

Exhibit J

RECORDING REQUESTED BY AND WHEN RECORDED MAIL TO:

County of El Dorado
Department of Transportation
Attn: ROW Unit
2850 Fairlane Ct.
Placerville, CA 95667

APN: 051-250-022
Seller: JKC3H8, L.P.
Project: 36105011

Mail Tax Statements to above.
Exempt from Documentary Tax Transfer
Per Revenue and Taxation Code 27363

Above section for Recorder's use

GRANT OF SLOPE, DRAINAGE AND PUBLIC UTILITY EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **JKC3H8, L.P.**, a Nevada Limited Partnership, hereinafter referred to as "Grantor," grants to the **COUNTY OF EL DORADO**, a political subdivision of the State of California, a slope, drainage and public utility easement for construction and maintenance of slope, drainage and public utility 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,

Described in Exhibit 'A2' and depicted in Exhibit 'B2' attached hereto and made a part hereof, which description is by this reference incorporated herein.

Said slope, drainage and public utility easement shall include rights of way for water, sewer and gas, and for poles, guy wires, anchors, overhead and underground wires and conduits for electric, telephone and television cable services, with the right to trim and remove trees, tree limbs, and brush, together with any and all appurtenances appertaining thereto, over, under and across said parcel.

IN WITNESS WHEREOF, Grantor has herein subscribed its name on this 5 day of July, 2023.

GRANTOR: JKC3H8, L.P., a Nevada Limited Partnership


GRANTOR

GRANTOR

John A Kemp
Print Name

Print Name

Partner
Title

Title

(All signatures must be acknowledged by a Notary Public)

ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF San Joaquin

On 5 July 2023 before me, Jen Cole, a Notary Public, personally appeared JOHN A. KAMPS, who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Jen Cole

(SEAL)



Exhibit J

EXHIBIT 'A2'

All that certain real property situate in Lot 5 of Section 19, Township 10 North, Range 11 East, Mount Diablo Meridian, County of El Dorado, State of California, being a portion of Parcel 10 as shown on that certain Parcel Map filed in Book 22, Page 28 of Parcel Maps in the Official Records of El Dorado County more particularly described as follows:


COMMENCING at the Southwest corner of said Parcel; thence along the westerly line of said Parcel North 1°16'22" East, 87.54 feet to the TRUE POINT OF BEGINNING; thence continuing along said westerly line North 1°16'22" East, 32.23 feet; thence leaving said westerly line South 84°02'49" East, 156.34 feet to the easterly line of said Parcel; thence along said easterly line South 5°17'30" East, 32.75 feet; thence leaving said easterly line North 84°02'49" West, 160.10 feet to the TRUE POINT OF BEGINNING. Containing 5,082 square feet (0.12 acres) more or less.

-End of Description-

See Exhibit 'B2' attached hereto and made a part hereof.

The Basis of Bearings of the above description is grid North and is identical to that shown on that certain Record of Survey filed in Book 31 of Surveys, page 143. Distances used in the above description are grid distances. Divide distances by 0.999855 to obtain ground level distances.

The purpose of the above description is to describe that portion of said parcel as easements for 1) slope and drainage purposes and 2) public utilities purposes.

