

EL DORADO COUNTY BOARD OF SUPERVISORS

AGENDA ITEM TRANSMITTAL

Meeting of November 7, 2006

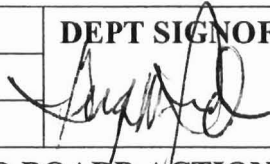
AGENDA TITLE: South Lake Tahoe Animal Control Facility – Property Merger

DEPARTMENT: General Services Department

DEPT SIGNOFF:

CAO USE ONLY: 11/1

CONTACT: George W. Sanders



C *Laura Schwartz*

DATE: 11/1/2006 **PHONE:** 5785

DEPARTMENT SUMMARY AND REQUESTED BOARD ACTION:

The Department of General Services recommends the Board:

- 1.) Approve the merger of property, consisting of Lots 40 and 41 of the Tahoe Paradise Unit No. 51, as filed in Map Book D at Page 63 for the South Lake Tahoe Animal Control Facility; and
- 2.) Authorize Chairman to sign all related documents necessary to complete this merger.

CAO RECOMMENDATIONS:

Laura A. Hill
11/1/06

Financial impact? () Yes (X) No

Funding Source: () Gen Fund () Other

BUDGET SUMMARY:

Other:

Total Est. Cost _____

Funding

Budgeted _____

New Funding _____

Savings _____

Other _____

Total Funding _____

Change in Net County Cost _____

CAO Office Use Only:

- 4/5's Vote Required () Yes (✓) No
- Change in Policy () Yes (✓) No
- New Personnel () Yes (✓) No

CONCURRENCES:

Risk Management _____

County Counsel _____

Other _____

***Explain**

BOARD ACTIONS:

Vote: Unanimous _____ Or

Ayes:

Noes:

Abstentions:

Absent:

Rev. 04/05

I hereby certify that this is a true and correct copy of an action taken and entered into the minutes of the Board of Supervisors

Date: _____

Attest: Cindy Keck, Board of Supervisors Clerk

By: _____



The County of El Dorado

Department of General Services

Joanne M. Narloch, Director

Airports Parks and Grounds Division

Jordan Postlewait, Manager

(530) 621-5684

November 1, 2006

Board of Supervisors
330 Fair Lane
Placerville, Ca. 95667

Re: South Lake Tahoe Animal Control Facility – Property Merger

Dear Board Members:

Recommendation:

The Department of General Services recommends the Board:

- 1.) Approve the merger of property, consisting of Lots 40 and 41 of the Tahoe Paradise Unit No. 51, as filed in Map Book D at Page 63 for the South Lake Tahoe Animal Control Facility; and
- 2.) Authorize Chairman to sign all related documents necessary to complete this merger.

Reason for Recommendation:

The County of El Dorado is currently in the process of expanding the South Lake Tahoe Animal Control Facility. An element of this process requires a permit from the Tahoe Region Planning Agency (TRPA). That permitting process has identified the need to combine, or merge, said Lots 40 and 41.

Copies of the TRPA permit together with the certificate of merge documents are attached.

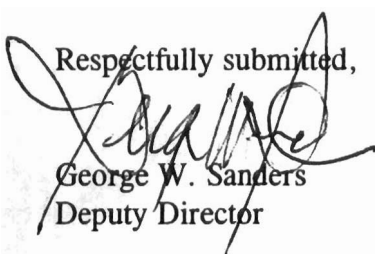
Fiscal Impact:

There is no fiscal impact.

Action To Be Taken Following Approval:

The Board Clerk's office will forward the fully executed merger documents to General Services for distribution and administration.

