

Site Plan

BEING A PORTION OF SECTION 16 AND A PORTION OF THE
NORTH HALF OF SECTION 21, T. 12 N., R. 14 E., M.D.M., AS
DELINEATED ON RECORD OF SURVEY 21-41

COUNTY OF EL DORADO STATE OF CALIFORNIA
FEBRUARY 2024 SHEET 2 of 4

SITE LOCATION OWNER/APPLICANT
155 RIDGEWOOD DR.
SAN RAFAEL, CA 94901-11361
1 BULLARD PLACE
POLLOCK PINES, CA
APN: 011-030-055-000 &
011-030-055-000



RECEIVED

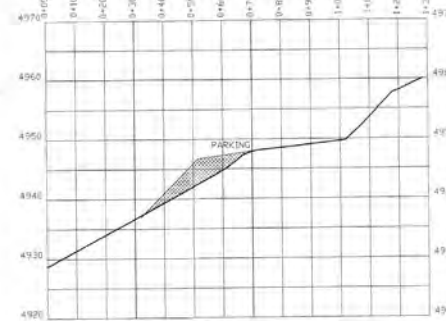
SEP - 3 2024

EL DORADO COUNTY PLANNING AND BUILDING DEPARTMENT

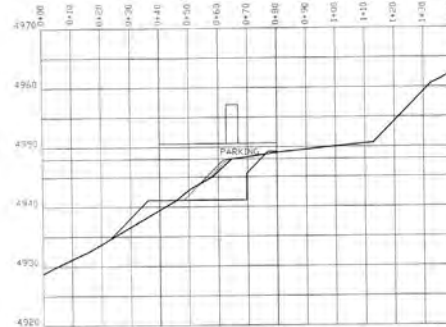
LEGEND

- CENTER OF SECTION PER R/S 21-41
- 3/4" CAPPED IRON PIPE (C.I.P.) OR 1" ALUMINUM PISTON MONUMENT W/ 1 1/4" CAP STAMPED "L.S. 3648" PER R/S 21-41
- 2" MONUMENT OR 1" MONUMENT WITH 3 1/4" CAP PER R/S 21-41
- 2" MONUMENT IN ROCK MOUND STAMPED "L.S. 4588" PER R/S 21-41
- U.S.F.S. 2" MONUMENT WITH 3 1/4" CAP PER R/S 21-41
- 1" IRON PIPE WITH 1 1/2" CAP STAMPED "L.S. 3848" PER R/S 21-41
- EXISTING DIRT ROADS (APPROXIMATE LOCATION)
- OVERALL DISTANCE
- NON-ENGINEERED FILL TO BE REMOVED
- PROPOSED FILL AREA
Horizontal 1" = 20 ft.
Vertical 1 inch = 10 ft.

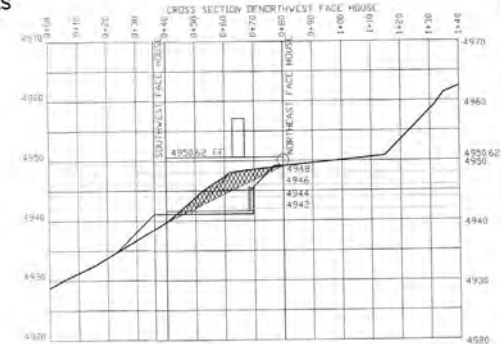
CROSS SECTION OF NORTHWEST LIMITS OF PARKING



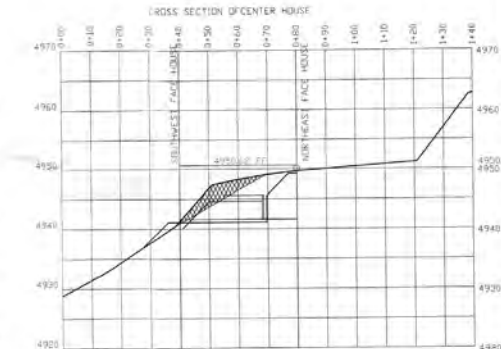
CROSS SECTION OF SOUTHEAST LIMITS OF PARKING



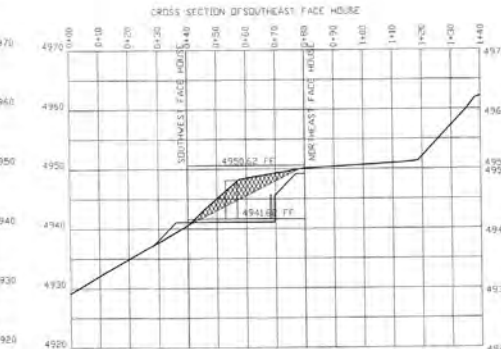
Horizontal 1" = 20 ft.
Vertical 1 inch = 10 ft.



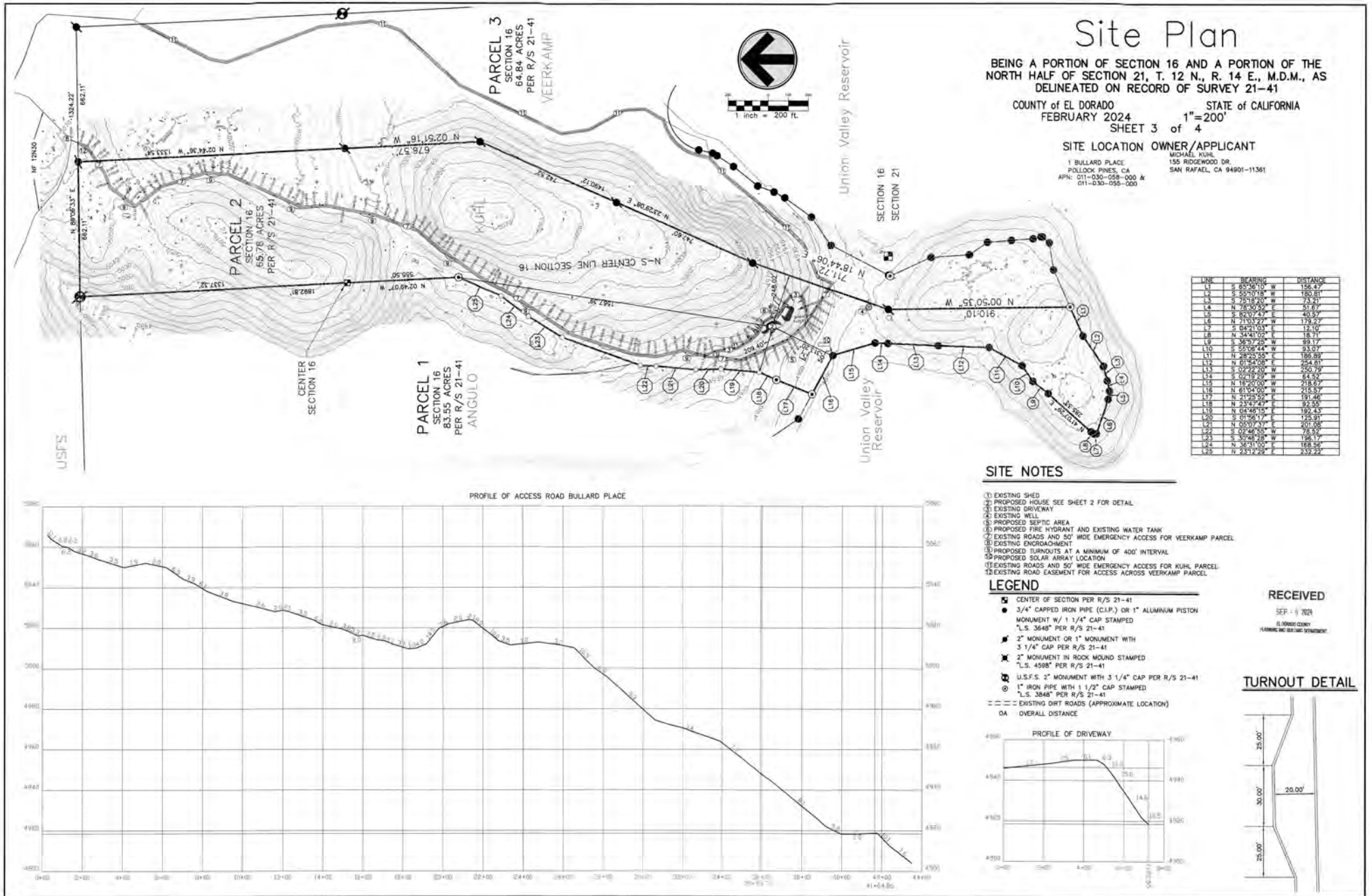
Horizontal 1" = 20 ft.
Vertical 1 inch = 10 ft.



