016, before me, Suzanne Lindenfeld, Notary Public, personally appeared John M. Sullivan, who proved to me on the basis of satisfactory evidence to be the person(s) whose name is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their 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.

(Seal)


(Signature)



RESOLUTION NO. R2016-12

**A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE RANCHO MURIETA COMMUNITY SERVICES DISTRICT
GRANTING EASEMENT**

BE IT RESOLVED by the Board of Directors of the Rancho Murieta Community Services District that the District approve the Grant of Easement, Water Pipeline (Attachment A) and a Grant of Easement, Recycled Water Line Easement (Attachment B), from Cosumnes River Land, LLC, to Rancho Murieta Community Services District (District), copies of which are attached.


PASSED AND ADOPTED this 19th day of October, 2016 by the following vote:

Ayes: Pasek, Ferraro, Graf, Martel, Pecotich
Noes: None
Absent: None
Abstain: None



Gerald Pasek, President of the Board
Rancho Murieta Community Services District

Attest:


Suzanne Lindenfeld
District Secretary

RECORDING REQUESTED BY:
Rancho Murieta Community
Services District
15160 Jackson Road
Rancho Murieta, California 95683

AND WHEN RECORDED MAIL TO:
Rancho Murieta Community
Services District
15160 Jackson Road
Rancho Murieta, California 95683

Portion APN 073-0890-012

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

QUITCLAIM DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

RANCHO MURIETA COMMUNITY SERVICES DISTRICT, a local government agency

Hereby quitclaim(s) to Cosumnes River Land, LLC, a Delaware limited liability company, the following described easement in the County of Sacramento, State of California:

All rights, title, and interest in that certain "Grant of Easement – Water Pipeline" as recorded on November 18, 2016, in Book 20161118, Page 0002, Official Records of Sacramento County, California, as shown over Lot 12 of that certain map entitled "Amended Subdivision No. 06-0514, Murieta Gardens Shopping Center", filed December 18, 2015 in Book 388 of Maps, at Page 01, said County Records.

Dated this _____ day of _____, 2019

By:
Title:

By:
Title:

ACKNOWLEDGMENT BY NOTARY PUBLIC
[Cal. Civ. Code § 1189]

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 ___)

On _____, 20__, before me, _____, a notary public, personally appeared _____, 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)



Sacramento County Recorder
 Donna Allred, Clerk/Recorder
 BOOK 20161118 PAGE 0002

Friday, NOV 18, 2016 8:03:32 AM
 Ttl Pd \$0.00 Rcpt # 0000330587

RJD/19/1-6

Recording requested by, and
 when recorded return to:

Rancho Murieta Community Services District
 P.O. Box 1050
 15160 Jackson Road
 Rancho Murieta, CA 95683

Portion Sac. Co. APN 073-0890-012

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**GRANT OF EASEMENT
 [Water Pipeline]**

Conveyance to government agency -- exempt from recording fees (Government Code sections 6103 & 27383) and documentary transfer tax (Revenue and Taxation Code section 11922).

COSUMNES RIVER LAND, LLC, a Delaware limited liability company ("Grantor"), the owner of that certain real property ("Property") located in the unincorporated area of the County of Sacramento, State of California, which is known as Sacramento County Assessor's Parcel No. 073-0890-012, as shown on the attached Exhibit B, grants to Rancho Murieta Community Services District, a local government agency ("District"), a permanent and non-exclusive easement in gross (the "Easement") over, across and under a strip of the Property as described on the attached Exhibit A and as shown on the attached Exhibit B for the survey, design, installation, construction, excavation, use, operation, maintenance, repair, inspection, expansion, improvement, modification, removal, relocation and replacement of water pipelines and related valves, fittings, equipment, facilities and appurtenances; together with the following rights: (a) to reasonable ingress to, and egress from, the Easement over and across Grantor's lands for such purposes; (b) to temporarily use Grantor's lands contiguous to the Easement as may be necessary during construction-related activities; (c) to trim, cut down, clear away or remove any trees, brush, roots, other vegetation or other obstructions on the Easement that now or in the future may obstruct or interfere with the use of the Easement or access to the Easement area or pose a hazard to District equipment, facilities, employees or contractors; (d) to use gates on the Property in fences that may cross the Easement or that restrict access to the Easement; and (e) to mark the location of underground utilities by suitable markers set and maintained on the land surface above the utility line.

This Easement shall be subject to the following terms and conditions:

1. District shall have the right to use the Easement at any time without prior notice to Grantor as may be necessary or convenient for the purposes and rights described above. The Easement rights may be exercised by District and any of its employees, officers and authorized agents and contractors.

2. Grantor shall not disturb or tamper with any pipeline, valve, fitting, equipment, facility or appurtenance that District may construct or install within the Easement area. Grantor shall not construct any building, structure, or fence, conduct any excavation, grading, drilling, tree planting or other ground-surface alteration, or install any

other pipelines or underground utilities on or within the Easement area without the prior written consent of District, which consent shall not be withheld unreasonably.

3. Grantor shall not grant to any third party any easement over, under, upon, across or through the Easement area that would interfere with District's use of its Easement.

4. Grantor shall furnish District with keys to all gates that would otherwise restrict District's access to or within the Easement area.

5. The Easement shall run with the Property and bind, and inure to the benefit of, the successors in interest of Grantor and successors in interest and assigns of District.

6. District shall indemnify, defend, protect and hold harmless Grantor, and its officers, employees and agents, from and against any and all liability, claims, damages, expenses, and costs to the extent caused by a negligent act, error or omission, willful misconduct or violation of law of or by District or its officer, employee or authorized agent or contractor in the exercise of rights granted to District by the Easement, except any loss or damage caused by Grantor's sole negligence, gross negligence, active negligence or willful misconduct.

7. Except for the Easement rights granted to District, Grantor shall continue to have the full use, occupancy and enjoyment of the Property.

