

Exhibit AA



**WATER QUALITY MONITORING PLAN
PROPOSED SPRINGS EQUESTRIAN CENTER
RESCUE, CALIFORNIA
(APN 115-410-05-100)**

BSK PROJECT E1506501S

PREPARED FOR:

ESSENTIAL PROPERTIES GROUP, INC.
970 RESERVE DRIVE, BUILDING 180
ROSEVILLE, CA 95678

SEPTEMBER 8, 2015



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September 8, 2015

BSK Project E1506501S

Essential Properties Group, Inc.
Attention: Mr. Dennis Graham
970 Reserve Drive, Building 180
Roseville, CA 95678

**Subject: Water Quality Monitoring Plan
Proposed Springs Equestrian Center
2400 Green Valley Road, Rescue, California
(APN 115-410-05-100)**

Dear Mr. Graham:

BSK Associates is pleased to present this Water Quality Monitoring Plan for the surface water adjacent to the above-referenced site.

Following your review of the plan, please distribute it to the appropriate agency(ies). Should you have questions regarding our plan, or if we can be of additional service, please do not hesitate to contact Tony Martin at (916) 853-9293, extension 138.

Respectfully submitted,
BSK Associates

John Coburn
Staff Geologist

Robert "Tony" Martin, P.G.
Principal Geologist / Sacramento Branch Manager

Attachment: Water Quality Monitoring Plan

cc: TSD Engineering, Inc.
Attn: Mr. Casey S. Feickert, PE
31 Natoma Street, Suite 160
Folsom, CA 95630



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1. SITE LOCATION AND DESCRIPTION

It is BSK's understanding that Essential Properties Group, Inc. wishes to develop an equestrian center at 2400 Green Valley Road, Rescue, California. The 146.4 acre site is approximately 2.8 miles north of highway 50 and is located at the south corner of Deer Valley and Green Valley Roads. Along the southwestern side of the property is an ephemeral stream (dry drainage). The site is also known as El Dorado County Assessor's Parcel Number (APN) 115-410-05-100. Pleasant Grove Middle School is located southeast of the site. As part of the entitlement application and CEQA review, El Dorado County is requiring a Water Quality Monitoring Plan for surface water in the adjacent ephemeral stream.

The proposed center is reportedly made up of barns with horse stalls and fenced arenas. No additional information about the proposed development is known at this time.

The site vicinity is shown on Figure 1. The site plan is shown on Figure 2.

2. SCOPE OF SERVICES

2.1 Monitoring Events

Since the stream is ephemeral and does not flow year round, monitoring would only occur in the rainy season (October 1 through April 30) of each year. Baseline monitoring would occur prior to placement of horses on site. Ongoing monitoring would also occur for a period of 4 years. Monitoring would occur:

- a) Within approximately 48 hours of the first rainfall event of greater than 0.5 inches after October 1, as measured in Cameron Park, California.
- b) At some point during the first week in December.
- c) At some point during the first week in February.
- d) At some point during the first week in April.

A monitoring event does not ensure that the stream will be flowing or that runoff will be leaving the site and flowing into the stream. If that is the case during the monitoring event, it will be so noted.

2.2 Monitoring Procedure

BSK will conduct surface water monitoring and sampling activities for the Proposed Springs Equestrian Center from three locations along the ephemeral stream (please refer to Figure 2). Upon arrival on site, each sample location will be viewed to evaluate whether surface water is present and able to be sampled. Whenever possible, sampling of flowing water will be preferred, rather than standing water. Water will be collected with clean unpreserved plastic bottle, disposable bailer, bailer, coliwasa, Dipstik™, dipper, peristaltic pump, etc., or by directly filling each sample container directly from the source water. If direct filling of the sample containers is done, it may not be used if the bottles contain a sample preservative

Care will be taken not to disturb the stream bottom and introduce sediment into the sample. Bottles will be labeled with sample identification, collection date and time, and BSK's project number. Bottles will then be preserved in a chilled cooler during transportation to BSK's state-certified analytical laboratory with completed chain-of-custody forms.