Horizontal 1" = 20 ft.
Vertical 1 inch = 10 ft.



Horizontal 1" = 20 ft.
Vertical 1 inch = 10 ft.



PARCEL HISTORY AND APPLICANT STATEMENT

The parcel in question is one of the earliest properties settled in what is now the Eldorado National Forest. The associated buildings on the parcel were one of two sets of dwellings recorded by the Government Land Office in its original October 1874 survey of T12N, R14E.

As the third generation of my family associated with the property, I have been actively engaged in its use my entire life.

My most recent efforts to construct a dwelling are, quite literally, the culmination of a lifetime dream and an honoring of the property legacy with the historic dwelling on the property.

Back in early 2007, I joined my cousins in the process of actively working with various El Dorado County offices and departments. Concerning the various rules and regulations governing use of our property to honor a family settlement agreement and create certificates of compliance for the now three parcels of which the middle parcel is the parcel in question.

In that regard, I have invested hundreds of hours and tens of thousands of dollars to maintain the property in accordance with established forest management practices. I have had two harvests under that plan on my property since I have owned it (primary harvest and a supplemental harvest). I have every intention to continue to harvest timber on my property as market conditions allow.

The areas of my property area impacted by my plans as follows:

- Area of house: 5891 square feet including grading and parking area or 0.135 acres. (number 2 on area map)
- Area of Pad: 5242 square feet or 0.1204 acres. (number 9 on the area map)
- Area of Leach field and septic: 3544 square feet or 0.081 acres. (number 5 on the area map)
- Area of Solar Panels: 2076 square feet or 0.0476 acres (number 7 on the area map)
- A total area that is proposed to be occupied or disturbed of 0.384 acres or 16,753 square feet.
- That is one third of an acre on a 65.78 acre parcel amounting to less than a percent of the total property.

The house location was specifically chosen in an area where trees are not growing readily with large rock outcrops and the house is proposed to be located inside unsuitable fill of an existing loading pad on the property. The solar panels were chosen in an area where no trees are growing to provide best sun exposure. The Leach field was chosen to also include minimal tree interference. Of the existing trees that will be impacted only two trees might need to be removed with the proposed plans. The proposed pad is there to correct the uncompacted and

unsuitable fill existing on the property and to allow for any loss in temporary log deck storage. The majority of the tree harvesting has occurred and will likely continue to occur to the north of the proposed area or in the boot section of the property. The house location was also chosen because limited harvesting may occur near the meadow and Union Valley Reservoir Timber Harvest Plan setbacks.

All roads are existing and only additions to the roads are turnouts according to the plans which adds to the safety of the logging operations to have turnouts every 400 feet pursuant to fire safe regulations which are higher standards than those required for the Timber Harvest Plan.

Recording requested by
and when recorded mail to

Douglas R. Roeca
Attorney at Law
3062 Cedar Ravine Road
Placerville, CA 95667



El Dorado, County Recorder
William Schultz Co Recorder Office

DOC- 2017-0021033-00

Check Number 2334

Wednesday, MAY 24, 2017 09:16:51

Ttl Pd \$75.00 Nbr - 0001854361

JLR / C1 / 1-20

Space above this line for recorder's use

Documentary Transfer Tax: \$0.00 - R&T 11911

Total Consideration: \$0.00 VALUE LESS
THAN \$100.00

GRANT OF EASEMENTS

Grant of Easement made this 21 day of April, 2017, by (1) MICHAEL J. KUHLE (hereinafter "Kuhl"), (2) PENELOPE A. HOCKING as Trustee of the Rex P. Hocking and Penelope A. Hocking Revocable Trust dated June 22, 2006, GARY B. WILLIAMS and PENNY L. WILLIAMS as co-trustees of The Williams Living Trust U/A dated December 8, 2015, and PAULA R. HUSTEAD (hereinafter jointly "HWH"), and (3) SAMUEL JOSEPH ANGULO, FREDERICK JAMES ANGULO, and ANTHONY JEFFREY ANGULO as Co-Trustees of the Angulo Dynasty Trust Dated November 13, 1996 (hereinafter jointly "Angulo"), with the properties affected by and benefitting from these easements being referenced in the recorded Certificate of Compliance filed in the office of the County Recorder of the County of El Dorado, State of California, as Document No. 2017-21032 on 5-24, 2017.

1. Grant of Easement from Kuhl to Angulo: Kuhl hereby grants to Angulo a nonexclusive easement for emergency ingress and egress. The easement is fifty (50) feet wide and is described and depicted in Exhibit A-1 and A-2 attached hereto.

2. Grant of Easement from HWH to Angulo: HWH hereby grants to Angulo a nonexclusive easement for emergency ingress and egress. The easement is fifty (50) feet wide and is described and depicted in Exhibit B-1 and B-2 attached hereto.

3. Grant of Easement from Kuhl to HWH: Kuhl hereby grants to HWH a nonexclusive easement for emergency ingress and egress. The easement is fifty (50) feet wide and is described and depicted in Exhibit C-1 and C-2 attached hereto.

4. Grant of Easement from HWH to Kuhl:

a. Easement 1: HWH hereby grants to Kuhl a nonexclusive easement for emergency ingress and egress. The easement is fifty (50) feet wide and is described as Easement 1 and depicted in Exhibit D-1 and D-2 attached hereto.

b. Easement 2: HWH hereby grants to Kuhl a nonexclusive easement for ingress and egress. The easement is fifty (50) feet wide and is described as Easement 2 and depicted in Exhibit D-1 and D-2 attached hereto.

5. Binding Effect: This instrument shall bind and inure to the benefit of the respective heirs, personal representatives, successors, and assigns of the parties hereto.

IN WITNESS WHEREOF, the undersigned have executed this instrument on the day and year set forth by each signature.

Dated: _____

MICHAEL J. KUHL

Dated: 4-21-17 _____

Penelope A. Hocking
PENELOPE A. HOCKING, Trustee

Dated: _____

GARY B. WILLIAMS. Trustee

Dated: _____

PENNY L. WILLIAMS. Trustee

Dated: _____

PAULA R. HUSTEAD

b. Easement 2: HWH hereby grants to Kuhl a nonexclusive easement for ingress and egress. The easement is fifty (50) feet wide and is described as Easement 2 and depicted in Exhibit D-1 and D-2 attached hereto.

5. Binding Effect: This instrument shall bind and inure to the benefit of the respective heirs, personal representatives, successors, and assigns of the parties hereto.

IN WITNESS WHEREOF, the undersigned have executed this instrument on the day and year set forth by each signature.

Dated: 5/18/2017

Michael J. Kuhl
MICHAEL J. KUHL

Dated: _____

PENELOPE A. HOCKING, Trustee

Dated: 4/4/17

Gary B. Williams
GARY B. WILLIAMS, Trustee

Dated: 4-4-17

Penny L. Williams
PENNY L. WILLIAMS, Trustee

Dated: _____

PAULA R. HUSTEAD

b. Easement 2: HWH hereby grants to Kuhl a nonexclusive easement for ingress and egress. The easement is fifty (50) feet wide and is described as Easement 2 and depicted in Exhibit D-1 and D-2 attached hereto.

5. Binding Effect: This instrument shall bind and inure to the benefit of the respective heirs, personal representatives, successors, and assigns of the parties hereto.

