

RECORDING REQUESTED BY

COUNTY OF SONOMA

.....

WHEN RECORDED, RETURN

TO

EXECUTIVE SECRETARY

SONOMA COUNTY PUBLIC

INFRASTRUCTURE

400 AVIATION BLVD SUITE 100

SANTA ROSA CA 95403

| SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

Record Without Fee

Govt. Code. §6103 & §27383 THIS TRANSACTION IS EXEMPT FROM CALIFORNIA DOCUMENTARY TRANSFER TAX PURSUANT TO SECTION CALIFORNIA REVENUE AND TAXATION CODE. THIS DOCUMENT IS EXEMPT FROM RECORDING FEES PURSUANT TO SECTIONS 6103 and 6104 OF THE CALIFORNIA GOVERNMENT CODE.

Project Name: Todd Rd. & Standish Ave. Project

APN: 134-171-048 (portion of)

Dated _____, 20__

GRANT OF TEMPORARY CONSTRUCTION EASEMENT

VULCAN LANDS, INC., A NEW JERSEY CORPORATION (GRANTOR)
GRANT(S) TO: THE COUNTY OF SONOMA, A POLITICAL SUBDIVISION
OF THE STATE OF CALIFORNIA, (GRANTEE)

A **TEMPORARY CONSTRUCTION EASEMENT** for all purposes necessary for the construction of improvements for the Todd Rd. & Standish Ave. Project. Such purposes, as necessary, to include, but not limited to construction work area, storage of materials and equipment, including trucks and tractors, as well as ingress to and egress from the property during the construction period shown below. Notwithstanding anything herein to the contrary, at all times throughout GRANTEE’S possession and use of the TCE, GRANTEE agrees to ensure that GRANTOR and GRANTOR’S agents, representatives, employees, customers, and invitees will have use of the TCE Area for ingress and egress as well as continuous through access from GRANTOR’S real property (APN 134-171-048) to Ghilotti Avenue and Todd Road, and that GRANTEE will make every effort possible to minimize inconvenience to Grantor during the term of the TCE.

The County of Sonoma agrees to indemnify and hold harmless Grantor from any and all liability to the extent arising out of or related to the County of Sonoma’s use of the Temporary Construction Easement. The County of Sonoma further agrees to assume responsibility for any and all damages proximately caused by reason of the County of Sonoma’s operations under this Temporary Construction Easement and the County of Sonoma will, at its option, either repair or pay for such damage.

THE TEMPORARY CONSTRUCTION EASEMENT CONSISTS OF THE FOLLOWING DESCRIBED PARCEL:

All that Real property situated in the unincorporated area of the County of Sonoma, State of California, described as follows:

SEE EXHIBITS "A" and "B" ATTACHED

Said Temporary Construction Easement shall commence on January 15, 2026 and terminate on January 14, 2029 or upon the filing of the Notice of Completion at the Sonoma County Recorder's Office for the project whichever shall occur first.

GRANTOR:

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
COUNTY OF SONOMA

On _____ before me, _____ 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 _____

EXHIBIT 'A'

Exhibit "A" TEMPORARY CONSTRUCTION EASEMENT

Being a portion of the lands of Vulcan Lands, Inv., a New Jersey corporation, as described in Document Number 2017-021996, Sonoma County Records, more particularly described as follows:

Commencing at a 1/2" iron pipe tagged LS 7590 as shown on that Record of Survey, recorded in Book 788 of Maps, Page 9, Sonoma County Records, at the northwest corner of the lands of Investors Development Company, as described in Document Number 2009-024340, Sonoma County Records, also being on the southerly line of Todd Road; thence along said southerly line S 89°40'10" E 208.70 feet to a 1/2" iron pipe tagged LS 7590, as shown on said map, at the northeast corner of said lands; thence leaving said line and along the west line of a 46.00 foot wide road as described in Document Number 2017-021996, Sonoma County Records, S 00°19'44" E 47.80 feet to the **Point of Beginning**; thence leaving said line S 89°40'16" E 46.00 feet to the easterly line of said road; thence along said easterly line S 00°19'44" W 10.00 feet; thence leaving said line N 89°40'16" W 46.00 feet to said west line; thence along said west line N00°19'44" E 10.00 feet to the Point of Beginning.

Containing 460 SQ FT, More or Less

APN 134-171-048

Basis of Bearing: Book 788 of Maps, Page 9, Sonoma County Records

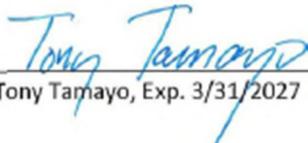

Tony Tamayo, Exp. 3/31/2027



EXHIBIT 'B'

