

County of El Dorado
Traffic Impact Mitigation (TIM) Fee
Offset Program for Developments
With Affordable Housing

SECTION 1 – APPLICATION SUMMARY

Project Name: Cameron Glen Estates LLC
 Project Location: Cameron Park
 TIM Fee Zone: Zone 2 – Cameron Park
 Project Address: Green Valley Rd & Winterhaven
 Parcel Number: 083-031-13
 Developer Name: Joseph H. Jaoudi
 Developer Address: 2216 Via Subria Vista CA 92084
 Contact Name: Joseph H. Jaoudi
 Phone: (760) 644 - 7196 Fax: (760) 630 - 0449
 Email Address: josjoudi@aol.com
 Anticipated date of project completion: August 2018

TOTAL PROJECT COST \$ 5,205,000 Cost per Unit: \$ 347,000
TOTAL NUMBER OF UNITS 15 Total Affordable Units 15
TIM FEE OFFSET REQUEST \$ 221,250 Per Unit Offset \$ 14,750
TARGET INCOME GROUP(S): Moderate Income (120% AMI) Moderate 110%
AFFORDABILITY LEVEL: 20 years 15 years 10 years

2016 State HCD Income Limits for El Dorado County							
Income Category		Number of Persons in Household					
		1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons
Extremely Low Income	<u>30% AMI</u>	\$16,000	\$18,300	\$20,600	\$24,300	\$28,440	\$32,580
Very Low Income	<u>50% AMI</u>	\$26,650	\$30,450	\$34,250	\$38,050	\$41,100	\$44,150
Low Income	<u>80% AMI</u>	\$42,650	\$48,750	\$54,850	\$60,900	\$65,800	\$70,650
Median Income	<u>100% AMI</u>	\$53,250	\$60,900	\$68,500	\$76,100	\$82,200	\$88,300
Moderate Income	<u>120% AMI</u>	\$63,900	\$73,050	\$82,150	\$91,300	\$98,600	\$105,900

Note: State Income Limits change annually. Visit <http://www.hcd.ca.gov/hpd/hrc/rep/state/incNote.htm> for current income limits.

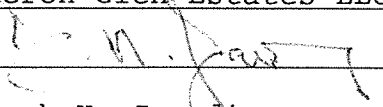
SECTION 2 – CERTIFICATION

The undersigned hereby certifies that the information contained herein is true to the best of the undersigned's knowledge and belief. Falsification of information supplied in this application may disqualify the Project from a TIM Fee Offset. The information given by the applicant may be subject to verification by the El Dorado County Community Development Agency. Submission of this application shall be deemed an authorization to the County to undertake such investigations, as it deems necessary to determine the accuracy of this application and the appropriateness of providing a County TIM Fee Offset to the Project. If any information changes after submission of this application the undersigned agrees to notify the County immediately. In addition, any change in scope of proposal and/or costs must be reported to the County immediately.

The undersigned also agrees that any commitment by the County to provide TIM Fee Offsets that may be forthcoming from this application is conditioned by the El Dorado County Advisory Committee's TIM Fee Offset criteria, and the applicant's continued compliance with those guidelines.

The undersigned also hereby certifies that the governing body of the applicant, if any, has formally authorized the undersigned to execute the documents necessary to make this application.

Legal Name of Applicant: Cameron Glen Estates LLC

Signature: 

Name: (please print) Joseph H. Jaoudi

Title: Managing Director

Date: 11/14/16

Phone: 760-644-7196

Fax: 760-630-0449

Email Address: josjoudi@aol.com

Mailing Address: 2216 Via Subria
Vista CA 92084

SECTION 4 – PROJECT PARTNERS

PROJECT PARTNERS

If the program will involve other entities (financial institutions, social service providers, etc.), please list them and provide a brief description of their roles in the program. Use additional sheets if necessary.

Name: N/A
Role _____
Contact Person: _____
Address: _____
E-Mail Address: _____
Phone: (____) ____ - _____ FAX: (____) ____ - _____

Name: _____
Role _____
Contact Person: _____
Address: _____
E-Mail Address: _____
Phone: (____) ____ - _____ FAX: (____) ____ - _____

Name: _____
Role _____
Contact Person: _____
Address: _____
E-Mail Address: _____
Phone: (____) ____ - _____ FAX: (____) ____ - _____

Name: _____
Role _____
Contact Person: _____
Address: _____
E-Mail Address: _____
Phone: (____) ____ - _____ FAX: (____) ____ - _____

SECTION 5 – PROJECT DEVELOPMENT TEAM

Complete the following information for each proposed development. If this project is a co-venture please list the co-partner and/or the owner organization: *Indicate by asterisk any identity of interest among the development team members.

- 1a. Co-Partner** N/A
Contact: _____
Address: _____
E-Mail Address: _____
Phone: (____) ____ - _____ FAX: (____) ____ - _____
- 1b. Owner:** Joseph H. Jaoudi
Contact: Joseph H. Jaoudi
Address: 2216 Via Subria Vista CA 92084
E-Mail Address: josjoudi@aol.com
Phone: (760) 644-7196 FAX: (760) 630-0449
- 2. Attorney:** N/A
Contact: _____
Address: _____
E-Mail Address: _____
Phone: (____) ____ - _____ FAX: (____) ____ - _____
- 3. Contractor:** Salva Construction
Contact: Stan Salva
Address: 452 Morgan Ct El Dorado Hills CA 95762
E-Mail Address: ssalva5@yahoo.com
Phone: (916) 600-8800 FAX: (____) ____ - _____
- 4. Architect:** Brian Wickert
Contact: Brian Wickert
Address: PO Box 2106 Shingle Springs CA 95682
E-Mail Address: brianwickert@sbcglobal.net
Phone: (530) 401-3390 FAX: (____) ____ - _____
- 5. Management Agent:** N/A
Contact: _____
Address: _____
E-Mail Address: _____
Phone: (____) ____ - _____ FAX: (____) ____ - _____
- 6. Supportive Service Provider** Dee Beuckens
Contact: Dee Beuckens
Address: 3636 Meder Rd Shingle Springs CA 95682
E-Mail Address: MLSEmail@metrolist.net
Phone: (916) 996-0655 FAX: (____) ____ - _____

Attach this information for other key entities involved in the project.

SECTION 6 – GENERAL SITE AND FINANCING INFORMATION

Attach evidence of site control, evidence of proper zoning, sketch plan of site, schematic drawing if new construction, and picture of building if rehabilitation.

PART A – GENERAL SITE INFORMATION

Has a site been determined for this project? Yes No

PART B – SITE CONTROL

1. Does Applicant have site control? Yes No

If yes, form of control: Deed Date acquired: 09/18/1989
 Contract Expiration Date of Contract: / /
 Option to Purchase
Expiration Date of Option: / /
(Include copy of Statement of Intent from current site owner)

If no, describe the plan for attaining site control:

Total Cost of Land: \$ 749,714 Site area size: 1.62 acres or sq. ft.

Seller's Name: Green Oaks Valley & Unicolt Developers
Address: _____
City: _____
Phone: (____) ____ - _____ FAX: (____) ____ - _____

2. Is the seller related to the Developer? Yes No

PART C – ZONING AND UTILITIES

1. Is the site properly zoned for your development? Yes No
If no, is site currently in process of rezoning? Yes No
When is the zoning issue expected to be resolved? / /
Explain:

2. Are utilities presently available to the site? Yes No

If no, which utilities need to be brought to the site:
 Electric Water Phone Gas Sewer Other: _____

CAMERON GLEN ESTATES A
CALIFORNIA GENERAL PARTNERSHIP
C/O Jaoudi Industrial
1025 Service Place, Suite 201
Vista, CA 92084-7001

001 J L 20 11
DOROTHY BARR
COUNTY RECORDER

3/00

4

ESCROW NO. 202-537965-LT
TITLE ORDER NO. 537965

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$ 1,045.00

A.P.N. 83-031-02

(X) computed on full value of property conveyed, or

() computed on full value less value of liens and encumbrances remaining at time of sale.

(X) Unincorporated area: () City of , and

By this instrument dated EIGHTEENTH DAY OF SEPTEMBER, 1989 , for a valuable consideration

GREEN VALLEY OAKS, A LIMITED PARTNERSHIP AS TO AN UNDIVIDED 41% INTEREST AND
UNICOLT DEVELOPERS, A GENERAL PARTNERSHIP AS TO AN UNDIVIDED 59% INTEREST

hereby GRANTS to

CAMERON GLEN ESTATES A CALIFORNIA GENERAL PARTNERSHIP

the following described real property in the UNINCORPORATED AREA OF THE
County of EL DORADO , State of CALIFORNIA

LOT 276, OF CAMERON PARK NORTH UNIT NO. 7, FILED SEPTEMBER 19, 1967 IN BOOK D
OF OFFICIAL RECORDS, PAGE 92, EL DORADO COUNTY RECORDS.

