



The County of El Dorado

Chief Administrative Office

Facilities Division

Phone (530)621-5890 Fax (530)295-2524

March 10, 2026

Emerald Bay Properties, LLC
Attn.: Ross W. Groelz, DDS
2163 White Sands Drive
South Lake Tahoe, California 96150
Email: rossgroelz@aol.com

**Re: Exercise of Option #1 to Extend Lease #124-L1611 (Fenix #249)
924 Emerald Bay Road, South Lake Tahoe, California 96150**

Dear Ross W. Groelz:

This letter shall serve as notification that the County of El Dorado is exercising its first of two (2) Options to extend Lease #124-L1611 for an additional three (3) year period, commencing on May 1, 2026, and ending on April 30, 2029, with monthly rent increasing two percent (2%) on May 1, 2026 and an additional two percent (2%) on each anniversary date during the first Option Term, pursuant to Section 4, OPTIONS TO EXTEND.

All other terms of the Lease will remain unchanged.

The Board of Supervisors at its March 10, 2026, meeting approved the Purchasing Agent to exercise the Option for this additional term per Master Report #25-1980.

If you have any questions, please feel free to contact Kevin Gilliland, Facilities Program Manager, at (530) 621-5833, or via email at kevin.gilliland@edcgov.us.

Purchasing Agent
Chief Administrative Office
County of El Dorado