Dated: OCT 26, 2016

GRANTOR
M.
JOHN M. SULLIVAN [name]
MANAGER [title]
BUSINESS RIVER LAND, LLC

ALL SIGNATURES MUST BE NOTARIZED

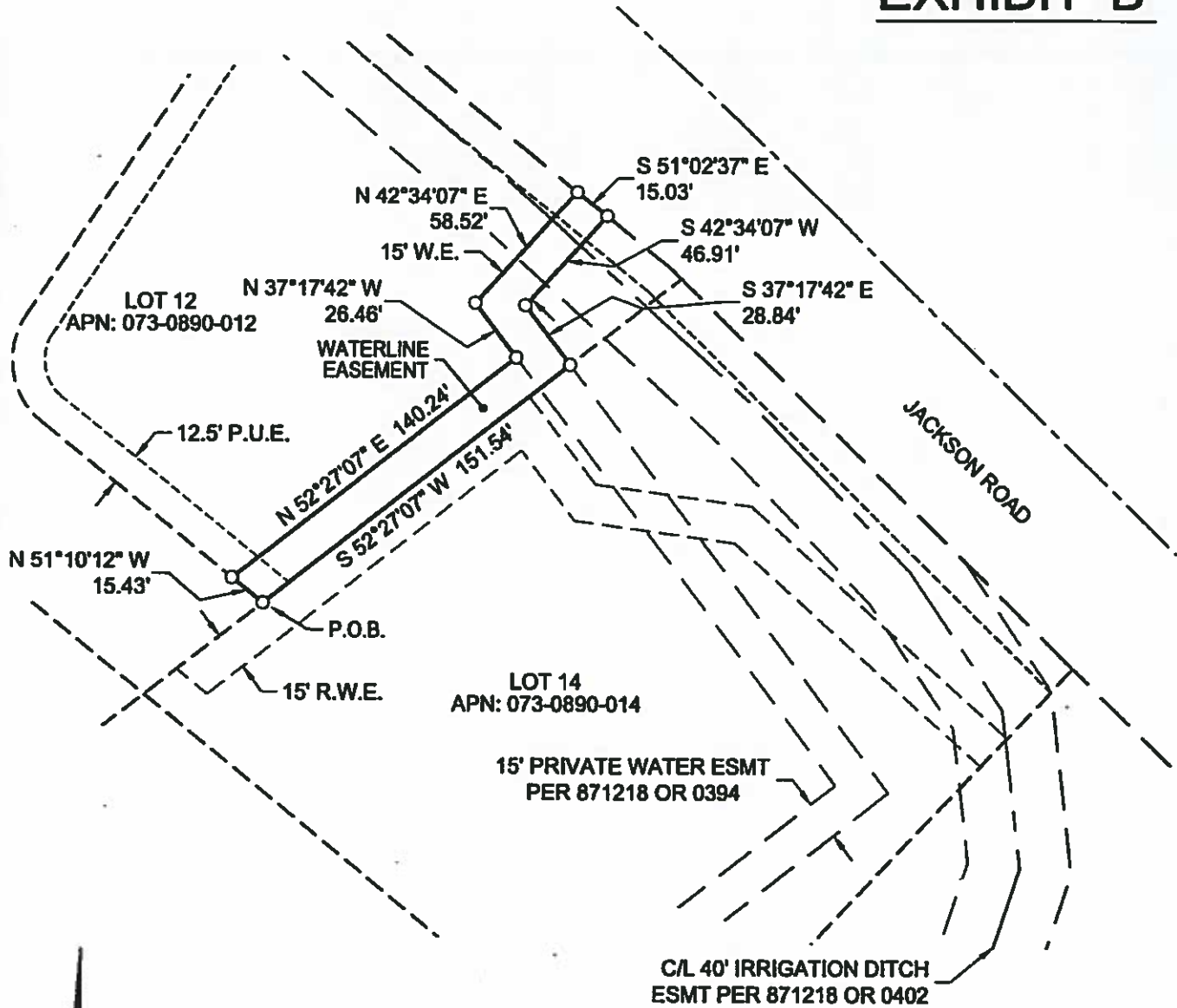
EXHIBIT 'A'
WATERLINE EASEMENT
MURIETA GARDENS SHOPPING CENTER

A 15.00 foot wide Waterline easement over and across a portion of Lot 12 of that certain map entitled "Amended Subdivision No. 06-0514, Murieta Gardens Shopping Center", filed December 18, 2015 in Book 388 of Maps, at Page 01, Sacramento County Official Records. Situated in the County of Sacramento, State of California and being more particularly described as follows:

Beginning at the most southerly corner of said Lot 12, thence along the southwest boundary of said Lot, North 51°10'12" West, 15.43 feet; thence leaving said boundary along a line that is parallel and 15.00 foot northwest, at right angles, of the Southeast boundary of said Lot 12, North 52°27'07" East, 140.24 feet; thence leaving said parallel line, North 37°17'42" West, 26.46 feet; thence North 42°34'07" East, 58.52 feet to the Northeast boundary of said Lot; thence along last said boundary, South 51°02'37" East, 15.03 feet; thence leaving said boundary, South 42°34'07" West, 46.91 feet; thence South 37°17'42" East, 28.84 feet to the southeast boundary of said Lot; thence along said boundary, South 52°27'07" West, 151.54 feet to the Point of Beginning.

End of Description.

EXHIBIT 'B'



LEGEND

- P.O.B. POINT OF BEGINNING
- W.E. WATERLINE EASEMENT
- R.W.E. RECYCLED WATERLINE EASEMENT
- OR OFFICIAL RECORD



EDW BAKER-WILLIAMS ENGINEERING GROUP
 Engineering / Surveying / Land Planning / Easement Processing / GPS Services
 6520 Rockwood Drive, Suite 10 - Carmichael CA 95628
 (916) 331-4330 - fax (916) 331-4430 - edw@bakwill.com

SCALE: 1"=60'
 JOB #: 11-01-001
 DATE: MAR., 2016

WATERLINE EASEMENT
RANCHO MURIETA
 APN: 073-0890-012
 SACRAMENTO COUNTY, CALIFORNIA

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

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)
) SS
County of Sacramento)

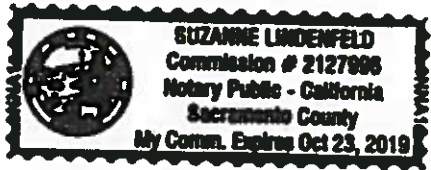
On October 26, 2016, before me, Suzanne Lindenfeld, Notary Public, personally appeared John M. Sullivan, who proved to me on the basis of satisfactory evidence to be the person(s) whose name is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their 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.

(Seal)

Suzanne Lindenfeld
(Signature)



RESOLUTION NO. R2016-12

**A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE RANCHO MURIETA COMMUNITY SERVICES DISTRICT
GRANTING EASEMENT**

BE IT RESOLVED by the Board of Directors of the Rancho Murieta Community Services District that the District approve the Grant of Easement, Water Pipeline (Attachment A) and a Grant of Easement, Recycled Water Line Easement (Attachment B), from Cosumnes River Land, LLC, to Rancho Murieta Community Services District (District), copies of which are attached.

PASSED AND ADOPTED this 19th day of October, 2016 by the following vote:

Ayes: Pasek, Ferraro, Graf, Martel, Pecotich
Noes: None
Absent: None
Abstain: None



Gerald Pasek, President of the Board
Rancho Murieta Community Services District

Attest:



Suzanne Lindenfeld
District Secretary

Recording requested by, and
when recorded return to:

Rancho Murieta Community Services District
P.O. Box 1050
15160 Jackson Road
Rancho Murieta, CA 95683

Portion APN 073-0890-007,012,013,014,025,027 SPACE ABOVE THIS LINE FOR RECORDER'S USE
Portion APN 073-0460-004

GRANT OF EASEMENT
Recycled Water Line Easement

Conveyance to government agency -- exempt from recording fees (Government Code sections 6103 & 27383) and documentary transfer tax (Revenue and Taxation Code section 11922).

COSUMNES RIVER LAND, LLC, a Delaware Limited Liability Company ("Grantor"), the owner of that certain real property ("Property") located in the unincorporated area of the County of Sacramento, State of California, which is known as County Assessor's Parcel No., 073-0890-007,012,013,014,025,027 and 073-0460-004 as shown in Exhibit B, grants to Rancho Murieta Community Services District, a local government agency ("District"), a permanent and non-exclusive easement in gross (the "Easement") over, across and under a strip of the Property as described on the attached Exhibit A and as shown on the attached Exhibit B for the survey, design, installation, construction, excavation, use, operation, maintenance, repair, inspection, expansion, improvement, modification, removal, relocation and replacement of a recycled water line and related valves, fittings, equipment, facilities and appurtenances; together with the following rights: (a) to reasonable ingress to, and egress from, the Easement over and across Grantor's lands for such purposes; (b) to temporarily use Grantor's lands contiguous to the Easement as may be necessary during construction-related activities; (c) to trim, cut down, clear away or remove any trees, brush, roots, other vegetation or other obstructions on the Easement that now or in the future may obstruct or interfere with the use of the Easement or access to the Easement area or pose a hazard to District equipment, facilities, employees or contractors; (d) to use gates on the Property in fences that may cross the Easement or that restrict access to the Easement; and (e) to mark the location of underground utilities by suitable markers set and maintained on the land surface above the utility line.

This Easement shall be subject to the following terms and conditions:

1. District shall have the right to use the Easement at any time without prior notice to Grantor as may be necessary or convenient for the purposes and rights described above. The Easement rights may be exercised by District and any of its employees, officers and authorized agents and contractors.

2. Grantor shall not disturb or tamper with any pipeline, valve, fitting, equipment, facility or appurtenance that District may construct or install within the Easement area. Grantor shall not construct any building, structure, or fence, conduct any excavation, grading, drilling, tree planting or other ground-surface alteration, or install any

other pipelines or underground utilities on or within the Easement area without the prior written consent of District, which consent shall not be withheld unreasonably.

3. Grantor shall not grant to any third party any easement over, under, upon, across or through the Easement area that would interfere with District's use of its Easement.

4. Grantor shall furnish District with keys to all gates that would otherwise restrict District's access to or within the Easement area.

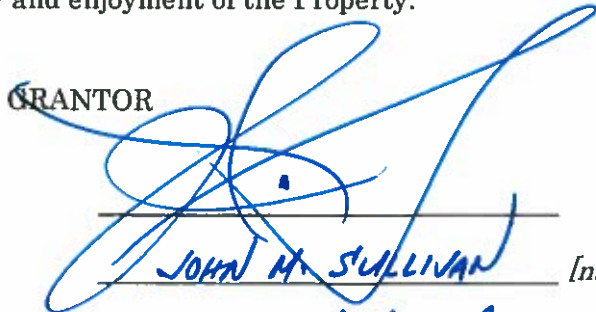
5. The Easement shall run with the Property and bind, and inure to the benefit of, the successors in interest of Grantor and successors in interest and assigns of District.

6. District shall indemnify, defend, protect and hold harmless Grantor, and its officers, employees and agents, from and against any and all liability, claims, damages, expenses, and costs to the extent caused by a negligent act, error or omission, willful misconduct or violation of law of or by District or its officer, employee or authorized agent or contractor in the exercise of rights granted to District by the Easement, except any loss or damage caused by Grantor's sole negligence, gross negligence, active negligence or willful misconduct.

7. Except for the Easement rights granted to District, Grantor shall continue to have the full use, occupancy and enjoyment of the Property.

