

RIGHT OF WAY CONTRACT -- STATE HIGHWAY- TEMPORARY EASEMENT

RW 8-4 (6/95)

_____, California

_____, 2018

Grantor: Sai Shraddha, LLC

Address: 1500 W 10th Street, Antioch

Project: West Antioch Creek Channel Improvements

Project No.: 7579-6D8399

Ptn. of Parcels: 074-130-077

Grantor: Sai Shraddha, LLC

THIS DOCUMENT in the form of a TEMPORARY EASEMENT, covering the property particularly described in Clause 3 below has been executed and delivered to Angela Bell, Associate Real Property Agent for Contra Costa County Flood Control and Water Conservation District (District).

In consideration of which, and the other considerations hereinafter set forth, it is mutually agreed as follows:

1. The parties have herein set forth the whole of their agreement. The performance of this agreement constitutes the entire consideration for said document and shall relieve the District of all further obligations or claims on this account, or on account of the location, grade or construction of the proposed public improvement.
2. The District shall pay the undersigned grantor the sum of \$770.00 for the Temporary Easement:

\$275.00 November 1, 2017-March 31, 2018

\$495.00 April 1, 2018-December 31, 2018
3. Permission is hereby granted to the District or its authorized agent to enter upon grantor's land where necessary within that certain area described in Exhibit "A" and shown on Exhibit "B" attached hereto and made a part hereof, for the purpose of access to construction activities being performed on the adjacent parcel (APN 074-130-060).
4. This Temporary Easement shall be effective April 1, 2018 through December 31, 2018.
5. The undersigned grantor warrants that they are the owner in fee simple of the property affected by this Temporary Easement as described in Clause 3 above and that they have the exclusive right to grant this Temporary Easement.

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6. In case of unpredictable delays in construction, upon written notification, the expiration date of the Temporary Easement may be extended one month at a time at \$55 per month. Said amount will be paid to the grantor in a lump sum within sixty (60) days after District has determined the easement is no longer required.

In Witness Whereof, the Parties have executed this agreement the day and year first above written.

GRANTEE
CONTRA COSTA COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT

GRANTOR
SAI SHRADDHA, LLC

By _____
Brian M. Balbas
Chief Engineer

By Hiten Patel
Hiten Patel
Title Owner

Date: _____
(Date of Approval)

Recommended for Approval:

By Angela Bell
Angela Bell
Associate Real Property Agent

By Karen A. Laws
Karen A. Laws
Principal Real Property Agent

Date 3/28/2018
(Date signed by Grantor)

WEST ANTIOCH CREEK PROJECT
APN 074-130-060 - PATEL (TCE)
PARCEL 23

EXHIBIT "A"
PARCEL 23
TEMPORARY CONSTRUCTION EASEMENT
LANDS OF CHANCHAL, LLC
APN 074-130-077-6; DOCUMENT NO. 2002-0232793

All that property situated in the City of Antioch, County of Contra Costa, State of California described as follows: Being a portion of that certain parcel of land described in the Grant Deed to CHANCHAL, LLC, recorded July 2, 2002 as Document No. 2002-0232793 in Contra Costa County Records, more particularly described as follows:

PARCEL 23, Temporary Construction Easement expires October 31, 2017

A Temporary Construction Easement of duration twenty-two (22) months, expiring on October 31, 2017, to be used for access to construction activities being performed on the adjacent parcel (APN 074-130-060) on, over and across the following described parcel of land:

A strip of land, ten (10) feet in width, the easterly line of which is more particularly described as follows:

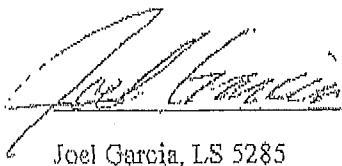
BEGINNING at the southwesterly terminus of that certain course listed in above said Grant Deed as "S. 25°33'50" W. 62.44 feet", thence, along the easterly line of said parcel the following three (3) courses: 1) North 26°18'36" East, 62.64 feet, 2) North 63°37'34" West, 33.31 feet, and 3) North 16°00'36" East, 17.41 feet to the northerly line of said parcel and the POINT of TERMINUS.

Containing 1,126 square feet or 0.03 acres, more or less.

