

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:
County of El Dorado
Board of Supervisors
330 Fair Lane
Placerville, CA 95667
Assessor's Parcel Number: 109-480-10, 17 & 27

SPACE ABOVE THIS LINE FOR RECORDERS USE ONLY

Project: Durock Road/Business Drive Signalization
Project #73354
APN: 109-480-10, 17 & 27

TEMPORARY RIGHT OF WAY AND CONSTRUCTION EASEMENT

KFRD INVESTMENTS, INC., A CALIFORNIA CORPORATION, hereinafter referred to as "Grantor," grants to the County of El Dorado, hereinafter referred to as "Grantee," a temporary right of way and construction easement over, upon, and across a portion of that real property in the unincorporated area of the County of El Dorado, State of California, described as:

See Exhibits A-1 & A-2, B-1 & B-2 and C-1 & C-2, attached hereto and made a part hereof.

This temporary right of way and construction easement is granted under the express conditions listed below:

1. For good and valuable consideration, Grantor does hereby grant to Grantee an easement for temporary right of way and construction over, upon, and across those identified portions of the Grantor's parcels.
2. Grantor represents and warrants that they are the owner of the property described in Exhibit A and depicted on the map in Exhibit B attached hereto and made a part hereof, and that Grantor has the exclusive right to grant the temporary right of way and construction easement.
3. This temporary right of way and construction easement is necessary for the purpose of constructing the Durock Road/Business Drive Signalization Project. Specifically, this temporary right of way and construction easement shall allow the general public access and use of the road and shall allow the Grantee, or its agents, employees, and contractors the right of ingress and egress as may be reasonably necessary for construction purposes, as may be from time to time required, as well as for other purposes incidental to construction of the project. This temporary right of way and construction easement shall not be revoked and shall not expire until the recordation of the Notice of Completion of the Durock Road/Business Drive Signalization Project.
4. Grantee agrees to indemnify and hold harmless Grantor from and against any liability arising out of the entry onto the property by the general public, Grantee, or its agents, employees, and contractors during the term of this temporary right of way and construction easement. In the event of property damage, Grantee, at its sole option, may either repair the damage or pay the estimated costs for the repair.

GRANTOR:

KFRD INVESTMENTS, INC.,
a California corporation

Executed on this date: 5-23-08, 2008

By: 
FRED W. WILKINSON, President

By: 
ROXANA M. HUPCEY, Secretary

GRANTEE:

COUNTY OF EL DORADO

By: _____
Chairman
BOARD OF SUPERVISORS

Dated: _____

Attest:
Cindy Keck
Clerk of the Board of Supervisors

By: _____
Deputy Clerk

Dated: _____

EXHIBIT 'A-1'
LEGAL DESCRIPTION

A 30 foot wide strip of land, being a portion of Parcel 7, as said parcel is shown on that map filed for record in Book 49, Parcel Maps, at Page 74, in the office of the El Dorado County Recorder, and lying in Section 11, Township 9 North, Range 9 East, M.D.M., and more particularly described as follows:

The northerly 30 feet of said Parcel 7, as shown on said map, being a portion of the road labeled as a "60' wide Emergency Road and Public Utilities Easement", containing 0.361 acres, more or less.

See attached Exhibit 'A-2', attached hereto and made a part hereof.

End of description.



10-23-07

EXHIBIT 'A-2'

Drawing Name: J:\NDCATP\53110 Hwy 50 Corridor\Drawn\Blocks\RV\Property Net Adjusted 07.dwg, Layout Tab: Model, Lost Saved: Tue, 23 Oct 2007 - 2:59pm, Dhaynes

SHINGLE LIME MINE RD.

60'

30'

60' WIDE EMERGENCY ROAD & PUBLIC UTILITIES
EASEMENT OFFERED & ACCEPTED ON 48-PM-141.

PARCEL 7
49-PM-74
APN 109:480:27

BUSINESS DR.



SCALE : 1" = 100'

EXHIBIT 'B-1'
LEGAL DESCRIPTION

A 60 foot wide strip of land, being a portion of a 60' wide road labeled "60' wide road & utility easement per 3401 OR 207 and 4888 OR 465" on that map filed for record in Book 48, Parcel Maps, at Page 141, in the office of the El Dorado County Recorder, and lying in Section 11, Township 9 North, Range 9 East, M.D.M., and more particularly described as follows:

The northerly 664.23 feet of said land, as shown on said map, containing 0.914 acres, more or less.

See attached Exhibit 'B-2', attached hereto and made a part hereof.

End of description.