Respectfully submitted,

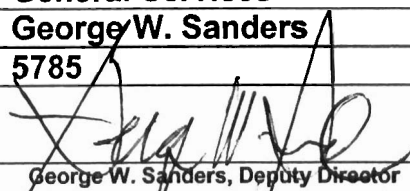

George W. Sanders
Deputy Director

CONTRACT ROUTING SHEET

Date Prepared: 11/1/2006

Need Date: 11/1/06

PROCESSING DEPARTMENT:

Department: General Services
Dept. Contact: George W. Sanders
Phone #: 5785
Department Head Signature: 
George W. Sanders, Deputy Director

CONTRACTOR:

Name: _____
Address: _____
Phone: _____

CONTRACTING DEPARTMENT:

General Services

Service Requested: Review of SLT Animal Control Facility – Merger Documents

Contract Term: _____ Contract/Amendment Value: _____

Compliance with Human Resources requirements? Yes: X No: _____

Compliance verified by: _____

COUNTY COUNSEL: (Must approve all contracts and MOU's)

Approved: _____ Disapproved: _____ Date: _____ By: _____
Approved: _____ Disapproved: _____ Date: _____ By: _____

PLEASE FORWARD TO RISK MANAGEMENT. THANKS!

RISK MANAGEMENT: (All contracts and MOU's except boilerplate grant funding agreements)

Approved: _____ Disapproved: _____ Date: _____ By: _____
Approved: _____ Disapproved: _____ Date: _____ By: _____

OTHER APPROVAL: (Specify department(s) participating or directly affected by this contract).

Departments: _____
Approved: _____ Disapproved: _____ Date: _____ By: _____
Approved: _____ Disapproved: _____ Date: _____ By: _____

TAHOE REGIONAL PLANNING AGENCY

128 Market Street
Stateline, Nevada
www.trpa.org

P.O. Box 5310
Stateline, Nevada 89449

(775) 588-4547
Fax (775) 588-4527
Email: trpa@trpa.org

PERMIT

PROJECT DESCRIPTION: Public Health and Safety Facilities APN 035-183-03/04

PERMITTEE(S): El Dorado County, Simon Planning, as Agent FILE # 20060152

COUNTY/LOCATION: El Dorado/1120 Shakori Ave

Having made the findings required by Agency ordinances and rules, TRPA approved the project on June 2, 2006, subject to the standard conditions of approval attached hereto (Attachment Q and J) and the special conditions found in this permit.

This permit shall expire on June 2, 2009 without further notice unless the construction has commenced prior to this date and diligently pursued thereafter. Commencement of construction consists of pouring concrete for a foundation and does not include grading, installation of utilities or landscaping. Diligent pursuit is defined as completion of the project within the approved construction schedule. The expiration date shall not be extended unless the project is determined by TRPA to be the subject of legal action which delayed or rendered impossible the diligent pursuit of the permit.

NO CONSTRUCTION OR GRADING SHALL COMMENCE UNTIL:

- (1) TRPA RECEIVES A COPY OF THIS PERMIT UPON WHICH THE PERMITTEE(S) HAS ACKNOWLEDGED RECEIPT OF THE PERMIT AND ACCEPTANCE OF THE CONTENTS OF THE PERMIT;
- (2) ALL PRE-CONSTRUCTION CONDITIONS OF APPROVAL ARE SATISFIED AS EVIDENCED BY TRPA'S ACKNOWLEDGEMENT OF THIS PERMIT;
- (3) THE PERMITTEE OBTAINS A COUNTY BUILDING PERMIT. TRPA'S ACKNOWLEDGEMENT IS NECESSARY TO OBTAIN A COUNTY BUILDING PERMIT. THE COUNTY PERMIT AND THE TRPA PERMIT ARE INDEPENDENT OF EACH OTHER AND MAY HAVE DIFFERENT EXPIRATION DATES AND RULES REGARDING EXTENSIONS; AND,
- (4) A TRPA PREGRADING INSPECTION HAS BEEN CONDUCTED WITH THE PROPERTY OWNER AND/OR THE CONTRACTOR.



TRPA Executive Director/Designee

06.02.06

Date

PERMITTEE'S ACCEPTANCE: I have read the permit and the conditions of approval and understand and accept them. I also understand that I am responsible for compliance with all the conditions of the permit and am responsible for my agents' and employees' compliance with the permit conditions. I also understand that if the property is sold, I remain liable for the permit conditions until or unless the new owner acknowledges the transfer of the permit and notifies TRPA in writing of such acceptance. I also understand that certain mitigation fees associated with this permit are non-refundable once paid to TRPA. I understand that it is my sole responsibility to obtain any and all required approvals from any other state, local or federal agencies that may have jurisdiction over this project whether or not they are listed in this permit.