2.3 Laboratory Analysis

Samples will be delivered to BSK's state-certified laboratory under chain-of-custody control protocols. The surface water samples will be monitored for:

- Nitrates by EPA Method 300.0, or equivalent
- Coliform bacteria by SM 9223B, or equivalent
- E-coli bacteria by SM 9223B, or equivalent

All analysis would be conducted on a standard analytical turnaround requiring 2 – 3 weeks for laboratory services unless a special rush turnaround is requested at an additional charge.

2.4 Reporting

Upon completion of field work and laboratory analysis, BSK will prepare a water quality monitoring report that will include:

- Observations of each designated sample location (e.g. surface water present, flowing, standing, turbid, etc.)
- a summary of field activities,
- water sample logs,
- tabulated analytical results, and
- laboratory reports.

The report will be prepared under the direction of and signed by a Professional Engineer or Geologist licensed in California.

3. MONITORING EVENT SCHEDULE

Based on the above, the following project schedule has been approximated for each monitoring event:

Relative Calendar (Working Days)	Activity
Day 1 - 3	Arrange date with Client for sampling, and conduct sampling
Day 3 - 13	Chemical analysis on standard analytical turnaround. Expedited analytical turnaround may be available at an additional cost.
Day 14 - 28	Report Preparation
Day 29	Report submitted to Client

The above outlined estimated project schedule is approximate only. Actual field conditions and findings may significantly alter this schedule. In the event of significant variation from this schedule, the Client will be advised of said variation as soon as it becomes obvious to BSK Associates.

4. ASSUMPTIONS

This plan was prepared based on the following assumptions:

- The Client will provide to BSK, prior to mobilization, legal right of entry to the site (and other areas if required) to conduct the scope of services.
- Background information and electronic map files will be supplied in a timely manner by the Client or their representative.
- The Client will notify BSK, prior to mobilization, of any restrictions, special site access requirements, or known potentially hazardous conditions at the site (e.g. hazardous materials or processes, specialized protective equipment requirements, etc.).

Please contact us immediately if you are aware of any inaccuracies in these assumptions and conditions.

If affected soil or groundwater is discovered during the site investigation the responsible party may have release reporting obligations under applicable State or local law or regulation.

