

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

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

Assessor's Parcel Number 118-110-03
MJ 318, L.P., et al

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, MJ 318, L.P., a California Limited Partnership, Angelo K. Tsakopoulos, a married man, Tsakopoulos Family Partnership, a California General Partnership, and John C. Kemp and Lesley Ann Kemp, Trustees of the John C. Kemp and Lesley Ann Kemp Family Trust, Dated May 4, 1990, hereinafter referred to as "Grantor", grant to the **COUNTY OF EL DORADO, a political subdivision of the State of California**, a slope and drainage easement for slope construction and maintenance of drainage facilities 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,

See Exhibits A & B, attached hereto and made a part hereof.

GRANTOR

MJ 318, L.P., a California Limited Partnership

By: _____ Date: _____
Angelo K. Tsakopoulos, Managing Partner

By: _____ Date: _____
Angelo K. Tsakopoulos

Tsakopoulos Family Partnership, a California General Partnership

By: _____ Date: _____
Katina Tsakopoulos, Managing General Partner

By: _____ Date: _____
John C. Kemp, Trustee

By: _____ Date: _____
Lesley Ann Kemp, Trustee

(All signatures must be acknowledged by a Notary Public)

Exhibit 'A'

All that certain property situate in Section 30, Township 9 North, Range 9 East, M.D.M., El Dorado County, State of California. Being a portion of Parcel 1 of that certain document number 2006 – 0005076, official records said county and state, described as follows:

Parcel 1:

Beginning at point from which the northwest corner of Tract 1 as said tract is shown on that particular Record of Survey filed in book 7 of surveys at page 80, official records said county and state bears the following two courses: 1) north $84^{\circ}58'24''$ west 176.91 feet and 2) south $05^{\circ}01'36''$ west 30.00 feet; thence from said POINT OF BEGINNING south $84^{\circ}58'24''$ east 78.26 feet; thence south $71^{\circ}46'10''$ east 97.90 feet to a point hereinafter referred to as Point 'A'; thence north $77^{\circ}37'56''$ west 175.01 feet to the POINT OF BEGINNING, containing 875 square feet more or less. See Exhibit 'B', attached hereto and made a part hereof.

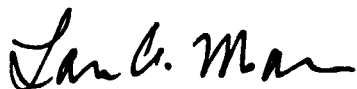
Parcel 2:

Beginning at point from which the aforementioned Point 'A' bears the following two courses: 1) north $54^{\circ}37'12''$ west 113.88 feet and 2) north $61^{\circ}19'29''$ west 150.73 feet; thence from said POINT OF BEGINNING south $61^{\circ}55'02''$ east 217.70 feet; thence south $63^{\circ}49'34''$ east 725.35 feet; thence south $24^{\circ}56'35''$ west 10.00; thence north $63^{\circ}49'34''$ west 725.73 feet; thence north $61^{\circ}55'02''$ west 139.78 thence; north $54^{\circ}37'12''$ west 78.73 feet to the POINT OF BEGINNING, containing 9,043 square feet more or less. See Exhibit 'B', attached hereto and made a part hereof.

End of Description

The basis of bearing for this description is grid north per that Record of Survey filed in book 14 at page 13, official records, said county and state. All distances are grid distances. To obtain ground distances multiply grid distances by 1.00008.

The purpose of this description is to describe that portion of said Parcel 1 of document number 2006 – 0005076 for acquisition by the County of El Dorado as an easement for slope and drainage purposes.



Loren A. Massaro, P.L.S. 8117

08-27-2009

Date



Exhibit 'B'

Situate in Section 30, Township 9 North, Range 9 East, M.D.M.

