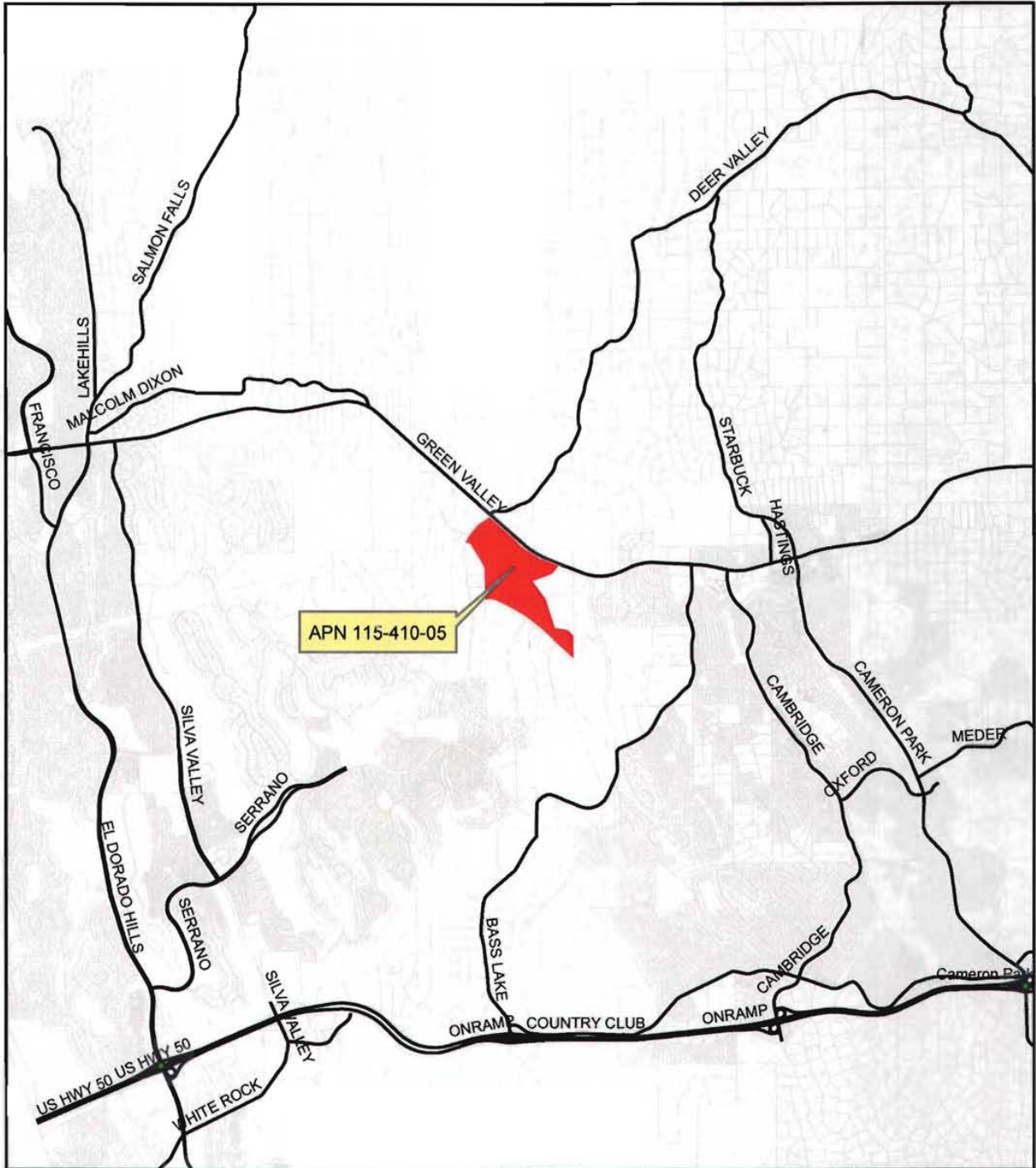






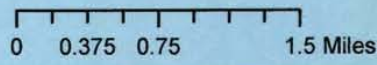
Exhibit A: Location Map



-  prclbase selection
-  PLACENAMES
-  major_roads
-  prclbase



Z04-0015, P08-0036, S01-0011 / Springs Equestrian Center
Prepared By Aaron Mount



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Acreages Are Estimates

THIS MAP IS NOT A SURVEY. It is prepared by the El Dorado Assessor's Office for assessment purposes only.

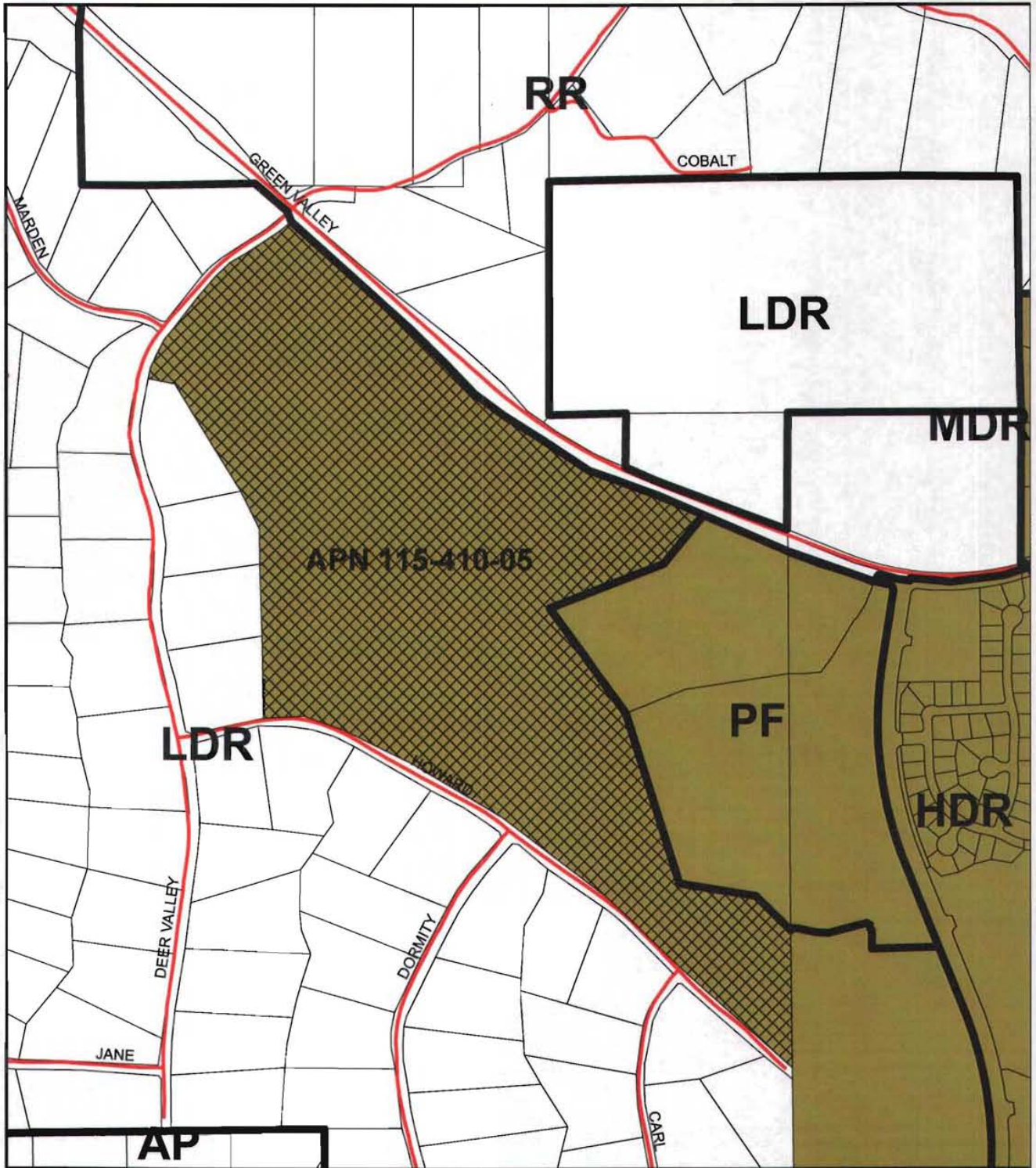
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Assessor's Office, El Dorado, California