Dated: _____, 20__

GRANTOR



JOHN M. SULLIVAN [name]

MANAGER [title, if applicable]

COSUMES RIVER LAND, LLC

ALL SIGNATURES MUST BE NOTARIZED

ACKNOWLEDGMENT BY NOTARY PUBLIC
[Cal. Civ. Code § 1189]

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 Sacramento

On June 21, 2019, before me, Josh Bruno, a notary public, personally appeared John M. Sullivan, 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 *Josh Bruno* (Seal)



EXHIBIT 'A'
RECYCLED WATERLINE EASEMENT
RANCHO MURIETA

Easement No. 1

A 15.00 foot wide Recycled Waterline easement over, across, and under a portion of Lot 7, Lot 12, Lot 13, and Lot 14 as shown on that certain map entitled "Amended Subdivision No. 06-0514, Murieta Gardens Shopping Center", filed December 18, 2015 in Book 388 of Maps, at Page 01, Sacramento County Official Records. Situated in the County of Sacramento, State of California. The centerline of which being more particularly described as follows:

Commencing at the East corner of said Lot 14. Thence leaving said corner along the north boundary of said Lot 14, North 45°50'17" West, 7.50 feet and the true **Point of Beginning**; thence leaving said north line along a line parallel with and distant 7.50' northwest of the east line of said Lot 14 and said centerline, South 43°8'09" West, 45.05 feet; thence North 48°32'42" West, 124.53 feet; thence North 82°17'42" West, 62.52 feet; thence North 37°17'42" West, 43.50 feet to a line lying 2.50 foot southeast and parallel to the boundary line common to said Lot 12 and Lot 14; thence along said parallel line, South 52°27'07" West, 157.89 feet, thence North 51°10'12" West, 438.54 feet to a point hereinafter referred to as Point "A"; thence, North 51°10'12" West, 186.51 feet; thence to the left along the arc of a 217.50 foot radius, tangent curve, concave to the southwest, having a central angle of 13°23'52", and an arc length of 50.86 feet; thence North 87°04'04" West, 19.39 feet; thence North 64°34'04" West, 12.03 feet to a point on northwest boundary of said Lot 7 and the **Point of Termination**.

The sidelines of said easement to be lengthened or shortened to terminate on the northwest boundary of said Lot 7 and the southeast boundary of said Lot 14.

Easement No. 2

A 15.00 foot wide Recycled Waterline easement over, across, and under a portion of Lot 7, Lot 8, Lot 13, Murieta Drive and Lone Pines Drive as shown on that certain map entitled "Amended Subdivision No. 06-0514, Murieta Gardens Shopping Center", filed December 18, 2015 in Book 388 of Maps, at Page 01, Sacramento County Official Records. Situated in the County of Sacramento, State of California. The centerline of which being more particularly described as follows:

Beginning at said Point "A", thence along said centerline, to the right, along the arc of a non-tangent 1,093.00 foot radius curve, concave to the northwest, having a radial bearing of South 49°13'58" East, a central angle of 24°48'09", and an arc length of 473.14 feet; thence South 88°26'47" West, 7.78 feet; thence to the right, along the arc of a 1,090.00 foot radius non-tangent curve, concave to the north, having a radial bearing of South 24°03'13" East, a central angle of 24°03'03", and an arc length of 457.54 feet; thence North 89°59'49" East, 265.32 feet; thence North 00°00'57" West, 102.01 feet; thence North 89°57'39" West, 9.86 feet; thence North 68°27'39" West, 48.50 feet to the **Point of Termination**.

End of Description.


7/9/19



HIGHWAY 16 (JACKSON ROAD)

P.O.C. EAST COR
LOT 14 388 BM 1
SHEET 1 OF 5

EXHIBIT 'B'

LOT 11
388 BM 1

LOT 13
388 BM 1

LOT 12
388 BM 1

LOT 14
388 BM 1

RESULTANT PARCEL 1
20160121 1107
LOT 15
388 BM 1

MURIETA GARDENS SHOPPING CENTER
388 BM 1

LOT 15
388 BM 1

SEE SHEET 2

N 51°10'12" W 438.54'

15.0' R.W.E.

12.5' P.U.E.
388 BM 1

S 52°27'07" W 157.89'

C/L EASEMENT 1

2.5'

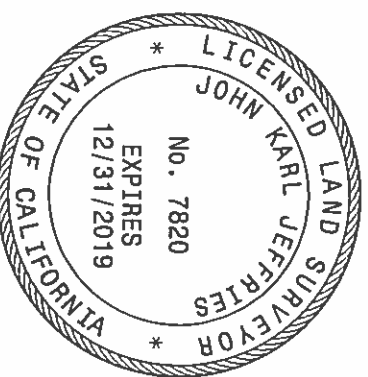
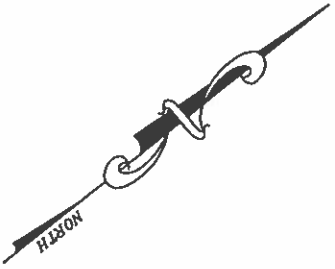
N 37°17'42" W
43.50'

N 82°17'42" W
62.52'

P.O.B. EASEMENT 1
N 48°32'42" W 124.53'

12.5' P.U.E.
388 BM 1

N 45°50'17" W
7.50'
S 43°58'09" W
45.05'



- John Karl Jeffries*
7/4/19
- LEGEND
- P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT
 - P.O.T. POINT OF TERMINATION
 - BM BOOK OF MAPS
 - P.U.E. PUBLIC UTILITY EASEMENT
 - R.W.E. RECYCLED WATER EASEMENT



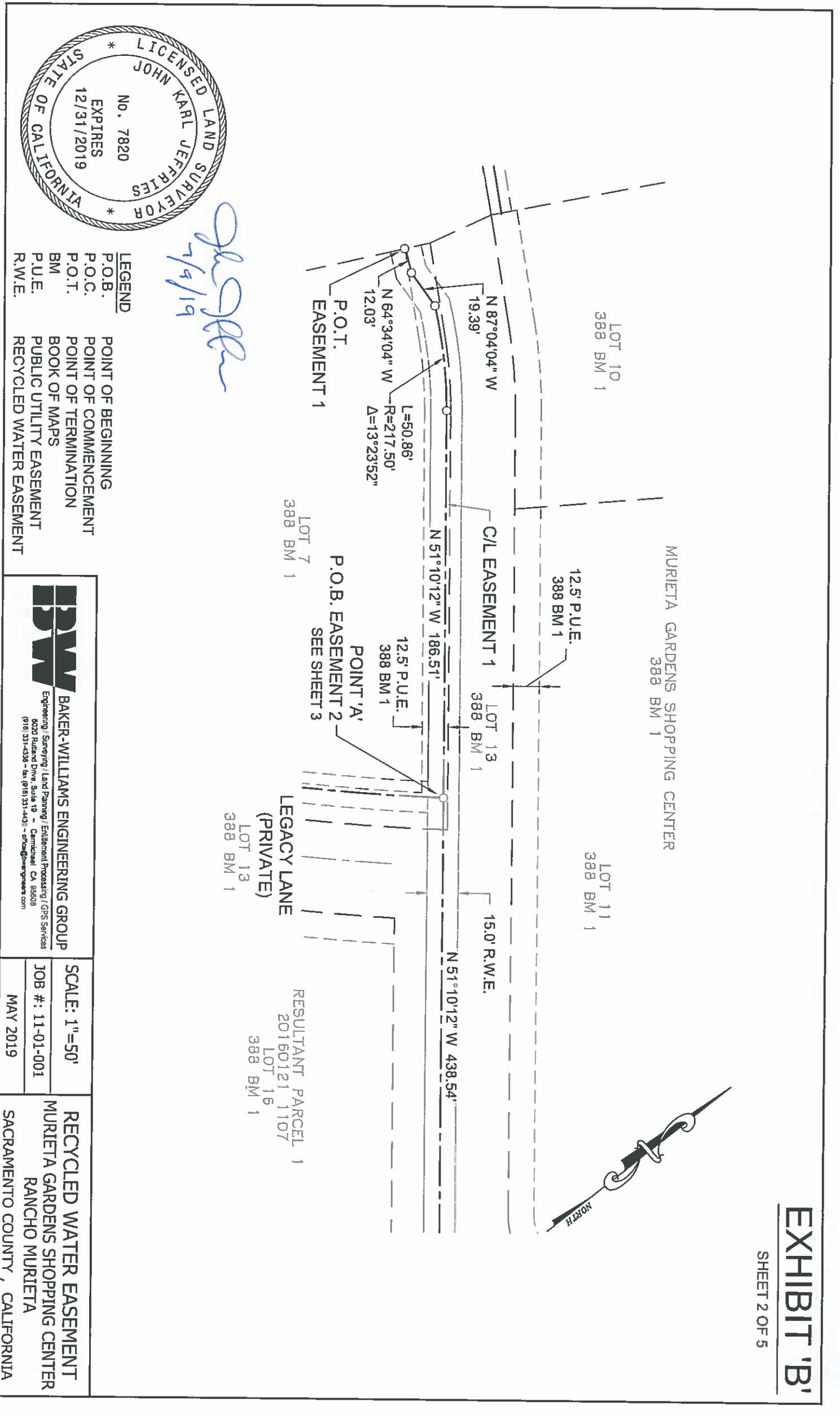
BAKER-WILLIAMS ENGINEERING GROUP
Engineering / Surveying / Land Planning / Eminent Domain Processing / GPS Services
6020 Rutland Drive, Suite 19 - Carmichael, CA 95608
(916) 331-4338 - Fax (916) 331-4430 - info@bakerwilliams.com

