

Recording requested by and when recorded  
please return to:

City of Fort Bragg  
416 North Franklin Street  
Fort Bragg, CA 95437  
Attention: June Lemos  
City Clerk

(Space above this line reserved for Recorder's use)

### **Grant of License**

**Landmark Land Company, LLC to Encroach Upon Public Right of Way- 144 East Laurel Street**

**APN No. 008-152-10**

This GRANT OF LICENSE dated \_\_\_\_\_ is made by and between the City of Fort Bragg, a municipal corporation ("City") and Landmark Land Company, LLC ("Landmark").

IN CONSIDERATION OF THE EXPRESS TERMS AND CONDITIONS HEREINAFTER SET FORTH, IT IS AGREED:

#### **1. Grant**

That City hereby grants to Landmark a revocable license to encroach upon the public right of way for the purpose of constructing private steps and railings at the location and in the manner as set forth below.

#### **2. Property Affected**

That the encroachment granted herein shall apply to the property known as 144 East Laurel Street as described in the attached Exhibit A. Said encroachment shall be located and in accordance with the attached Exhibit B entitled "PLAT OF BENEFITING PROPERTY AND AREA OF ENCROACHMENT- 144 East Laurel Street".

#### **3. Costs of Installation**

That all installations made pursuant to this grant shall be without any expense to City.

#### **4. Performance of Work in Accordance with Minimum Standards**

That the installations constructed within said public right of way shall be in accordance with the minimum requirements of the Department of Public Works of the City and as shown in Exhibit B.

#### **5. Maintenance**

That Landmark shall maintain said private steps and railings in a state of good repair and in a safe condition, at his own expense and to the satisfaction of City.

**6. Revocation**

That this grant is made subject to all future requirements and more necessary uses of City and be revoked by City upon sixty (60) days notice in writing to remove said private steps and railings.

**7. Grant Conditions Binding on Successors**

That the conditions of this grant, for the property described in Exhibit A, shall be binding upon the successors in interest of Landmark.

**8. Hold Harmless and Indemnification**

Landmark shall hold City, its officers, boards and commission, and members thereof, its employees and agents harmless of and free from any and all liabilities which might arise out of or relating to this grant of license. Should City or any of its officers, boards and commissions, and members thereof, its employees or agents, be named in any suit, or should any claim be made against it or any of them by suit or otherwise, whether the same may be groundless or not, arising out of or relating to this grant of license, Landmark shall defend City and said officers, boards and commissions, and members thereof, its employees and agents, shall indemnify them for any judgment rendered against them or any sums paid out in settlement or otherwise.

IN WITNESS THEREOF, the parties hereto, by their officers thereunto duly authorized, have executed this agreement as of the date set forth above.

APPROVED AS TO FORM:

CITY OF FORT BRAGG, A Municipal Corporation

By: 

Samantha W. Zutler  
City Attorney

By: \_\_\_\_\_

Linda Ruffing  
City Manager

By: \_\_\_\_\_

Landmark Land Company, LLC

## EXHIBIT A

### LEGAL DESCRIPTION OF PROPERTY (PROPERTY OWNED BY LANDMARK LAND COMPANY, LLC)

All that certain real property situate in the City of Fort Bragg, County of Mendocino, State of California described as follows:

Starting at the corner to Sections 1 and 12, Township 18 North, Range 18 West, and Sections 6 and 7, Township 18 North, Range 17 West, Mount Diablo Base and Meridian, and running hence East 684 feet to the point of beginning; and thence on the exterior boundaries of such parcel of land, East 96 feet; thence South 50 feet; thence West 96 feet; thence North 50 feet to the point of beginning. Being in Lot 16, Block 16 of the City of Fort Bragg.