Rev. May 17, 2006

Assessor's Map Bk. 115, Pg. 41
County of El Dorado, CA

EXHIBIT B

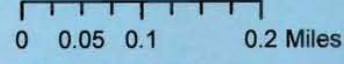
Exhibit C: General Plan Map



 prcibase selection
 ludesign
 gpsroads
 prcibase
COMREGN
 Cameron Park CR

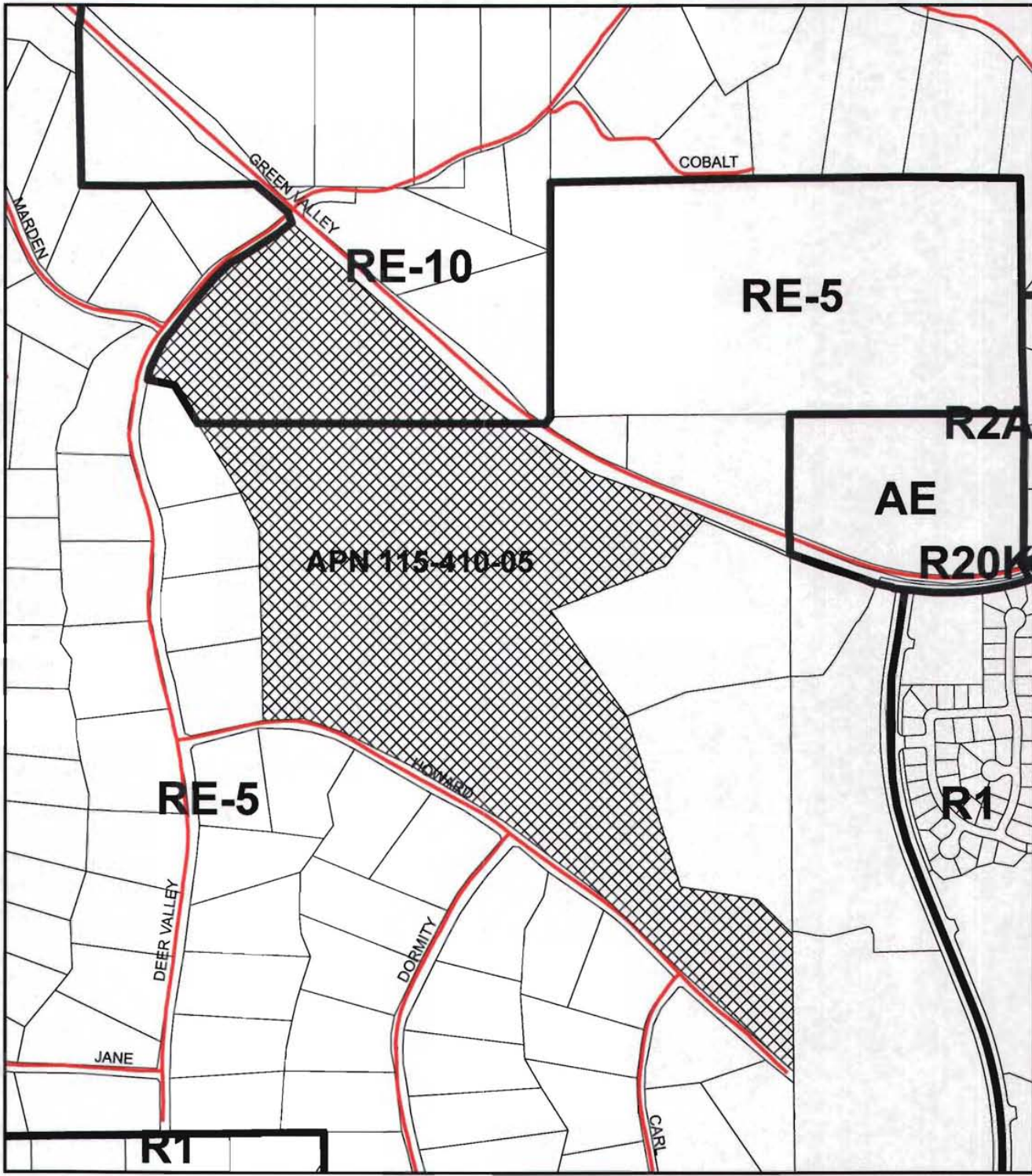


Z04-0015, P08-0036, S01-0011 / Springs Equestrian Center
Prepared By Aaron Mount



0 0.05 0.1 0.2 Miles

Exhibit D: Zone District Map



- prcbase selection
- zonedes
- gpsroads
- prcbase



Z04-0015, P08-0036, S01-0011 / Springs Equestrian Center
Prepared By Aaron Mount

0 0.05 0.1 0.2 Miles



Essential Properties, Inc.
The Springs Equestrian Center

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Essential Properties, Inc.
The Springs Equestrian Center

INTRODUCTION

The site, consisting of over 150 acres, has been a working cattle ranch for over 150 years. It remains sectioned off for raising cattle.

It is our plan to build the Springs Equestrian Center, while maintaining the charm and rural “feel” of the environment that exists today. The site has been carefully planned to take advantage of the property’s natural and endemic beauty.

The current zoning for the property is Residential, R-5, and R-10 in some areas.

The 150 acre property will be split into two parcels. The Springs Equestrian Center will reside on parcel #1, of approximately 46 acres and be rezoned to Recreation, with a special use permit for the Equestrian Center. The second parcel will remain as currently zoned is no plans for this parcel are identified at this time. The proposed Springs Equestrian Center will include four divisions: Equestrian Riding Arenas, Equestrian Barns, Clubhouse Facility to include an Equestrian Store-Fitness Training Center-Administrative Offices-Recreation Areas.