SCALE: 1"=50'
JOB #: 11-01-001
DATE: May, 2019

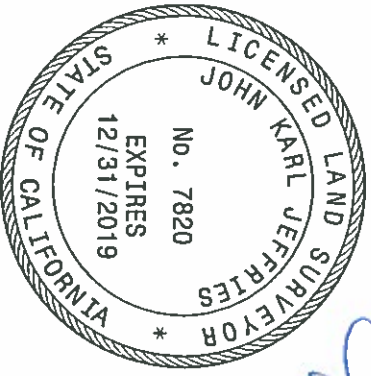
RECYCLED WATER EASEMENT
MURIETA GARDENS SHOPPING CENTER
RANCHO MURIETA
SACRAMENTO COUNTY, CALIFORNIA

EXHIBIT 'B'

SHEET 2 OF 5



John Karl Jeffries
7/9/19



- LEGEND**
- P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT
 - P.O.T. POINT OF TERMINATION
 - BM BOOK OF MAPS
 - P.U.E. PUBLIC UTILITY EASEMENT
 - R.W.E. RECYCLED WATER EASEMENT

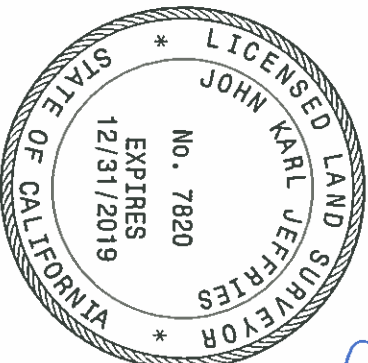
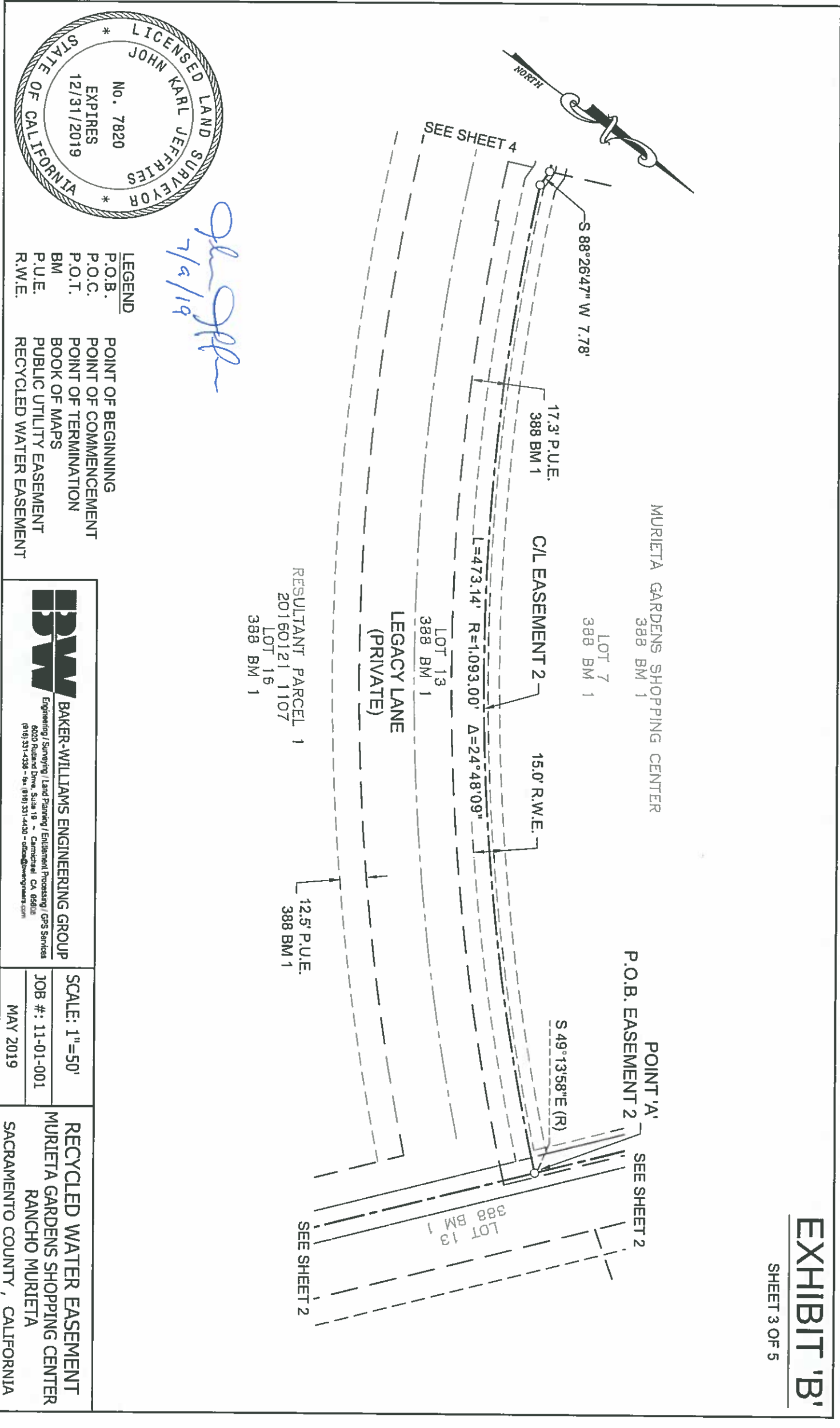
BW BAKER-WILLIAMS ENGINEERING GROUP
Engineering / Surveying / Land Planning / Eminent Domain Processing / GPS Services
4020 Rutland Drive, Suite 100 - Camarillo, CA 93688
(805) 331-4336 - Fax: (805) 331-4431 - info@bakerwilliams.com

SCALE: 1"=50'
JOB #: 11-01-001
MAY 2019

RECYCLED WATER EASEMENT
MURIETA GARDENS SHOPPING CENTER
RANCHO MURIETA
SACRAMENTO COUNTY, CALIFORNIA

EXHIBIT 'B'

SHEET 3 OF 5



John Karl Jeffries
7/9/19

- LEGEND**
- P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT
 - P.O.T. POINT OF TERMINATION
 - BM BOOK OF MAPS
 - P.U.E. PUBLIC UTILITY EASEMENT
 - R.W.E. RECYCLED WATER EASEMENT

RESULTANT PARCEL 1
20160121 1107
LOT 15
388 BM 1

12.5' P.U.E.
388 BM 1

LOT 13
388 BM 1
LEGACY LANE
(PRIVATE)

LOT 7
388 BM 1

MURIETA GARDENS SHOPPING CENTER
388 BM 1

POINT 'A'
P.O.B. EASEMENT 2

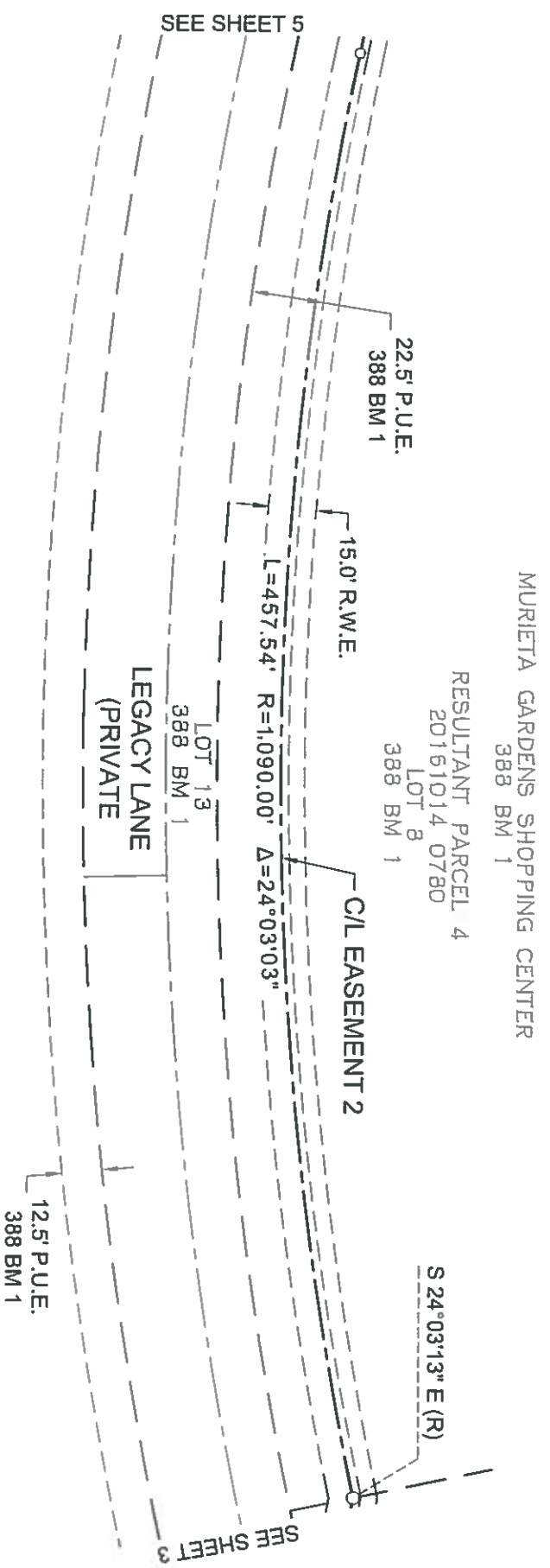
BW BAKER-WILLIAMS ENGINEERING GROUP
Engineering / Surveying / Land Planning / Equipment Processing / GPS Services
6020 Rutland Drive, Suite 19 - Camarillo, CA 93608
(916) 331-4238 - Fax: (916) 331-4430 - info@bakermw.com