THIS DOCUMENT IS BEING EXECUTED IN COUNTERPART,
BOTH OF THE TWO COMPRISING ONE DOCUMENT.

STATE OF CALIFORNIA,
COUNTY OF _____

On _____ before me
the undersigned, a Notary public in and for said County and State, } ss
personally appeared _____

[Signature]
GREEN VALLEY OAKS, A LIMITED PARTNERSHIP
[Signature]
UNICOLT DEVELOPERS, A GENERAL PARTNERSHIP
[Signature]
his attorney-in-fact

STATE OF CALIFORNIA)
COUNTY OF San Diego)

SS. I be the person(s)
instrument, and

On this 30th day of September, 1989, before me, a Notary Public in and for said County
and State, personally appeared _____

ROBERT G. SMITH

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person
12-1163-5C-7 of 26 that ex-

057683

OFFICIAL RECORDS
EL DORADO COUNTY, CALIF.
RECORDED BY: [Signature]

Order No. 537965
-202-337965-11

Escrow or Loan No. _____

Placer Title Company
OCT 5 2 20 PM '89

RECORDING REQUESTED BY
PLACER TITLE COMPANY

When Recorded Mail To:
Unicolt Developers
1307 South Mary Avenue, Suite 208
Sunnyvale, CA 94087

DE
COURT [Signature]

SPACED ABOVE THIS LINE FOR RECORDER'S USE

DEED OF TRUST WITH ASSIGNMENT OF RENTS

This DEED OF TRUST, made FIFTEENTH DAY OF SEPTEMBER, 1989, between
CAMERON GLEN ESTATES A CALIFORNIA GENERAL PARTNERSHIP

herein called TRUSTOR.

whose address is C/O Jacoudi Industrial, 1025 Service Place, Suite 201, Vista, CA 92084-7001
(Number and Street) (City) (State)

PLACER TITLE COMPANY, a California corporation, herein called TRUSTEE, and

GREEN VALLEY OAKS, A LIMITED PARTNERSHIP AS TO AN UNDIVIDED 41% INTEREST AND
UNICOLT DEVELOPERS, A GENERAL PARTNERSHIP AS TO AN UNDIVIDED 59% INTEREST,
herein called BENEFICIARY,

WITNESSETH: That Trustor grants to Trustee in Trust, with Power of Sale, that property in the
County of EL DORADO, State of California, described as:

LOT 276, OF CAMERON PARK NORTH UNIT NO. 7, FILED SEPTEMBER 19, 1967 IN BOOK D
OF OFFICIAL RECORDS, PAGE 92, EL DORADO COUNTY RECORDS.

Together with the rents, issues and profits thereof, subject, however, to the right, power and authority hereinafter given to and conferred upon Beneficiary, to collect and apply such rents, issues and profits.

For the purpose of Section 11, Part 1 of the sum of SIX HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS**, (\$ 654,000.00)

with interest thereon according to the terms of a promissory note or notes of even date herewith made by Trustor, payable in order of Beneficiary, and extensions or renewals thereof and (2) the performance of each agreement of Trustor incorporated by reference contained herein; (3) Payment of additional sums and interest thereon which may be, after or before, loaned to Trustor, his successors or assigns, when evidenced by a promissory note or notes reciting that they are secured by this Deed of Trust.

To protect the security of this Deed of Trust, and with respect to the property above described, Trustor expressly makes each and all of the agreements, and admits and agrees to perform and be bound by each and all of the terms and provisions set forth in subdivision A in the book and at the page of Official Records in the office of the county recorder of the county where said property is located, recited below opposite the name of such county, namely:

COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE
Alameda	1208	338	Kings	358	713	Placer	1026	379	Sierra	38	187
Alpine	3	13031	Lake	437	110	Plumas	166	1307	Siskiyou	506	762
Amador	133	439	Lassen	192	357	Riverside	3778	347	Solano	1287	521
Butte	1330	513	Los Angeles	13878	874	Sacramento	71-10-25	615	Sonoma	2067	427
Calaveras	185	338	Madera	911	138	San Benito	300	405	Stanislaus	1970	55
Colusa	323	391	Marin	1549	122	San Bernardino	6213	765	Sutter	655	585
Contra Costa	4684	1	Mariposa	90	453	San Francisco	A-804	525	Tehama	457	183
Del Norte	101	549	Merced	667	99	San Joaquin	2855	283	Trinity	108	595
El Dorado	704	635	Merced	16440	753	San Luis Obispo	1311	137	Tulare	2530	108
Fresno	5052	623	Modoc	191	93	San Mateo	4778	175	Tuolumne	177	150
Glean	489	76	Mono	69	302	Santa Barbara	2065	881	Ventura	2601	237
Humboldt	801	83	Monterey	357	239	Santa Clara	6626	664	Yolo	169	16
Imperial	1189	701	Napa	704	742	Santa Cruz	1638	607	Yuba	398	693
Inyo	165	672	Nevada	363	94	Shasta	800	633			
Kern	3756	650	Orange	7182	18	San Diego	SERIES 5	Book 1964, Page 149174			

shall insure to and bind the parties hereto, with respect to the property above described. Said agreements, terms and provisions contained in said subdivision A and B, (identical in all counties, and printed on the reverse side hereof) are by this within reference thereto, incorporated herein and made a part of this Deed of Trust for all purposes as fully as if set forth at length herein, and Beneficiary may charge for a statement regarding the obligation secured hereby, provided the charge therefor does not exceed the maximum allowed by law.

The undersigned Trustor, requests that a copy of any notice of default and any notice of sale hereunder be mailed to him at his address hereinbefore set forth.

Dated _____
STATE OF CALIFORNIA

Signature of Trustor

COUNTY OF _____ ss.
On this _____ day of _____, 19____
before me, the undersigned Notary Public in and for said
County and State, personally appeared _____

CAMERON GLEN ESTATES A CALIFORNIA
GENERAL PARTNERSHIP
JACOUDI INDUSTRIAL & TRADING CORPORATION
Joseph H. Jacoudi, PRESIDENT
ROBERT K. STENHOUSE

personally known to me (or proved to me on the basis of
satisfactory evidence) to be the person whose name
subscribed to this instrument and acknowledged that
_____ executed it

Notary Public in and for said County and State

(This area for official notarial seal)

6507 3218 30 11

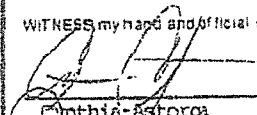
Furnished by -
James Helle Company

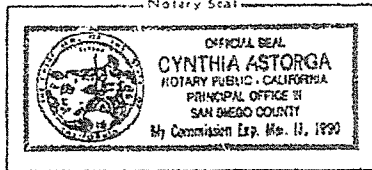
Partnership Acknowledgment
STATE OF CALIFORNIA
COUNTY OF SAN DIEGO } SS.

On September 27, 19 89, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Joseph H. Jaoudi
proved to me on the basis of satisfactory evidence to be the President of the corporation that executed the within instrument and known to me to be the person who executed the within instrument and personally known to me (or proved to me on the basis of satisfactory evidence) to be the person that executed this instrument on behalf of the partnership, and acknowledged to me that the partnership executed it.

Notary Seal

WITNESS my hand and official seal.


Cynthia Astorga
Notary Public in and for said County and State

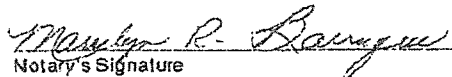


STATE OF CALIFORNIA
COUNTY OF El Dorado } SS.

On this 20th day of September, 19 89, before me, a Notary Public in and for said County and State, personally appeared Robert K. Stanhouse

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person that executed this instrument, on behalf of the partnership and acknowledged to me that such partnership executed the same.




