

Recording Requested By
And Return To:

City Clerk
City of Rocklin
3970 Rocklin Road
Rocklin, CA 95677

No Fee per Government Code §27383
The Undersigned Declares
No Documentary Transfer Tax
Per Rev & Tax CODE 11922,
-\$0- Transfer Tax Due

APN: 365-020-046-000

EXHIBIT 1

GRANT OF PUBLIC UTILITY EASEMENT (P.U.E.)

The City of Rocklin, a municipal corporation, located at 3970 Rocklin Road, Rocklin California, (“GRANTOR”), does hereby GRANT to the Placer County Water Agency (the “GRANTEE”), its successors and assigns, a non-exclusive easement for public utility purposes, together with the rights of ingress and egress, on, over, across and under the easement area located in the City of Rocklin, County of Placer, State of California, as described and shown in Exhibits “A” and “B”, attached hereto and incorporated by reference herein, subject to the below provisions:

1. GRANTOR shall not place any buildings or structures upon, over or under the easement area for the duration of this easement, except as shown on improvement plans approved by the GRANTOR and except that said parcel may be improved and used for street, road or driveway purposes, trail, path, vehicular and non-vehicular public access, or shallow root landscaping purposes and for other utilities, insofar as such use does not interfere with the GRANTEE’s use of and access to the easement for the purposes for which it is granted.
2. If any property subject to the easement or improvements within the easement are damaged or removed due to GRANTEE’s access or use of the easement, GRANTEE shall restore the property covered by this easement and any permissible improvements as near as may be to its former state that existed when GRANTEE entered or commenced work.
3. GRANTEE shall indemnify, defend and hold GRANTOR(S) harmless for any damages and injuries caused by GRANTEE’s work or operations or for damages and injuries to GRANTOR’s property outside the easement area caused by the negligent or intentional acts of GRANTEE while accessing or performing work in the easement area. However,

GRANTEE shall have no liability under this paragraph for any portion of a claim which arises out of the sole negligence or willful misconduct of the GRANTOR.

4. All provisions of this easement, including the benefits and burdens, run with the land and are binding upon and inure to the GRANTOR(s), the GRANTEE, and their heirs, assigns, successors, tenants and personal representatives.
5. Signatory for GRANTOR(s) warrant(s) that he/she has the legal authority to bind the party hereto and GRANTOR(s) warrant(s) that it may legally grant the rights described herein.

Dated: _____

City of Rocklin
A Municipal Corporation

By: _____
Aly Zimmermann, City Manager

Date: _____

ATTEST:

Hope Ithurnburn, City Clerk

NOTARY ACKNOWLEDGMENT PLACED HERE