SCALE: 1"=50'
JOB #: 11-01-001
MAY 2019

RECYCLED WATER EASEMENT
MURIETA GARDENS SHOPPING CENTER
RANCHO MURIETA
SACRAMENTO COUNTY, CALIFORNIA

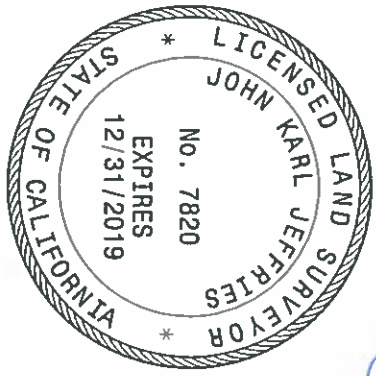
EXHIBIT 'B'

SHEET 4 OF 5



RESULTANT PARCEL 1
 20160121 1107
 LOT 15
 388 BM 1

JK
 2/9/19



LEGEND

P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.O.T.	POINT OF TERMINATION
BM	BOOK OF MAPS
P.U.E.	PUBLIC UTILITY EASEMENT
R.W.E.	RECYCLED WATER EASEMENT

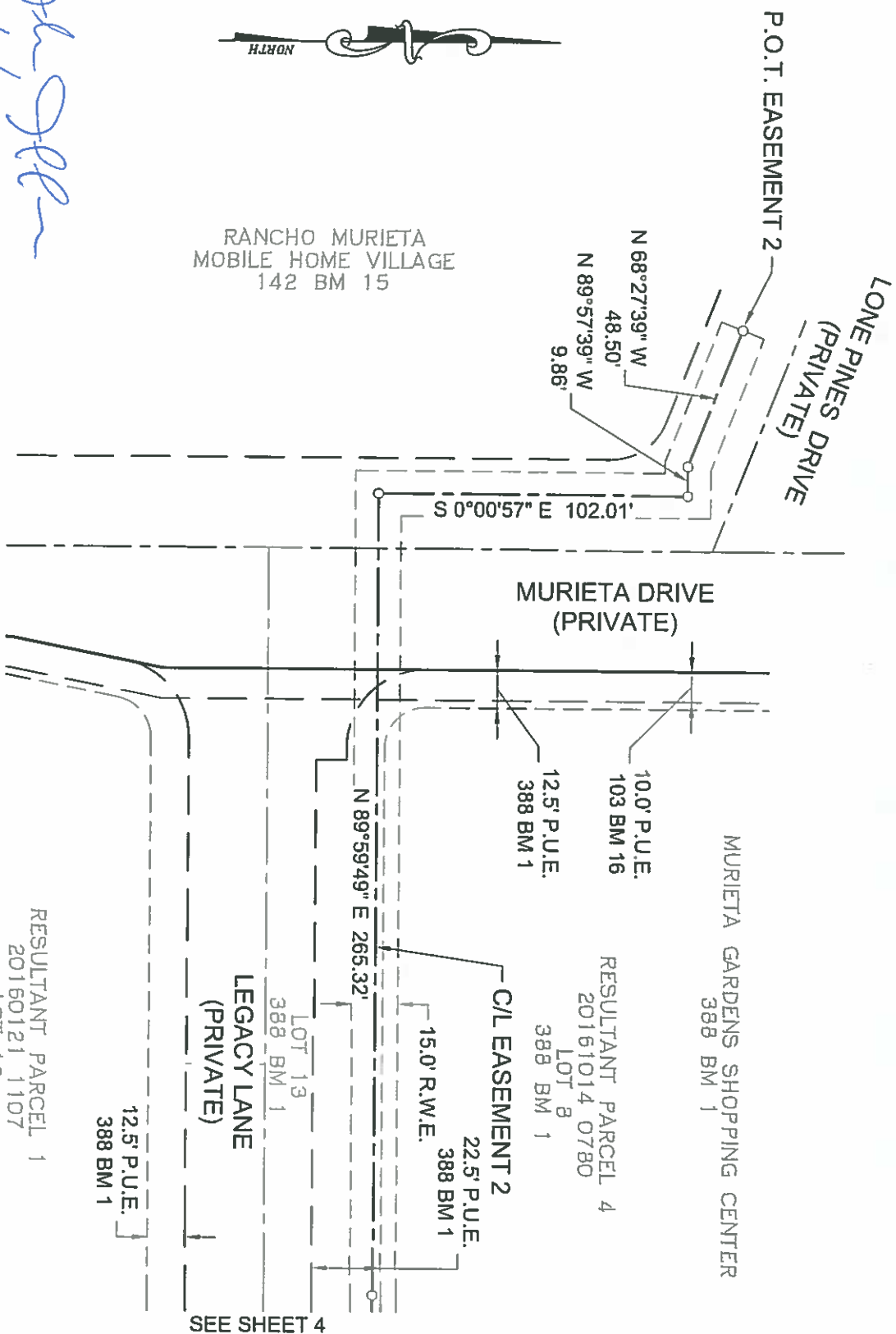
BAKER-WILLIAMS ENGINEERING GROUP
 Engineering / Surveying / Land Planning / Entitlement Processing / GPS Services
 6020 Rutland Drive, Suite 19 - Camarillo, CA 93605
 (916) 331-4336 - fax: (916) 331-4430 - office@bakerwilliams.com

SCALE: 1"=50'
JOB #: 11-01-001
MAY 2019

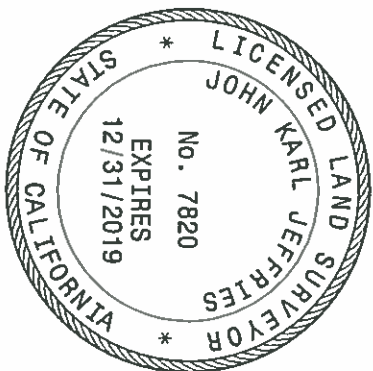
RECYCLED WATER EASEMENT
 MURIETA GARDENS SHOPPING CENTER
 RANCHO MURIETA
 SACRAMENTO COUNTY, CALIFORNIA

EXHIBIT 'B'

SHEET 5 OF 5



John Jeffries
7/9/19



- LEGEND**
- P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT
 - P.O.T. POINT OF TERMINATION
 - BM BOOK OF MAPS
 - P.U.E. PUBLIC UTILITY EASEMENT
 - R.W.E. RECYCLED WATER EASEMENT



BAKER-WILLIAMS ENGINEERING GROUP
Engineering / Surveying / Land Planning / Easement Processing / GPS Services
6020 Rutland Drive, Suite 18 - Camarillo, CA 93680
(805) 331-4328 - Fax: (805) 331-4430 - info@bakerwilliams.com

SCALE: 1" = 50'

JOB #: 11-01-001

MAY 2019

RECYCLED WATER EASEMENT
MURIETA GARDENS SHOPPING CENTER
RANCHO MURIETA
SACRAMENTO COUNTY, CALIFORNIA

Recording requested by, and
when recorded return to:

Rancho Murieta Community
Services District
15160 Jackson Road
Rancho Murieta, CA 95683

Portion of APN 073-0890-012

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT OF EASEMENT

Conveyance to government agency -- exempt from recording fees (Government Code sections 6103 & 27383) and documentary transfer tax (Revenue and Taxation Code section 11922).

COSUMNES RIVER LAND LLC, a Delaware Limited Liability Company ("Grantor"), the owner of that certain real property ("Property") located in the unincorporated area of the County of Sacramento, State of California, which is known as County Assessor's Parcel No. 073-0890-012, grants to **Rancho Murieta Community Services District**, a local government agency ("District"), a permanent and non-exclusive easement in gross (the "Easement") over, across and under a strip of the Property as described on the attached Exhibit A and as shown on the attached Exhibit B for the survey, design, installation, construction, excavation, use, operation, maintenance, repair, inspection, expansion, improvement, modification, removal, relocation and replacement of a **Water pipeline** and related valves, fittings, equipment, facilities and appurtenances; together with the following rights: (a) to reasonable ingress to, and egress from, the Easement over and across Grantor's lands for such purposes; (b) to temporarily use Grantor's lands contiguous to the Easement as may be necessary during construction-related activities; (c) to trim, cut down, clear away or remove any trees, brush, roots, other vegetation or other obstructions on the Easement that now or in the future may obstruct or interfere with the use of the Easement or access to the Easement area or pose a hazard to District equipment, facilities, employees or contractors; (d) to use gates on the Property in fences that may cross the Easement or that restrict access to the Easement; and (e) to mark the location of underground utilities by suitable markers set and maintained on the land surface above the utility line.