Our amenities will include horsemanship and riding schooling programs, complete onsite equine supply store, equine conference & schooling classrooms, fitness strengthening center, open and covered riding arenas, a grass Grand Prix arena, and covered facilities for boarding 420 horses.

The Springs Equestrian Center will be an exclusive facility with gated access for controlled egress. The Center will be private and create a club atmosphere with pride in use and privileges.

The Springs Equestrian Center is a planned development, and will provide the surrounding areas within El Dorado County enjoyment of every aspect of equine activity. It is hopeful the Center will also play a part of the athletic curriculum for the high schools, as well as encourage new and existing adult equestrians.



Essential Properties, Inc.
The Springs Equestrian Center

HISTORY/ARCHAEOLOGY

History of the existing ranch dates back to pre-white man, when populated by the Nisenan tribe, a branch of the Maidu group. From Gold Rush times through current day, the history of this area is well researched, and preserved, and it is our intention to make this information known to our members and visitors, through careful “mapping” and descriptive placecards on the various historical sites throughout the property (See Assessment Report).

In addition, Indian artifacts have been located, all of which will be documented, preserved, and delineated with descriptive markers for viewing. Included as part of the historical depiction and preservation, is the site of the original ranch house which was located on the old stage coach road.

All sites, artifacts, and points of interest will remain in their original state and condition. No horse, foot, or vehicle traffic will be allowed on or near them.

An archaeology Study and Cultural Resource Study has been provided.

Within the Cultural Resource study, it was determined that no evidence of a cemetery ever existed on the property.

The prior use of the property has been a working cattle ranch for the past 150 years.



Essential Properties, Inc.
The Springs Equestrian Center

NATIVE FLORA

The Equestrian Center is rich with trees, bushes, plants, and grasses. It is our intention through our planning process to keep most all existing trees, bushes, and plants as they appear today. Our plan is to install new barns, stalls, arenas, fencing to fit in with the natural flora, in keeping with the natural beauty and “rural” environment.

Larger trees, near structures and trails, will be identified with monument markers, depicting the species and other pertinent information.

Particular bushes and small plants will also be distinguished with descriptive plaques.

In several areas on the property, Elderberry bushes are found. Although the Elderberry bush itself is not in any danger, the Elderberry Beetle is presently listed as an endangered species. These bushes will also be recognized with placards, noting history of both bush and beetle, adding further interest to the history of the property.

These are just a few examples of our intentions to keep the property and it’s history alive. We wish to help educate both the history and natural beauty of it’s environment.



Essential Properties, Inc.
The Springs Equestrian Center

OWNNERSHIP

The property is owned by Essential Properties Inc., a California corporation, solely owned by Dennis Graham.

Dennis Graham, as a private business man has numerous on-going enterprises, including having owned several in the equine industry. He has managed various equine enterprises and worked with horses for over thirty years, and is experienced with all aspects of operating an Equestrian Center.

Coto Valley Equestrian Center was solely operated by Dennis for over 10 years. This Center was located in the middle of a private community known as Coto De Caza with over 4500 homes and with only gated access. The Center was completely surrounded by both high and low density luxury homes, and only a two lane road system throughout the community.

Coto Valley Equestrian Center was host to the 1984 Olympic Events, and was a proposed venue for the 2012 Olympics if held in Southern California.

The Center had facilities for over 300 permanent boarding horses, along with 6 riding arenas, an equine retail store, and conducted many major horse shows.

The Center had a Restaurant, Clubhouse, Fitness Center, Swimming, & Tennis.

The Center had over 15 equine trainers, training horses every day.

The Center was a private membership club and served both the private members along with fund raising events and local community programs.

The Center was utilized each Easter for sunrise services.

It is Dennis's intention to provide a safe, educational, family recreational, and aesthetically-pleasing Equestrian Center and Club, for all members to enjoy.



Essential Properties, Inc.
The Springs Equestrian Center

MANAGEMENT

Daily management duties of the Center will be handled by both an Equestrian Management and a Facility Management Team.

The Equestrian Manager will oversee all Accounting, Boarding Agreements, Horse Shows, and General Operations.

The Facility Manager will oversee the grounds, riding arenas, boarding facilities and all care and maintenance of the Equestrian Center.

Each Manager will have staff and assistant personal to achieve the care designed within their position.

A General Manager and will oversee both Management Teams, along with all aspects of the Center. Dennis Graham will commence as the General Manager and brings two Facility Managers who have worked for him over 18 years along with 10 years at Coto Valley Equestrian Center in the same capacity. They currently reside and maintain the facility at this time.

The Facility Management Team will continue to reside at the Facility to provide a 24 hour presence, seven days per week.

A Point of Contact will be provided and published. A 24 hour phone answering service will be provided with a live person contact, for immediate or emergency access. An email address will be provided for written contact and communication.



Essential Properties, Inc.
The Springs Equestrian Center

STAFF

The Facility Management Team will require one (1) stall hand for every 40 stalls boarded. This person will provide the daily stall mucking and removal (2 times per day) and general cleaning.

The Facility Team will also include one (1) person per 100 horses for feeding (2 times per day) and providing shavings.

The Facility Team will also include two (2) grounds personnel for general maintenance and security.

Additional Facility personnel will be obtained as conditions warrant. The Management Team will include clerical staff, retail store staff, show staff, safety and ground inspection staff.

The number of administration staff and employees will vary as conditions warrant.

Seasonal Staff will be obtained for Horse Shows, Weddings, and Special Events.



Essential Properties, Inc.
The Springs Equestrian Center

DEVELOPMENT PHASES

The Equestrian Center will grow based on demand. It is perceived that complete build-out should be achieved within six years.

BOARDING PHASES

- 1st year – Complete required common area improvements.
- 2nd year – Complete two arenas, and boarding for 40 horses.
- 3rd year – Complete one arena, and boarding for 80 new horses.
- 4th year – Complete one arena, and boarding for 120 new horses.
- 5th year – Complete one arena, and boarding for 100 new horses.
- 6th year – Complete one arena, and boarding for 80 new horses.

CLUBHOUSE

Commence in 2nd year, complete in 3rd year.



Essential Properties, Inc.
The Springs Equestrian Center

CLUBHOUSE, EQUINE RETAIL STORE, FITNESS CENTER, OFFICES

EQUINE RETAIL STORE – Members Only

Due to the remote location of the property, the equestrian store will provide an integral part of the Equestrian Center. The boarders will have immediate access to purchase equine care products, feed, vitamins, supplements, grooming products, tack, apparel, and riding equipment. To have an on-site amenity providing immediate care and product is a true benefit within a full service facility.

The Store will be located on the first floor and will consist of approximately 3,000 square feet. This size of store is very small and is designed to provide a minimum level of products. Hours will be within the Equestrian Center hours.

FITNESS FACILITY – Members Only

The Fitness Center will provide for physical strengthening. It will contain weight strengthening equipment, along with cardio equipment. There is no salon, no spa and no shower area.

