

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:
County of El Dorado
Department of Transportation
Board of Supervisors
330 Fair Lane
Placerville, CA 95667
Assessor's Parcel Number: 327-130-53

SPACE ABOVE THIS LINE FOR RECORDERS USE ONLY

Project: U.S. Highway 50/Missouri Flat Road Interchange
Project, Phase 1B, Project #71317
APN: 327-130-53

TEMPORARY CONSTRUCTION EASEMENT

Kobra Properties, A California General 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, B and C attached hereto and made a part hereof.

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

1. In consideration of **\$11,300.00 (Eleven-Thousand Three-Hundred 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 U.S. Highway 50/Missouri Flat Road Interchange Project, Phase 1B. Phase 1B may begin construction in the Spring of 2009, with completion in Spring of 2011. 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 U.S. Highway 50/Missouri Flat Road Interchange Project, Phase 1B. 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 24 (Twenty-Four) months of construction, together with the one-year warranty period. In the event that construction of the U.S. Highway 50/Missouri Flat Road Interchange Project, Phase 1B, is not completed within 24 (Twenty-Four) months of commencement of construction, Grantor shall be entitled to additional compensation as follows: for each month thereafter, the sum of **\$472.00 (Four-Hundred Seventy-Two 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:

KOBRA PROPERTIES, A CALIFORNIA GENERAL PARTNERSHIP

Executed on this date: 3-29, 2007

BY: 
ABE ALIZADEH, GENERAL PARTNER

NOTARY ACKNOWLEDGMENT

STATE OF California)

: SS

COUNTY OF Placer)

Capacity claimed by signer:

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

Corporate Officer(s) _____ Title(s);

Partner(s) -- Limited, General

Other _____

On March 29, 2007 before me, Erica James, a Notary Public in and for said State, personally appeared

Abe Atizaden 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.

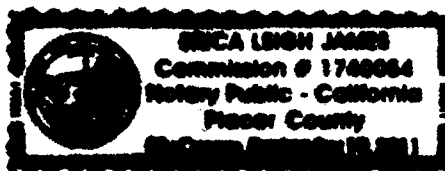
WITNESS my hand and official seal.

Erica James

(Signature of Notary)

County of Placer

My commission expires Apr 19, 2011



ILLEGIBLE NOTARY DECLARATION

I certify under penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

Name of Notary Erica Leigh James

Date commission expires Apr 19, 2011

Notary identification number 1740054
(For Notaries commissioned after 1-1-1992)

Manufacturer/Vendor identification number _____
(For Notaries commissioned after 1-1-1992)

Place of execution of this declaration Placer County

Dated 10-12-07

Signed Julie Br, Associate R/W Agent
(Firm name, if any)

County of El Dorado DOT
R/W unit

EXHIBIT "A"
LEGAL DESCRIPTION
TEMPORARY CONSTRUCTION EASEMENT

All that portion of Parcel 3, as said parcel is shown on the map recorded in Book 48 of Parcel Maps, at Page 75, in the office of the El Dorado County Recorder, being a portion of the northeast quarter of Section 23, Township 10 North, Range 10 East, M.D.M., unincorporated area of the County of El Dorado, State of California, and more particularly described as follows:

The southeasterly 2.000 meters (6.56 feet) of said parcel, containing 263.1 sq. meters (2,832 sq. ft.), more or less.

END OF DESCRIPTION.



12-22-05

EXHIBIT "B"