Notary's Signature

Form 688A -- Partnership Acknowledgment

END DOCUMENT

BOOK 3218 PAGE 37

El Dorado County
Affordable Housing
Sales Price Estimates

Assumptions:

State Annual Income as of 5/24/16
Property Taxes: 1.09% Total PITI: 35% HOA Dues: \$70.00
Insurance: 0.36% Interest Rate: 4.00%

100% Median Income:

Household Size	Annual Income	Monthly Income	Principal & Interest	HOA Dues	Property Taxes @ 1.09%	Homeowner's Insurance @ 0.36%	Total PITI \$	Total PITI %	3.50% Down Payment	First Mortgage	MAXIMUM Sales Price
1	\$ 53,250	\$ 4,437.50	\$ 1,174.44	\$ 70.00	\$ 230.38	\$ 76.09	\$ 1,550.91	35%	\$ 7,626.00	\$ 246,000.00	\$ 253,626.00
2	60,900	5,075.00	1,351.09	70.00	265.03	87.53	1,773.65	35%	8,773.00	283,000.00	291,773.00
3	68,500	5,708.33	1,527.73	70.00	299.68	98.98	1,996.39	35%	9,920.00	320,000.00	329,920.00
4	76,100	6,341.67	1,704.37	70.00	334.33	110.42	2,219.12	35%	11,067.00	357,000.00	368,067.00
5	82,200	6,850.00	1,842.82	70.00	361.49	119.39	2,393.70	35%	11,966.00	386,000.00	397,966.00
6	88,300	7,358.33	1,986.05	70.00	389.58	128.67	2,574.30	35%	12,896.00	416,000.00	428,896.00

110% Median Income:

Household Size	Annual Income	Monthly Income	Principal & Interest	HOA Dues	Property Taxes @ 1.09%	Homeowner's Insurance @ 0.36%	Total PITI \$	Total PITI %	3.50% Down Payment	First Mortgage	MAXIMUM Sales Price
1	\$ 58,575	\$ 4,881.25	\$ 1,298.57	\$ 70.00	\$ 254.73	\$ 84.13	\$ 1,707.43	35%	\$ 8,432.00	\$ 272,000.00	\$ 280,432.00
2	66,990	5,582.50	1,489.54	70.00	292.19	96.50	1,948.23	35%	9,672.00	312,000.00	321,672.00
3	75,350	6,279.17	1,685.28	70.00	330.58	109.18	2,195.04	35%	10,943.00	353,000.00	363,943.00
4	83,710	6,975.83	1,876.24	70.00	368.04	121.55	2,435.83	35%	12,183.00	393,000.00	405,183.00
5	90,420	7,535.00	2,033.79	70.00	398.95	131.76	2,634.50	35%	13,206.00	426,000.00	439,206.00
6	97,130	8,094.17	2,186.56	70.00	428.91	141.66	2,827.13	35%	14,198.00	458,000.00	472,198.00

120% Moderate Income:

Household Size	Annual Income	Monthly Income	Principal & Interest	HOA Dues	Property Taxes @ 1.09%	Homeowner's Insurance @ 0.36%	Total PITI \$	Total PITI %	3.50% Down Payment	First Mortgage	MAXIMUM Sales Price
1	\$ 63,900	\$ 5,325.00	\$ 1,422.70	\$ 70.00	\$ 279.07	\$ 92.17	\$ 1,863.94	35%	\$ 9,238.00	\$ 298,000.00	\$ 307,238.00
2	73,050	6,087.50	1,632.76	70.00	320.28	105.78	2,128.82	35%	10,602.00	342,000.00	352,602.00
3	82,150	6,845.83	1,842.82	70.00	361.49	119.39	2,393.70	35%	11,966.00	386,000.00	397,966.00
4	91,300	7,608.33	2,052.89	70.00	402.69	133.00	2,658.58	35%	13,330.00	430,000.00	443,330.00
5	98,600	8,216.67	2,219.98	70.00	435.47	143.82	2,869.27	35%	14,415.00	465,000.00	479,415.00
6	105,900	8,825.00	2,387.08	70.00	468.25	154.65	3,079.98	35%	15,500.00	500,000.00	515,500.00

CAMERON GLEN ESTATES

2216 VIA SUBRIA

VISTA CA. 92084

Phone 7606447196

Ms C. J. Freeland

Eldorado County

CAO/HCED PROGRAMS

330 Fair Lane, Building A

Placerville, CA. 95667

Subject: CAMERON Glen Estates LLC 15 Houses Project Summary in Cameron Park

Dear Ms Freeland,

The Cameron Glen Estates project is the last phase of an affordable community development of a total of 110 houses. The plan was approved late 1990 and as of 2007, 92 houses were built and presently all sold and occupied. Originally the last phase was approved as attached units but due to the dramatic increase in fees the attached concept was abandoned due to economic restraints.

The 2008 economic downturn in the housing industry delayed the last phase and a new improvement plan had to be re submitted for approval. The new design restricted the number of lots to 15 lots which resulted in loss of three 3lots. The latest Storm drain regulations the additional side- walks on Green Valley road, the special designs imposed by EID to the retaining wall to accommodate EID water line and the sound barrier added over \$25,000 per lot to the cost of improvement.

We increased the size of the houses to somewhat offset the additional cost per Sq.Ft. The single story house Model A was increased from 1150 to 1,510 Sq. Ft. termed Model A1 (Total 3 houses) and the two story houses Model C from 1,470 to 1,546 termed Model C1 and Model D

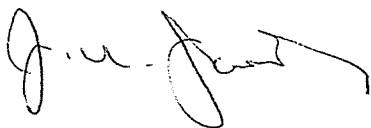
Site Information, Zoning, Utilities

Financing Plans

Time table

We appreciate your cooperation along with the Board

Yours Truly

A handwritten signature in black ink, appearing to read "J. H. Jaoudi", written in a cursive style.

Joseph H Jaoudi

Managing Director

Cameron Glenn Estates

2216 Via Subria

Vista Ca. 92084

Developer Information:

Entity: Cameron Glen Estates LLC a California corporation registered June 16 th 1997

Owner: Joseph H Jaoudi

Historical Background:

Originally about 13.6 acres of land located at Cameron Park drive and Green Valley Road in Cameron Park was acquired in the name Of Cameron Glen Estates Partnership and after a few years on June 16 th. 1997 Joseph H Jaoudi registered Cameron Glen Estates LLC and acquired the Partnership.

Cameron Glen Estates proceeded to record a final map of 110 lots which allowed phasing (5 phases)

Cameron Glen Estates secured improvement and vertical construction loans for a phase 1 of 22 lots from Western Sierra Bank in Cameron Park and initiated the implementation. The housing project approved a zero lot line for affordable housing.

The balance of 14 houses of phase 1 along with 68 houses of phases 2, 3 and phase 4 were financed by Placer Sierra Bank out of Auburn. The phases were built and sold thru 2008 except for 6 houses that the Developer kept due to a major down turn in the housing market. As of this year the 6 houses were sold.

Cameron Glen Estates once again due to the housing down turn allowed the map of the last phase to expire and elected to re activate the last phase in 2015 once the housing market showed a modest recovery.

Presently Cameron Glen Estates is in the process of recording a final map for the last phase (15 lots) and already secured a commitment from Sierra Vista Bank (being acquired by Central Valley Community Bank). A commitment letter from the Bank is enclosed.

Cameron Glen Estates has expended over \$900 .000 in various costs which included land cost, taxes, prorated improvement costs, Engineering , Architectural design and Map processing costs.

Joseph Jaoudi the Developer originally an Aero Space Engineer, and holds a Masters' degree in Engineering and Business Administration from UCLA, worked 7 years on the Apollo project,2 years on Communication Satellites, built a biomass energy plant in Central California (1980-1985) in cooperation with California Energy Commission, has over 35 years of experience in land acquisition and development in North San Diego County , served 14 years on the Board of a Community Bank and owned and operated an international trade company in West Africa.

A separate entity was formed for each project and individual economic viability was paramount in the decision process.

Cameron Glen Estates engaged the services of a local General Contractor Mr. Stan Salva to supervise the execution of improvements and construction of the contemplated 15 houses. It is our intent to engage the services of local Subcontractors to execute various tasks.