Signature of Permittee(s)

Date

PERMIT CONTINUED ON NEXT PAGE

**APN 035-183-13/14
FILE NO. 20060152**

Water Quality Mitigation Fee (1): Amount \$5634.86 Paid _____ Receipt No. _____

Excess Coverage Mitigation Fee (2): Amount \$ * Paid _____ Receipt No. _____

Security Posted (3): Amount \$ * Type _____ Paid _____ Receipt No. _____

Security Administrative Fee (4): Amount \$ _____ Paid _____ Receipt No. _____

Notes:

- (1) See Special Condition 3.B, below.
- (2) See Special Condition 3.G, below.
- (3) Amount to be determined. See Special Condition 3.C, below.
- (4) \$144 if a cash security is posted, or \$74 if a non-cash security is posted.

Required plans determined to be in conformance with approval: Date: _____

TRPA ACKNOWLEDGEMENT: The permittee has complied with all pre-construction conditions of approval as of this date and is eligible for a county building permit:

_____ Date _____
TRPA Executive Director/Designee

SPECIAL CONDITIONS

1. This permit specifically authorizes the remodel and expansion of the existing El Dorado County Animal Control Facility. The subject property is located in the Meyers Community Plan, Special Area 4, Industrial Tract where Local Public Health and Safety Facilities are an allowed use. The expansion will include an additional 760 square feet of floor area to the existing 4388 square feet. The expansion will include, but not be limited to, additional floor area for the office and reception areas, a cat room and dog room and quarantine area, food room and laundry facilities. The expansion will increase the floor area and land coverage but not the overall capacity of the facility. All additional land coverage will be on Class 6 land with a minor reduction of land coverage in Class 1a.
2. The Standard Conditions of Approval listed in Attachment Q shall apply to this permit.
3. Prior to permit acknowledgement, the following conditions of approval must be satisfied.
 - A. The site plan shall be revised to include:
 - (1) The following revised land coverage calculations:
 - (a) Total square footage of transferred land coverage
 - (2) The permittee shall submit calculations demonstrating that the proposed infiltration trenches are sized accordingly for the slope and soil type of the property and will capture and infiltrate a 20 year/1 hour storm event. The calculations shall be based on individual areas of run off.

- (3) A note indicating: "All areas disturbed by construction shall be mulched with a 2 to 3 inch layer of pine needles or wood chips as a dust control measure. This mulch shall be maintained from completion of the initial grading through completion of the project."
 - (4) Temporary erosion control structures located downslope of the proposed construction areas. *Please Note: Straw bales are no longer acceptable for temporary erosion control or mulch material in the Lake Tahoe Basin. The use of straw has contributed to the spread of noxious weeds throughout the basin. The use of alternatives to straw bales, such as pine needle bales, filter fabric, coir logs and pine needle or wood mulches for erosion control purposes is required.*
 - (5) Vegetation protective fencing around the entire construction site. The fencing shall be no more than 12 feet from any footprint, driveway, or area of approved disturbance. Trees located within the construction area that are to be retained shall be individually protected by fencing or other means as necessary
 - (6) Location of the construction materials storage and staging area. Storage and staging areas should be located on paved surfaces to avoid additional disturbance.
 - (7) Location of all recorded easements inherent to the property or resulting from this project.
- B. A water quality mitigation fee of \$5634.86 shall be paid to TRPA. This fee is based on the creation of 3659 square feet of land coverage at a rate of \$1.54/Sq ft.
- C. The security required under Standard Condition A.3 of Attachment R shall be determined upon the permittee's submittal of required Best Management Practices plan and related cost estimate. Please see Attachment J, Security Procedures, for appropriate methods of posting the security and for calculation of the required security administration fee. In no case shall the security fee be less than \$5000.00.
- D. The permittee shall provide a detailed Restoration Plan for the man-modified drainage channel prepared by a licensed professional. The Plan shall include, but not be limited to, provision for re-directing the flow back to the existing channel located at the south of the property, stabilization of the channel banks including the specific vegetation to be used.
- E. The permittee shall provide a landscape and fertilizer management plan in accordance with the standards required in Sections 30.7 and 81.7 of the TRPA Code of Ordinances for TRPA review and approval that is consistent with the proposed landscaping as described and identified in the project application on January 31, 2006. The plan shall include a note that indicates all the proposed trees, shrubs and other vegetation shall be consistent with the Recommended Plant List found in the Home Landscaping Guide for Lake Tahoe and Vicinity
- F. Permittee shall transfer 3117 square feet of coverage to this parcel. All transferred coverage shall be from land capability class 1 through 6 and be located within Hydrologic Area 5, Upper Truckee (Note all coverage transfers must be in compliance with Chapter 20 of the TRPA Code of Ordinances, and the TRPA Rules of Procedure.)
- G. The permittee shall record a TRPA approved project area deed restriction against APN 035-183-13 and 035-183-14 or the permittee shall demonstrate that the parcels have