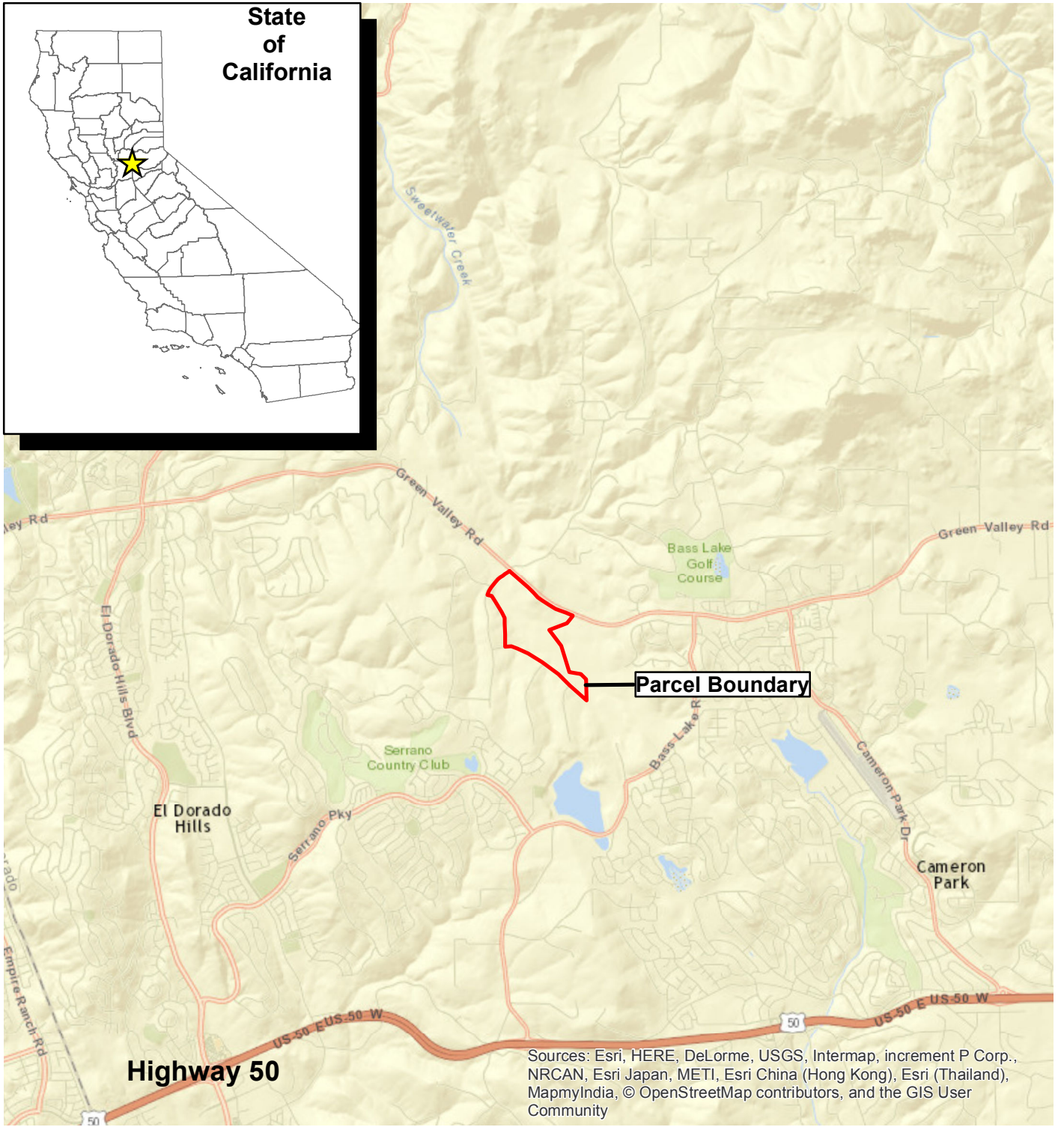
5. LIMITATIONS

BSK's services will be performed in a manner consistent with the level of care and skill ordinarily exercised by other professionals practicing in the same locale and under similar circumstances at the time the work is performed. No warranty, either express or implied, is included.

Document Path: J:\GIS Data Files\Projects\E1506501S Spring Equestrian Center\Figure 1 Vicinity Map.mxd



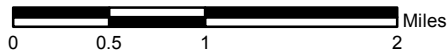
State of California



Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Map Date: 9/8/2015
By: KG

Coordinate System: NAD 1983 2011 StatePlane California II FIPS 0402 Ft USProjection: Lambert Conformal Conic



Legend

 Parcel Boundary



Proposed Springs Equestrian Center
2400 Green Valley Road
Rescue, California

Figure 1
Site Vicinity Map
BSK Project E1506501S



Document Path: J:\GIS_Data_Files\Projects\E1506501S Spring Equestrian Center\Figure 2x orientation change site Map.mxd

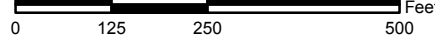


Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

Map Date: 9/8/2015
By: KG
Coordinate System: NAD 1983 2011 StatePlane California II FIPS 0402 Ft US
Projection: Lambert Conformal Conic

Source: TSD Engineering, Inc.
Preliminary Equestrian Site Plan

- Legend**
-  Proposed Sampling Location
 -  Parcel Boundary



Proposed Springs Equestrian Center
2400 Green Valley Road
Rescue, California

Figure 2
Site Map
BSK Project E1506501S

Exhibit BB

GSR

Green Springs Ranch Landowners Association

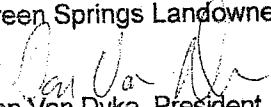


August 13, 2015

To whom it may concern:

The Green Springs Ranch Landowners Association Board and Border Sub-committee, subject to the conditions listed herein, agree not to oppose the Equestrian Springs Project as currently specified. Should further changes be proposed to the project, we reserve the right to review and take a position on those changes. Individual landowners within Green Springs Ranch retain their rights to support or oppose the project.

Green Springs Landowners Association


Don Van Dyke, President


Bill Kenney, Board member

Green Springs Ranch Landowners Association, PO Box 825, Folsom, CA. 95753