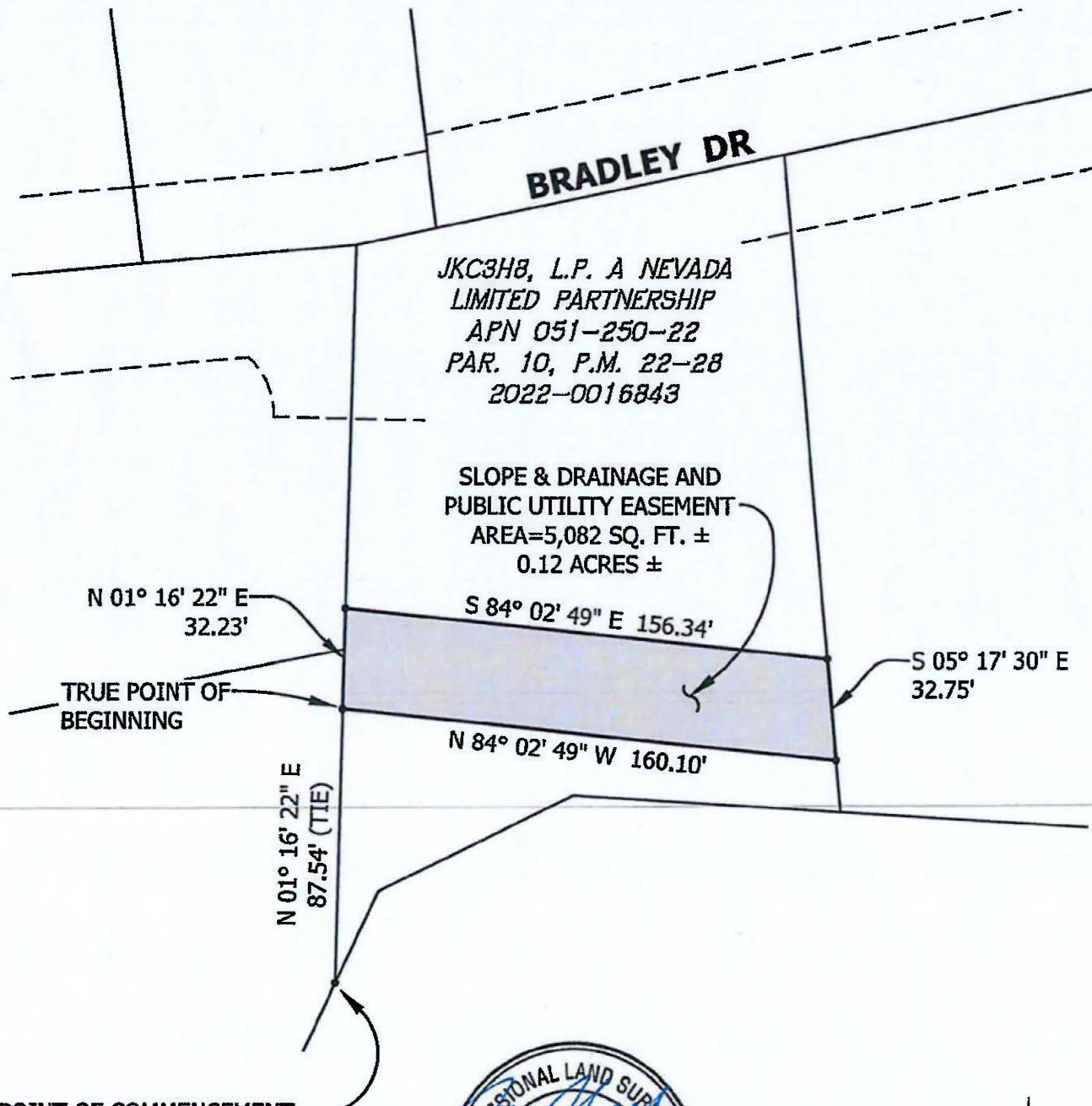

Joseph C. Neely, P.L.S. 9026
Associate Land Surveyor
El Dorado County
Department of Transportation



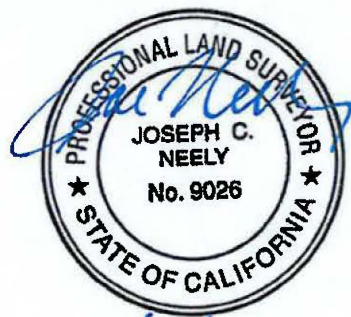
Date: 6/16/2022

EXHIBIT 'B2'

Situate in Section 19, T. 10 N., R. 11 E., M.D.M.
County of El Dorado, State of California



POINT OF COMMENCEMENT
SOUTHWEST CORNER
PARCEL 10, P.M. 22-28



6/16/2022



Grid North
Scale 1"=50'

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WHEN RECORDED RETURN TO:**

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CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the Grant of Slope, Drainage and Public Utility Easement dated July 5, 2023, from **JKC3H8, L.P., a Nevada Limited Partnership**, 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: 051-250-022

Dated this 18 day of July, 2023.

COUNTY OF EL DORADO

By: Wendy Thomas
Wendy Thomas, Chair
Board of Supervisors

ATTEST:

Clerk of the Board of Supervisors

By: Nyssa Schaffner
Deputy Clerk