The Fitness Facility will be located on the first floor and will consist of approximately 3,000 square feet. The size is very small and is designed to provide a minimum level of equipment. Hours will be within the Equestrian Center hours, closed during horse shows.

OFFICES/CONFERENCE ROOMS

The Offices will provide space for Administration, Accounting, and Management, and be open from 6AM to 6PM, Monday thru Friday, and closed on weekends.

The Offices will be on the second or upper floor, and will consist of approximately 6,000 square feet.



Essential Properties, Inc.
The Springs Equestrian Center

SEMINARS

The Seminars will be conducted and located in the conference rooms of the Clubhouse Office Area. Inside, classes will be used for “classroom” discussions, instruction, and video presentations. These rooms will also be made available for visiting instructors, clinicians, and actual clinics.

Seminars are an important part in providing a full service Equestrian Facility for continuing education, conference, and meetings.

At times, these rooms may be made available to local clubs and community organizations for meetings and events in support of special needs.

The size of each class will not exceed 30 people, generally held in the evenings from 6-9 PM.



Essential Properties, Inc.
The Springs Equestrian Center

HORSE SHOWS

Horse Shows and Special Equine Events are an integral part of any equestrian center. The Equestrian Center plans to host from 12 to 18 regular horse shows per year, which would include two Annual Shows.

Horse Shows-Regular run two days, typically Saturday and Sunday 8AM to 6PM.

Riders would be present to participate at different assigned times throughout the event. Their presence would vary, as they would only attend when performing.

An average rider enters 1-3 classes.

Spectator attendance would vary at any one time, as they would also limit their visit to the participant. Many ride together to the show. See Traffic Impact Assessment Supplement.

Horse Shows-Annual run four to eight days, typically Saturday thru the following Sunday, 8AM to 6PM.

Horse Shows will consist of English, Equitation/Pleasure, Dressage, and others. Sound announcement will be conducted with soft non-horse alarming and simple commands for Equitation/Pleasure Classes such as “turn your horses”, pause then, “jog your horses”, etc.. All other Shows do not require sound announcement during their performances.

The required workers would be 1-4 show judges, administration staff of 4-6 people.

No outside arena lighting will be required. Noise Study has been provided.

Overnight Horse Trailer Parking will be provided for show participants, during the shows duration, including the day before and after. Horse will not reside in their trailers overnight, however, but in portable provided or our permanent bran stalls.

Forty (40) Occupied Trailer/RV spaces will be provided (40 ft length X 12 ft width).

No generators and no septic/sewer will be allowed.

Water & Power will be provided. RV and Trailer exit will be provided onto Green Valley road during all Horse Shows.



Essential Properties, Inc.
The Springs Equestrian Center

WEDDINGS/EVENTS

WEDDINGS

The Equestrian Center will serve host to Weddings and Special Events. The Center will have natural beauty and a serene environment well suited for wedding ceremonies.

Weddings will normally be hosted on a Friday thru Sunday and will be only upon demand and/or season, as they will be held outdoors.

The average size will be from 50-75 people, but will not exceed 150 people. Weddings should require 1.5 hours, and Receptions 3 hours in duration.

Weddings could be held on Friday from 5-9:30 PM, Saturday from 10AM-9:30PM, and Sunday 10-9PM. Weddings will be limited to a maximum of two on any one day, and to four in any one week. Weddings will be seasonal as they will normally be held outdoors. They are not year round due to weather. Weddings will be prohibited during Horse Shows/Events.

Wedding Ceremonies will be conducted on the grass in front of the existing main house. The Reception will normally be held on the main house deck, or in the covered arena.

The reception would include music. We have completed a comprehensive Noise Study to illustrate the intended use and code compliance. Music will be limited to 75dba at 50 feet from the speakers, or less. Speakers will also be directed to the Northeast and East away from the immediate neighbors.

A Traffic Impact Assessment has been conducted for County Roads and Deer Valley Road. The related impact is well within compliance. See Assessments attached.

A Noise Study has been conducted and determined to be well within compliance.

See Noise Study attached.



Essential Properties, Inc.
The Springs Equestrian Center

EVENTS

We will hold special events as they may be presented and in the interests of the community. Events would be held during the Facility Hours, however, they would end earlier at 9:30 PM.

Noise levels in the Noise Study would be complied with. Traffic Impact would not exceed the Wedding/Boarding Impact.

Any Event would not be held during a Wedding or Horse Show.



Essential Properties, Inc.
The Springs Equestrian Center

TRAFFIC IMPACT ASSESSMENT

COUNTY ROADS

A complete Traffic Impact Assessment has been provided and updated for the development of the Equestrian Center in El Dorado County (SUPA SO1-11).

Specifically, the Equestrian Center will reside on Green Valley Road, across from Deer Valley Road (county portion).

The Assessment illustrates the proposed impact and volume generation and the results showing the development is within acceptable standards.

DEER VALLEY ROAD (PRIVATE ROAD-ADJACENT TO PROPERTY)

A complete Traffic Impact Assessment has been provided for the development of the Equestrian Center with the main road entrance on Deer Valley Road.

The Assessment illustrates the proposed impact and volume generation and the results showing the development is within acceptable standards.

See attached Traffic Impact Assessment and Supplement.



Essential Properties, Inc.
The Springs Equestrian Center

HORSES & BOARDING

HORSES

The Equestrian Center will host 420 boarded horses at complete build-out.

Most horse owners will be private families owning 1-10 horses each.

They will seek performance training and pleasure riding.

The boarded horses will be of all types to include Quarter horses of “all” types, Thoroughbreds, Warm Bloods, Arabians, and many more.

The average boarder will visit their horse 1-2 times per week.

Trainers will be onsite to train horses. An average trainer will train 10-30 horses.

About half of the boarded horses will be under training.

BOARDING

Horses in boarding are kept in 12 X 12 foot box stall barns, or in 12 X 24 foot pipe stall barns (See Site Plan).

The Plan shows a total of 300 Box Stalls and 110 Pipe Stalls. An additional 10 will be for “mare-care” Pipe stalls.

Barn Stalls will be in painted aluminum with a composite panel interior. Concrete pier footing will be provided on all construction.

Architectural metal roofing will be coated in a hunter green paint, and the barn siding will be coated in beige color paint.

See elevations for more details.

Pipe Stalls will be made of galvanized pipe, and standard metal roofing, coated in green color paint.

The hours of operation to visit horses is from 7AM to 10PM.



Essential Properties, Inc.
The Springs Equestrian Center

ARENAS

OPEN OR UNCOVERED ARENAS

Horse Arenas (See Site Plan) are maintained by Facility Staff and are groomed twice daily to keep the footing (sand base footing) workable for the rider and eliminates dust within the arena.

Proper grooming consists of watering the arena area in the morning (6am-8am). A tractor will drag the area to keep the soil fluffed, free from holes, divots and lumps, as well as removal of any rock materials that might surface.

