

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: 117-160-17

SPACE ABOVE THIS LINE FOR RECORDERS USE ONLY

Project: Latrobe Road Widening Project Phase 2
Project #66101
APN: 117-160-17

TEMPORARY CONSTRUCTION EASEMENT

EL DORADO HILLS INVESTORS LTD, A CALIFORNIA LIMITED PARTNERSHIP, hereinafter referred to as "Grantor," grants to the County of El Dorado, hereinafter referred to as "Grantee," a temporary 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 and B attached hereto and made a part hereof.

This temporary construction easement is granted under the express conditions listed below:

1. In consideration of **\$150.00 (One-Hundred Fifty Dollars, exactly)** and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor does hereby grant to Grantee an easement for temporary construction over and across those identified portions of the Grantor parcel.
2. Grantor represents and warrants that she/he is 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 construction easement.
3. This temporary construction easement is necessary for the purpose of constructing the Latrobe Road Widening Project Phase 2. Specifically, this temporary construction easement shall allow Grantee or its agents, employees, and contractors the right of ingress and egress as may be reasonably necessary for construction purposes, inclusive of such repairs, replacements, and removals as may be from time to time required as well as for other purposes incidental to construction of the project, including any staging, stockpiling, and parking of construction vehicles or equipment. This temporary construction easement shall not be revoked and shall not expire until the recordation of the Notice of Completion of the Latrobe Road Widening Project Phase 2. Included within this temporary construction easement is the right of ingress and egress of Grantee, its agents, employees, and contractors for warranty repairs and the correction of defects in the work within the first year following completion of construction. This right during the one-year warranty period survives the expiration of this easement.

4. Compensation under this temporary construction easement covers the construction period estimated to be 6 (Six) months of construction, together with the one-year warranty period. In the event that construction of the Latrobe Road Widening Project Phase 2 is not completed within 6 (six) months of commencement of construction, Grantor shall be entitled to additional compensation as follows: for each month thereafter, the sum of **\$25.00 (Twenty-Five Dollars, exactly)** will be paid to Grantor, until construction is completed.
5. Grantee agrees to indemnify and hold harmless Grantor from and against any liability arising out of the entry onto the property by Grantee or its agents, employees, and contractors during the term of this temporary 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:

EL DORADO HILLS INVESTORS, LTD
A CALIFORNIA LIMITED PARTNERSHIP

Executed on this date: _____, 2007

By: _____
El Dorado Hills Investors, LTD
By: The Mansour Company,
Its General Partner
Anthony E. Mansour, CEO

Notary Acknowledgements Follow

NOTARY ACKNOWLEDGMENT

STATE OF _____)

: SS

COUNTY OF _____)

Capacity claimed by signer:

Individual; Trustee(s); Attorney-in-Fact; Guardian/Conservator;

Corporate Officer(s) _____ Title(s);

Partner(s) -- Limited, General

Other _____

On _____ before me, _____, a Notary

Public in and for said State, personally appeared

personally known to me --or--

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.

WITNESS my hand and official seal.

(Signature of Notary)

County of _____

My commission expires _____

EXHIBIT "A"
LEGAL DESCRIPTION
TEMPORARY CONSTRUCTION EASEMENT

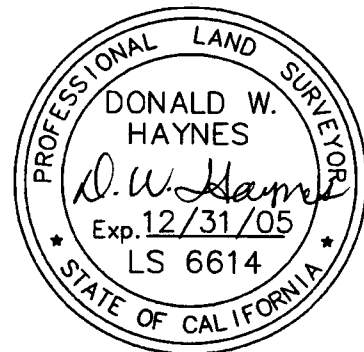
All that portion of Parcel L, as said parcel is shown on the map recorded in Book 47 of Parcel Maps, at Page 80, in the office of the El Dorado County Recorder, being a portion of the southwest quarter of Section 11, Township 9 North, Range 8 East, M.D.M., unincorporated area of the County of El Dorado, State of California, and more particularly described as follows:

Beginning at the most easterly corner of said parcel; thence along the existing northwesterly right-of-way line of White Rock Road South $46^{\circ}48'11''$ West (cite South $46^{\circ}48'08''$ West) 3.877 meters (12.72 feet); thence leaving said right-of-way line North $48^{\circ}41'30''$ West 2.485 meters (8.15 feet); thence North $85^{\circ}01'12''$ West 8.763 meters (28.75 feet) to the northwesterly boundary of said parcel, the beginning of a 13.718 meter (45.01 foot) radius non-tangent curve to the right; thence easterly along said curve an arc distance of 14.030 meters (46.03 feet), through a central angle of $58^{\circ}35'56''$, and subtended by a chord which bears North $88^{\circ}55'19''$ East 13.426 meters (44.05 feet) to the point of beginning, containing 26.9 sq. meters (290 sq. ft.), more or less.

END OF DESCRIPTION.

See attached Exhibit "B"

Note: The basis of bearings for this description is Grid North, California Coordinate System of 1983, Zone II, as defined in Chapter 611, Sections 8801-8819 of the State Resources Code. All distances are grid distances. To convert to ground distances, divide all distances by 0.999921.



9-26-05

EXHIBIT "B"

WHITE ROCK ROAD (NEW)

PARCEL K
47-PM-80

R=13.718m
L=14.030m
 $\Delta=58^{\circ}35'56''$
Ch=N88 $^{\circ}55'19''$ E
13.426m

POINT OF BEGINNING

NEW R/W LINE

N85 $^{\circ}01'12''$ W
8.763m

S46 $^{\circ}48'11''$ W
3.877m

N48 $^{\circ}41'30''$ W
2.485m

PARCEL L
47-PM-80
EDH INVESTORS
APN 108:470:17

WHITE ROCK RD.
(EXISTING)



SCALE = 1:250
METRIC