This Easement shall be subject to the following terms and conditions:

1. District shall have the right to use the Easement at any time without prior notice to Grantor as may be necessary or convenient for the purposes and rights described above. The Easement rights may be exercised by District and any of its employees, officers and authorized agents and contractors.

2. Grantor shall not disturb or tamper with any pipeline, valve, fitting, equipment, facility or appurtenance that District may construct or install within the Easement area. Grantor shall not construct any building, structure, or fence, conduct any excavation, grading, drilling, tree planting or other ground-surface alteration, or install any other pipelines or underground utilities on or within the Easement area without the prior written consent of District, which consent shall not be withheld unreasonably.

3. Grantor shall not grant to any third party any easement over, under, upon, across or through the Easement area that would unreasonably interfere with District's use of its Easement.

4. Grantor shall furnish District with keys to all gates that would otherwise restrict District's access to or within the Easement area.

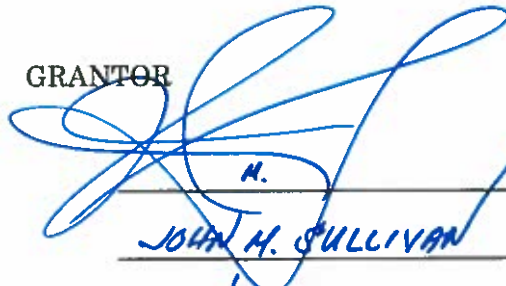
5. The Easement shall run with the Property and bind, and inure to the benefit of, the successors in interest of Grantor and successors in interest and assigns of District.

6. District shall indemnify, defend, protect and hold harmless Grantor, and its officers, employees and agents, from and against any and all liability, claims, damages, expenses, and costs to the extent caused by a negligent act, error or omission, willful misconduct or violation of law of or by District or its officer, employee or authorized agent or contractor in the exercise of rights granted to District by the Easement, except any loss or damage caused by Grantor's sole negligence, gross negligence, active negligence or willful misconduct.

7. Except for the Easement rights granted to District, Grantor shall continue to have the full use, occupancy and enjoyment of the Property.

Dated: _____, 20__

GRANTOR



H.

JOHN H. SULLIVAN [name]

MANAGER [title, if applicable]

COSUMES RIVER LAND, LLC

ALL SIGNATURES MUST BE NOTARIZED

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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 Sacramento)
On June 21, 2019 before me, Josh Bruno, notary public
Date Here Insert Name and Title of the Officer
personally appeared John M. Sullivan
Name(s) of Signer(s)

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 Josh Bruno
Signature of Notary Public



Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Grant of Easement Document Date: 6-21-19
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

- Signer's Name: _____
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

- Signer's Name: _____
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer Is Representing: _____

Signer Is Representing: _____

EXHIBIT 'A'
WATERLINE EASEMENT
RANCHO MURIETA

A 15.00 foot wide Waterline easement over, across, and under a portion of Lot 12, and Lot 14 as shown on that certain map entitled "Amended Subdivision No. 06-0514, Murieta Gardens Shopping Center", filed December 18, 2015 in Book 388 of Maps, at Page 01, Sacramento County Official Records. Situated in the County of Sacramento, State of California. Being more particularly described as follows:

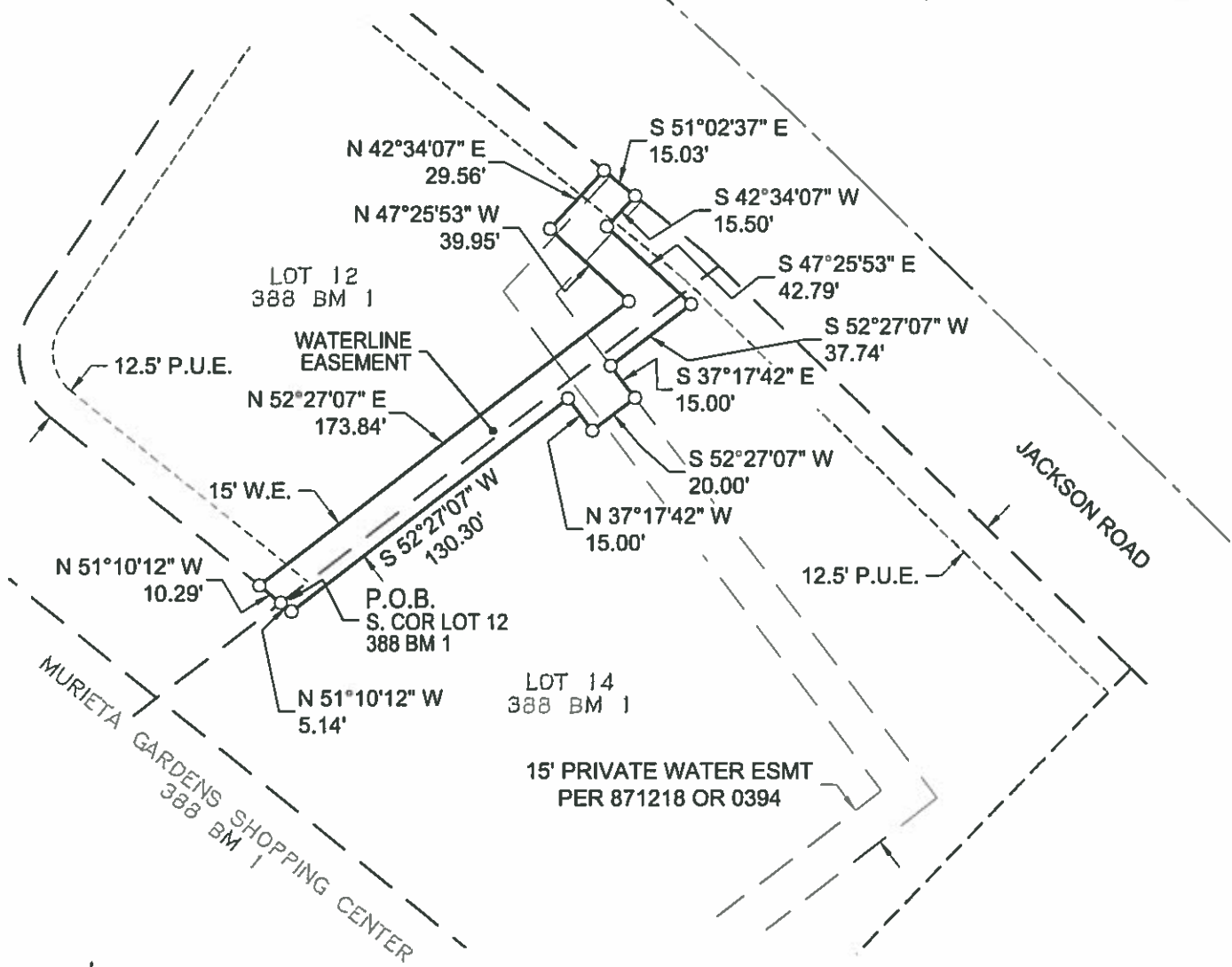
Beginning at the south corner of said Lot 12. Thence leaving said corner along the southwest boundary of said Lot 12 and common to the northeast boundary of Lot 13 of said map, North 51°10'12" West, 10.29 feet; thence leaving said common boundary, North 52°27'07" East, 173.84 feet; thence North 47°25'53" West, 39.95 feet; thence North 42°34'07" East, 29.56 feet to a point on the northeast boundary of said Lot 12, and common to the southwest right of way of Jackson Highway as shown on said map; thence along last said common line, South 51°02'37" East, 15.03 feet; thence leaving said common line, South 42°34'07" West, 15.50 feet; thence South 47°25'53" East, 42.79 feet; thence South 52°27'07" West, 37.74 feet; thence South 37°17'42" East, 15.00 feet; thence South 52°27'07" West, 20.00 feet; thence North 37°17'42" West, 15.00 feet; thence South 52°27'07" West, 130.30 feet to said northeast boundary of Lot 13; thence along last said boundary, North 51°10'12" West, 5.14 feet to the **Point of Beginning**.

End of Description.



