

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

El Dorado County
Board of Supervisors
330 Fair Lane
Placerville, CA 95667
APN: 069-101-81

Above section for Recorder's use

Mail Tax Statements to above.
Exempt from Documentary Transfer Tax
Per Revenue and Taxation Code 11922

GRANT DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Randall J. Siron and Nancy Lee Siron, Trustees of the 2008 Randall J. Siron and Nancy Lee Siron Revocable Trust Dated August 4, 2008**, hereinafter referred to as "Grantor", grant to the **COUNTY OF EL DORADO, a political subdivision of the State of California**, all that certain real property, in fee, situate in the unincorporated area of the County of El Dorado, State of California,

DESCRIBED IN EXHIBIT "A" AND AS DEPICTED IN EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF, WHICH DESCRIPTION IS BY THIS REFERENCE INCORPORATED HEREIN.

TO HAVE AND TO HOLD said lands and interests therein unto COUNTY OF EL DORADO and its successors forever, subject, however, to the covenant, conditions, restrictions and reservations herein contained as follows, which will remain in effect for the period during which the real property or structures are used for a purpose for which federal financial assistance is extended or for another purpose involving the provision of similar services or benefits and shall be binding on COUNTY OF EL DORADO, its successors and assigns.

COUNTY OF EL DORADO, does hereby covenant and agree as a covenant running with the land for itself, successors and assigns, that

(a) no person shall on the grounds of race, color, sex, national origin, religion, age or disability, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination with regard to any facility located wholly or in part on, over, or under such lands hereby conveyed; and

(b) COUNTY OF EL DORADO shall use the lands and interests in land so conveyed, in compliance with all requirements imposed by or pursuant to Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, Part 21, Non-discrimination in federally-assisted programs of the Department of Transportation – Effectuation of Title VI of the Civil Rights Act of 1964, and as Regulations may be amended; and

(c) in the event of breach of any of the above-mentioned nondiscrimination conditions, and only after determination that it is necessary in order to effectuate the purposes of Title VI of the Civil Rights Act of 1964, the U.S. Department of Transportation shall have a right to re-enter said lands and facilities on said land, and the above-described land and facilities shall thereon revert to and vest in and become the absolute property of the U.S. Department of Transportation and its assigns as such interest existed upon COUNTY OF EL DORADO's acquisition.

IN WITNESS WHEREOF, Grantor has herein subscribed their names on this _____ day of _____, 2009.

GRANTOR: Randall J. Siron and Nancy Lee Siron, Trustees of the 2008 Randall J. Siron and Nancy Lee Siron Revocable Trust Dated August 4, 2008

By: _____
Randall J. Siron

By: _____
Nancy Lee Siron

Notary Acknowledgements Follow

EXHIBIT 'A'
LEGAL DESCRIPTION
FEE ACQUISITION PROPERTY

All that portion of Parcel 1, as said parcel is shown on the map recorded in Book 45 of Parcel Maps, at Page 10, in the office of the El Dorado County Recorder, being a portion of the south half of Section 13, Township 10 North, Range 9 East, M.D.M., unincorporated area of El Dorado County, State of California, and more particularly described as follows:

Beginning at the southeast corner of said parcel, said corner lying on the existing westerly right-of-way line of Green Valley Road; thence along the easterly boundary and right-of-way line North $14^{\circ}56'10''$ West (cite North $14^{\circ}10'39''$ West) 73.76 feet to the beginning of a 793.00 foot radius non-tangent curve to the left, the new westerly right-of-way line of said Green Valley Road; thence leaving said existing right-of-way line southerly along said curve and new right-of-way line an arc distance of 76.68 feet, through a central angle of $05^{\circ}32'26''$, and subtended by a chord which bears South $03^{\circ}28'56''$ East 76.65 feet to the southerly boundary; thence leaving said new right-of-way line along said boundary North $69^{\circ}56'24''$ East (cite North $70^{\circ}41'55''$ East) 15.28 feet to the point of beginning, containing 0.014 acres, more or less.

END OF DESCRIPTION.

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

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 0.999886.



6-12-08

EXHIBIT 'B'

GREEN VALLEY RD.

15' WIDE EASEMENT FOR TRAIL, NON-MOTORIZED

EXISTING R/W LINE

LEE, N. FM TR
POR. PARCEL 1
45-PM-10
APN 069:101:81

R=793.00'
L=76.68'
 $\Delta=5^{\circ}32'26''$
Ch=S3°28'56"E
76.65'

NEW R/W LINE

N14°56'10"W
73.76'

N69°56'24"E
15.28'

POINT OF BEGINNING

20' EID ESMT PER
2741-OR-46

GREEN VALLEY RD.