IN WITNESS WHEREOF, the undersigned have executed this instrument on the day and year set forth by each signature.

Dated: _____

MICHAEL J. KUHL

Dated: _____

PENELOPE A. HOCKING, Trustee

Dated: _____

GARY B. WILLIAMS, Trustee

Dated: _____

PENNY L. WILLIAMS, Trustee

Dated: 4/18/2017

Paula R. Hustead

PAULA R. HUSTEAD

ACKNOWLEDGMENT

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.

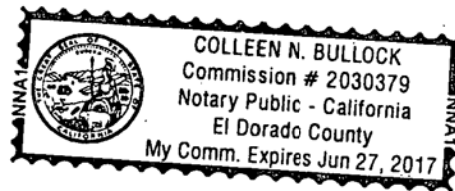
State of California)
) ss
County of El Dorado)

On May 18, 2017 before me, Colleen N. Bullock, a notary public, personally appeared Michael J. Kuhl, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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 Colleen N. Bullock (SEAL)



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.

ACKNOWLEDGMENT

State of California)
) ss
County of El Dorado)

On _____, 2017, before me, Colleen N. Bullock, a notary public, personally appeared MICHAEL KUHL, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by his signature on the instrument, the person, or the entity upon behalf of which the person 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 _____ (SEAL)

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.

ACKNOWLEDGMENT

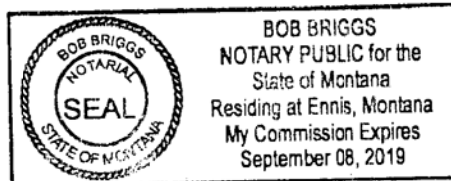
~~State of California~~)
) ss
County of Medison)

On April 21, 2017 before me, Bob Briggs, a notary public, personally appeared PENELOPE A. HOCKING, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument, the person, or the entity upon behalf of which the person 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 Bob Briggs (SEAL)

Grant of Easement



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.

ACKNOWLEDGMENT

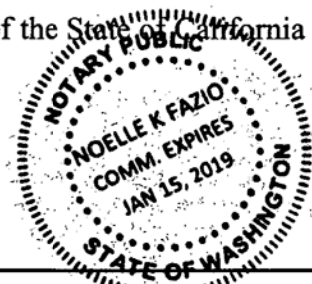
State of ~~California~~ ^{WASHINGTON})
) ss
County of ~~CLALLAM~~

On APRIL 4TH, 2017 before me, NOELLE K FAZIO a notary public, personally appeared GARY B. WILLIAMS and PENNY L. WILLIAMS, who proved to me on the basis of satisfactory evidence to be the persons whose name are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity, and that by their signatures on the instrument, the persons, or the entity upon behalf of which the persons 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 Noelle K Fazio (SEAL)



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.

ACKNOWLEDGMENT

State of California)
) ss
County of _____)

On _____, 2017 before me, _____, a notary public, personally appeared PAULA R. HUSTEAD, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument, the person, or the entity upon behalf of which the person 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 _____ (SEAL)

Grant of Easement

GOVERNMENT CODE 27361.7

I certify under the penalty of perjury that the portion(s) of the document that will not reproduce a readable copy to which this statement is attached, reads as follows:

STATE OF CALIFORNIA
NOTARY PUBLIC for
STATE of WASHINGTON
Identity of

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

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.

DATED: 5-19-17

Signature

COUNTY SURVEYOR
(Firm Name, if applicable)

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.

ACKNOWLEDGMENT

State of California)
) ss
County of _____)

On _____, 2017 before me, _____, a notary public, personally appeared GARY B. WILLIAMS and PENNY L. WILLIAMS, who proved to me on the basis of satisfactory evidence to be the persons whose name are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity, and that by their signatures on the instrument, the persons, or the entity upon behalf of which the persons 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 _____ (SEAL)

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.

ACKNOWLEDGMENT

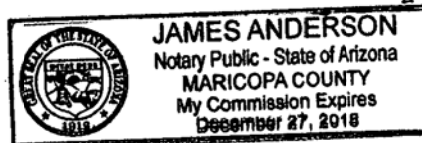
State of ~~California~~ ^{Arizona})
) ss
County of ~~Maricopa~~ ^{Maricopa})

On 18 April, 2017 before me, James Anderson, a notary public, personally appeared PAULA R. HUSTEAD, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument, the person, or the entity upon behalf of which the person 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 _____ (SEAL)



Grant of Easement

EXHIBIT A-1

Kuhl to Angulo

All that real property situated in the County of El Dorado, State of California:

All that portion of the tract of land lying within Section 16 and Section 21, Township 12 North, Range 14 East, Mount Diablo Meridian, as delineated on the Record of Survey filed in El Dorado County Recorder's Office in Book 21 of Record of Surveys at page 41; said portion being the approximately 65 acre parcel labeled as the Ruth S. Kuhl Parcel under Item 2 the "Lake Property" as referenced and ordered by the Court Ruling recorded on January 6, 1994 in the El Dorado County Recorder's Office in Book 4288 Page 335, Official Records; said Parcel being conveyed to Ruth S. Kuhl, and described as Union Valley Lake Parcel in the Grant Deed recorded November 21, 1994 in Book 4379 of official records at Page 734 in the office of said Recorder (Kuhl Parcel) more particularly described as follows:

An Emergency access easement on, over and across a 50.00 foot wide strip of land lying 25.00 feet on each side of the following described centerline:

Beginning at a point on the East boundary of said "Kuhl Parcel" being the centerline of an existing road, from which the Northeast corner of said "Kuhl Parcel" bears North 02° 44' 36" West, 91.33 feet; thence along said centerline the following fifteen courses:

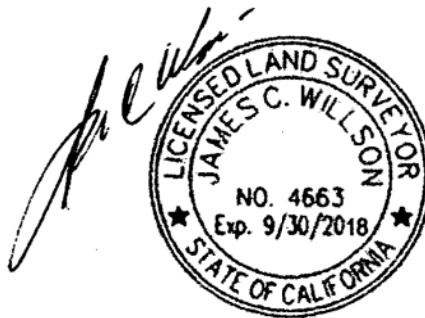
- 1. South 55° 36' 53" West, 70.20 feet;**
- 2. South 68° 21' 30" West, 77.11 feet;**
- 3. South 36° 22' 40" West, 155.67 feet;**
- 4. South 35° 57' 02" East, 164.64 feet;**
- 5. South 17° 06' 34" East, 226.36 feet;**
- 6. South 03° 42' 23" West, 114.65 feet;**
- 7. South 24° 06' 42" West, 402.62 feet;**
- 8. South 04° 18' 41" East, 122.12 feet;**
- 9. South 10° 28' 26" West, 248.81 feet;**
- 10. South 19° 44' 32" West, 229.53 feet;**
- 11. South 39° 28' 09" West, 152.44 feet;**
- 12. South 33° 58' 54" West, 294.79 feet;**
- 13. South 24° 30' 16" West, 86.44 feet;**
- 14. South 32° 57' 47" West, 388.15 feet;**
- 15. South 17° 26' 37" West, 327.11 feet;**

Thence leaving said centerline North 71° 18' 01" West, 39.29 feet to a point on the Westerly boundary of said "Kuhl Parcel" and the terminus of said easement, from which an angle point in said Westerly boundary bears South 19° 26' 45" West, 46.39 feet.

The sidelines of said easement shall be shorten or lengthen to intersect said East boundary and said Westerly boundary.

The Meridian of this description is the same as said Record of Survey filed in Book 21 of Record of Surveys at Page 41

This easement shall be appurtenant to a portion of the tract of land lying within Section 16, Township 12 North, Range 14 East, Mount Diablo Meridian as delineated on the Record of Survey filed in El Dorado County Recorder's Office in Book 21 of Record of Surveys at page 41; said portion being the approximately 84 acre parcel labeled as the Eleanor Angulo Parcel under item 2 the "Lake Property" as referenced and ordered by the Court Ruling recorded on January 6, 1994 in the El Dorado County Recorder's Office in Book 4288 Page 335, Official Records. Said Parcel being conveyed to Eleanor Angulo, and described as Union Valley Lake Parcel in the Grant Deed recorded November 21, 1994 in Book 4379 of official records at Page 716 in the office of said Recorder.

