



RECORDING REQUESTED BY)

Auburn Valley Community Services District)
AND WHEN RECORDED MAIL THIS DEED)
AND, UNLESS OTHERWISE SHOWN)
BELOW, MAIL TAX STATEMENTS TO:)
Auburn Valley Community Services District)
P.O. Box 8138)
Auburn, CA 95604-8138)

PLACER, County Recorder
JIM MCCAULEY

DOC- 2012-0122747-00

THURSDAY, DEC 20, 2012 11:53:37

MIC	\$0.00	AUT	\$0.00	SBS	\$0.00
ERD	\$0.00	RED	\$0.00	*	\$0.00
ADD	\$0.00				

Ttl Pd \$0.00 Rcpt # 02244885
clkdlmlfj1/JC/1-6

(Space above this line for Recorder's use)

The undersigned Grantor declares: 0

Documentary Transfer Tax: \$

☐ COMPUTED ON FULL VALUE OF PROPERTY CONVEYED

☐ OR COMPUTED ON FULL VALUE LESS LIENS AND
ENCUMBRANCES REMAINING AT TIME OF SALE.

THE UNDERSIGNED HEREBY DECLARES

EASEMENT AGREEMENT

This Agreement is entered into by and between Harvego Real Estate, LLC, hereafter referred to as Grantor, and Auburn Valley Community Services District, hereafter referred to as Grantee.

A. Grantor is the owner of certain real property situated in Placer County, California, described as Parcel 6 on the ALTA/ACSM Rural Land Title prepared by Andregg, Inc., November 1999, which presently has an existing water well of Grantee.

B. Grantee provides water to the Auburn Valley residential subdivision, which is located near Grantor's property.

C. Grantor hereby grants an easement for additional water wells, and associated water and electrical lines, to Grantee as follows:

1. Grantor agrees to allow Grantee to drill wells necessary to meet its obligation to provide potable water to the equivalent of one hundred seventy (170) residential units a minimum of four hundred (400) gallons per minute at all wells maximum drawdown flow (Potable Water Requirement). Grantee shall also utilize wells and well sites available on non-Grantor property. This easement for new wells is on Grantor's property described in Exhibit A, attached, and shown on the cross-lined area on Exhibit B, attached.

2. Thirty (30) days before drilling any new well, Grantee shall prepare and provide to Grantor for its approval a detailed plan for and location of pipelines and electrical lines for each new water well to be located on Grantor's property. Grantor shall assess the impact of such proposed new wells and associated lines upon its development plans for its property; Grantor's approval of such plan and location may not be unreasonably withheld.

3. Grantee shall use its best effort to continue to use its existing wells not located on Grantor's property and to develop new wells not located on Grantor's property. Grantee may not construct more wells on Grantor's property than necessary, when combined with Grantee's wells on property other than that of Grantor, to meet Grantee's Potable Water Requirement.

4. If additional wells in the area described in Exhibit A are not sufficient to provide Grantee the Potable Water Requirement, the parties shall mutually designate additional well sites in the vicinity of the presently existing well on Grantor's property, commonly referred to as Well No. 8.

5. New pipelines and electrical lines from and to the new well sites shall be placed underground at a depth in compliance with Placer County requirements. Permanent above-ground identification markers shall be placed at each turn of the underground facilities sufficient such that they may be readily located in the future.

6. All such future well sites and associated easements for water and electrical lines shall be located, so far as is possible, to minimize interference with Grantor's development and use of its property.

7. The easement granted in this Agreement includes incidental rights of ingress and egress over and across Grantor's property to the extent necessary to use the easement.

D. This Easement Agreement will be notarized and recorded.

Harvego Real Estate, LLC

Date

12-19-12

[Signature]
By Lloyd H. Harvego

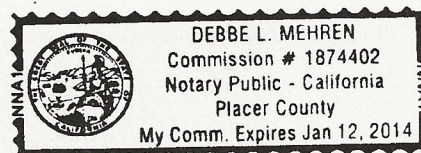
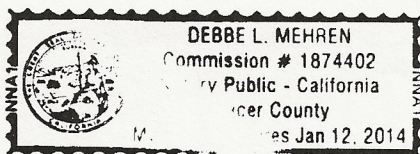
ACKNOWLEDGMENT

State of California)
) ss.
County of Placer)

On December 19, 2012, before me, Debbe L. Mehren, Notary Public, personally appeared LLOYD H. HARVEGO, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument they, or the entity upon behalf of which he 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.



Auburn Valley Community Services District

Date 12-19-12

By R. J. Moorman

Date 12-19-12

By Gerald Sherburne

ACKNOWLEDGMENT

State of California)
) ss.
County of Placer)

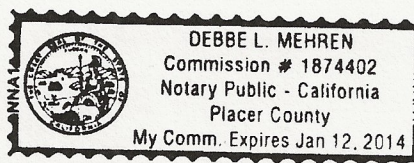
On December 19, , 2012, before me, Debbe L. Mehren
 , Notary Public, personally appeared Robert J. Moorman
and Gerald Sherburne

who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument they, or the entity upon behalf of which they 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.