El Dorado County State of California

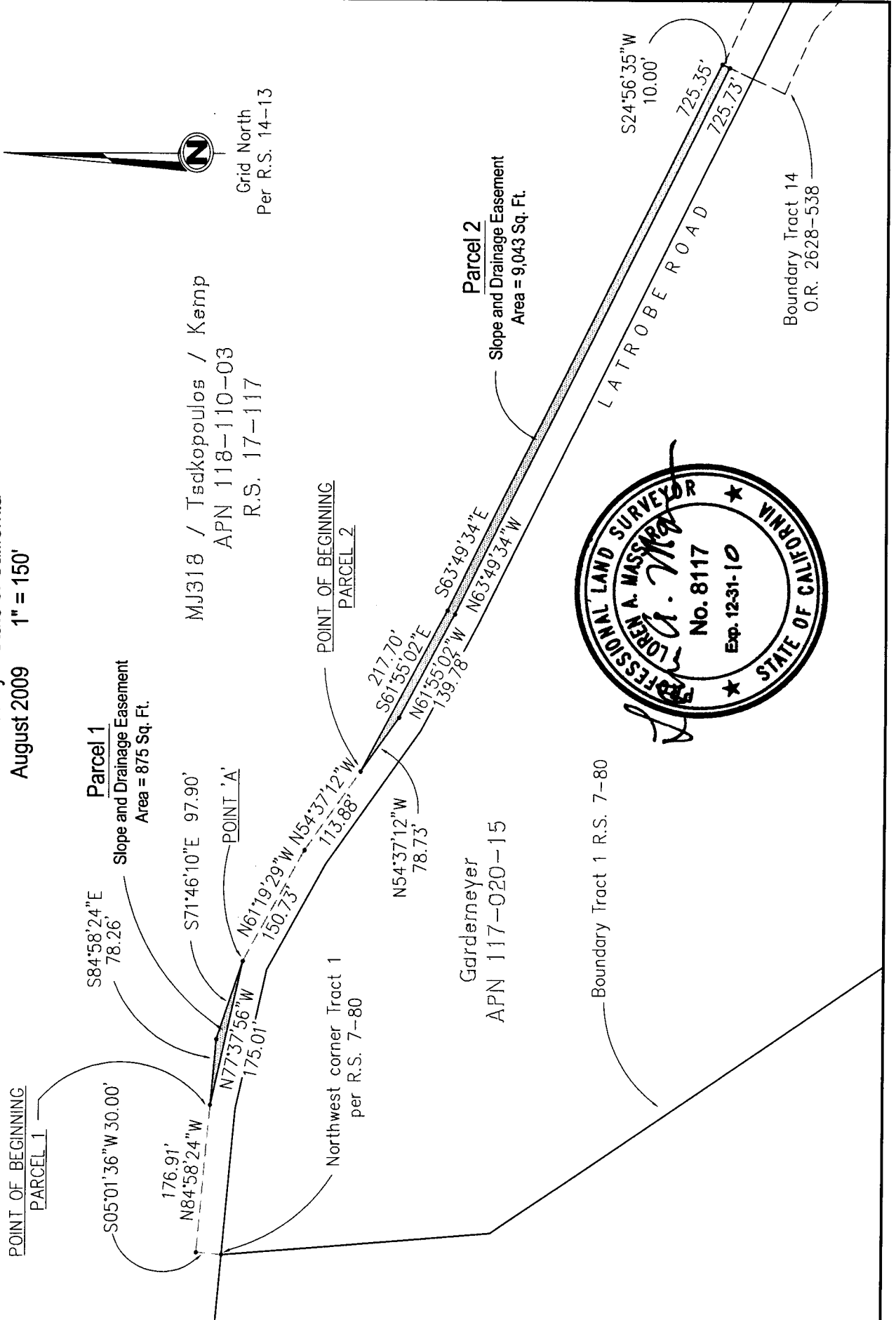
August 2009 1" = 150'

MJ318 / Tschkopulos / Kemp

APN 118-110-03

R.S. 17-117

Grid North
Per R.S. 14-13



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CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the Grant of Slope and Drainage Easement dated _____, 2011 from MJ 318, L.P., a California Limited Partnership, Angelo K. Tsakopoulos, Tsakopoulos Family Partnership, a California General Partnership, and John C. Kemp and Lesley Ann Kemp, Trustees of the John C. Kemp and Lesley Ann Kemp Family Trust, Dated May 4, 1990, 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.

Dated this _____ day of _____, 2011

COUNTY OF EL DORADO

By: _____
Raymond J. Nutting, Chair
Board of Supervisors

ATTEST:

Suzanne Allen de Sanchez
Clerk of the Board of Supervisors

By: _____
Deputy Clerk