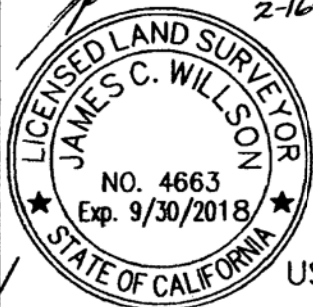


SIGNING DATE: 2-16-17

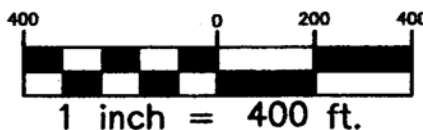
EXHIBIT A-2 KUHLMAN TO ANGULO

EMERGENCY ACCESS FOR ANGULO PARCEL

BEING A PORTION OF SECTION 16 AND A PORTION OF THE NORTH
HALF OF SECTION 21, T. 12 N., R. 14 E., M.D.M., AS DELINEATED ON
RECORD OF SURVEY 21-41



2-16-17



- (61) N 02°46'55" E 78.51'
- (62) N 19°28'45" E 414.75'
- (63) N 30°48'28" E 198.15'
- (64) N 36°31'00" E 168.54'
- (65) N 23°12'28" E 232.92'

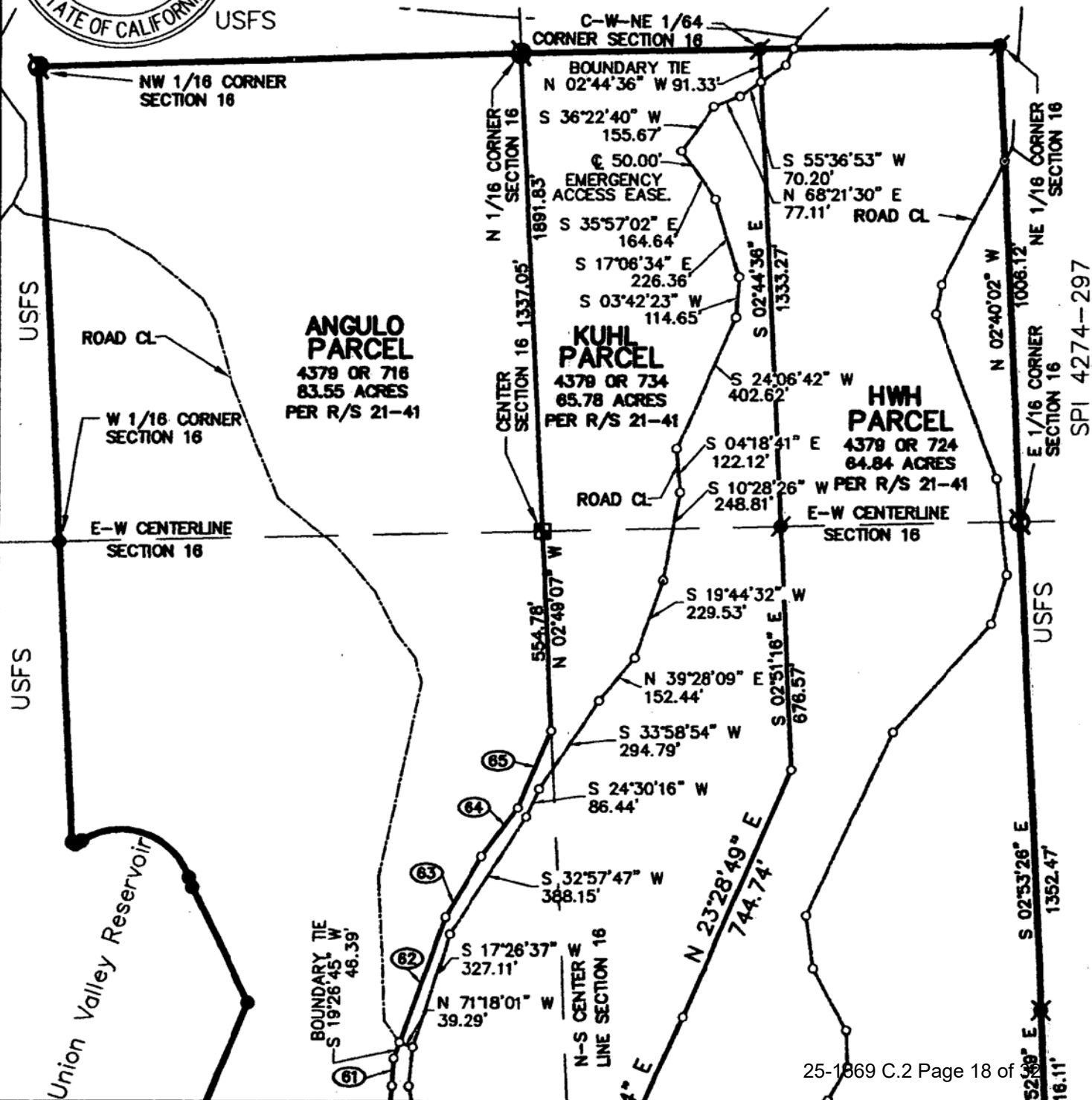


EXHIBIT B-1

HWH to Angulo

All that real property situated in the County of El Dorado, State of California:

All that portion of the tract of land lying within Section 16 and Section 21, Township 12 North, Range 14 East, Mount Diablo Meridian, as delineated on the Record of Survey filed in El Dorado County Recorder's Office in Book 21 of Record of Surveys at page 41; said portion being the approximately 65 acre parcel labeled as the Estate of Phyllis S. Fox Parcel under Item 2 the "Lake Property" as referenced and ordered by the Court Ruling recorded on January 6, 1994 in the El Dorado County Recorder's Office in Book 4288 Page 335, Official Records; said Parcel being conveyed to Gary B. Williams, executor of the estate of Phyllis S. Fox, and described as Union Valley Lake Parcel in the Grant Deed recorded November 21, 1994 in Book 4379 of official records at Page 724 in the office of said Recorder (Fox Parcel) more particularly described as follows:

An Emergency access easement on, over and across a 50.00 foot wide strip of land lying 25.00 feet on each side of the following described centerline:

Beginning at a point on the West boundary of said "Fox Parcel" being the centerline of an existing road, from which the Northwest corner of said "Fox Parcel" bears North 02° 44' 36" West, 91.33 feet; thence along said centerline North 55° 36' 53" East, 83.30 feet; thence North 24° 06' 00" East, 49.99 feet to a point on the North boundary of said "Fox Parcel" and the terminus of said easement, from which the said Northwest corner bears South 89° 06' 33" West, 93.54 feet.

The sidelines of said easement shall be shorten or lengthen to intersect said West boundary and said North boundary.

The Meridian of this description is the same as said Record of Survey filed in Book 21 of Record of Surveys at Page 41

This easement shall be appurtenant to a portion of the tract of land lying within Section 16, Township 12 North, Range 14 East, Mount Diablo Meridian as delineated on the Record of Survey filed in El Dorado County Recorder's Office in Book 21 of Record of Surveys at page 41; said portion being the approximately 84 acre parcel labeled as the Eleanor Angulo Parcel under item 2 the "Lake Property" as referenced and ordered by the Court Ruling recorded on January 6, 1994 in the El Dorado County Recorder's Office in Book 4288 Page 335, Official Records. Said Parcel being conveyed to Eleanor Angulo, and described as Union Valley Lake Parcel in the Grant Deed recorded November 21, 1994 in Book 4379 of official records at Page 716 in the office of said Recorder.