Debbe L. Mehren



November 9, 2012

EXHIBIT 'A'
Well Easement

All that portion of Parcel 1 of the Parcel Map filed in Book 35 of Parcel Maps at Page 12, Placer County Records, located in the northwest quarter of Section 1, Township 13 North, Range 7 East, M.D.M., Placer County, California, described as follows:

Commencing at the northwest corner of said Section 1; thence South 35°44'19" East for a distance of 449.95 feet to an angle point in the easterly boundary line of said Parcel 1; thence along said easterly boundary line along the following three (3) consecutive courses and distances:

1. South 05°36'14" West for a distance of 340.15 feet,
2. South 40°41'46" East for a distance of 259.11 feet and
3. South 35°21'46" East for a distance of 127.38 feet to the north corner of the "Golf Course Improvement Easement 1B" described in Document No. 2003-0109824, Official Records of Placer County;

thence leaving said easterly boundary line, along the southwesterly line of said "Golf Course Improvement Easement 1B" the following four (4) consecutive courses and distances:

1. South 12°19'47" East for a distance of 22.54 feet,
2. South 35°00'49" East for a distance of 24.55 feet,
3. South 38°57'55" East for a distance of 37.61 feet and
4. South 33°50'12" East for a distance of 61.02 feet to the **Point of Beginning** of this description;

thence from said **Point of Beginning**, continuing along said southwesterly line the following four (4) consecutive courses and distances:

1. South 33°50'12" East for a distance of 32.31 feet,
2. South 32°14'01" East for a distance of 101.22 feet,
3. South 34°21'51" East for a distance of 82.46 feet and
4. South 28°18'33" East for a distance of 37.21 feet to a point on the easterly boundary line of said Parcel 1, said point being the south most corner of said "Golf Course Improvement Easement 1B;"

thence along said easterly boundary line the following two (2) consecutive courses and distances:

1. South 04°12'24" West for a distance of 203.28 feet and
2. South 36°41'24" West for a distance of 134.49 feet to the northeast corner of the "Golf Course Improvement Easement 1C" described in said Document No. 2003-0109824;

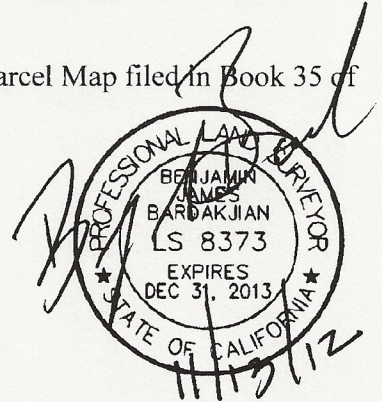
thence leaving said easterly boundary line, North 63°09'38" West along the northerly line of said "Golf Course Improvement Easement 1C" for a distance of 37.91 feet; thence leaving said northerly line, North 00°48'01" West for a distance of 506.80 feet to the **Point of Beginning**.

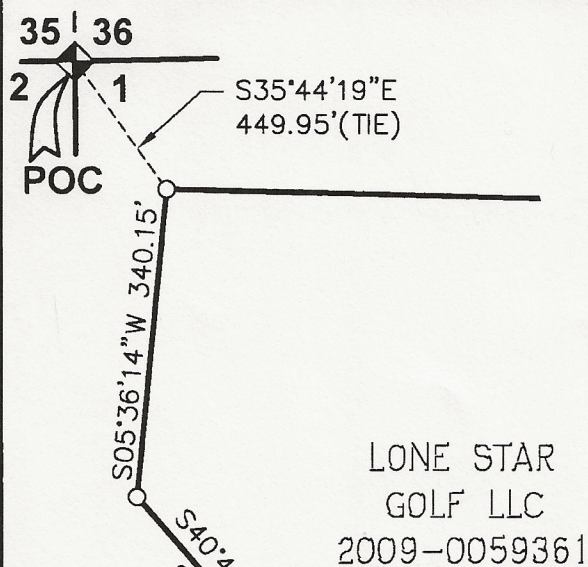
Containing 47,382 square feet (1.09± acres), more or less.

The above-described easements are shown on Exhibit "B" attached hereto and made a part hereof.

The Basis of Bearings of this description is identical to that of the Parcel Map filed in Book 35 of Parcel Maps, at page 12, Placer County Records.

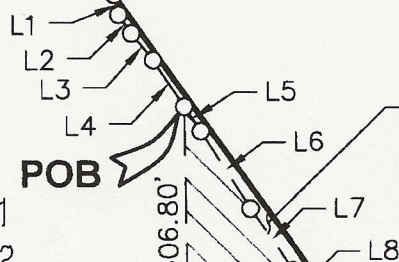
End of Description.





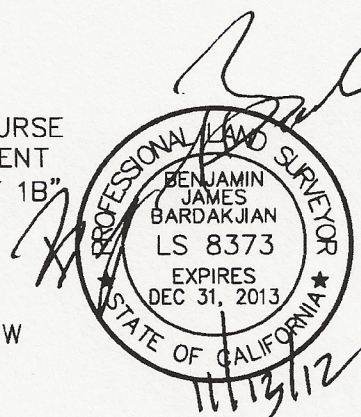
LINE TABLE		
NO.	BEARING	DISTANCE
L1	S12°19'47"E	22.54
L2	S35°00'49"E	24.55
L3	S38°57'55"E	37.61
L4	S33°50'12"E	61.02
L5	S33°50'12"E	32.31
L6	S32°14'01"E	101.22
L7	S34°21'51"E	82.46
L8	S28°18'33"E	37.21
L9	N63°09'38"W	37.91

S35°21'46"E
127.38'



PARCEL 1
35 PM 12

HARVEGO REAL
ESTATE LLC
2003-0109824



EASEMENT AREA:
47,382±SF. (1.09±AC.)

SCALE:
1"=200'

0 100 200

EXISTING
"GOLF COURSE
IMPROVEMENT
EASEMENT 1C"

EXHIBIT 'B'
EASEMENT
A PORTION OF
SECTION 1, T.13 N., R.7 E., M.D.M.
PLACER COUNTY, CALIFORNIA
SCALE: 1"=200' NOVEMBER 9, 2012

ANDREGG
GEOMATICS
www.andregg.com
800-400-7072

X: \C3D\14229\dwg\14229EAS-well(C3D).dwg, 11/09/12 02:17:06pm, Parker

16