CAMERON GLEN ESTATES

2216 VIA SUBRIA

VISTA CA. 92084

Cameron Glen Estates affordable housing Time Table:

1. Conclusion of Bank loan for improvement and phased house construction with Sierra Vista National Bank Dec.2016
2. Recordation of Final Map for 15 lots (phase 5) Jan.2017
3. Finalizing Architectural Plans Jan. 2017
4. Securing house construction permits Feb 2017
5. Implementation of site improvements March 2017
6. Start construction of 6 houses May 2017
7. Start sale of homes Sept 2017
8. Continue with construction of 9 houses sept 2017
9. Conclusion of project March/ April 2018

Cameron Glen Estates
Hard Cost Of Construction

	<u>Unit A1</u>	<u>Unit C1</u>	<u>UnitD1</u>
	<u>1515 Sq Ft</u>	<u>1546 Sq Ft</u>	<u>Sq Ft</u>
Underground Utilities	\$ 2,000.00	\$ 1,600.00	\$ 1,600.00
Foundation	\$ 15,100.00	\$ 10,000.00	\$ 10,200.00
Frame Labor	\$ 10,000.00	\$ 12,000.00	\$ 12,000.00
Frame Material	\$ 5,500.00	\$ 8,000.00	\$ 8,200.00
Hardware	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
Stucco	\$ 7,500.00	\$ 8,000.00	\$ 8,200.00
HVAC	\$ 5,100.00	\$ 6,200.00	\$ 6,200.00
Gutters	\$ 900.00	\$ 600.00	\$ 600.00
Paint ext & Int.	\$ 4,100.00	\$ 4,200.00	\$ 4,300.00
Sheet Rock/ Tape Texture	\$ 6,000.00	\$ 5,200.00	\$ 5,300.00
Exterior Door	\$ 600.00	\$ 600.00	\$ 600.00
Interior Trim Pac.	\$ 2,500.00	\$ 2,700.00	\$ 2,700.00
Int. Trim Labor/ Stair Rail	\$ 800.00	\$ 1,800.00	\$ 1,875.00
Window/ Slider	\$ 3,800.00	\$ 4,100.00	\$ 4,100.00
Window Install	\$ 500.00	\$ 675.00	\$ 675.00
Electrical (Less Fixtures)	\$ 4,400.00	\$ 4,700.00	\$ 4,700.00
Electrical Fixtures	\$ 800.00	\$ 900.00	\$ 900.00
Plumbing Material	\$ 4,000.00	\$ 4,200.00	\$ 4,200.00
Plumbing Labor	\$ 8,000.00	\$ 8,100.00	\$ 8,100.00
Flatwork, Concrete	\$ 2,700.00	\$ 1,700.00	\$ 1,700.00
Trusses	\$ 4,400.00	\$ 4,100.00	\$ 4,100.00
Cabinets	\$ 4,300.00	\$ 4,300.00	\$ 4,300.00
Tile	\$ 3,600.00	\$ 3,100.00	\$ 3,100.00
Fireplace	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00
Insulation	\$ 1,500.00	\$ 1,250.00	\$ 1,250.00
Mirror/Door	\$ 750.00	\$ 750.00	\$ 750.00
Carpet/Lino	\$ 2,400.00	\$ 2,400.00	\$ 2,400.00
Appliances	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00
Cleaning	\$ 600.00	\$ 600.00	\$ 600.00
Standard Front Yard	\$ 2,200.00	\$ 2,200.00	\$ 2,200.00
Grading	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
Garage Door	\$ 600.00	\$ 600.00	\$ 600.00
Roofing	\$ 4,600.00	\$ 3,500.00	\$ 3,600.00
Propane Gas	\$ 700.00	\$ 700.00	\$ 700.00
Fencing/ Retaining Walls	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00
Miscellaneous	\$ 5,000.00	\$ 5,500.00	\$ 5,500.00
Spervision	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00
TOTAL	\$ 131,850.00	\$ 131,175.00	\$ 132,150.00
SQ. Foot Cost	\$ 87.32	79.69	79.80



November 8, 2016

Mr. Joseph H. Jaoudi
 Cameron Glen Estates, LLC
 2216 Via Subria
 Vista, CA 92084

RE: *Cameron Glen Estates LLC*

Dear Mr. Jaoudi:

Sierra Vista Bank/Central Valley Community Bank ("Bank") is pleased to advise you that we have approved a lot development loan and a non-revolving line of credit for Cameron Glen Estates LLC. Said accommodations are to assist in the site development and vertical construction of 15 single family residential lots known as Cameron Glen Estates, Cameron Park, Ca. Please note that this letter represents a summary of the approved terms & conditions outlined and is subject to execution of the Bank's loan documents.

PROPOSED LOAN FACILITY #1: LOT DEVELOPMENT LOAN

Borrower:	Cameron Glen Estates, LLC.
Guarantor/s:	Joseph H. Jaoudi as an individual, and as Trustee of the Joseph and Donna Jaoudi Trust.
Loan Amount:	Up to \$845,000.00 (see below).
Maturity:	Twelve (12) Months.
Repayment:	Monthly interest only payments, based on the outstanding principal loan balance. All unpaid principal and interest will be due at loan maturity. Lot releases will be at 'par'.
Interest Rate:	Wall Street Journal Prime Rate Plus 2.00%, with a floor rate of 5.50%.
Fees:	1.00% of the loan amount, plus a \$750.00 documentation fee and all third party fees.
Collateral:	1 st Deed of Trust on land and improvements identified as El Dorado County APN#083-031-13, Cameron Park, CA, also known as Cameron Glen Estates Phase 5. And: First security interest in plans, permits, proceeds, deposits, contracts, etc. as set forth in the Bank's Security Agreement.

**PROPOSED LOAN FACILITY #2:
 NON-REVOLVING LINE OF CREDIT FOR SINGLE FAMILY RESIDENTIAL CONSTRUCTION**

Borrower:	Cameron Glen Estates, LLC.
Guarantor/s:	Joseph H. Jaoudi as an individual, and as Trustee of the Joseph and Donna Jaoudi Trust.
Loan Amount:	\$3,500,000.00.
Maturity:	Eighteen (18) Months.
Repayment:	Monthly interest only payments, based on the outstanding principal loan balance. Principal balance due upon sale of home or at loan maturity. Home release prices will be \$225,000.00 per home which is 110% average of the total construction amount for the proposed fifteen (15) homes.
Interest Rate:	Wall Street Journal Prime Rate Plus 2.00%, with a floor rate of 5.50%.
Fees:	1.00% of the loan amount, plus a \$750.00 documentation fee and all third party fees.
Collateral:	1 st Deed of Trust and Assignment of Rents on homes constructed. El Dorado County APN#083-031-13, Cameron Park, CA, also known as Cameron Glen Estates Phase 5. And: First security interest in plans, permits, proceeds, deposits, contracts, etc. as set forth in the Bank's Security Agreement.

CONDITIONS (LOT DEVELOPMENT LOAN)

PRECEDENT TO DOCUMENTATION

- Receipt and satisfactory review of Set Aside Letter Requirements.
- Verification of liquidity from the sale of lots at Panoramic Estates.

PRECEDENT TO CLOSING

- Verification of Pre-Paid Expenses.

POST-CLOSING

- Bank approval of General Engineering Contractor.
- Receipt and satisfactory review of executed General Engineering Contract.
- Outside Cost Review.
- Financial Reporting Requirements as outlined in Loan Documents.

CONDITIONS (HOME CONSTRUCTION)

PRECEDENT TO CLOSING

- Receipt and satisfactory review of executed Construction/Supervision Contract.
- Outside Cost Review.
- Financial Reporting Requirements as outlined in Loan Documents.

Our willingness to grant the subject loan facilities described herein is subject to legal review and execution of documents satisfactory to the Bank. The Bank reserves the right not to fund the loans, if prior to closing, there is a material or adverse change, which in the sole opinion of the Bank, effects a violation of Federal or State laws, local regulations or statutes or property is determined to contain hazardous substances which Borrower fails to remove prior to loan closing, as well as to the financial condition of Borrower or Guarantors. The Bank will have no liability in the event these loan facilities do not come to fruition for any reason.

After your review of the proposed facilities please sign below accepting this loan commitment, being aware that the commitment will expire on January 30, 2017, or at the Bank's option. Upon receipt of your written acceptance of this commitment, below, as well as receipt/verification of the data outlined above, the necessary documentation will be prepared for your review and signatures.

Thank you for giving Sierra Vista Bank/Central Valley Community Bank the opportunity to provide the financing described herein.