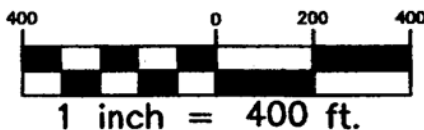
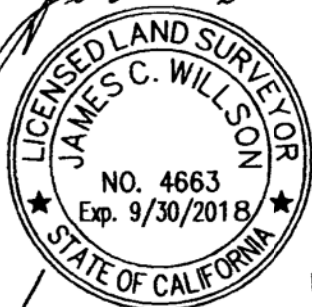


SIGNING DATE: 2-16-17

EXHIBIT B-2 HWH TO ANGULO

EMERGENCY ACCESS FOR ANGULO PARCEL

BEING A PORTION OF SECTION 16 AND A PORTION OF THE NORTH
HALF OF SECTION 21, T. 12 N., R. 14 E., M.D.M., AS DELINEATED ON
RECORD OF SURVEY 21-41



- (81) N 02°46'55" E 78.51'
- (82) N 18°26'45" E 414.75'
- (83) N 30°46'28" E 196.15'
- (84) N 36°31'00" E 168.54'
- (85) N 23°12'28" E 232.92'

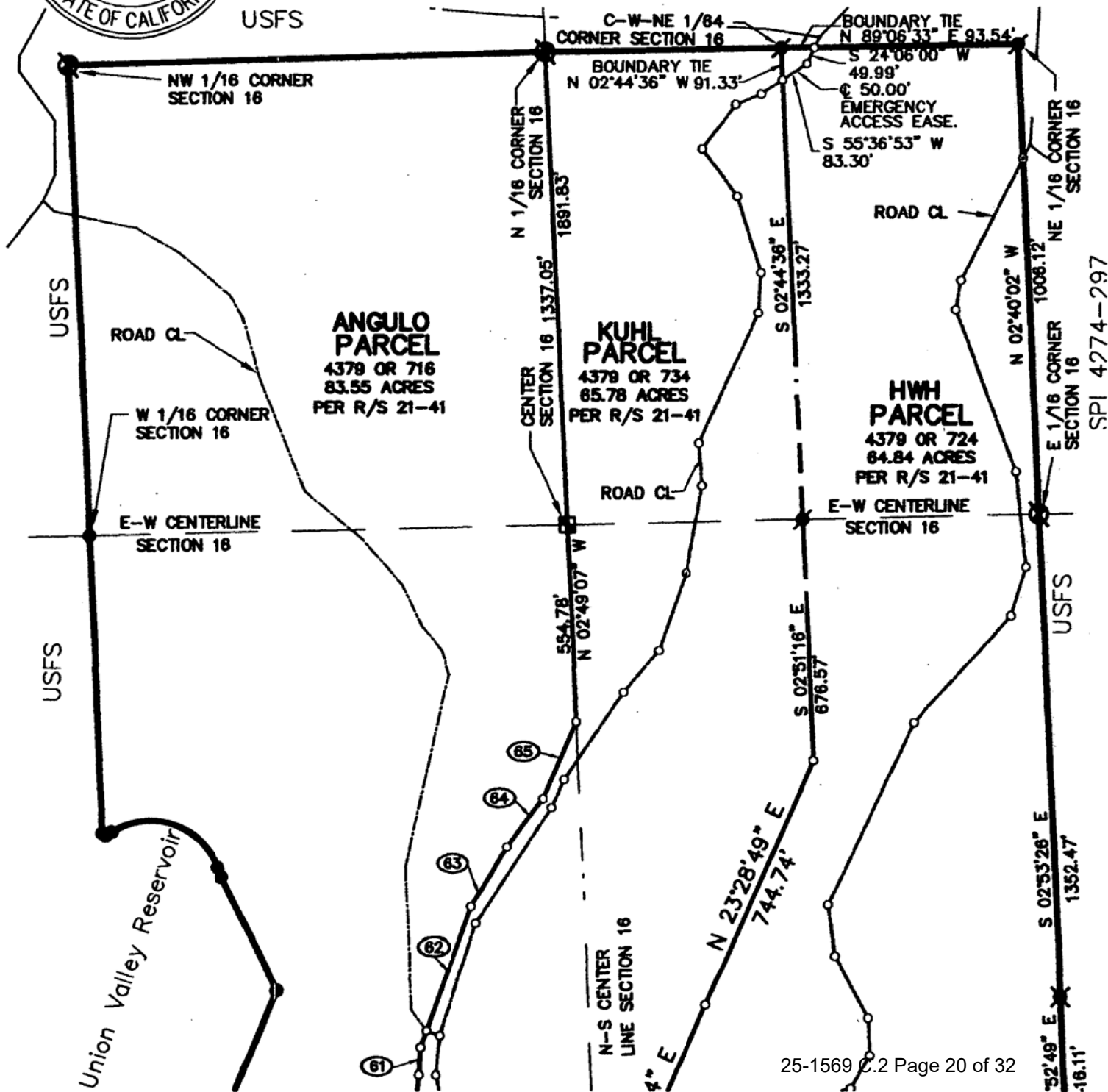


EXHIBIT C-1

Kuhl to HWH

All that real property situated in the State of California, County of El Dorado:

All that portion of the tract of land lying within Section 16 and Section 21, Township 12 North, Range 14 East, Mount Diablo Meridian, as delineated on the Record of Survey filed in El Dorado County Recorder's Office in Book 21 of Record of Surveys at page 41; said portion being the approximately 65 acre parcel labeled as the Ruth S. Kuhl Parcel under Item 2 the "Lake Property" as referenced and ordered by the Court Ruling recorded on January 6, 1994 in the El Dorado County Recorder's Office in Book 4288 Page 335, Official Records; said Parcel being conveyed to Ruth S. Kuhl, and described as Union Valley Lake Parcel in the Grant Deed recorded November 21, 1994 in Book 4379 of official records at Page 734 in the office of said Recorder (Kuhl Parcel) more particularly described as follows:

An Emergency access easement on, over and across a 50.00 foot wide strip of land lying 25.00 feet on each side of the following described centerline:

Beginning at a point on the East boundary of said "Kuhl Parcel" being the centerline of an existing road, from which the Northeast corner of said "Kuhl Parcel" bears North 02° 44' 36" West, 91.33 feet; thence along said centerline the following twenty-two courses:

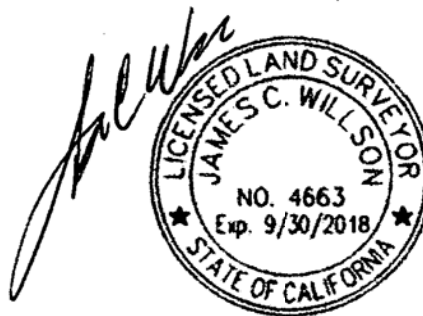
- 1. South 55° 36' 53" West, 70.20 feet;**
- 2. South 68° 21' 30" West, 77.11 feet;**
- 3. South 36° 22' 40" West, 155.67 feet;**
- 4. South 35° 57' 02" East, 164.64 feet;**
- 5. South 17° 06' 34" East, 226.36 feet;**
- 6. South 03° 42' 23" West, 114.65 feet;**
- 7. South 24° 06' 42" West, 402.62 feet;**
- 8. South 04° 18' 41" East, 122.12 feet;**
- 9. South 10° 28' 26" West, 248.81 feet;**
- 10. South 19° 44' 32" West, 229.53 feet;**
- 11. South 39° 28' 09" West, 152.44 feet;**
- 12. South 33° 58' 54" West, 294.79 feet;**
- 13. South 24° 30' 16" West, 86.44 feet;**
- 14. South 32° 57' 47" West, 388.15 feet;**
- 15. South 17° 26' 37" West, 327.11 feet;**
- 16. South 05° 03' 36" West, 113.18 feet;**
- 17. South 12° 49' 49" East, 139.00 feet;**
- 18. South 14° 22' 48" West, 109.42 feet;**
- 19. South 07° 02' 27" West, 181.34 feet;**
- 20. South 23° 00' 34" East, 253.87 feet;**
- 21. South 41° 03' 19" East, 113.42 feet;**

22. South 56° 20' 21" East, 213.61 feet to a point on the Easterly boundary of said "Kuhl Parcel" and the terminus of said easement, from which an angle point in the said Easterly boundary bears South 18° 44' 06" West, 315.71 feet.