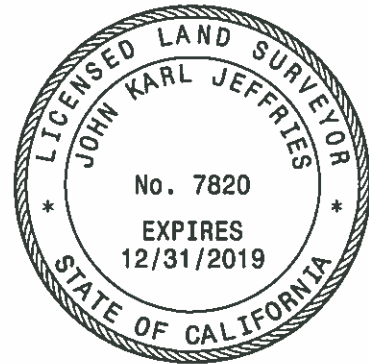
John Karl Jeffries
7/2/19

EXHIBIT 'B'



LEGEND

- P.O.B. POINT OF BEGINNING
- W.E. WATERLINE EASEMENT
- R.W.E. RECYCLED WATERLINE EASEMENT
- OR OFFICIAL RECORD



John Karl Jeffries
-12/19

IBW BAKER-WILLIAMS ENGINEERING GROUP
 Engineering / Surveying / Land Planning / Entitlement Processing / GPS Services
 6020 Rutland Drive, Suite 19 ~ Carmichael CA 95608
 (916) 331-4338 ~ fax (916) 331-4430 ~ office@bwengineers.com

SCALE: 1"=60'

JOB #: 11-01-001

DATE: MAY, 2019

**WATERLINE EASEMENT
 RANCHO MURIETA**

SACRAMENTO COUNTY, CALIFORNIA

Recording requested by, and
when recorded return to:

Rancho Murieta Community Services District
P.O. Box 1050
15160 Jackson Road
Rancho Murieta, CA 95683

Portion APN 073-0890-020 and 073-0890-027 SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT OF EASEMENT
Recycled Water Line Easement

Conveyance to government agency -- exempt from recording fees (Government Code sections 6103 & 27383) and documentary transfer tax (Revenue and Taxation Code section 11922).

COSUMNES RIVER LAND, LLC, a Delaware Limited Liability Company (“Grantor”), the owner of that certain real property (“Property”) located in the unincorporated area of the County of Sacramento, State of California, which is known as County Assessor’s Parcel No.073-0890-020, as shown in Exhibit B, grants to Rancho Murieta Community Services District, a local government agency (“District”), a permanent and non-exclusive easement in gross (the “Easement”) over, across and under a strip of the Property as described on the attached Exhibit A and as shown on the attached Exhibit B for the survey, design, installation, construction, excavation, use, operation, maintenance, repair, inspection, expansion, improvement, modification, removal, relocation and replacement of a recycled water line and related valves, fittings, equipment, facilities and appurtenances; together with the following rights: (a) to reasonable ingress to, and egress from, the Easement over and across Grantor's lands for such purposes; (b) to temporarily use Grantor's lands contiguous to the Easement as may be necessary during construction-related activities; (c) to trim, cut down, clear away or remove any trees, brush, roots, other vegetation or other obstructions on the Easement that now or in the future may obstruct or interfere with the use of the Easement or access to the Easement area or pose a hazard to District equipment, facilities, employees or contractors; (d) to use gates on the Property in fences that may cross the Easement or that restrict access to the Easement; and (e) to mark the location of underground utilities by suitable markers set and maintained on the land surface above the utility line.

This Easement shall be subject to the following terms and conditions:

1. District shall have the right to use the Easement at any time without prior notice to Grantor as may be necessary or convenient for the purposes and rights described above. The Easement rights may be exercised by District and any of its employees, officers and authorized agents and contractors.

2. Grantor shall not disturb or tamper with any pipeline, valve, fitting, equipment, facility or appurtenance that District may construct or install within the Easement area. Grantor shall not construct any building, structure, or fence, conduct any excavation, grading, drilling, tree planting or other ground-surface alteration, or install any

other pipelines or underground utilities on or within the Easement area without the prior written consent of District, which consent shall not be withheld unreasonably.

3. Grantor shall not grant to any third party any easement over, under, upon, across or through the Easement area that would interfere with District's use of its Easement.

4. Grantor shall furnish District with keys to all gates that would otherwise restrict District's access to or within the Easement area.

5. The Easement shall run with the Property and bind, and inure to the benefit of, the successors in interest of Grantor and successors in interest and assigns of District.

6. District shall indemnify, defend, protect and hold harmless Grantor, and its officers, employees and agents, from and against any and all liability, claims, damages, expenses, and costs to the extent caused by a negligent act, error or omission, willful misconduct or violation of law of or by District or its officer, employee or authorized agent or contractor in the exercise of rights granted to District by the Easement, except any loss or damage caused by Grantor's sole negligence, gross negligence, active negligence or willful misconduct.

7. Except for the Easement rights granted to District, Grantor shall continue to have the full use, occupancy and enjoyment of the Property.

Dated: _____, 20__

GRANTOR

_____ *[name]*

_____ *[title, if applicable]*

ALL SIGNATURES MUST BE NOTARIZED

ACKNOWLEDGMENT BY NOTARY PUBLIC
[Cal. Civ. Code § 1189]

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 ____)

On _____, 20__, before me, _____, a notary public, personally appeared _____, 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)

EXHIBIT 'A'
RECYCLED WATERLINE EASEMENT
RANCHO MURIETA

A 15.00 foot wide Recycled Waterline easement over, across, and under a portion of Lot 17, and Murieta Drive as shown on that certain map entitled "Amended Subdivision No. 06-0514, Murieta Gardens Shopping Center", filed December 18, 2015 in Book 388 of Maps, at Page 01, Sacramento County Official Records. Situated in the County of Sacramento, State of California. Being more particularly described as follows:

Commencing at the northwest corner of said Lot 17. Thence along the north boundary of said Lot 17, South $89^{\circ}57'39''$ East, 12.53 feet to a point on the easterly line of a 12.50 foot Public Utility Easement as shown on said map and the true **Point of Beginning**; thence along said north boundary, South $89^{\circ}57'39''$ East, 15.04 feet; thence leaving said boundary, to the right along the arc of a 507.50 foot radius non-tangent curve, concave to the west, having a radial bearing of South $86^{\circ}04'43''$ East, a central angle of $29^{\circ}37'50''$, and an arc length of 262.45 feet to the southerly boundary of said Lot 17; thence along last said boundary, South $52^{\circ}30'00''$ West, 10.67 feet; thence leaving said boundary, North $56^{\circ}01'35''$ West, 84.14 feet to a point on the northwest boundary of said Murieta Drive; thence along last said boundary, to the left along the arc of a 420.00 foot radius non-tangent curve, concave to the northwest, having a radial bearing of South $55^{\circ}09'20''$ East, a central angle of $02^{\circ}02'47''$, and an arc length of 15.00 feet; thence leaving last said boundary, South $56^{\circ}01'35''$ East, 72.51 feet to a point on said easterly line of the 12.50 foot Public Utility Easement; thence along last said line, to the left along the arc of a 492.50 foot radius non-tangent curve, concave to the west, having a radial bearing of South $57^{\circ}01'44''$ East, a central angle of $28^{\circ}55'53''$, and an arc length of 248.69 feet to the **Point of Beginning**.

End of Description.

EXHIBIT 'B'



RANCHO MURIETA
MOBILE HOME PARK
142 BM 15

P.O.C.
NW CORNER LOT 17 388 BM 1
3/4" REBAR W/ CAP LS 4732

RESULTANT PARCEL 1
20160121 1107

LOT 16
388 BM 1

S 89°57'39" E 12.53'
S 89°57'39" E 15.04'
S 86°04'43" E (R)

P.O.B.

15.0' R.W.E.

R.W.E. AREA
5092± SF

RESULTANT PARCEL 2
20160121 1107

LOT 17
388 BM 1

MURIETA DRIVE

L=15.00'
R=420.00'
Δ=2°02'47"

S 55°09'20" E (R)

LOT 7
98 BM 25

10' P.U.E.
103 BM 16
12.5' P.U.E.
388 BM 1

S 56°01'35" E 72.51'
N 56°01'35" W 84.14'

S 57°01'44" E (R)

S 52°30'00" W
10.67'

LOT 5
98 BM 25

L=248.69' R=492.50' Δ=28°55'53"
L=262.45' R=507.50' Δ=29°37'50"



LEGEND

- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- BM BOOK OF MAPS
- R.W.E. RECYCLED WATER EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT



BAKER-WILLIAMS ENGINEERING GROUP
Engineering / Surveying / Land Planning / Entitlement Processing / GPS Services
6020 Rutland Drive, Suite 19 ~ Carmichael CA 95608
(916) 331-4336 ~ fax: (916) 331-4430 ~ office@bwengineers.com

SCALE: 1"=40'
JOB #: 19-04-018
DATE: MAY 2019

RECYCLED WATER EASEMENT
LOT 17
RANCHO MURIETA
SACRAMENTO COUNTY, CALIFORNIA

Recording requested by, and
when recorded return to:

Rancho Murieta Community Services District
P.O. Box 1050
15160 Jackson Road
Rancho Murieta, CA 95683

Portion APN 073-0190-109

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT OF EASEMENT
Recycled Water Line Easement

Conveyance to government agency -- exempt from recording fees (Government Code sections 6103 & 27383) and documentary transfer tax (Revenue and Taxation Code section 11922).