Sincerely,



Anne Schultz Eckert
Senior Vice President

ACCEPTANCE: CAMERON GLEN ESTATES LLC

By: _____
Joseph H. Jaoudi
Member

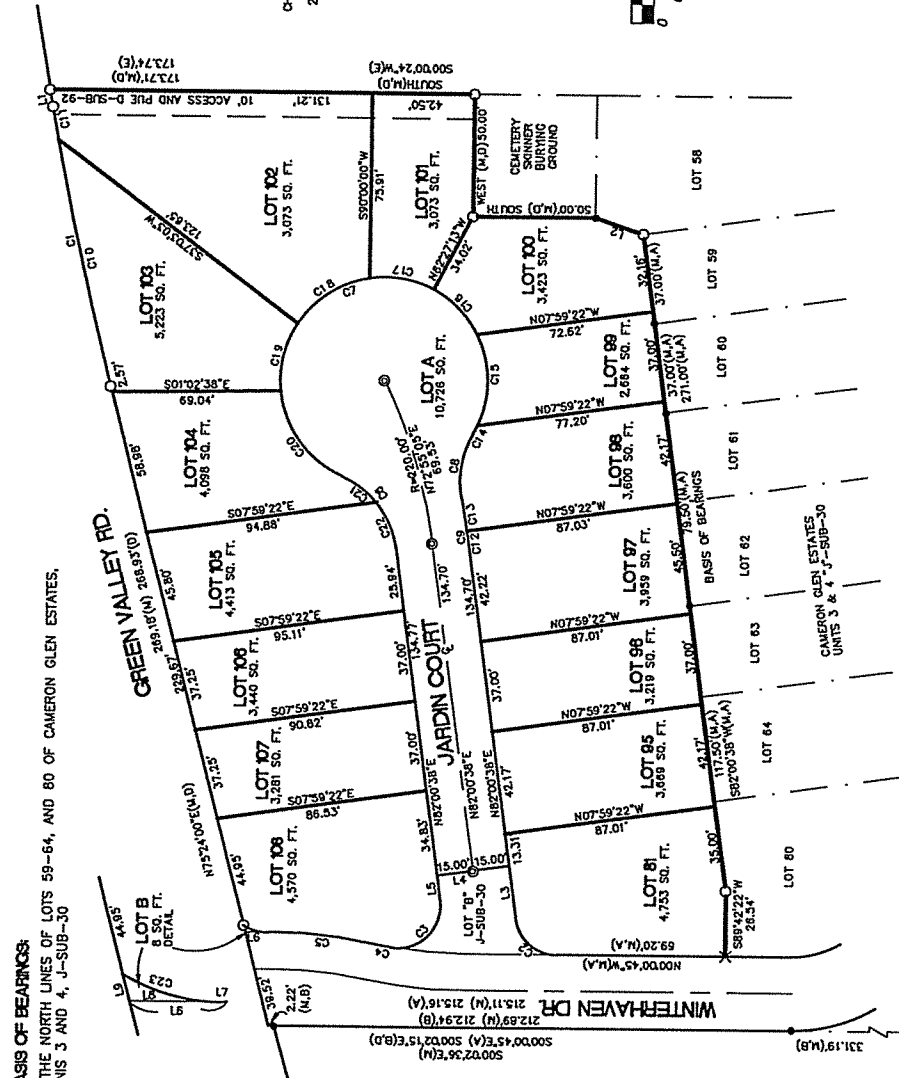
Dated: _____

CAMERON GLEN ESTATES PHASE 5

A PORTION OF LOT 278 OF CAMERON PARK NORTH UNIT NO. 7
D-MAPS--92, AND LYING IN THE NORTHWEST 1/4 OF
SECTION 28 T. 10 N., R. 9 E., M.D.M.
COUNTY OF EL DORADO, STATE OF CALIFORNIA
MAY 2016
SHEET 2 OF 3

CURVE	RADIUS	CHORD (M)	DIST. (M)	REF.
C1	1450.00	5774.5000	11724.1	B
C2	17.33	540258.57	27.24	A
C3	17.33	544241.21	27.80	A
C4	183.00	510018.19	7.39	A
C5	215.00	502433.98	43.00	A
C6	37.50	152436.11	36.83	A
C7	42.67	118112.00	56.43	A
C8	37.50	180746.45	27.10	A
C9	235.00	18501.52	16.28	A
C10	1450.00	5774.5000	11724.1	B
C11	150.00	5774.5000	13.70	A
C12	150.00	5774.5000	13.70	A
C13	235.00	18501.52	16.28	A
C14	235.00	18501.52	16.28	A
C15	42.67	118112.00	56.43	A
C16	42.67	118112.00	56.43	A
C17	42.67	118112.00	56.43	A
C18	42.67	118112.00	56.43	A
C19	42.67	118112.00	56.43	A
C20	42.67	118112.00	56.43	A
C21	37.50	180746.45	27.10	A
C22	37.50	180746.45	27.10	A
C23	183.00	510018.19	7.39	A

- LEGEND:**
- (M) MEASURED, ALL DISTANCE MEASURED UNLESS NOTED OTHERWISE.
 - FD. 1 1/2" CIP STAMPED LS 3185 (A.E.)
 - FD. 3/4" CIP STAMPED LS 3923 (E) OR AS NOTED HEREON (I).
 - O SET 3/4" REBAR WITH 2" ALUM. CAP
 - o STAMPED LS 6013
 - o CALCULATED POINT NOTHING FD. OR SET.
 - FD. FOUND
 - CIP CAPPED IRON PIPE
 - P.U.E. PUBLIC UTILITY EASEMENT
 - N-E NON-EXCLUSIVE
 - I.O.D. IRREVOCABLE OFFER OF DEDICATION.
 - PM PARCEL MAP
 - PCS RECORD OF SURVEY
 - RESTRICTED ACCESS



- NOTES:**
- 1.) THE 30' DRIVEWAY EASEMENT OVER PARCEL A SHOWN HEREON SERVING PARCEL B HAS RESTRICTED ACCESS TO PARCEL A FROM FT. 'A' SHOWN HEREON SOUTHERLY TO THE NORTHERN BOUNDARY OF PARCEL B.
 - 2.) THE EASEMENTS SHOWN/LISTED HEREON ARE FROM PLACER TITLE CO. REPORT #201--42381 DATED APRIL 9TH, 2014, AS FOLLOWS:
 - A.) WATERLINE EASEMENT 1431--512 NOT SHOWN, EXACT LOCATION UNKNOWN.
 - B.) ELECTRICAL TRANSMISSION EASEMENT 1570--458 NOT SHOWN, EASEMENT SOUTH OF MAP.
 - C.) IRREVOCABLE OFFER OF DEDICATION 3259--503, EASEMENTS SHOWN ON PARCEL 388E742-85.2
- REFERENCES:**
- (A) CAMERON GLEN ESTATES UNITS 3 & 4, J-SUB-30.
 - (B) PARCEL MAP 50--3
 - (C) CAMERON PARK NORTH UNIT NO. 7, D-SUB-92
 - (E) PARCEL MAP 29--100

CAMERON GLEN ESTATES PHASE 5

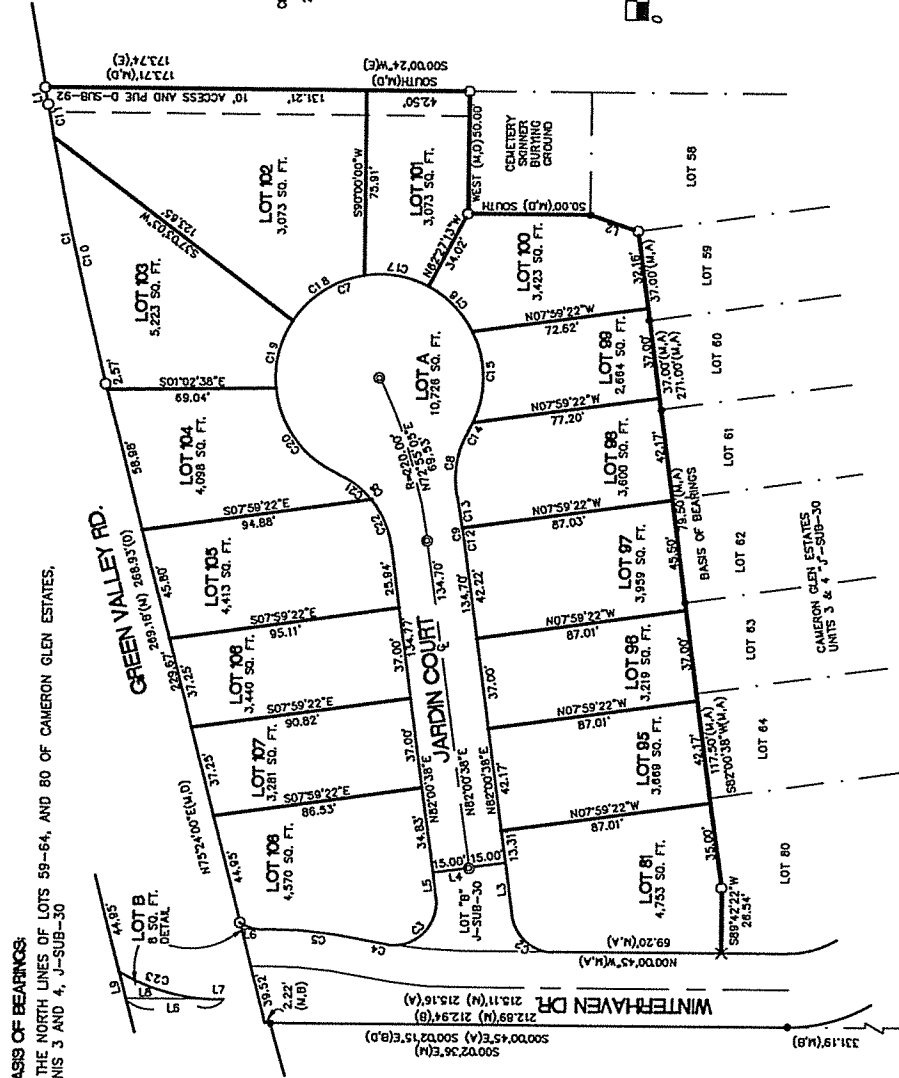
A PORTION OF LOT 276 OF CAMERON PARK NORTH UNIT NO. 7
D-MAPS-92, AND LYING IN THE NORTHWEST 1/4 OF
SECTION 28 T. 10 N., R. 9 E., M.D.M.
COUNTY OF EL DORADO, STATE OF CALIFORNIA
MAY 2016
SHEET 2 OF 3