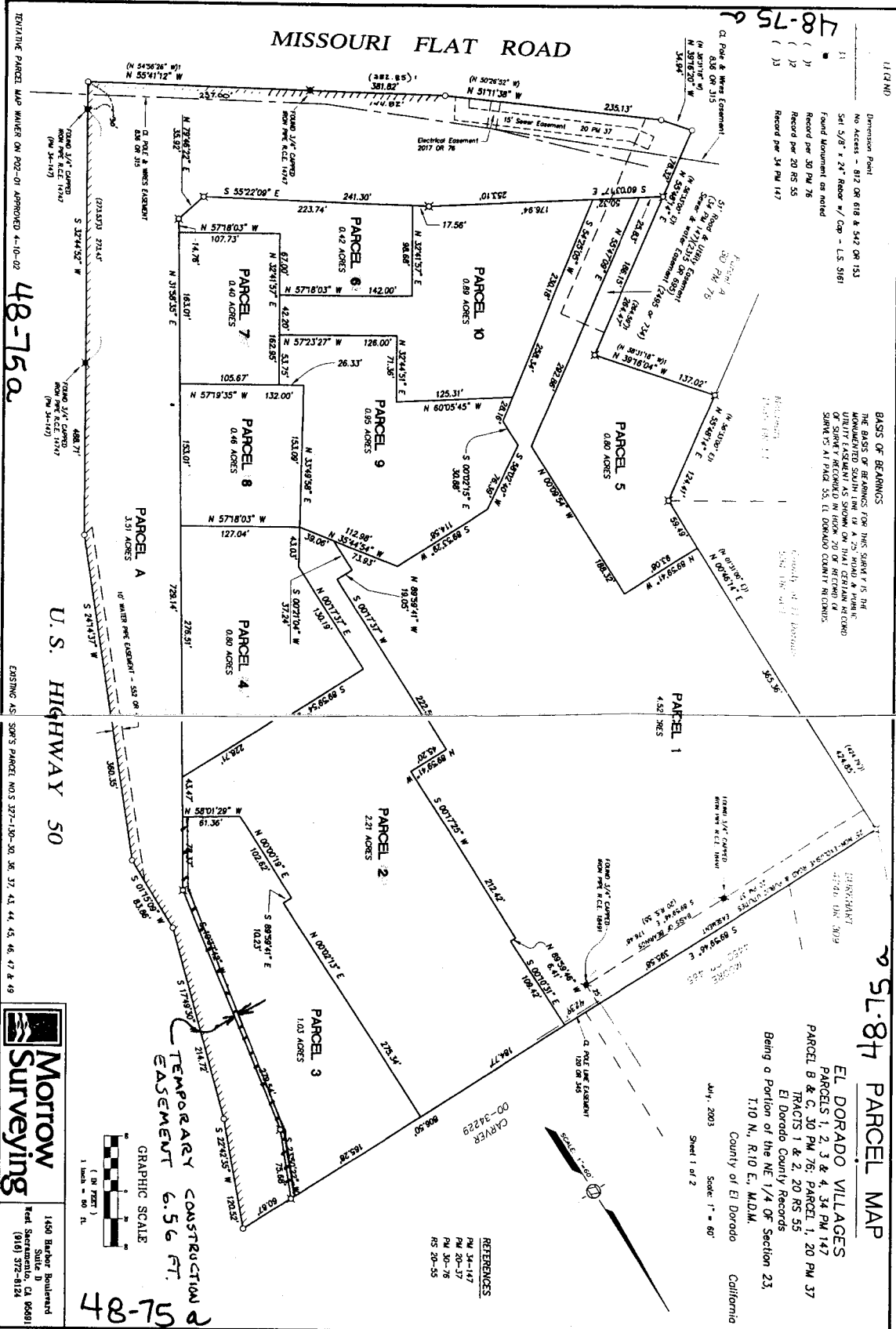
MISSOURI FLAT ROAD

48-75a

- LIC# NO
- Dimension Point
- 11 No Access - 812 OR 618 & 542 OR 151
 - 12 541 5/8" x 24" Round w/ Cop - LS 5161
 - 13 Found Monument as noted
 - 14 Record per 30 PM 76
 - 15 Record per 20 RS 55
 - 16 Record per 34 PM 147

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE MONUMENTED SOUTH LINE OF A. S. SMITH & THE UTILITY EASEMENT AS SHOWN ON THE CERTAIN RECORD OF SURVEY RECORDED IN BOOK 70 OF RECORD OF SURVEYS AT PAGE 55, EL DORADO COUNTY RECORDS.



48-75a

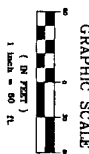
U.S. HIGHWAY 50

9 5L-87 PARCEL MAP

EL DORADO VILLAGES
 PARCELS 1, 2, 3 & 4, 34 PM 147
 PARCEL B & C, 30 PM 76; PARCEL 1, 20 PM 37
 TRACTS 1 & 2, 20 RS 55
 El Dorado County Records
 Being a Portion of the NE 1/4 OF Section 23,
 T10 N., R10 E., MDM.
 County of El Dorado California

Morrow
 Surveying

1400 Barber Boulevard
 West Sacramento, CA 95601
 Tel: (916) 372-8124



TEMPORARY CONSTRUCTION
 TASEMENT 6.56 FT.