10-23-07

EXHIBIT 'B-2'

Drawing Name: F:\000\Projects\111111\111111.dwg, 50 Corridor.dwg, Blocks1.dwg, Property Net Adjusted 07.dwg, Layout Tab Model, Lost Saved Tue, 23 Oct 2007 - 2:59pm, Dikaynes

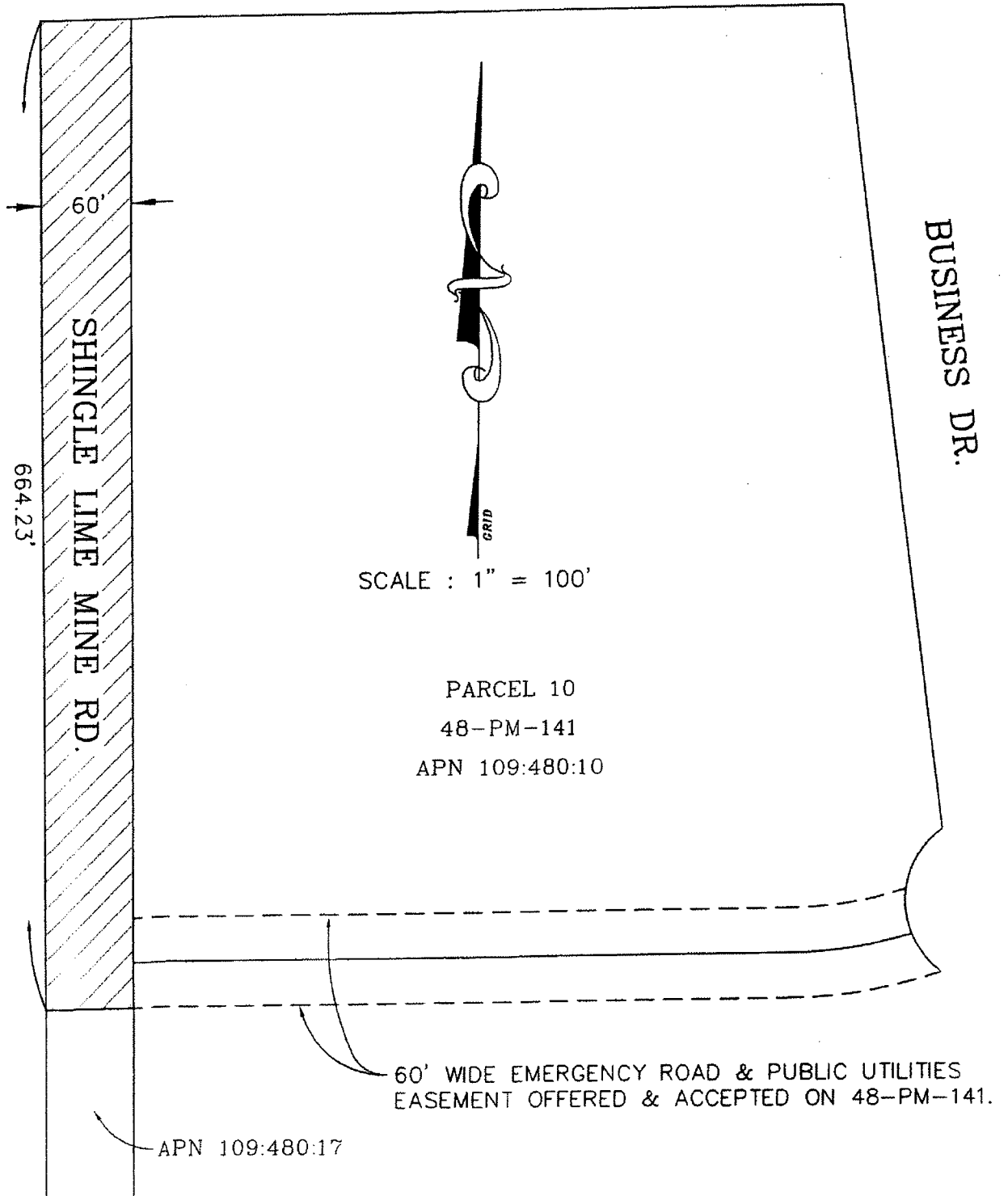


EXHIBIT 'C-1'
LEGAL DESCRIPTION

A 30 foot wide strip of land, being a portion of Parcel 10, as said parcel is shown on that map filed for record in Book 48, Parcel Maps, at Page 141, in the office of the El Dorado County Recorder, and lying in Section 11, Township 9 North, Range 9 East, M.D.M., and more particularly described as follows:

The southerly 30 feet of said Parcel 10, as shown on said map, being a portion of the road labeled as a "60' wide Emergency Road and Public Utilities Easement", containing 0.353 acres, more or less.

See attached Exhibit 'C-2', attached hereto and made a part hereof.