SCALE : 1" = 40'

Drawing Name: C:\Civil 3D Projects\77109 Tennessee Creek\CADD Files\RW\069-101-81-RW.dwg, Layout Tab: Model, Last Saved: Mon, 19 May 2008 - 11:28am, DHaynes

RECORDING REQUESTED BY AND
WHEN RECORDED, RETURN TO:

County of El Dorado
Board of Supervisors
330 Fair Lane
Placerville, CA 95667

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the Grant Deed dated _____, 2009, from **Randall J. Siron and Nancy Lee Siron, Trustees of the 2008 Randall J. Siron and Nancy Lee Siron Revocable Trust Dated August 4, 2008**, to the **COUNTY OF EL DORADO, a political subdivision of the State of California**, is hereby accepted by order of the County of El Dorado Board of Supervisors and the grantee consents to the recordation thereof by its duly authorized officer.

APN: 069-101-86

Dated this _____ day of _____, 2009.

COUNTY OF EL DORADO

By: _____

Ron Briggs
Chairman of the Board
Board of Supervisors

ATTEST:

Suzanne Allen de Sanchez
Clerk of the Board of Supervisors

By: _____

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:
El Dorado County
Board of Supervisors
330 Fair Lane
Placerville, CA 95667
APN: 069-101-81

Above section for Recorder's use

Mail Tax Statements to above.
Exempt from Documentary Transfer Tax
Per Revenue and Taxation Code 11922

GRANT OF SLOPE AND DRAINAGE EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Randall J. Siron and Nancy Lee Siron, Trustees of the 2008 Randall J. Siron and Nancy Lee Siron Revocable Trust Dated August 4, 2008**, hereinafter referred to as "Grantor", grants to the **COUNTY OF EL DORADO, a political subdivision of the State of California**, a slope easement for slope construction, maintenance and drainage together with any and all appurtenances appertaining thereto, over, under, upon, and across a portion of all that certain real property situate in the unincorporated area of the County of El Dorado, State of California,

DESCRIBED IN EXHIBIT 'A' AND DEPICTED IN EXHIBIT 'B' ATTACHED HERETO AND MADE A PART HEREOF, WHICH DESCRIPTION IS BY THIS REFERENCE INCORPORATED HEREIN.

TO HAVE AND TO HOLD said lands and interests therein unto COUNTY OF EL DORADO and its successors forever, subject, however, to the covenant, conditions, restrictions and reservations herein contained as follows, which will remain in effect for the period during which the real property or structures are used for a purpose for which federal financial assistance is extended or for another purpose involving the provision of similar services or benefits and shall be binding on COUNTY OF EL DORADO, its successors and assigns.

COUNTY OF EL DORADO, does hereby covenant and agree as a covenant running with the land for itself, successors and assigns, that

(a) no person shall on the grounds of race, color, sex, national origin, religion, age or disability, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination with regard to any facility located wholly or in part on, over, or under such lands hereby conveyed; and

(b) COUNTY OF EL DORADO shall use the lands and interests in land so conveyed, in compliance with all requirements imposed by or pursuant to Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, Part 21, Non-discrimination in federally-assisted programs of the Department of Transportation – Effectuation of Title VI of the Civil Rights Act of 1964, and as Regulations may be amended; and

(c) in the event of breach of any of the above-mentioned nondiscrimination conditions, and only after determination that it is necessary in order to effectuate the purposes of Title VI of the Civil Rights Act of 1964, the U.S. Department of Transportation shall have a right to re-enter said lands and facilities on said land, and the above-described land and facilities shall thereon revert to and vest in and become the absolute property of the U.S. Department of Transportation and its assigns as such interest existed upon COUNTY OF EL DORADO's acquisition.

IN WITNESS WHEREOF, Grantor has herein subscribed their names on this _____ day of _____, 2009.

GRANTOR: Randall J. Siron and Nancy Lee Siron, Trustees of the 2008 Randall J. Siron and Nancy Lee Siron Revocable Trust Dated August 4, 2008

By: _____
RANDALL J. SIRON

By: _____
NANCY LEE SIRON

Notary Acknowledgements Follow

EXHIBIT 'A'
LEGAL DESCRIPTION
SLOPE EASEMENT

All that portion of Parcel 1, as said parcel is shown on the map recorded in Book 45 of Parcel Maps, at Page 10, in the office of the El Dorado County Recorder, being a portion of the south half of Section 13, Township 10 North, Range 9 East, M.D.M., unincorporated area of El Dorado County, State of California, and more particularly described as follows:

Beginning on the southerly boundary of said parcel, from which the southeast corner bears North 69°56'24" East (cite North 70°41'55" East) 15.28 feet; **thence from said point of beginning** along said boundary South 69°56'24" West (cite South 70°41'55" West) 22.58 feet; thence leaving said boundary North 07°13'29" West 35.31 feet; thence North 23°02'18" West 61.55 feet; thence North 09°35'02" East 90.76 feet; thence North 69°22'46" East 15.22 feet to the beginning of a 429.95 foot radius non-tangent curve to the left, and the existing westerly right-of-way line of Green Valley Road; thence southerly along said curve and right-of-way line an arc distance of 98.20 feet, through a central angle of 13°05'10", and subtended by a chord which bears South 08°23'36" East 97.99 feet; thence South 14°56'10" East (cite South 14°10'39" East) 5.53 feet to the new westerly right-of-way line of said Green Valley Road, and the beginning of a 793.00 foot radius non-tangent curve to the left; thence southerly along said curve and new right-of-way line an arc distance of 76.68 feet, through a central angle of 05°32'26", and subtended by a chord which bears South 03°28'56" East 76.65 feet to the point of beginning, containing 0.117 acres, more or less.

END OF DESCRIPTION.

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

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 0.999886.



6-12-08

Drawing Name: C:\Civil 3D Projects\77109 Tennessee Creek\CADD Files\RW\069-101-81-SE.dwg, Layout Tab: Model, Last Saved: Tue, 20 May 2008 - 1:07pm, DHaynes

EXHIBIT 'B'

GREEN VALLEY RD.

EXISTING R/W LINE

N69°22'46"E
15.22'

15' WIDE EASEMENT FOR TRAIL, NON-MOTORIZED

N9°35'02"E
90.76'

SLOPE ESMT. LINE

R=429.95'
L=98.20'
A=13°05'10"
Ch=S8°23'36"E
97.99'

LEE, N. FM TR
POR. PARCEL 1
45-PM-10
APN 069:101:81

S14°56'10"E
5.53'

NEW R/W LINE

N23°02'18"W
61.55'

R=793.00'
L=76.68'
A=5°32'26"
Ch=S3°28'56"E
76.65'

N7°13'29"W
35.31'

POINT OF BEGINNING

S69°56'24"W
22.58'

N69°56'24"E
15.28'
(TIE)

20' EID ESMT PER
2741-OR-46

GREEN VALLEY RD.



SCALE : 1" = 40'

RECORDING REQUESTED BY AND
WHEN RECORDED, RETURN TO:

County of El Dorado
Board of Supervisors
330 Fair Lane
Placerville, CA 95667

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the Slope and Drainage Easement Deed dated _____, 2009, from **Randall J. Siron and Nancy Lee Siron, Trustees of the 2008 Randall J. Siron and Nancy Lee Siron Revocable Trust Dated August 4, 2008**, to the **COUNTY OF EL DORADO, a political subdivision of the State of California**, is hereby accepted by order of the County of El Dorado Board of Supervisors and the grantee consents to the recordation thereof by its duly authorized officer.

APN: 069-101-86

Dated this _____ day of _____, 2009.

COUNTY OF EL DORADO

By: _____

Ron Briggs
Chairman of the Board
Board of Supervisors

ATTEST:

Suzanne Allen de Sanchez
Clerk of the Board of Supervisors

By: _____

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: 069-101-81

SPACE ABOVE THIS LINE FOR RECORDERS USE ONLY

Project: Green Valley Road at Tennessee Creek Bridge
Reconstruction
Project #77109

TEMPORARY CONSTRUCTION EASEMENT

Randall J. Siron and Nancy Lee Siron, Trustees of the 2008 Randall J. Siron and Nancy Lee Siron Revocable Trust Dated August 4, 2008, hereinafter referred to as "Grantor", grant to the **COUNTY OF EL DORADO, a political subdivision of the State of California**, 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 \$1,080.00 (One-Thousand Eighty-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 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 construction easement.
3. This temporary construction easement is necessary for the purpose of constructing the Green Valley Road at Tennessee Creek Bridge Reconstruction Project. 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 Project. 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 Project 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 \$42.88 (Forty-Two-Dollars, and 88/100ths 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.

TO HAVE AND TO HOLD said lands and interests therein unto COUNTY OF EL DORADO and its successors forever, subject, however, to the covenant, conditions, restrictions and reservations herein contained as follows, which will remain in effect for the period during which the real property or structures are used for a purpose for which federal financial assistance is extended or for another purpose involving the provision of similar services or benefits and shall be binding on COUNTY OF EL DORADO, its successors and assigns.