48-75a

REFERENCES
 PM 34-147
 PM 20-37
 PM 30-76
 RS 20-55

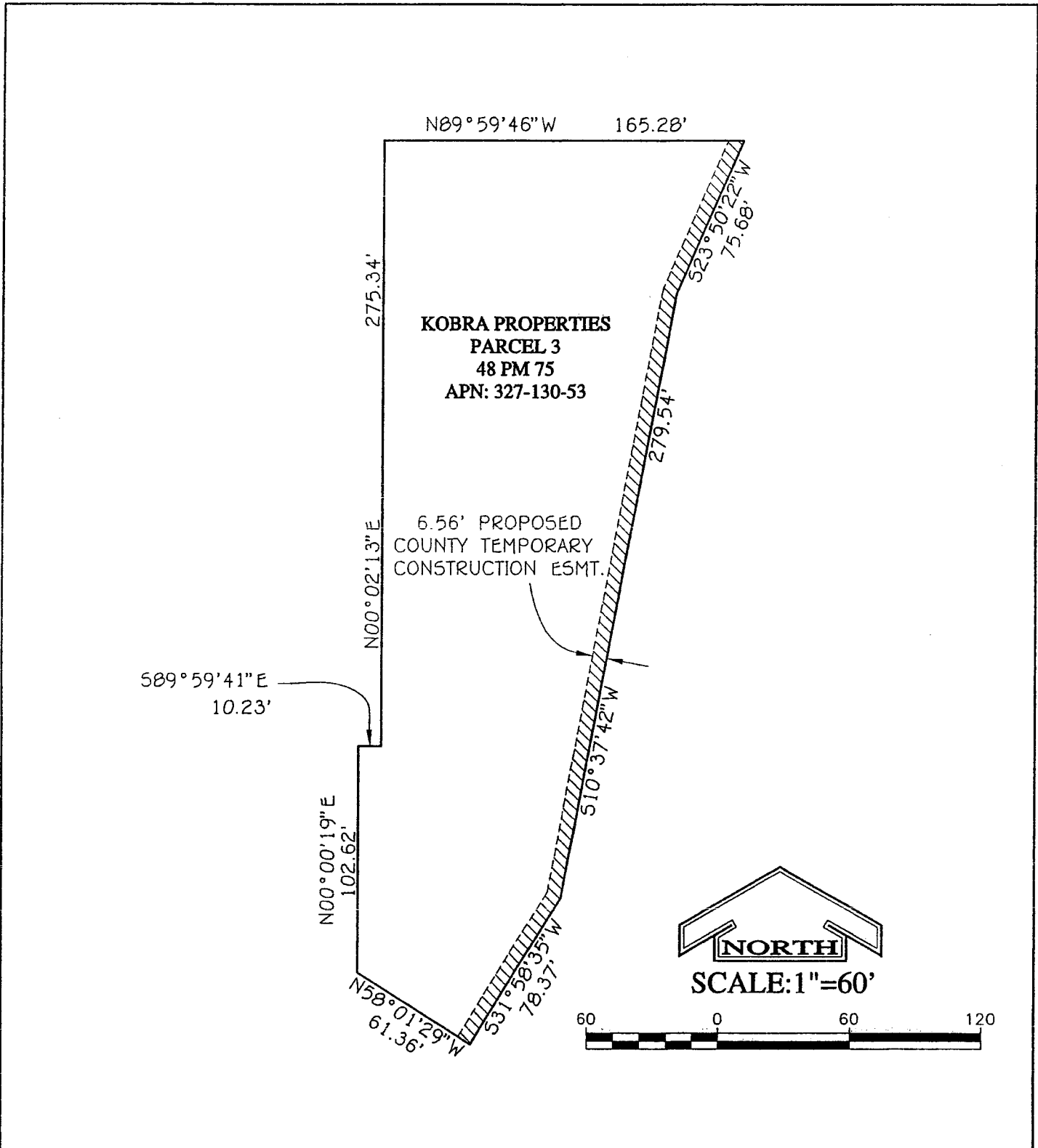
00-36229
 CARVER



EXISTING AS SHOWN ON 309'S PARCEL NOS 3 27-1-30-30, 36, 37, 43, 44, 45, 46, 47 & 49

EXISTING AS SHOWN ON 202-01 APPROVED 4-10-02

EXHIBIT C



**EXHIBIT OF PROPOSED COUNTY
TEMPORARY CONSTRUCTION EASEMENT**

B BURRELL
CONSULTING
GROUP, INC.

1001 ENTERPRISE WAY, SUITE 100
ROSEVILLE, CA 95678
PH. (916) 783-8898
FAX (916) 783-8222

SCALE: AS NOTED	DATE: 03-23-07
DRAWN BY: PSJT	REVISED:
APPROVED BY: MJ	DWG: EASEMENT
DESIGNED BY:	JOB NO: 1400-00-0574