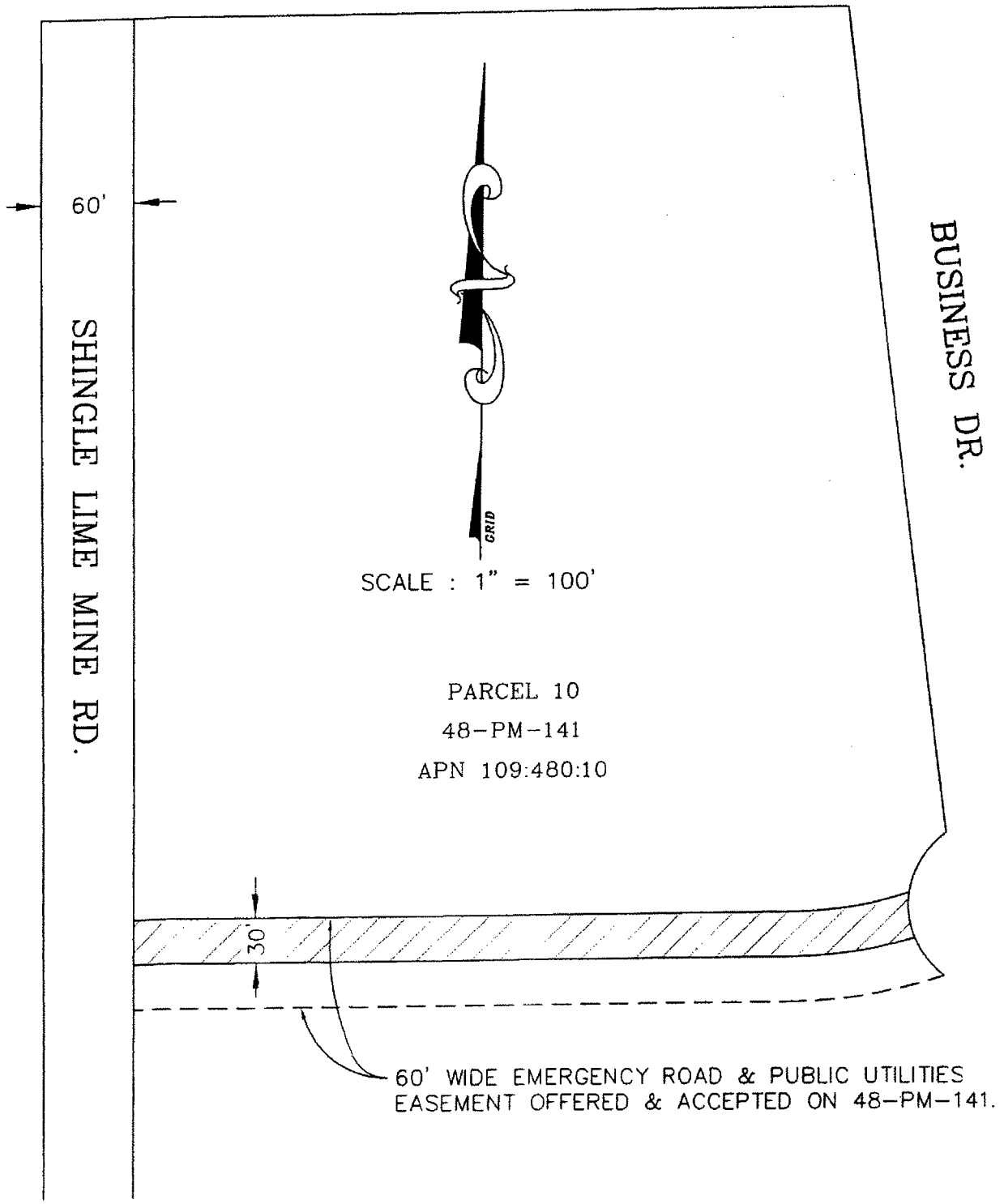
End of description.



10-23-07

EXHIBIT 'C-2'

Drawing Name: J:\NCA-PM53110 Hwy 50 Corridor\Drawings\Blocks\RW\Property Net Adjusted 07.dwg, Layout Tab: Model, Last Saved: Tue, 23 Oct 2007 - 2:59pm, D:\Haynes



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of El Dorado }

On 5/23/08 before me, Susan K. Say a Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Fred W. Wilkerson and Roxana M. Hapcey
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 Susan K. Say
Signature of Notary Public



Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Temporary Right of Way and Construction Easements

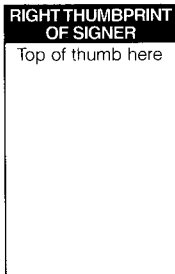
Document Date: 5-23-08 Number of Pages: 8 + NOTARY

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

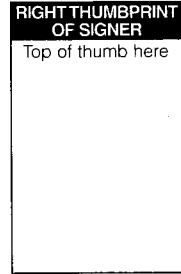
- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

Signer's Name: _____

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



Signer Is Representing: _____