COUNTY OF EL DORADO, does hereby covenant and agree as a covenant running with the land for itself, successors and assigns, that

(a) no person shall on the grounds of race, color, sex, national origin, religion, age or disability, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination with regard to any facility located wholly or in part on, over, or under such lands hereby conveyed; and

(b) COUNTY OF EL DORADO shall use the lands and interests in land so conveyed, in compliance with all requirements imposed by or pursuant to Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, Part 21, Non-discrimination in federally-assisted programs of the Department of Transportation – Effectuation of Title VI of the Civil Rights Act of 1964, and as Regulations may be amended; and

(c) in the event of breach of any of the above-mentioned nondiscrimination conditions, and only after determination that it is necessary in order to effectuate the purposes of Title VI of the Civil Rights Act of 1964, the U.S. Department of Transportation shall have a right to re-enter said lands and facilities on said land, and the above-described land and facilities shall thereon revert to and vest in and become the absolute property of the U.S. Department of Transportation and its assigns as such interest existed upon COUNTY OF EL DORADO's acquisition.

GRANTOR: Randall J. Siron and Nancy Lee Siron, Trustees of the 2008 Randall J. Siron and Nancy Lee Siron Revocable Trust Dated August 4, 2008

Executed on this date: _____, 2009

By: _____
RANDALL J. SIRON

By: _____
NANCY LEE SIRON

Notary Acknowledgements Follow

EXHIBIT 'A'
LEGAL DESCRIPTION
TEMPORARY CONSTRUCTION EASEMENT

All that portion of Parcel 1, as said parcel is shown on the map recorded in Book 45 of Parcel Maps, at Page 10, in the office of the El Dorado County Recorder, being a portion of the south half of Section 13, Township 10 North, Range 9 East, M.D.M., unincorporated area of El Dorado County, State of California, and more particularly described as follows:

Beginning at the northeast corner of said parcel; thence across said parcel the following 4 courses: 1) South 69°22'33" West 24.51 feet; 2) South 09°35'02" West 99.44 feet; 3) South 23°02'18" East 63.09 feet; 4) South 07°13'29" East 36.20 feet to the southerly boundary; thence along said boundary North 69°56'24" East 10.26 feet cite (North 70°41'55" East) 10.26 feet; thence leaving said boundary the following 4 courses: 1) North 07°13'29" West 35.31 feet; 2) North 23°02'18" West 61.55 feet; 3) North 09°35'02" East 90.76 feet; 4) North 69°22'46" East 15.22 feet to the easterly boundary, also being the westerly right-of-way line of Green Valley Road, and the beginning of a 429.95 foot radius non-tangent curve to the right; thence northerly along said curve and boundary an arc distance of 10.61 feet, through a central angle of 01°24'50", and subtended by a chord which bears North 01°08'36" West 10.61 feet to the point of beginning, containing 0.049 acres, more or less.

END OF DESCRIPTION.

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

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 0.999886.



11-13-08

Drawing Name: C:\Civil 3D Projects\77109 Tennessee Creek\CADD Files\RW\069-101-81-TCE.dwg, Layout Tab: Model, Last Saved: Thu, 30 Oct 2008 - 2:53pm, DHaynes

GREEN VALLEY RD.

EXHIBIT 'B'

POINT OF BEGINNING

EXISTING R/W LINE

R=429.95'
L=10.61'
Δ=1°24'50"
Ch=N1°08'36"W
10.61'

S69°22'33"W 24.51'

N69°22'46"E
15.22'

S9°35'02"W 99.44'

N9°35'02"E
90.76'

TEMPORARY CONST. ESMT. LINE

15' WIDE EASEMENT FOR TRAIL, NON-MOTORIZED

LEE, N. FM TR
POR. PARCEL 1
45-PM-10
APN 069:101:81

N23°02'18"W
61.55'

S23°02'18"E 63.09'

N7°13'29"W
35.31'

S7°13'29"E 36.20'

NEW R/W LINE

N69°56'24"E 10.26'

20' EID ESMT PER
2741-OR-46

GREEN VALLEY RD.



SCALE : 1" = 40'

RECORDING REQUESTED BY AND
WHEN RECORDED, RETURN TO:

County of El Dorado
Board of Supervisors
330 Fair Lane
Placerville, CA 95667

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the Temporary Construction Easement Deed dated _____, 2009, from **Randall J. Siron and Nancy Lee Siron, Trustees of the 2008 Randall J. Siron and Nancy Lee Siron Revocable Trust Dated August 4, 2008**, to the **COUNTY OF EL DORADO, a political subdivision of the State of California**, is hereby accepted by order of the County of El Dorado Board of Supervisors and the grantee consents to the recordation thereof by its duly authorized officer.

APN: 069-101-86

Dated this _____ day of _____, 2009.

COUNTY OF EL DORADO

By: _____

Ron Briggs
Chairman of the Board
Board of Supervisors

ATTEST:

Suzanne Allen de Sanchez
Clerk of the Board of Supervisors

By: _____