During summer months, arenas will be watered an additional time, at mid-day.

During a horse show, it is common to sprinkle and then re-drag the arena area at lunch breaks. Through the winter months when inclement weather is imminent, outside arenas are dragged flagged flat and pressed prior to any heavy rains and then closed to any horse traffic until dried several days after rain.

The process of leveling and rolling out all hoof prints prevents puddles and erosion run-off of the soft footing materials. The arenas remained closed until any standing water is gone and the soil is dry enough to avoid any mud holes.

Material for the footing is a 3-4 inch base of double washed sand. Double washed sand greatly reduces dust during riding. It is placed over a 3-6 inch decomposed granite base, which is over a soft asphalt base. This process retains a very stable and level surface, very suitable for performance riding.

Arenas are slightly elevated to avoid rain water intrusion.

COVERED ARENAS

We will have two covered arenas which can be used in the off season and during any rain periods. The footing will remain dry for year round use.

Covered Arenas will be free spanning, with concrete pier footings, and metal roofing coated in a hunter green color paint. Covered Arenas will have down lighting from a pitched roof, providing direct lighting onto the riding area, and not seen from the exterior.

Hours of Operation will be 7AM -9PM



Essential Properties, Inc.
The Springs Equestrian Center

HAY & FEED

Horses are fed twice per day-typically between 6:00 AM and 8:00 AM, and then again in the late afternoon between 4:00 PM and 6:00 PM. This routine is seven days per week, by our Facility Staff.

Hay Bales and Hay Cubes will be stored in the existing feed storage barn (See Site Plan).

Feeding is routinely done with a truck and a flat bed trailer, as they drive into each barn with a two man crew. The truck will pull up to each stall and one man will drop the feed into an outside stall feeder. Supplements, vitamins, and/or special feed are usually handled by the owners or their trainers.

Delivery of feed to the facility is by an outside commercial carrier with a semi truck and trailer. Feed delivery is two to three times per month to our existing hay storage barn.



Essential Properties, Inc.
The Springs Equestrian Center

TRASH REMOVAL

Site trash removal and clean up is performed by our Facility Staff throughout each day. A minimum inspection is twice per day.

Formal routes are established and walked by our staff to review all areas and remove any noticeable trash throughout the day.

Trash containers are located in each barn and at various points throughout the property for everyone's use.

Trash is gathered and transferred to haul-off bins throughout each day.

A commercial carrier picks up the trash Containers as scheduled, or at a minimum of once per week.

Trash bins will sit on concrete pads.



Essential Properties, Inc.
The Springs Equestrian Center

MANURE MANAGEMENT

Horse Stalls are mucked (cleaned) twice per day, seven days per week, by our Facility Staff.

The manure and soiled bedding is gathered together along with any waste by sifting and raking through the bedding of each stall. Our staff places the “Manure” in a portable container until full. The container is then taken to a central Manure Area and placed into a large Commercial 45 yard bin. The bin has a cover and keeps the manure in a sealed environment.

The Central Manure Area is on a concrete pad with a fenced perimeter, located in back of the existing storage building, remote from people and the equestrian barns.

The Manure Waste Containers are covered to mitigate fly access and provided by commercial waste companies. There are many Waste Companies in the greater Sacramento Area for manure pickup and disposal. Each of the horse boarding facilities in Sacramento, Placer, El Dorado Hills, and other surrounding Counties currently utilize the established Waste Management Companies for this service.

The Containers are filled up and picked up by the Waste Companies on a schedule of usually 1-3 times per week, becoming daily as the facility approaches full build out.

The most “local” Waste Company is El Dorado Disposal, phone 530-626-4141. There are other Waste Companies which offer this service as well.

Common Areas are cleaned daily of any droppings and placed into the same Manure Containers. The Process for disposal is therefore the same.

See site Plan for Central Manure location.



Essential Properties, Inc.
The Springs Equestrian Center

FLY CONTROL/INSECTS/ODORS

FLY & INSECT CONTROL

All Box Stall Barns will be equipped with an Automatic Fly Control System.

A Fly Control Solution is “automatically” sprayed over each stall through spray heads and line feeder system. The spray is timed released throughout each day.

This method is extremely effective which uses a Pyrethrin non toxic solution.

The automatic system needs only to operate 15-20 seconds periodically through the day, to effectively control flies in a barn.

Barns will also have large agricultural air movement fans, similar to Casablanca Fans, only much larger. The fans turn slow to keep continuous air throughout the barn, and are very effective in repelling flies entering the barn.

The average horse will spend 22 – 24 hours per day within their barn.

This method of Fly Control is state of the art and provides excellent adherence in maintaining any type of fly presence.

ODORS

The horses spend most of their time within their respective barns (22-24 hrs/day).

The odors are contained in the enclosed barn. An air purification system is installed in each barn to retain and discard the odor.



Essential Properties, Inc.
The Springs Equestrian Center

SERVICE EQUIPMENT

Equipment used daily at the Equestrian Center are simple farm and ranch implements such as:

- Tractors, with drag or front end equipment.
- Skip Loader
- Water Truck
- Pick Up Vehicle
- Feed Wagon
- Manure Transfer Trailer
- John Deere Gator
- Transportation Vehicles
- Wheel Barrows
- 40 Yard Containers



Essential Properties, Inc.
The Springs Equestrian Center

ROADS & PATHWAYS

MAIN ROAD

The main road will enter off of Deer Valley Road with a wide gated entrance.

There is a turnabout prior to the gate, around a large center fountain, allowing for ease of leaving prior to the entrance.

The entrance will have two gates, one for entering and one for leaving.

The main road was the original prior Green Valley Road, until 1972, when a bypass to the property was created. The old Green Valley Road is now our main road.

The main road is routed thru the Equestrian Center and will extend from Deer Valley Road to the far side of the property onto Green Valley Road. This exit will be used for emergencies and horse shows only.

ROADS & PATHWAYS

The roads & pathways will be maintained and watered for dust control.

The safety of horses and riders is of utmost importance. To this benefit Interior pathways will be composed of decomposed granite (DG), crushed rocks, or natural soil. Interior surfaces must be of a “non-slip” type material allowing horses and people to migrate without injury.

Interior pathways are typically closed to car and truck traffic, except for equipment loading and unloading. Some interior road will be provided for car access to the barns and will be maintained in the same manner. Speed Limit is 5 MPH.

Service roads are a minimum of 20 feet in width and horse pathways are typically 5-10 feet in width.

The distance between any building and/or arena where a service vehicle could travel is a minimum of 35 feet. They are to be maintained by the Facility Staff.



Essential Properties, Inc.
The Springs Equestrian Center

PARKING

In an effort to keep parking areas less intrusive esthetically and to ensure minimal impact on grading, we intend to expand parking off of flat areas. (See Site Plan).

All proposed parking areas are to be surfaced with decomposed granite (DG), crushed rock, or asphalt.

Asphalt will be used in front of the Clubhouse Facility.