MURIETA CLUB PROPERTIES LLC, a Delaware Limited Liability Company ("Grantor"), the owner of that certain real property ("Property") located in the unincorporated area of the County of Sacramento, State of California, which is known as County Assessor's Parcel No.073-0190-109, as shown in Exhibit B, grants to Rancho Murieta Community Services District, a local government agency ("District"), a permanent and non-exclusive easement in gross (the "Easement") over, across and under a strip of the Property as described on the attached Exhibit A and as shown on the attached Exhibit B for the survey, design, installation, construction, excavation, use, operation, maintenance, repair, inspection, expansion, improvement, modification, removal, relocation and replacement of a recycled water line and related valves, fittings, equipment, facilities and appurtenances; together with the following rights: (a) to reasonable ingress to, and egress from, the Easement over and across Grantor's lands for such purposes; (b) to temporarily use Grantor's lands contiguous to the Easement as may be necessary during construction-related activities; (c) to trim, cut down, clear away or remove any trees, brush, roots, other vegetation or other obstructions on the Easement that now or in the future may obstruct or interfere with the use of the Easement or access to the Easement area or pose a hazard to District equipment, facilities, employees or contractors; (d) to use gates on the Property in fences that may cross the Easement or that restrict access to the Easement; and (e) to mark the location of underground utilities by suitable markers set and maintained on the land surface above the utility line.

This Easement shall be subject to the following terms and conditions:

1. District shall have the right to use the Easement at any time without prior notice to Grantor as may be necessary or convenient for the purposes and rights described above. The Easement rights may be exercised by District and any of its employees, officers and authorized agents and contractors.

2. Grantor shall not disturb or tamper with any pipeline, valve, fitting, equipment, facility or appurtenance that District may construct or install within the Easement area. Grantor shall not construct any building, structure, or fence, conduct any excavation, grading, drilling, tree planting or other ground-surface alteration, or install any

other pipelines or underground utilities on or within the Easement area without the prior written consent of District, which consent shall not be withheld unreasonably.

3. Grantor shall not grant to any third party any easement over, under, upon, across or through the Easement area that would interfere with District's use of its Easement.

4. Grantor shall furnish District with keys to all gates that would otherwise restrict District's access to or within the Easement area.

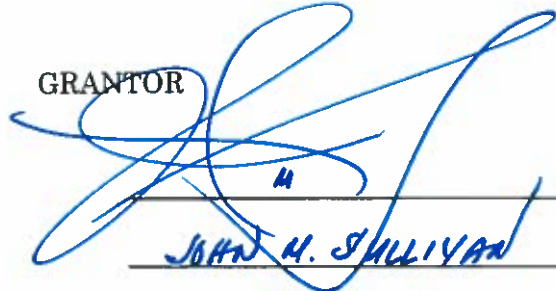
5. The Easement shall run with the Property and bind, and inure to the benefit of, the successors in interest of Grantor and successors in interest and assigns of District.

6. District shall indemnify, defend, protect and hold harmless Grantor, and its officers, employees and agents, from and against any and all liability, claims, damages, expenses, and costs to the extent caused by a negligent act, error or omission, willful misconduct or violation of law of or by District or its officer, employee or authorized agent or contractor in the exercise of rights granted to District by the Easement, except any loss or damage caused by Grantor's sole negligence, gross negligence, active negligence or willful misconduct.

7. Except for the Easement rights granted to District, Grantor shall continue to have the full use, occupancy and enjoyment of the Property.

Dated: _____, 20__

GRANTOR



JOHN M. SULLIVAN [name]

MANAGER [title, if applicable]

HURIETA CLUB PROPERTIES, LLC

ALL SIGNATURES MUST BE NOTARIZED

ACKNOWLEDGMENT BY NOTARY PUBLIC
[Cal. Civ. Code § 1189]

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 Sacramento

On June 21, 2019, before me, Josh Bruno, a notary public, personally appeared John M. Sullivan, 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 Josh Bruno (Seal)



EXHIBIT 'A'
RECYCLED WATERLINE EASEMENT
RANCHO MURIETA

A 15.00 foot wide Recycled Waterline easement over, across, and under a portion of Section 3, Township 7 North, Range 8 East, Mount Diablo Base and Meridian. Situated in the County of Sacramento, State of California. The centerline of which being more particularly described as follows:

Commencing at the East corner of Lot 14 as shown on that certain map entitled "Amended Subdivision No. 06-0514, Murieta Gardens Shopping Center", filed December 18, 2015 in Book 388 of Maps, at Page 01, Sacramento County Official Records. Thence leaving said corner, North 40°02'50" East, 120.31 feet to a point on the north right of way of Highway 16 (Jackson Road) and the true **Point of Beginning**; thence along said centerline, North 44°09'43" East, 20.00 feet; thence South 45°50'17" East, 82.02 feet; thence North 89°09'43" East, 297.01 feet; thence North 67°29'25" East, 26.80 feet to the **Point of Termination**.

The sidelines of said easement to be lengthened or shortened to terminate on said right of way of Highway 16.

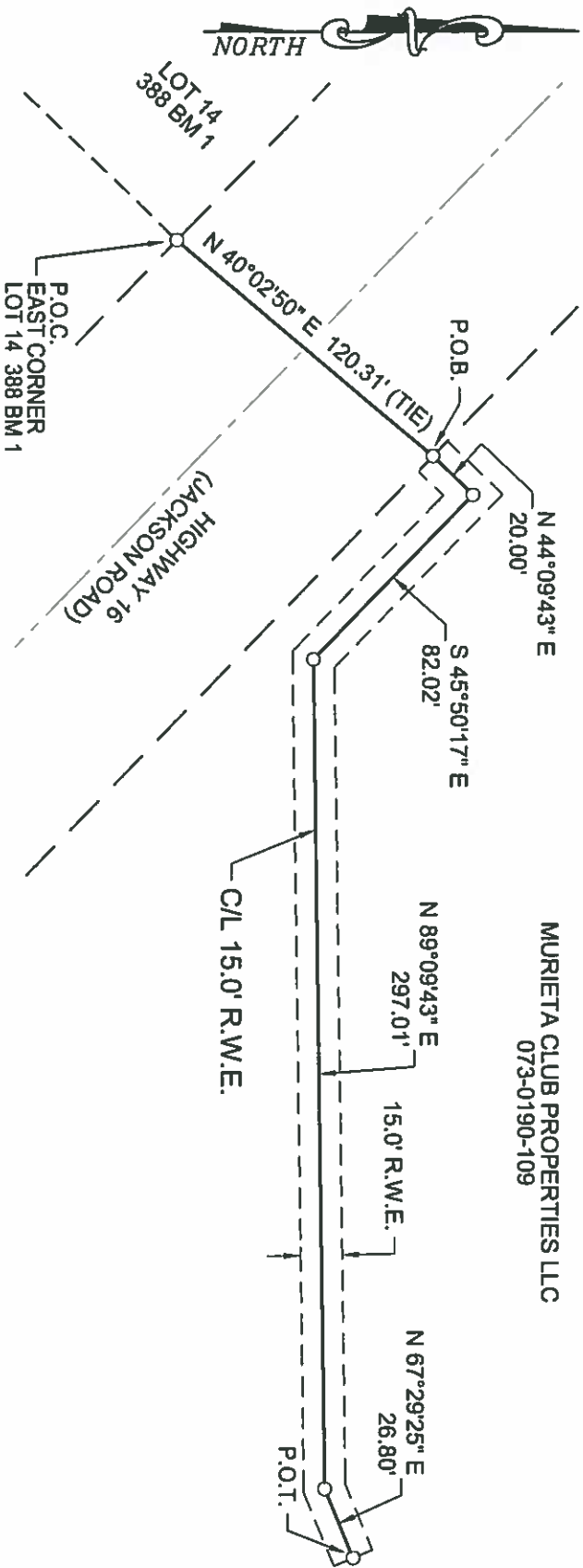
Containing 6,387 square feet, more or less.

End of Description.



John Karl Jeffries
7/9/19

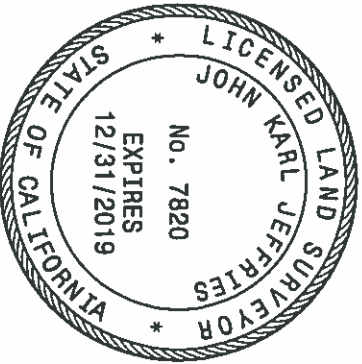
EXHIBIT 'B'




MURIETA CLUB PROPERTIES LLC
073-0190-109

- LEGEND**
- P.O.C. POINT OF COMMENCEMENT
 - P.O.B. POINT OF BEGINNING
 - P.O.T. POINT OF TERMINATION
 - BM BOOK OF MAPS
 - R.W.E. RECYCLED WATER EASEMENT

John Jeffries
7/9/19



 BAKER-WILLIAMS ENGINEERING GROUP Engineering / Surveying / Land Planning / Evidentiary Processing / GPS Services 6200 Rutland Drive, Suite 19 - Carmichael, CA 95608 (916) 331-4336 - fax (916) 331-4400 - office@bakerwilliams.com	SCALE: 1"=60'	RECYCLED WATER EASEMENT RANCHO MURIETA SACRAMENTO COUNTY, CALIFORNIA
	JOB #: 19-03-010 DATE: MAY 2019	