been consolidated. Evidence of document recording is required prior to final acknowledgement of the permit.

- H. The affected property has 542 square feet of excess land coverage. The permittee shall mitigate a portion or all of the excess land coverage on this property by removing coverage within Hydrologic Transfer Area 5, Upper Truckee or by submitting an excess coverage mitigation fee.

To calculate the amount of excess coverage to be removed, use the following formula:

Estimated project construction cost multiplied by the fee percentage of .0012 (as identified in Table A of Subsection 20.5.A.(3), Chapter 20 of the TRPA Code of Ordinances) divided by the mitigation factor of 8. If you choose this option, please revise your final site plans and land coverage calculations to account for the permanent coverage removal.

An excess land coverage mitigation fee may be paid in lieu of permanently retiring land coverage. The excess coverage mitigation fee shall be calculated as follows:

Coverage reduction square footage (as determined by formula above) multiplied by the coverage mitigation cost fee of \$6.50 for projects within Hydrologic Transfer Area 5, Upper Truckee. Please provide a construction cost estimate by your licensed contractor, architect or engineer. In no case shall the mitigation fee be less than \$200.00.

- I. The final construction drawings shall have notes indicating conformance to the following design standards for color, roofs, and fences:
- (1) **Color:** The color of this structure, including any fences on the property, shall be compatible with the surroundings. Subdued colors in the earthtone and woodtone ranges shall be used for the primary color of the structure. Hues shall be within the range of natural colors that blend, rather than contrast, with the existing vegetation and earth hues. Earthtone colors are considered to be shades of reddish brown, brown, tan, ochre, and umber. The Munsell Color charts, located at the TRPA offices, provide a reference for the appropriate range of earthtone colors. The approved colors shall be noted on the final site plan.
 - (2) **Roofs:** Roofs shall be composed of non-glare earthtone or woodtone materials that minimize reflectivity.
 - (3) **Fences:** Wooden fences shall be used whenever possible. If cyclone fence must be used, it shall be coated with brown or black vinyl, including fence poles.
- J. The permittee shall submit three sets of final construction drawings and site plans to TRPA.
4. Excavation equipment shall be limited to the foundation footprint to minimize site disturbance. No grading or excavation shall be permitted outside of the building footprint.
 5. The permittee shall not construct any finished floor which is three and one half (3 ½) feet or more below natural grade measured at the location where the floor meets the foundation wall. Any modification of this structure shall conform to TRPA's height standards.

6. **Blasting or relocation of rock boulders and rock outcroppings should be kept to an absolute minimum in order to avoid damage to surrounding rocks and vegetation.**
7. **The trees on this parcel shall be considered as scenic mitigation and shall not be removed or trimmed for the purposes of view enhancement. Any such removal or trimming shall constitute a violation of project approval.**
8. **If any cultural resources are discovered during construction, construction will cease and an archeologist consulted for an assessment and potential mitigation measures. TRPA shall be notified immediately of such discovery.**
9. **This approval is based on the permittee's representation that all plans and information contained in the subject application are true and correct. Should any information or representation submitted in connection with the project application be incorrect or untrue, TRPA may rescind this approval, or take other appropriate action.**
10. **All exterior lighting shall be consistent with TRPA Code of Ordinances, Chapter 30, Section 30.8, Exterior Lighting Standards.**
11. **All trash storage and enclosures shall be screened from public view in accordance with Subsection 30.5.B (4) of the TRPA Code of Ordinances.**
12. **The architectural design of this project shall include elements that screen from public view all external mechanical equipment, including refuse enclosures, satellite receiving disks, communication equipment, and utility hardware on roofs, buildings or the ground. Roofs, including mechanical equipment and skylights, shall be constructed of non-glare finishes that minimize reflectivity.**
13. **Any normal construction activities creating noise in excess to the TRPA noise standards shall be considered exempt from said standards provided all such work is conducted between the hours of 8:00 A.M. and 6:30 P.M.**
14. **The permittee is responsible for insuring that the project, as built, does not exceed the approved land coverage figures shown on the site plan. The approved land coverage figures shall supersede scaled drawings when discrepancies occur.**
15. **This site shall be winterized in accordance with the provisions of Attachment R by October 15th of each construction season.**
16. **All waste resulting from the saw-cutting of pavement shall be removed using a vacuum (or other TRPA-approved method) during the cutting process or immediately thereafter. Discharge of waste material to surface drainage features is prohibited and constitutes a violation of this permit.**