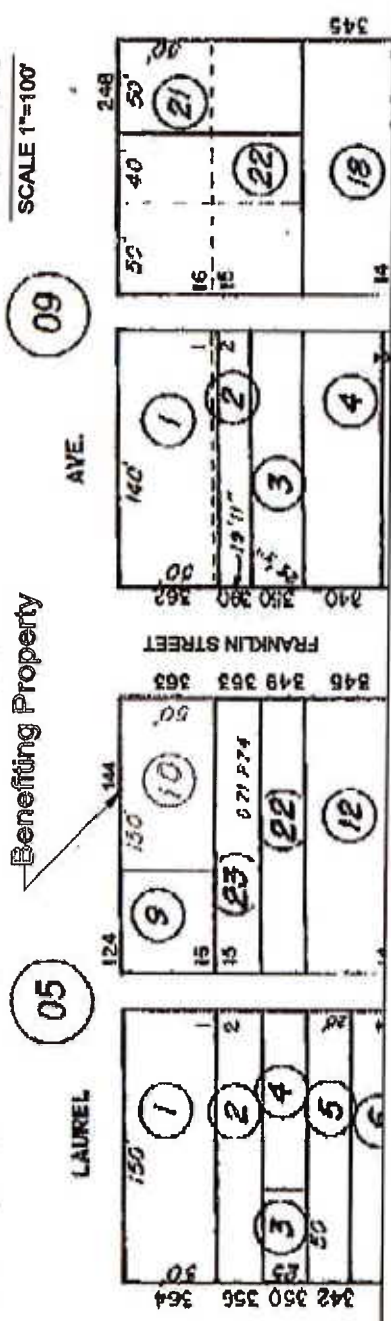
APN: 008-152-10

BOOK 8  
PAGE 15  
BLOCK 2

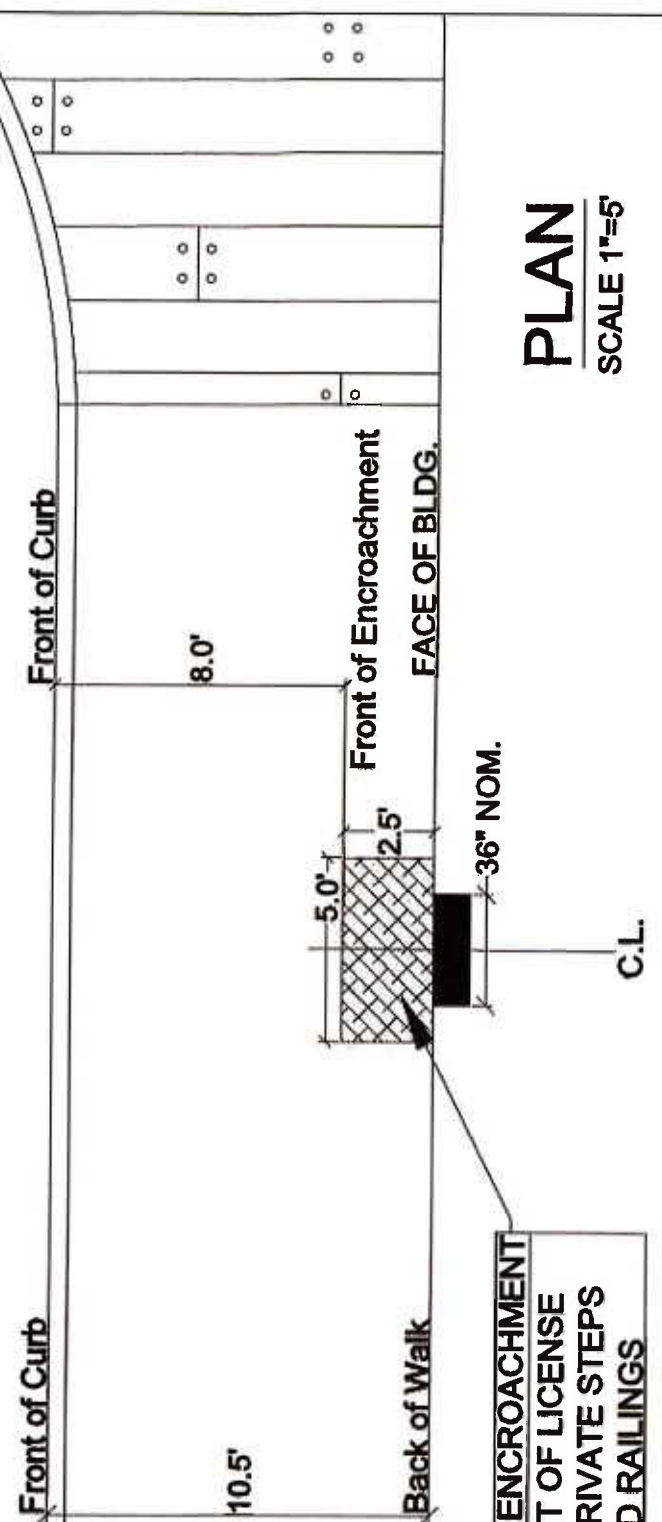
# Blks. 16,17,20,21,22 City of Fort Bragg

PLAN  
SCALE 1"=100'

Benefiting Property



## EAST LAUREL STREET



PLAN  
SCALE 1"=5'

EXHIBIT B: PLAT OF BENEFITING PROPERTY AND AREA OF ENCROACHMENT -  
144 EAST LAUREL STREET