Typical parking spaces are 9' X 20', with a minimum of 24' aisle roadways.

Occupied Trailer parking stalls are 12' X 40' to allow for easy access.

Total number of parking spaces is 165.

Total number of Occupied Trailer spaces is 40.

Parking is provided per County Regulations.



Essential Properties, Inc.
The Springs Equestrian Center

GRADING

It is our goal to build the Springs Equestrian Center, while maintaining the charm and rural “feel” of the environment that exists today. The site has been carefully planned to take advantage of the property’s natural and endemic beauty.

The Springs, a working cattle ranch for more than 50 years, has wonderful existing cattle (horse) trails throughout the property, as well as a road system. We are working to build the Springs with as little grading and changes to the terrain as possible. We have located the buildings in areas that will take as much advantage of the existing natural grade contours of the property as possible.

The wet areas and their 50’ setbacks will be untouched, even the existing chaparral and grass areas will be left “natural”.

This somewhat random layout and placement adds to the natural, rural look. Over the 46 acres Parcel 1, there is estimated to be approximately 66,500 cubic yards of material moved.



Essential Properties, Inc.
The Springs Equestrian Center

DRAINAGE

The Center as a cattle ranch, relied on nature to handle seasonal rain water run-off.

Over time, sheet flow has created a system of intermittent drainage paths and drainage swales, ultimately leading into a season creek.

Horses and cattle have habituated the entire property up to the last 15 years.

During most of the prior ownerships, this was an operating cattle ranch with cattle roaming throughout the property. Much of the cattle fencing and operating stalls remain today.

By preserving the natural contours and proceeding with only minimal grading, we intend to keep the existing sheet flow system.

The barn buildings and arenas will be placed such as to interrupt the flow as little as possible with special emphasis on slowing the building run-off velocity, thus bringing water flow back to sheet flow conditions, and into existing waterways.

See Drainage Plan.



Essential Properties, Inc.
The Springs Equestrian Center

FENCING & CORRALS

The Center will be fenced with Ranch Fencing around its **entire** exterior perimeter, unless 3 Rail PVC Fencing has replaced the Ranch Fencing.

This fencing will be used to protect the horse and rider from improper egress.

This fencing will be inspected and monitored on an ongoing basis.

White 3 Rail PVC Fencing will outline many working areas within the property. The fencing is visibly pleasing and works very well in defining areas along with interior road perimeters.

Turnout Corrals will be placed in various areas for horse exercise. They will be made from five foot high four rail white PVC Fencing.

Horse Arenas will be made from 3 Rail White PVC Fencing.

Horse outside Paddocks extending from barn box stalls will be made from standard 3 and 4 rail galvanized pipe.



Essential Properties, Inc.
The Springs Equestrian Center

WATER RUN OFF

We conducted inspections at Rancho Sierra Vista and Coto Valley Equestrian Center, both located adjacent to seasonal creeks. The inspections have been conducted by County Grading, Health Department, Humane Society, Water Quality Board and the Department of Fish & Game, regarding the daily operations of an equestrian facility.

Although recommendations have sometimes been suggested, neither facility has ever been in violation of, nor had any problems related to water run-off.

A Vegetation Buffer and Water Quality Swale will be created and installed adjacent to the existing creek. This process is widely accepted.

Most manure is generated in the horse stalls (See Manure Management). Horse Stalls have a 6"-12" shaving bedding to capture and retain manure and urine in the stall. The bedding is sifted thru and cleaned twice each day and disposed thru the Manure Disposal process. This process removes any sitting urine moisture immediately throughout the day.

Under the bedding, the stalls are also filled and sealed with a decomposed granite base. Further, a rubber matting is often used and placed on top of this base. The shavings are then placed on top of the matting. Any urine moisture is removed prior to penetrating the shaving, rubber matting, or DG base in any type of quantity.

Arenas are dragged and groomed twice each day. This vaporizes any sitting urine.

Arenas have footing to capture and retain any manure or urine in the arena. Under the footing is a decomposed granite base.

Under the decomposed granite base is an asphalt base, which would not allow any moisture to penetrate.

Roads, Trails, and Pathways are maintained and watered each day. A Drainage Plan has been provided, along with Water Run-Off and Quality Report.

Horses will reside in their stalls an average of 22-24 hours per day. The remaining 2 hours on random days will normally be spent in the arenas practicing. Barn Stalls will have the predominate use.

The property has been operated as a working cattle ranch for the last 150 years.



Essential Properties, Inc.
The Springs Equestrian Center

NOISE

HORSE SHOWS

The Horse Shows will be narrated by microphone and a speaker system.

During the Western Shows, a hand held announcing speaker will be utilized to direct the horses. Sounds like “Walk your horses” pause for 20 seconds, then “Jog your horses” will be made. The sound is non-horse alarming and therefore, very quiet and subtle in nature. See Noise Study for further details.

The area of use will be within the covered and open arenas.

See Horse Shows for hours of operation and use.

WEDDINGS/EVENTS

Weddings/Events will be conducted in front of the existing Main House and within the Covered Arena. Receptions will be held on the Main House Deck and within the Covered Arena.

See Noise Study for use and effect.

An additional Study was also provided with the bordering neighbors to address any concerns. They monitored the noise levels at and below the current rural code regulations, which are lower than the proposed property code requirements. This was offered to meet the neighbors concerns.

The Noise Study shows complete compliance to not only the required code required of the subject property, but also adheres to the “rural codes” of its neighbors.

To further assist in reducing noise levels sought by the immediate neighbors, the use will be designed to point all direct sounds away from its neighbors, and will utilize less power in the speaker output. This effort provides a level of noise well within code compliance.

The Facility Staff will measure and monitor all noise levels “during” the Horse Shows, Weddings, and Events to manage our continued compliance. The measuring device will remain in tact at the even for all persons to observe during the event, along with a residing manager.



Essential Properties, Inc.
The Springs Equestrian Center

OWNERSHIP

The property is owned by Essential Properties Inc., a California corporation, solely owned by Dennis Graham. Dennis Graham, as a private business man has numerous on-going enterprises, including having owned several in the equine industry. He has managed various equine enterprises and worked with horses for over thirty years, and is experienced with all aspects of operating an Equestrian Center.

Coto Valley Equestrian Center was solely operated by Dennis for over 10 years.

This Center was located in the middle of a private community known as Coto De Caza with over 4500 homes and with only gated access. The Center was completely surrounded by both high and low density luxury homes, and only a two lane road system throughout the community.

Coto Valley Equestrian Center was host to the 1984 Olympic Events, and was a proposed venue for the 2012 Olympics if held in Southern California. The Center had facilities for over 300 permanent boarding horses, along with 6 riding arenas, an equine retail store, and conducted many major horse shows.

The Center had a Restaurant, Clubhouse, Fitness Center, Swimming, & Tennis.

The Center had over 15 equine trainers, training horses every day.

The Center was a private membership club and served both the private members along with fund raising events and local community programs.