END OF PERMIT

EL DORADO COUNTY DEVELOPMENT SERVICES DEPARTMENT
BUILDING SERVICES PERMIT APPLICATION www.co.el-dorado.ca.us/building

APPLICANT TO COMPLETE		OFFICE USE ONLY																					
ASSESSOR'S PARCEL NUMBER: <u>035-183-037 04</u> SITE ADDRESS: <u>1120 SHAKORI AVE</u> Lot #: _____ OWNER'S NAME: <u>County of EL DORADO</u> Mailing address: <u>360 AIR LANE - C/O General Services</u> City: <u>PLACERVILLE</u> State: <u>CA</u> Zip: <u>93667</u> Phone: <u>(570) 621-5853</u> FAX: <u>(570) 621-1681</u> APPLICANT'S NAME: (Print) <u>THOMAS G. MCCONNELL</u> E-MAIL ADDRESS: _____ CONTRACTOR'S NAME: <u>NOT AT THIS TIME</u> Mailing address: _____ City: _____ State: _____ Zip: _____ Phone: (____) _____ FAX: (____) _____ Business Lic.#: _____ County <input type="checkbox"/> SLT <input type="checkbox"/> Placerville State Cont. Lic. # and class: _____ Exp date: _____ ENGINEER: _____ Lic #: _____ ARCHITECT: <u>BRIAN SHINNICK</u> Lic #: <u>C-13616</u>	# of Bedrooms: _____ <table style="width:100%; border-collapse: collapse;"> <tr> <td></td> <td style="text-align: center;">Existing</td> <td style="text-align: center;">New</td> </tr> <tr> <td>Second Dwelling:</td> <td style="text-align: center;">(yes) (no)</td> <td style="text-align: center;">(no) (no)</td> </tr> <tr> <td>Public Water:</td> <td style="text-align: center;">(yes) (no)</td> <td style="text-align: center;">(no) (no)</td> </tr> <tr> <td>Public Sewer:</td> <td style="text-align: center;">(yes) (no)</td> <td style="text-align: center;">(no) (no)</td> </tr> <tr> <td>Septic:</td> <td style="text-align: center;">(yes) (no)</td> <td style="text-align: center;">(no) (no)</td> </tr> <tr> <td>Heat Type:</td> <td style="text-align: center;">(gas) (oil)</td> <td style="text-align: center;">(oil) (oil)</td> </tr> <tr> <td>(electric) (wood) (solar) (other)</td> <td></td> <td></td> </tr> </table> Map Page: _____ DESCRIPTION OF WORK/ COMMENTS: <u>ENGAGEMENT</u> <u>& REMODEL</u> <u>EXISTING ANIMAL</u> <u>CONTROL FACILITY</u> <u>LOCATED IN MEYERS,</u> <u>CALIFORNIA.</u> Valuation of Job: <u>1,200,000</u> (Cost): _____		Existing	New	Second Dwelling:	(yes) (no)	(no) (no)	Public Water:	(yes) (no)	(no) (no)	Public Sewer:	(yes) (no)	(no) (no)	Septic:	(yes) (no)	(no) (no)	Heat Type:	(gas) (oil)	(oil) (oil)	(electric) (wood) (solar) (other)			APPLICATION NUMBER _____ APPLICATION DATE: _____ REC'D BY: _____ APPLICANT PREFERRED RESPONSE BY: <input type="checkbox"/> PHONE <input type="checkbox"/> FAX <input type="checkbox"/> E-MAIL COMMENTS: _____ _____ _____ _____ _____
	Existing	New																					
Second Dwelling:	(yes) (no)	(no) (no)																					
Public Water:	(yes) (no)	(no) (no)																					
Public Sewer:	(yes) (no)	(no) (no)																					
Septic:	(yes) (no)	(no) (no)																					
Heat Type:	(gas) (oil)	(oil) (oil)																					
(electric) (wood) (solar) (other)																							