The sidelines of said easement shall be shorten or lengthen to intersect said East boundary.

The Meridian of this description is the same as said Record of Survey filed in Book 21 of Record of Surveys at Page 41

This easement shall be appurtenant to a portion of the tract of land lying within Section 16 and Section 21, Township 12 North, Range 14 East, Mount Diablo Meridian, as delineated on the Record of Survey filed in El Dorado County Recorder's Office in Book 21 of Record of Surveys at page 41; said portion being the approximately 65 acre parcel labeled as the Estate of Phyllis S. Fox Parcel under Item 2 the "Lake Property" as referenced and ordered by the Court Ruling recorded on January 6, 1994 in the El Dorado County Recorder's Office in Book 4288 Page 335, Official Records; said Parcel being conveyed to Gary B. Williams, executor of the estate of Phyllis S. Fox, and described as Union Valley Lake Parcel in the Grant Deed recorded November 21, 1994 in Book 4379 of official records at Page 724 in the office of said Recorder.



SIGNING DATE: 2-16-17

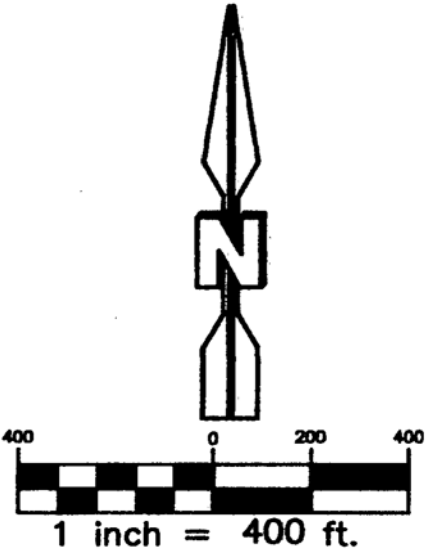
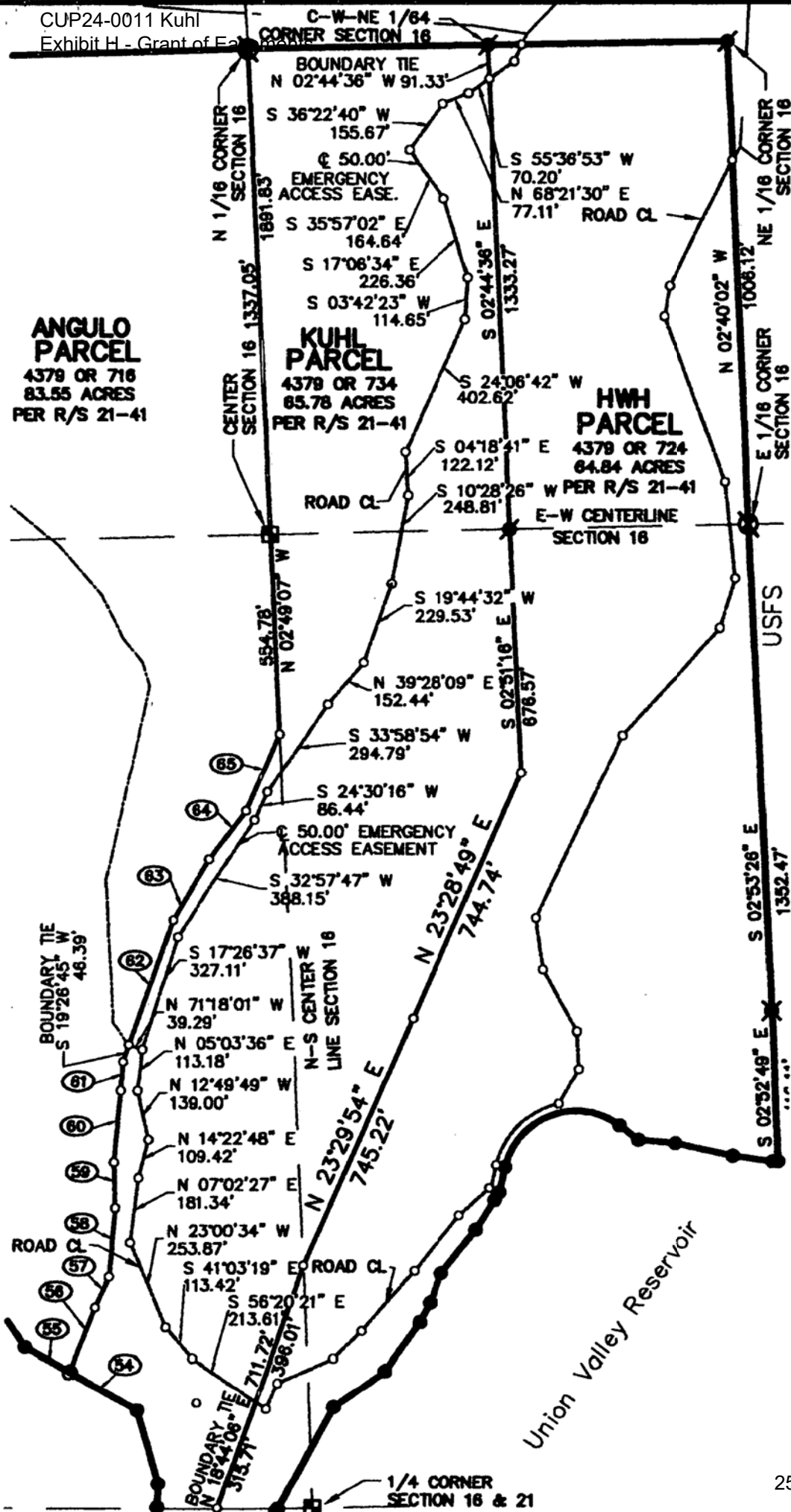
EXHIBIT C-2 KUHLE TO HWH EMERGENCY ACCESS FOR FOX PARCEL

BEING A PORTION OF
SECTION 16 AND A
PORTION OF THE
NORTH HALF OF
SECTION 21, T. 12 N.
R. 14 E., M.D.M., AS
DELINEATED ON
RECORD OF SURVEY
21-41

**ANGULO
PARCEL**
4379 OR 716
83.55 ACRES
PER R/S 21-41

**KUHLE
PARCEL**
4379 OR 734
65.78 ACRES
PER R/S 21-41

**HWH
PARCEL**
4379 OR 724
64.84 ACRES
PER R/S 21-41



- (54) N 61°04'00" W 215.55'
- (55) N 61°04'00" W 140.48'
- (56) N 21°25'52" E 191.44'
- (57) N 23°47'47" E 92.54'
- (58) N 04°48'15" E 192.41'
- (59) N 01°56'17" W 125.90'
- (60) N 05°07'37" E 201.06'
- (61) N 02°48'55" E 78.51'
- (62) N 19°28'45" E 414.75'
- (63) N 30°48'28" E 196.15'
- (64) N 36°31'00" E 168.54'
- (65) N 23°12'29" E 232.92'

EXHIBIT D-1

HWH to Kuhl

All that real property situated in the State of California, County of El Dorado:

All that portion of the tract of land lying within Section 16 and Section 21, Township 12 North, Range 14 East, Mount Diablo Meridian, as delineated on the Record of Survey filed in El Dorado County Recorder's Office in Book 21 of Record of Surveys at page 41; said portion being the approximately 65 acre parcel labeled as the Estate of Phyllis S. Fox Parcel under Item 2 the "Lake Property" as referenced and ordered by the Court Ruling recorded on January 6, 1994 in the El Dorado County Recorder's Office in Book 4288 Page 335, Official Records; said Parcel being conveyed to Gary B. Williams, executor of the estate of Phyllis S. Fox, and described as Union Valley Lake Parcel in the Grant Deed recorded November 21, 1994 in Book 4379 of official records at Page 724 in the office of said Recorder (Fox Parcel) more particularly described as follows:

Easement 1

An Emergency access easement on, over and across a 50.00 foot wide strip of land lying 25.00 feet on each side of the following described centerline:

Beginning at a point on the East boundary of said "Fox Parcel", being the centerline of an existing road, from which the Northeast corner of said "Fox Parcel" bears North 02° 40' 02" West, 323.38 feet; thence along said centerline the following eleven courses:

- 1. South 26° 44' 14" West, 384.75 feet;**
- 2. South 10° 11' 57" West, 84.87 feet;**
- 3. South 20° 17' 09" East, 490.73 feet;**
- 4. South 06° 09' 11" East, 268.12 feet;**
- 5. South 16° 59' 21" West, 143.11 feet;**
- 6. South 41° 58' 29" West, 402.95 feet;**
- 7. South 25° 00' 58" West, 561.36 feet;**
- 8. South 07° 53' 40" East, 144.53 feet;**
- 9. South 29° 04' 57" East, 196.34 feet;**
- 10. South 02° 54' 54" East, 104.19 feet;**
- 11. South 29° 35' 24" West, 107.88 feet to a point 25.00 feet distance from and measured perpendicular to the Southerly boundary of said "Fox Parcel";**

Thence leaving said centerline parallel with said Southerly boundary along the arc of a curve 225.12 foot radius curve to the left through a central angle of 65° 00' 27" and subtended by a chord of South 45° 09' 43" West, 241.94 feet; thence continuing parallel with said Southerly boundary South 12° 39' 14" West, 60.11 feet to a point in said centerline; thence along said centerline the following seven courses:

- 1. South 47° 51' 53" West, 120.29 feet;**
- 2. South 38° 29' 17" West, 196.83 feet;**
- 3. South 41° 14' 22" West, 220.99 feet;**
- 4. South 45° 19' 09" West, 107.86 feet;**

5. South 66° 25' 46" West, 166.37 feet;
6. South 23° 12' 22" West, 77.02 feet;
7. North 56° 20' 21" West, 34.04 feet to a point on the Westerly boundary of said "Fox Parcel" and the terminus of said easement, from which an angle point in the said Westerly boundary bears South 18° 44' 06" West, 315.71 feet.

The sidelines of said easement shall be shorten or lengthen to intersect said East boundary and Westerly boundary.

Easement 2

A Road easement for the purpose of ingress and egress on, over and across a 50.00 foot wide strip of land lying 25.00 foot on each side of the following described centerline:

Beginning at a point on the West boundary of said "Fox Parcel" being the centerline of an existing road, from which the Northwest corner of said "Fox Parcel" bears North 02° 44' 36" West, 91.33 feet; thence along said centerline North 55° 36' 53" East, 83.30 feet; thence North 24° 06' 00" East, 49.99 feet to a point on the North boundary of said "Fox Parcel" and the terminus of said easement, from which the said Northwest corner bears South 89° 06' 33" West, 93.54 feet.

The sidelines of said easement shall be shorten or lengthen to intersect said West boundary and said North boundary.

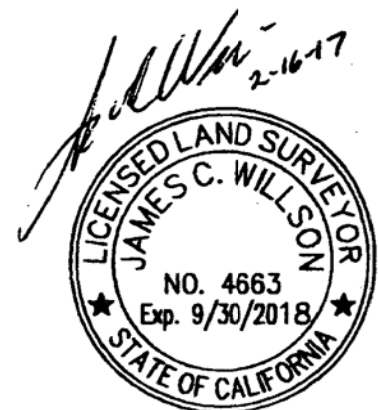
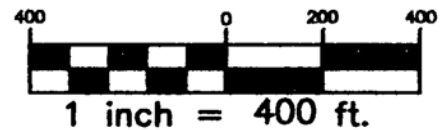
The Meridian of these descriptions is the same as said Record of Survey filed in Book 21 of Record of Surveys at Page 41

These easement shall be appurtenant to a portion of the tract of land lying within Section 16 and Section 21, Township 12 North, Range 14 East, Mount Diablo Meridian, as delineated on the Record of Survey filed in El Dorado County Recorder's Office in Book 21 of Record of Surveys at page 41; said portion being the approximately 65 acre parcel labeled as the Ruth S. Kuhl Parcel under Item 2 the "Lake Property" as referenced and ordered by the Court Ruling recorded on January 6, 1994 in the El Dorado County Recorder's Office in Book 4288 Page 335, Official Records; said Parcel being conveyed to Ruth S. Kuhl, and described as Union Valley Lake Parcel in the Grant Deed recorded November 21, 1994 in Book 4379 of official records at Page 734 in the office of said Recorder.



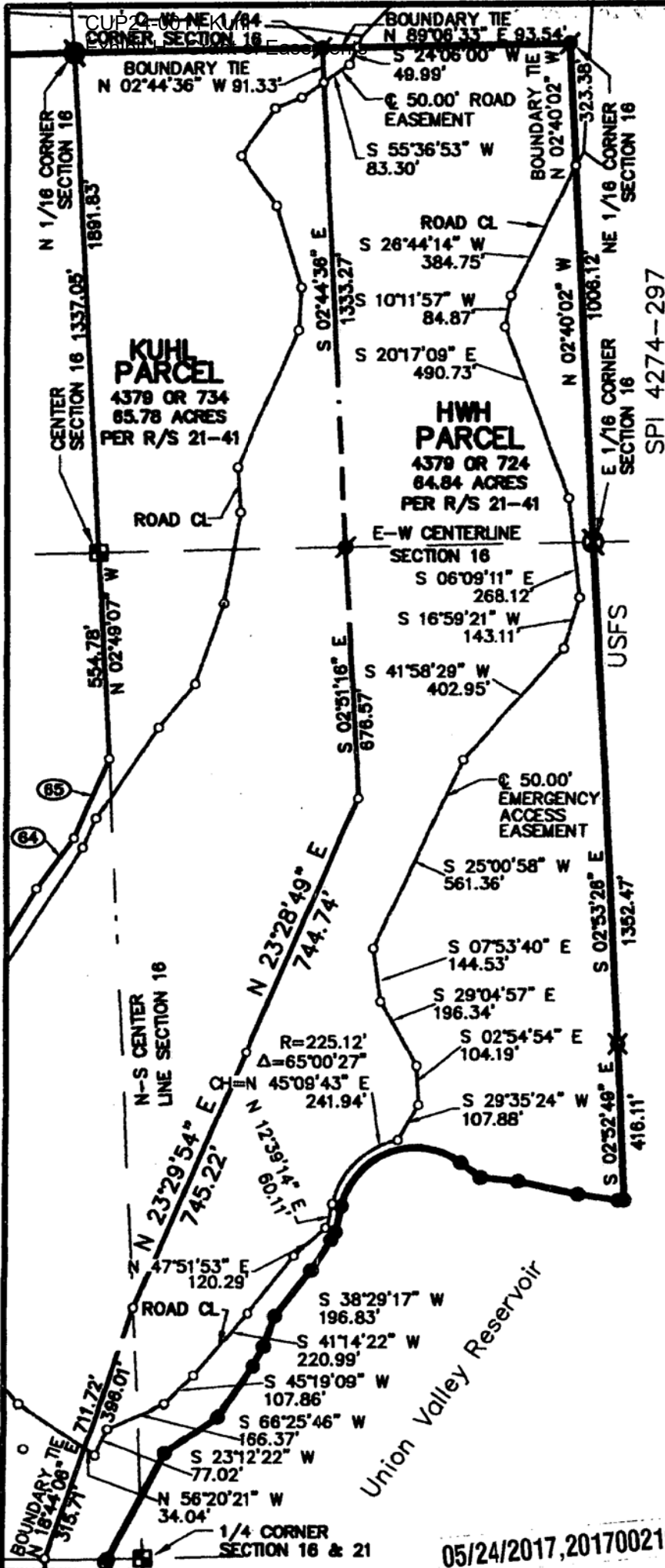
SIGNING DATE: 2-16-17

BEING A PORTION OF SECTION 16
AND A PORTION OF THE NORTH
HALF OF SECTION 21, T. 12 N., R.
14 E., M.D.M., AS DELINEATED ON
RECORD OF SURVEY 21-41



25-1569 C.2 Page 26 of 32

05/24/2017, 20170021033



Recording requested by
and when recorded mail to

Douglas R. Roeca
Attorney at Law
3062 Cedar Ravine Road
Placerville, CA 95667

10/26/2016, 20160051532

Space above this line for recorder's use

RAT 1991 Value less than \$100
Documentary Transfer Tax: \$ 0
Total Consideration: \$ 0

GRANT OF EASEMENT AND AGREEMENT

Grant of Easement and Agreement made this 26th day of October, 2016, by SIERRA PACIFIC INDUSTRIES, a California corporation (hereinafter "Grantor"), to MICHAEL J. KUHL (hereinafter referred to as "Grantee").