The Center was utilized each Easter for sunrise services.

It is Dennis's intention to provide a safe, educational, family recreational, and aesthetically-pleasing Equestrian Center and Club, for all members to enjoy.



Essential Properties, Inc.
The Springs Equestrian Center

LIGHTING

The Center will be lighted for safety, with exterior lighting for access and egress.

A Lighting Photometric Study has been provided showing the location of light and lighting levels.

No outside arena lighting is planned. Interior lighting will be inside covered arenas, reflecting immediately down and not visible from the perimeter of the property.



Essential Properties, Inc.
The Springs Equestrian Center

GENERAL

WELLS

No wells currently exist on the property, and no wells will be installed.

Several artesian springs exist and have been utilized for the property during the past 150 years. Currently, they provide the sole source for all water use on the property. The residence and mobile homes, along with landscaping and general maintenance rely on this water solely.

Upon approval, the residence and mobile homes will rely on EID water only.

The artesian springs will not increase in capacity, or its draw.

WATER

Water will be provided by EID to support the requirements of the Facility to include the supply to each barn and buildings.

EID water will be the sole source for all Barn and Building Use along with Horse drinking. EID water will be the sole source for Fire Sprinkler Systems.

See EID Report.

RESTROOMS

Septic Systems currently exist on the property and provide for sewer at the main house and mobile homes.

A new septic system will be installed adjacent to the clubhouse to handle the Clubhouse restrooms and horse wash stalls. See Perk test. No main sewer system is planned.

CANOPY

A Canopy Study has been provided.

SIGNS

A monument sign will be provided in front of the entrance.

A monument sign or plaque may be provided on special species of plants and artifacts throughout the property.

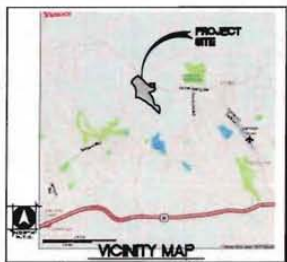


Essential Properties, Inc.
The Springs Equestrian Center

SPECIAL REPORTS

Air Quality Impact Analysis
Archaeology Study – Cemetery Review
Assessors Map
Clubhouse/Sign Rendering
Cultural Resource Assessment
EID/FIL
Environmental Impact Assessment
Grading Plan
Lighting Photometrics
Noise & Acoustical Study & Supplement
Perk Test Study
Rare Plant Study
Site Plan
Slope Analysis
Soils Report
Tentative Parcel Map
Traffic impact Assessment & Supplement
Tree Canopy Plan
Tree Preservation Plan
Utility Plan-Preliminary
Vicinity Map
Waste Water Study
Water Quality & Run-Off Report
Wetlands Delineation

TENTATIVE PARCEL MAP
ESSENTIAL PROPERTIES GROUP, INC.
2400 GREEN VALLEY ROAD
 RESCUE, CALIFORNIA 95672
 APN 115-410-05-100



PROJECT SUMMARY
 CHAIRMAN/GENERAL APPLICANT
 ESSENTIAL PROPERTIES GROUP, INC.
 670 RESEARCH DRIVE, BUILDING #800
 ROSELILLE, CA 95678
 ATTN: DENNIS GRASHAM
 dennis.grasham@essentialproperties.com

ENGINEER
 TSD ENGINEERING, INC.
 31 NATOMA STREET, SUITE 100
 FOLSOM, CA 95680
 ATTN: CASEY FEICKERT
 cfeickert@tsdeng.com

SCALE
 1"=200'

CONTOUR INTERVAL
 2' CONTOUR INTERVAL

TOPOGRAPHY
 AERIAL PHOTOGRAPHIC SURVEY
 CONDUCTED ON AUGUST 9, 2010

SECTION, TOWNSHIP AND RANGE
 A PORTION OF SECTIONS 10 & 11,
 TOWNSHIP 10 NORTH, RANGE 9 EAST,
 M.D.M.

ASSessor'S PARCEL ID. NO.
 115-410-05-100

PERMIT ZONING
 RE-3-R(2)

PROPOSED ZONING
 PARCEL 1 - RE-5 (RECREATIONAL FACILITY)
 PARCEL 2 - RE-5 (NAME)

AREA
 PARCEL 1 - 45.97± AC
 PARCEL 2 - 100.65± AC
TOTAL - 146.62± ACRES

NUMBER OF PARCELS
 (2) TWO

WATER SUPPLY
 EL DORADO IRRIGATION DISTRICT

SEWAGE DISPOSAL
 PRIVATE SEPTIC SYSTEM

FIRE PROTECTION
 RESCUE FIRE PROTECTION DISTRICT
 EL DORADO PFD

DATE OF PREPARATION
 FEBRUARY 24, 2011

PROPOSED USE
 EQUESTRIAN CENTER

PARK DISTRICT
 EL DORADO COUNTY

SCHOOL DISTRICT
 RESCUE UNION SCHOOL DISTRICT
 EL DORADO UNION H.S. DISTRICT

GAS & ELECTRIC
 FORCE

TELEPHONE
 AT&T

FLOOD ZONE
 PROJECT IS LOCATED WITHIN FLOOD ZONE
 INDICATED ON COMBINATION OF FLOOD INSURANCE
 EMERGENCY MANAGEMENT AGENCY'S FLOOD
 INSURANCE RATE MAP NO. 95002C0002
 SEPT. 18, 2008

EL DORADO COUNTY DATUM
BENCHMARK @ ELEV 4866.50
 CONTROL POINT NO. 10 FROM THE EL DORADO
 COUNTY U.S. BUREAU OF LAND MANAGEMENT
 FOR "GREEN VALLEY RESERVALE 98-06
 PLEASANT GROVE MIDDLE SCHOOL TO EAST
 LAKE ROAD" TRAIL A SPUR LOCATED ON
 THE SOUTH SIDE OF GREEN VALLEY ROAD
 APPROXIMATELY 100 FEET EAST OF PLYMOUTH
 SILVER SPRING ROAD (PROJECT)

BASSIS OF BEARING
 THE BASIS OF BEARING FOR THIS SURVEY IS
 IDENTICAL WITH THE NORTHEAST QUARTER
 MONUMENT OF GREEN SPRINGS RANCH UNIT NO. 2
 OF THE FINAL MAP OF 1968 FILED IN BOOK 9
 OF MAPS, AT FOLSOM IN EL DORADO COUNTY
 RECORDS

TOPOGRAPHIC SURVEY
 1 TOPOGRAPHIC SURVEY PERFORMED BY THE
 ENGINEERING, INC. TOPOGRAPHIC SURVEY
 CARRIED FROM AN AERIAL PHOTOGRAPHIC
 SURVEY WITH AN ACCURACY STANDARD IN THE
 NUMBER 1 DATE OF SURVEY AUGUST 9, 2010
 2 TOPOGRAPHIC INFORMATION SHALL BE
 FIELD VERIFIED BY CONTRACTOR PRIOR TO
 CONSTRUCTION