§19825 of the Health and Safety Code requires that the following declarations be included as part of a Building Permit.

NOTE: MORE THAN ONE SIGNATURE MAY BE REQUIRED * * *

OWNER-BUILDER DECLARATION: I hereby affirm under penalty of perjury that I am exempt from the Contractor's License Law for the following reason: (§7031.5 Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9, commencing with §7000 of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of §7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred (\$500) dollars) (check one):

- I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (§7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale).
- I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (§7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law).
- I am exempt under Section _____, Business and Professions Code for this reason:

Owner's signature: _____ **Date:** _____ **CDLID#:** _____ **Exp date:** _____

LICENSED CONTRACTOR'S DECLARATION: I hereby affirm that I am licensed under provisions of Chapter 9, commencing with §7000 of Division 3 of the Business and Professions Code and my license is in full force and effect.

Contractor's signature (if none, state NONE): _____ **Lic #/Class:** _____ **Exp date:** _____

WORKERS' COMPENSATION DECLARATION: I hereby affirm under penalty of perjury one of the following declarations (check one):

- I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided by §3700 of the Labor Code, for the performance of the work for which this permit is issued.
- I certify that in the performance of the work for which this permit is issued, I shall not employ any persons in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of §3700 of the Labor Code, I shall forthwith comply with those provisions.
- I have and will maintain workers' compensation insurance, as required by §3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are: (This section need not be completed if the permit is for one hundred (\$100) dollars or less)

Insurance company: _____ **Exp date:** _____ **Policy No:** _____

Applicant's signature: _____

WARNING: FAILURE TO SECURE WORKER'S COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN §3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

CONSTRUCTION LENDING AGENCY: I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (§3097 Civil Code).

Lender's name and address: (if none, state NONE): _____

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this county to enter upon the above-mentioned property for inspection purposes. I REALIZE THAT APPLICATIONS FOR PERMITS BECOME NULL AND VOID 365 DAYS FROM APPLICATION DATE IF THE PERMIT IS NOT ISSUED.

Recording Requested by:
COUNTY SURVEYOR

When recorded mail to:
COUNTY SURVEYOR

CERTIFICATE OF MERGE

Pursuant to the authority outlined in Sections 66499.20¾ of the Subdivision Map Act, the real properties described in Exhibits A and B are hereby deemed merged into one parcel of land.

Dated _____

Dated _____

Planning Director

County Surveyor

I, C.L. Raffety, hereby certify that, according to the records of this office, there are no delinquent taxes owed on Assessor's Parcel Nos: _____ This statement is valid through _____

Dated _____

C.L. Raffety, Treasurer-Tax Collector

By _____
Deputy

The undersigned owner of record title interest hereby requests the preparation and recording of this document.

STATE OF CALIFORNIA ss
COUNTY OF EL DORADO

On _____ before me, _____, personally appeared _____, personally known to me (or 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.

Witness my hand and official seal.

EXHIBIT "A"

The real property situated in the State of California, County of El Dorado unincorporated area and described as follows:

Lot 40 as shown on that certain map entitled "TAHOE PARADISE UNIT NO. 51" filed in the Office of the County Recorder, of said County, on May 3, 1966 in Map Book D at Page 63.

EXHIBIT "B"

The real property situated in the State of California, County of El Dorado unincorporated area and described as follows:

Lot 41 as shown on that certain map entitled "TAHOE PARADISE UNIT NO. 51" filed in the Office of the County Recorder, of said County, on May 3, 1966 in Map Book D at Page 63.