1. Grant of Easement and Description: Grantor hereby grants to Grantee an easement for ingress and egress. The easement is fifty (50) feet wide and is described and depicted in Exhibit A attached hereto.

2. Dominant and Servient Tenements. The easements run to the benefit of the property located in El Dorado County, California, hereinafter referred to as the "Dominant Tenement," more particularly described the Union Valley Lake Parcel in that certain deed recorded on November 21, 1994 in Book 4379 at Page 734, in the Office of the County Recorder of the County of El Dorado, State of California.

The easements encumber property located in El Dorado County, California, hereinafter referred to as the "Servient Tenement," more particularly described as follows:

All that real property situated in the County of El Dorado, State of California, described as follows:

The Northwest quarter of the Northeast quarter of Section 16, Township 12 North, Range 14 East, M. D. M.

3. Type of Easement: The easements granted herein are nonexclusive right-of-ways for ingress and egress for all reasonable uses of the Dominant Tenement and is appurtenant thereto.

4. Easement is Nonexclusive: The easements granted herein are not exclusive.

5. Right to Maintain and Improve: The easement granted herein includes incidental rights to maintain, improve, and repair the easement.

6. Limitation to One Parcel: The easement granted herein shall be for the benefit of only one parcel. If there is any subdivision of the Dominant Tenement, the easement granted herein shall not be used to service the additional parcels.

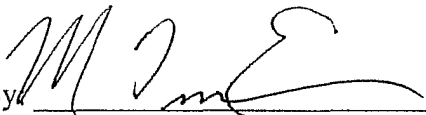
7. Right of First Refusal: Grantor shall have a right of first refusal to purchase the Dominant Tenement on the same terms and conditions as those offered by a third party and accepted by Grantee subject to this right of first refusal. Grantee shall notify Grantor in writing of any such third party offer and the terms thereof and Grantor may exercise its right of first refusal by providing Grantee with written notice of its exercise of such right within thirty (30) days after Grantor's receipt of notice from Grantee of such third party offer. Terms of the purchase will be full payment in cash within thirty (30) days after Grantor delivers such exercise notice. However, if Grantor has declined to exercise its right of first refusal to purchase the Dominant Tenement and the Dominant Tenement is sold by Grantee to a third party, the Grantor's right of first refusal as to the Dominant Tenement is extinguished and cannot again be exercised. In the event of termination, Grantor shall sign a quitclaim deed or other documents as may be necessary referencing the termination of this right of first refusal and Grantee may record such document in the Official Records of the County of El Dorado, State of California.

8. Binding Effect: This instrument shall bind and inure to the benefit of the respective heirs, personal representatives, successors, and assigns of the parties hereto.

IN WITNESS WHEREOF, the Grantor has executed this instrument on the day and year set forth by each signature.

GRANTOR:
SIERRA PACIFIC INDUSTRIES

Dated: 10/12/16

By: 
M D Emmerson
Its: Chairman and Chief Financial Officer

GRANTEE:

Dated: 10/25/2016

By: 
MICHAEL KUHL

ACKNOWLEDGMENT

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.

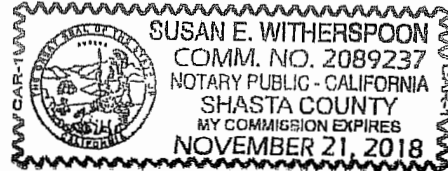
State of California
County of Shasta

On October 12, 2016 before me, Susan E. Witherspoon, Notary Public
(insert name and title of the officer)

personally appeared M. D. Emmerson
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 Susan E. Witherspoon (Seal)

ACKNOWLEDGMENT

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)
) ss
County of El Dorado)

On October 25, 2016 before me, Colleen N. Bullock, a notary public, personally appeared Michael J. Kuhl, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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 Colleen N. Bullock (SEAL)

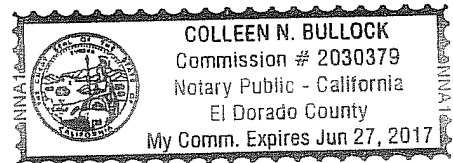


EXHIBIT A-1

All that real property situated in the County of El Dorado, State of California described as follows:

A portion of the northwest quarter of the northeast quarter of Section 16, Township 12 North, Range 14 East, M. D. M. more particularly described as follows:

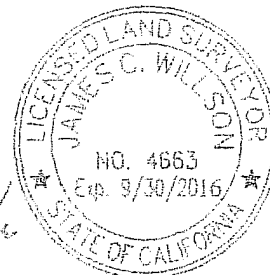
A 50.00 foot wide non-exclusive road easement for ingress and egress being 25.00 feet on each side of the centerline of an existing road; the approximate location of said road is described as follows:

Beginning at the intersection of the south line of said northwest quarter of the northeast quarter as shown on that certain Record of Survey filed in Book 21 of Record of Surveys at Page 41 in the El Dorado County Recorder's Office, and the centerline of an existing road, from which the northwest corner of the east half of the southwest quarter of the northeast quarter of said Section 16 bears South 89° 06' 33" West, 93.61 feet; thence along the said centerline North 24° 06' 00" East, 32.19 feet to the centerline of the U. S. Forest Service road designated as "12N30"; thence along the centerline of the said U. S. Forest Service road North 44° 37' 59" East, 300.62 feet; thence continuing along said road North 16° 33' 45" East, 107.06 feet more or less to the centerline of that certain road right of way described in the document from Michigan-California Lumber Company to R. S. Swift and Sarah E. Swift, recorded June 9, 1960 at Book 511 of Official Records at Page 122, in the El Dorado County Recorder's Office, and the terminus of said easement.

The side lines of said easement shall be shortened or lengthened as to intersect the said south line of the north half of the northeast quarter.

The basis of bearings of this description is the same as that of said Record of Survey filed in Book 21 of Record of Surveys at page 41.

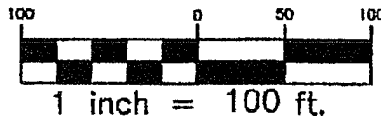
This easement shall be appurtenant to that certain parcel of land designated as "UNION VALLEY LAKE PARCEL" In that certain Grant Deed recorded November 21, 1994 in Book 4379 of Official Record at Page 734, in the El Dorado County Recorder's Office.



SIGNING DATE: 7-25-2016

EXHIBIT A-2

BEING A PORTION OF SECTION
16 T. 12 N., R. 14 E.,
M.D.M., AS DELINEATED ON
RECORD OF SURVEY 21-41



USFS ROAD 12N50

Q DIRT ROAD
ROAD RIGHT OF WAY
PER 511 OR 122

N 16°33'45" E
107.06'

SPI 4274-297
NW 1/4 OF NE 1/4

BOUNDARY TIE
S 89°06'33" W
93.61'

Q USFS ROAD 12N30

C-W-NE 1/64 CORNER
SECTION 16

N 24°06'00" E
32.19'

Q DIRT ROAD

EXISTING DIRT ROAD

KUHL
W 1/2 OF SW 1/4
OF NE 1/4

WILLIAMS et. al.
E 1/2 OF SW 1/4 OF NE 1/4