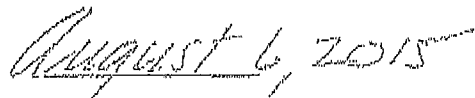
The westerly line of above said strip is to be lengthened so as to terminate in the northerly line of said parcel (D.N. 2002-0232793)

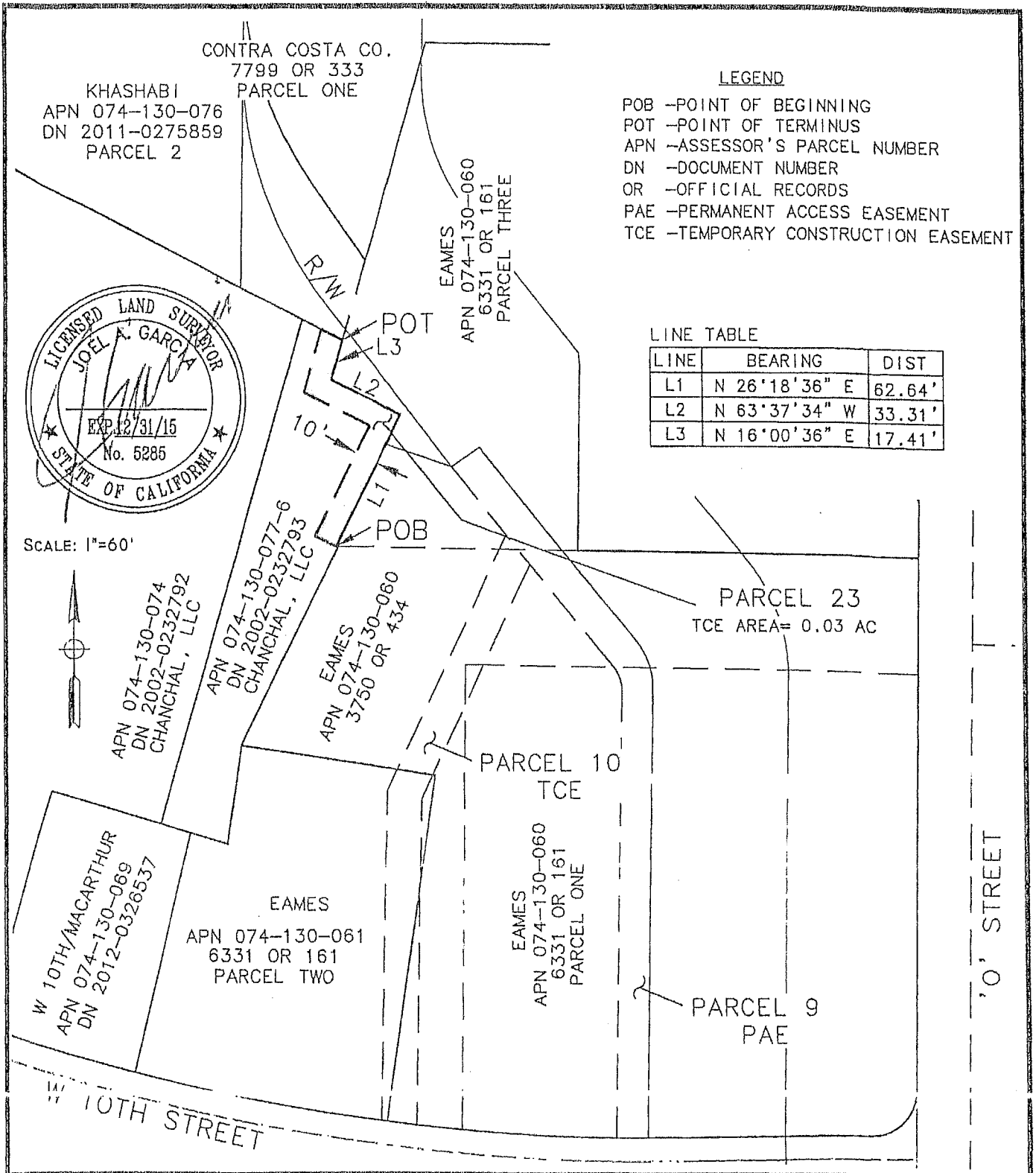
Bearings used in the above description are based upon the California Coordinate System of 1983 (CCS83), Epoch 2010.00, Zone 3. Multiply grid distances shown above by 1.000056 to obtain ground distances.

This real property description has been prepared at Mark Thomas & Company, Inc., by me, or under my direction, in conformance with the Professional Land Surveyors Act.


Joel Garcia, LS 5285




Date



Mark Thomas & Company, Inc.	TEMPORARY CONSTRUCTION EASEMENT CITY OF ANTIOCH- PARCEL 23 LANDS OF CHANCHAL, LLC D.N. 2002-0232793 - APN 074-130-077-6	Contra Costa Co. California
Scale: 1"=60' Date 08/06/15 Checked By MM	EXHIBIT "B" Plat to Accompany Legal Description	8/06/2015 Sht. 1 of 1 Shts