CURVE	RADIUS	CHORD (M)	DIST (M)	REF
C1	1450.00	577.4300	117.23	B
C2	17.33	54.9599	22.74	A
C3	17.33	54.4741	27.89	A
C4	185.00	110.1215	7.39	A
C5	215.00	102.3395	43.00	A
C6	21.50	112.3811	38.93	A
C7	21.50	112.3811	38.93	A
C8	37.50	118.2440	16.10	A
C9	215.00	110.0132	16.10	A
C10	1450.00	577.2846	103.54	A
C11	1450.00	578.4346	13.70	A
C12	235.00	180.3640	3.28	A
C13	235.00	172.2732	4.03	A
C14	42.67	59.1847	37.28	A
C15	42.67	59.2355	37.28	A
C16	42.67	59.2355	37.28	A
C17	42.67	59.2355	37.28	A
C18	42.67	59.2355	37.28	A
C19	42.67	59.2355	37.28	A
C20	42.67	59.2355	37.28	A
C21	37.50	118.2440	17.25	A
C22	37.50	118.2440	20.32	A
C23	18.51	91.5138	10.53	A

LINE	LENGTH	BEARING
L1	7.00	N07°00'00" W
L2	31.17	N18°44'46" E
L3	31.23	N87°00'38" E
L4	30.00	N07°59'22" W
L5	10.00	N82°00'38" E
L6	9.89	N07°00'45" W
L7	0.45	N07°00'45" W
L8	9.43	N07°00'45" W
L9	2.87	S75°24'00" W

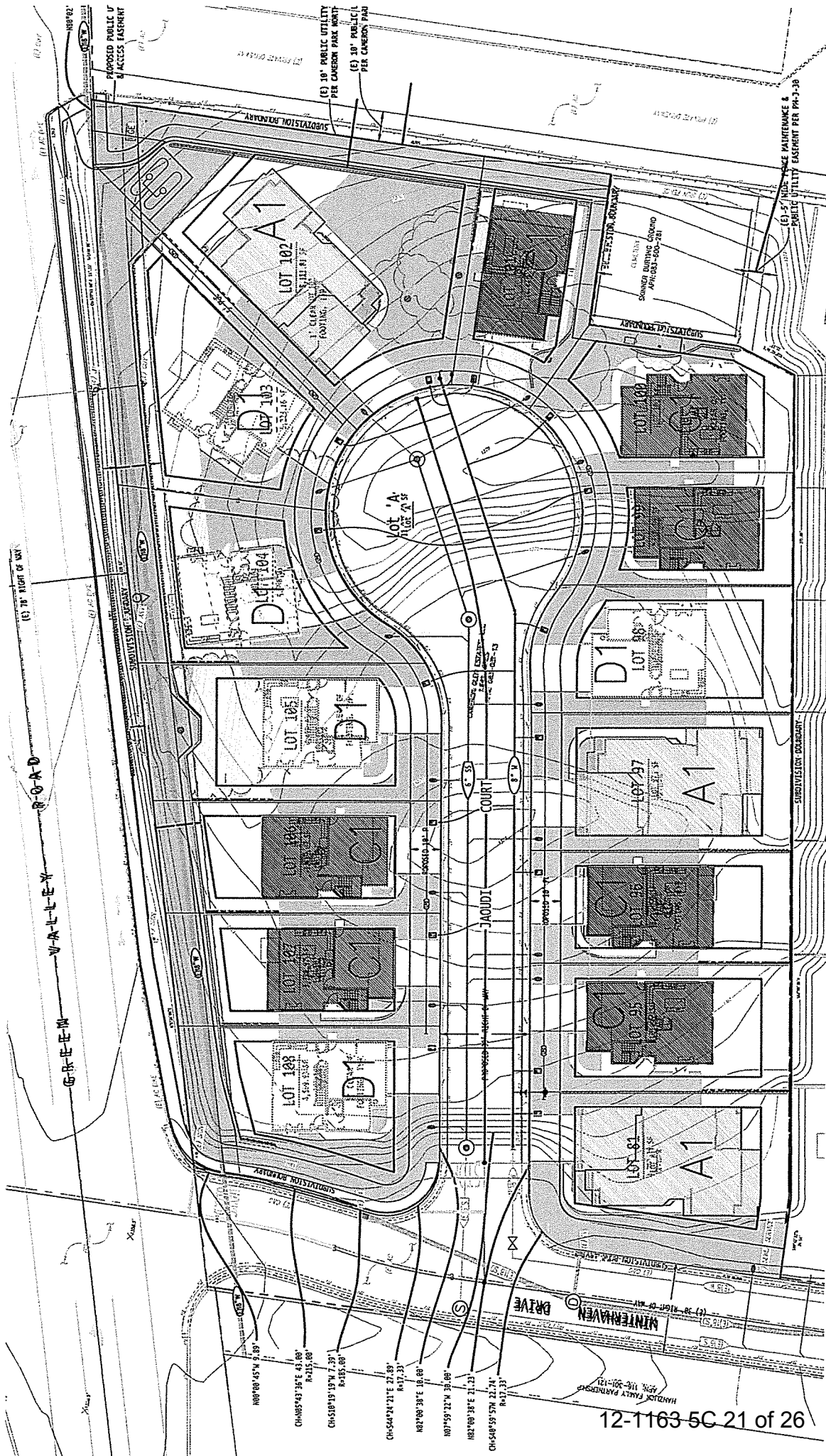
LEGEND:

- (M) MEASURED, ALL DISTANCE MEASURED UNLESS NOTED OTHERWISE.
- FD. 1 1/2" CIP STAMPED LS 3185 (A,E,I)
- FD. 3/4" CIP STAMPED LS 3923 (E) OR AS NOTED HEREON (I).
- SET 3/4" REBAR WITH 2" ALUM. CAP
- STAMPED LS 6013
- CALCULATED POINT NOTHING FD. OR SET.
- FD. FOUND
- CIP CAPPED IRON PIPE
- P.U.E. PUBLIC UTILITY EASEMENT
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- PM PARCEL MAP
- ROS RECORD OF SURVEY
- RESTRICTED ACCESS



- NOTES:**
- 1.) THE 30' DRIVEWAY EASEMENT OVER PARCEL A SHOWN HEREON SERVING PARCEL B HAS RESTRICTED ACCESS TO PARCEL A FROM PT. "A" SHOWN HEREON SOUTHERLY TO THE NORTHERN BOUNDARY OF PARCEL B.
 - 2.) THE EASEMENTS SHOWN/LISTED HEREON ARE FROM PLACER TITLE CO. REPORT #201-42381 DATED APRIL 9TH, 2014, AS FOLLOWS:
 - A.) WATERLINE EASEMENT 1431-512 NOT SHOWN, EXACT LOCATION UNKNOWN.
 - B.) ELECTRICAL TRANSMISSION EASEMENT 1570-458 NOT SHOWN, EASEMENT SOUTH OF MAP.
 - C.) IRREVOCABLE OFFER OF DEDICATION 3259-503, EASEMENTS SHOWN ON PARCEL SHEET 2-68.2
- REFERENCES:**
- (A) CAMERON GLEN ESTATES UNITS 3 & 4, J-SUB-30.
 - (B) PARCEL MAP 50-3
 - (C) CAMERON PARK NORTH UNIT NO. 7, D-SUB-92
 - (E) PARCEL MAP 28-100

BASIS OF BEARINGS:
IS THE NORTH LINES OF LOTS 59-64, AND 80 OF CAMERON GLEN ESTATES, UNITS 3 AND 4, J-SUB-30



(E) 10' PUBLIC UTILITY PER CAMERON PARK NORTH
(E) 30' PUBLIC UTILITY PER CAMERON PARK

(E) 15' PUBLIC UTILITY ACCESS EASEMENT PER P45-30

(E) 10' RIGHT OF WAY

G-R-E-E-N VALLEY ROAD

JAOUDI COURT

MINTENHAVEN DRIVE

LOT 102

LOT 103

LOT 104

LOT 105

LOT 106

LOT 107

LOT 108

LOT 109

LOT 110

LOT 111

LOT 112

LOT 113

LOT 114

LOT 115

LOT 116

LOT 117

LOT 118

LOT 119

LOT 120

LOT 121

LOT 122

LOT 123

LOT 124

LOT 125

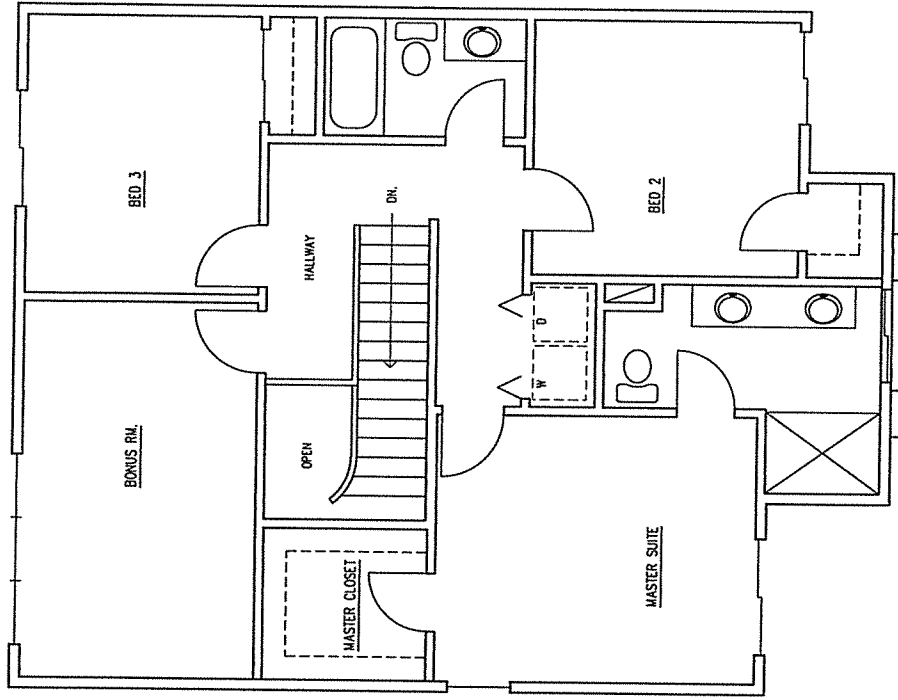
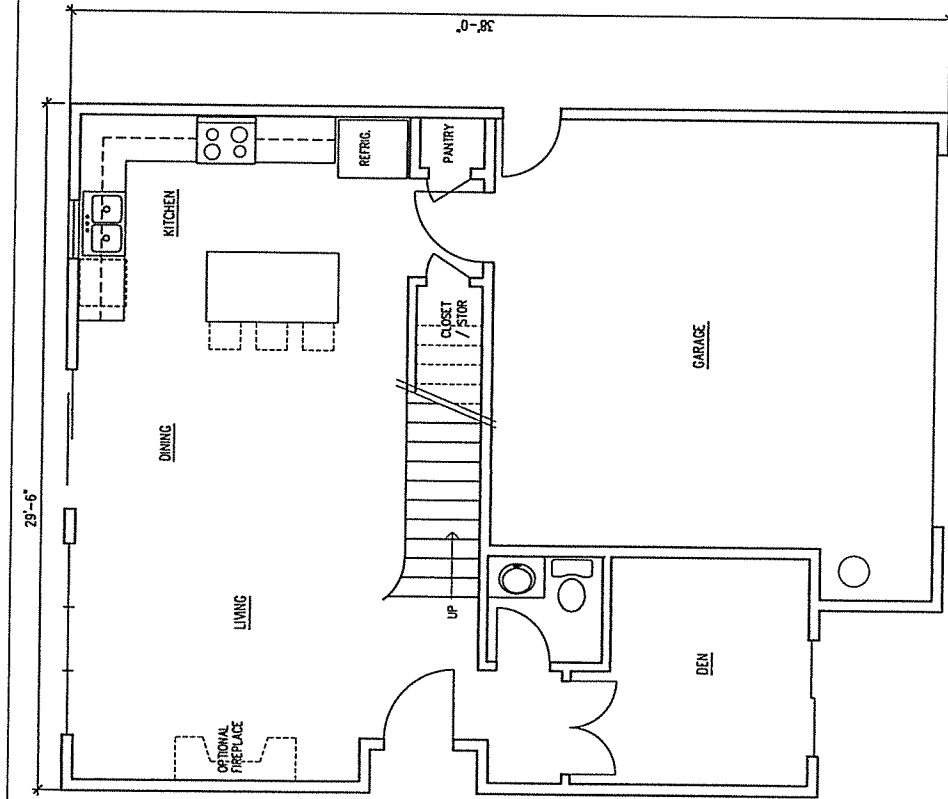
LOT 126

LOT 127

LOT 128

LOT 129

LOT 130

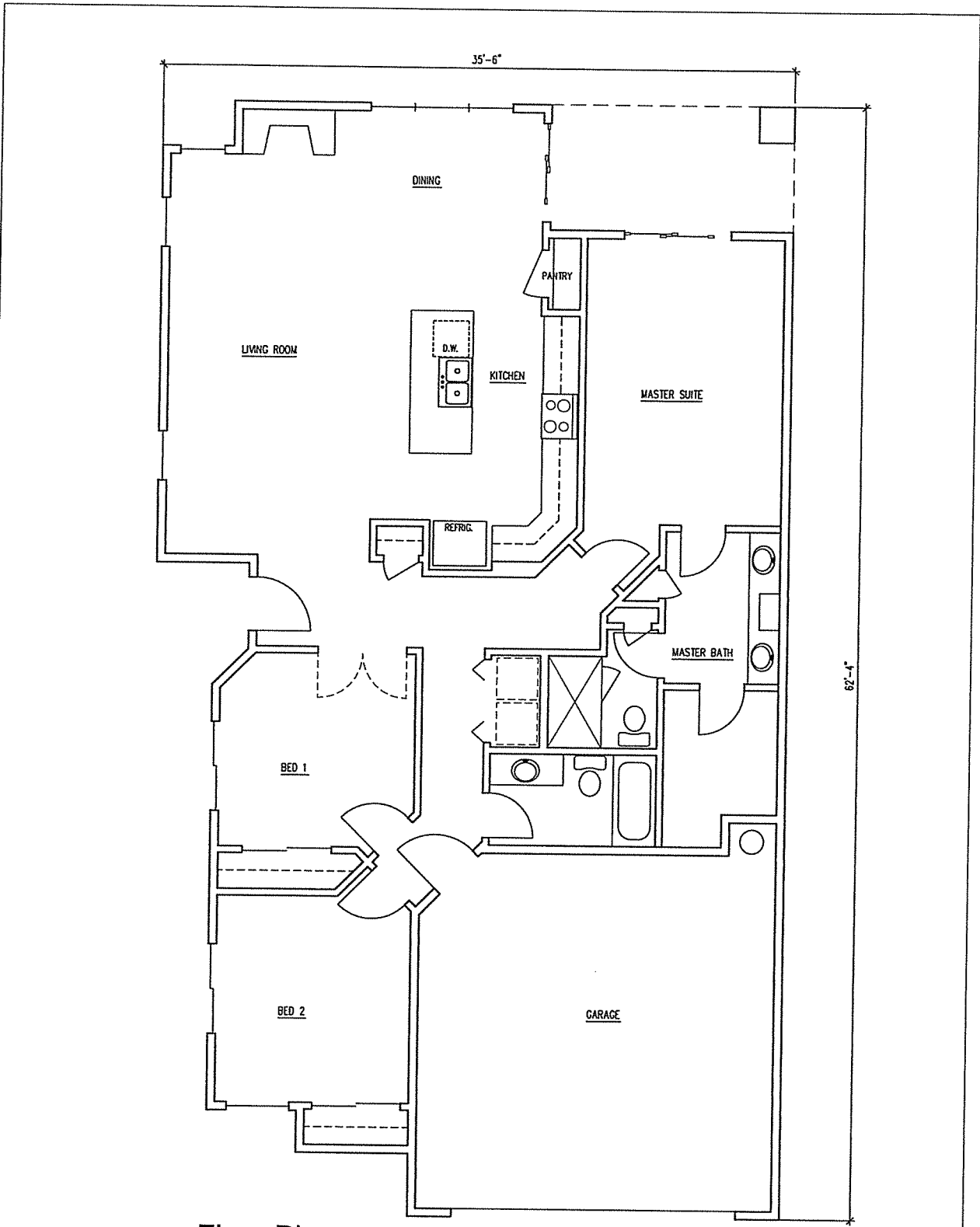


Ground Floor Plan
9-22-16

Second Floor Plan

Cameron Glen

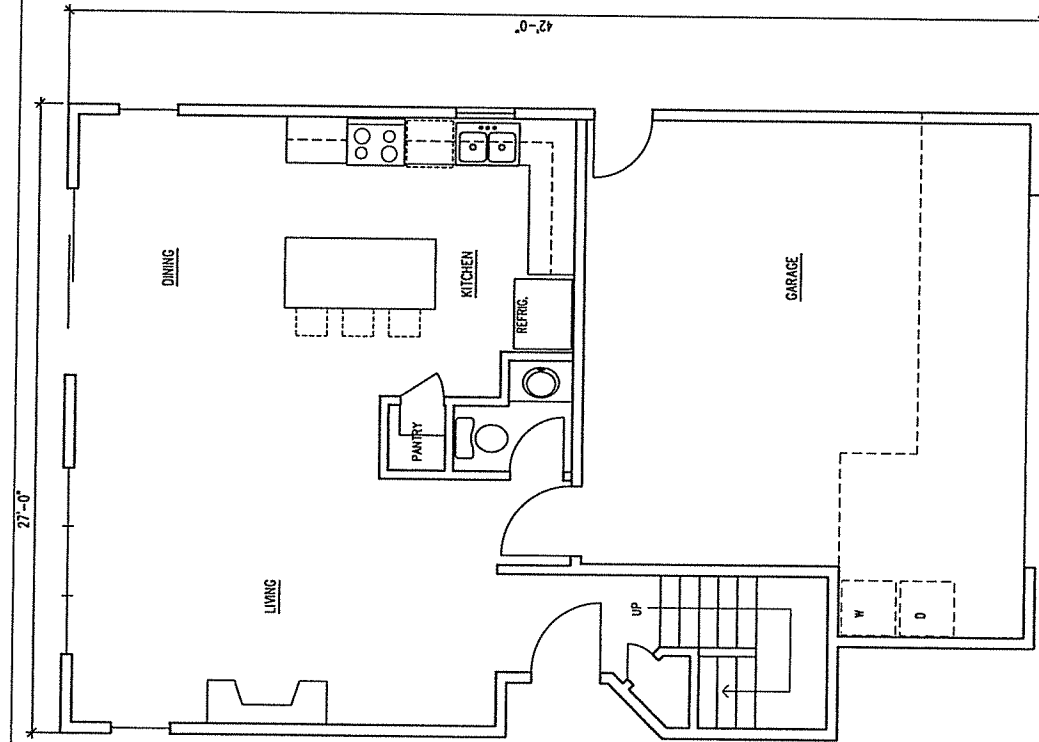
Unit D-1
Area: 1,656 s.f.



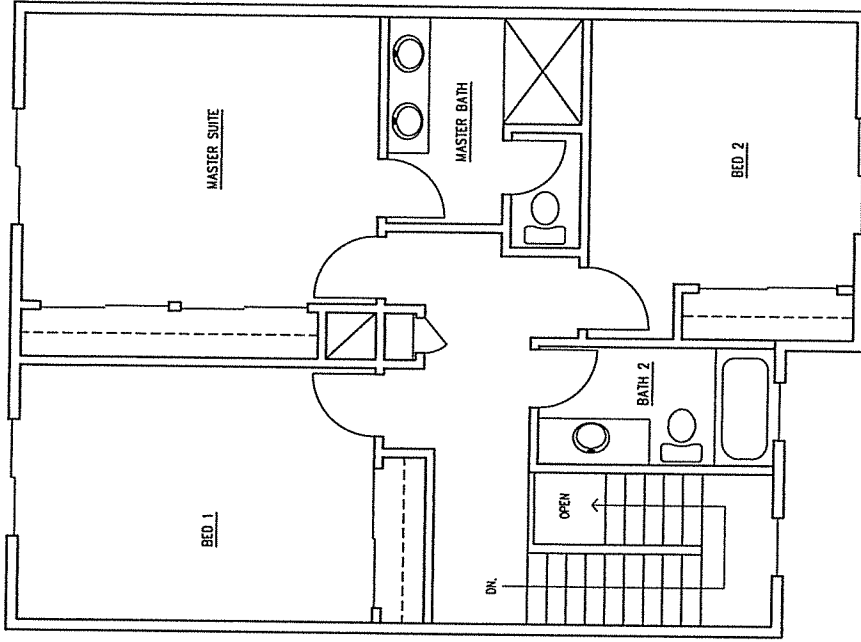
Floor Plan
9-22-16

Cameron Glen

Unit A-1 single story
Area: 1,510 s.f.



Ground Floor Plan
9-22-16



Second Floor Plan

Unit C-1
Area: 1,640 s.f.

Cameron Glen

Planning Services

Home > Government > Planning

PARCEL DATA INFORMATION

11/28/2016

*Enter
Another
Parcel*

Assessor's Parcel Number: 083-031-13

PROPERTY INFORMATION:

STATUS	JURISDICTION	TAX RATE	MAP	ACREAGE
ON ASSESSMENT ROLL AND TAXED	COUNTY OF EL DORADO	100 - 35	POR SEC 28 10 9	1.641

SITUS ADDRESS(ES):

ADDRESS NUMBER	SITUS ADDRESS
1	0

2015 GENERAL PLAN LAND USE INFORMATION:

LAND USE DES.	AG DIST.	ECOLOGICAL PRESERVES	IMPORTANT BIOLOGICAL CORRIDOR	MINERAL RESOURCES	PLATTED LANDS	COMMUNITY REGIONS	RURAL CENTERS	SPECIFIC PLANS	ADOPTED PLAN NAME
MFR						CP			

2015 ZONING INFORMATION:

ZONING DESIGNATION	DESIGN CONTROL	PLANNED DEVELOPMENT	OTHER OVERLAYS
RM		PD	

2004 GENERAL PLAN LAND USE INFORMATION:

LAND USE DES.	AG DIST.	ECOLOGICAL PRESERVES	IMPORTANT BIOLOGICAL CORRIDOR	MINERAL RESOURCES	PLATTED LANDS	COMMUNITY REGIONS	RURAL CENTERS	SPECIFIC PLANS	ADOPTED PLAN NAME
MFR						CP			

2004 ZONING INFORMATION:

ZONING DESIGNATION	DESIGN CONTROL	PLANNED DEVELOPMENT	OTHER OVERLAYS
R2		PD	AA

DISTRICTS:

FIRE	CSD	SCHOOL	WATER
CAMERON PARK CSD FIRE	CAMERON PARK	RESCUE UNION	EL DORADO IRRIGATION DIST

FLOOD ZONE INFORMATION (See Note below):

FIRM PANEL NUMBER & REVISION	PANEL REVISION DATE	FLOOD ZONE	FLOOD ZONE BUFFER	FLOODWAY
06017C0750E	09/26/2008	X		

MISCELLANEOUS DATA:

SUPERVISORIAL DISTRICT	AG PRESERVE	RARE PLANT MITIGATION AREA	MISSOURI FLAT MC&FP
2 SHIVA FRENTZEN		Mitigation Area 1	No

REMARKS:

Eligibility Review Required

NOTE: The flood zone information presented here is based solely on data derived from the FEMA Flood Information Rate Maps, and does not include data from any other flood studies.

 PARCEL: 083 031 13 1 SITUS:

CASE	CATG	ST	COMMISSION	REMARK
****	****		ELIG REVU REQD	DEV ELIGIBILITY REVIEW REQD
ECOP	MIT1		RARE PLANT PRESERVES	MITIGATION AREA 1
BLDG	EDH		BUILDING DEPT/EDH	EL DORADO HILLS PERMIT OFFICE
CFD1			EL DORADO SCHOOLS FINANCE AUTH	SCHOOL DISTRICT FEE
CSD	CPCD		CAMERON PARK CSD	CAMERON PARK CSD
DOT1	TIM5		T.I.M. FEES	DOT TIM FEE
FIRE	HIGH		FIRE REGULATION REVIEW	HIGH HAZARD GI004281
RAZ	1		STATE TIM FEE-RAZ 1	STATE TIM FEE - RAZ 1
SDES	CATC		SEISMIC DESIGN CATEGORY	SEISMIC DSGN CATG C M#4593_CD
TIMG	ZON2		HWY 50 T.I.M.	T.I.M ZONE 2
TIM3	WEST		HWY 50 VARIABLE T.I.M.	T.I.M. WEST DISTRICT
RCD	PVL		EDC RCD/PLACERVILLE	RCD - PLACERVILLE
AIRP	CPRK		Airport Safety Review	CAMERON PARK AIRPORT REVIEW

LMC198A

F1=HELP 2=CLR 3=QUIT 7/8=SCROLL S7/8=PREV/NEXT F9=T99 F10=T07 11=L10 12=EXIT