PLANNING COMMISSION
 APPROVAL/DENIAL DATE: _____
BOARD OF SUPERVISORS
 APPROVAL/DENIAL DATE: _____

SILVER SPRINGS
 SUBDIVISION
TENTATIVE PARCEL MAP
JANUARY 22, 2014

TSD ENGINEERING, INC.
 31 Natoma Street, Suite #160
 Folsom, CA 95680
 Phone: (916) 608-0707
 Fax: (916) 608-0701

SHEET
 1/4

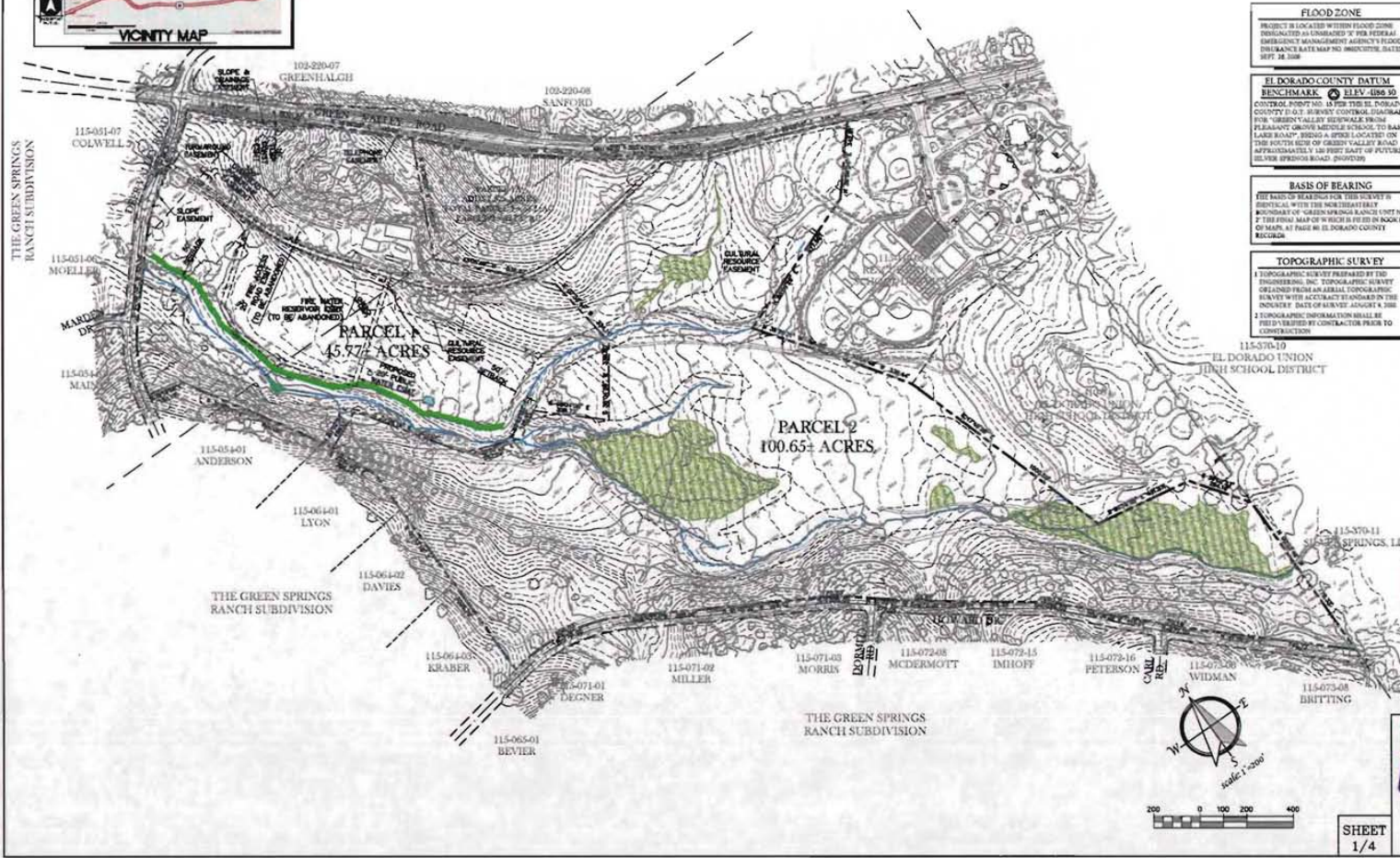
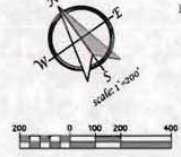


EXHIBIT G

PRELIMINARY UTILITY PLAN
ESSENTIAL PROPERTIES GROUP, INC.
2400 GREEN VALLEY ROAD
 RESCUE, CALIFORNIA 95672
 APN 115-410-05-100

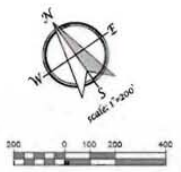


- NOTES**
1. DWIPTS WATER [Symbol] SHALL BE A PUBLIC WATER FACILITY LOCATED AT THE GREEN VALLEY ROAD RIGHT-OF-WAY (LINE 12)
 2. DWIPTS WATER [Symbol] SHALL BE A PUBLIC WATER FACILITY MAINTAINED BY SDG (LINE 12)
 3. DWIPTS WATER [Symbol] SHALL BE A PUBLIC WATER FACILITY MAINTAINED BY SDG (LINE 12)
 4. DWIPTS SANITARY SEWER SYSTEM SHALL BE A PRIVATE SEPTIC SYSTEM
 5. DWIPTS STORM DRAIN SHALL BE PRIVATELY MAINTAINED UNLESS OTHERWISE NOTED

- NOTES**
1. PER PRELIMINARY FIELD INVESTIGATION THERE IS ONE EXISTING WELL ON THE SUBJECT PARCEL, TO BE USED FOR LANDSCAPE WATER
 2. PER PRELIMINARY FIELD INVESTIGATION THERE IS AN EXISTING SEPTIC SYSTEM AND LEACH LINES ON THE SUBJECT PARCEL

LEGEND

[Symbol]	WATER MAIN
[Symbol]	FIRE WATER
[Symbol]	8" S SANITARY SEWER
[Symbol]	DROP OFFSET
[Symbol]	MANHOLE
[Symbol]	FIRE HYDRANT
[Symbol]	INCH 8 DETECTOR CHECK VALVE
[Symbol]	METER & RP
[Symbol]	POINT OF CONNECTION



PLANNING COMMISSION: _____
 APPROVAL/DENIAL DATE: _____
 BOARD OF SUPERVISORS: _____
 APPROVAL/DENIAL DATE: _____

SILVER SPRINGS
SUBDIVISION

PRELIMINARY UTILITY PLAN
 JANUARY 22, 2014

TSD ENGINEERING, INC.
 31 Natoma Street, Suite #160
 Folsom, CA 95630
 Phone: (916) 608-0707
 Fax: (916) 608-0701

SHEET
4/4

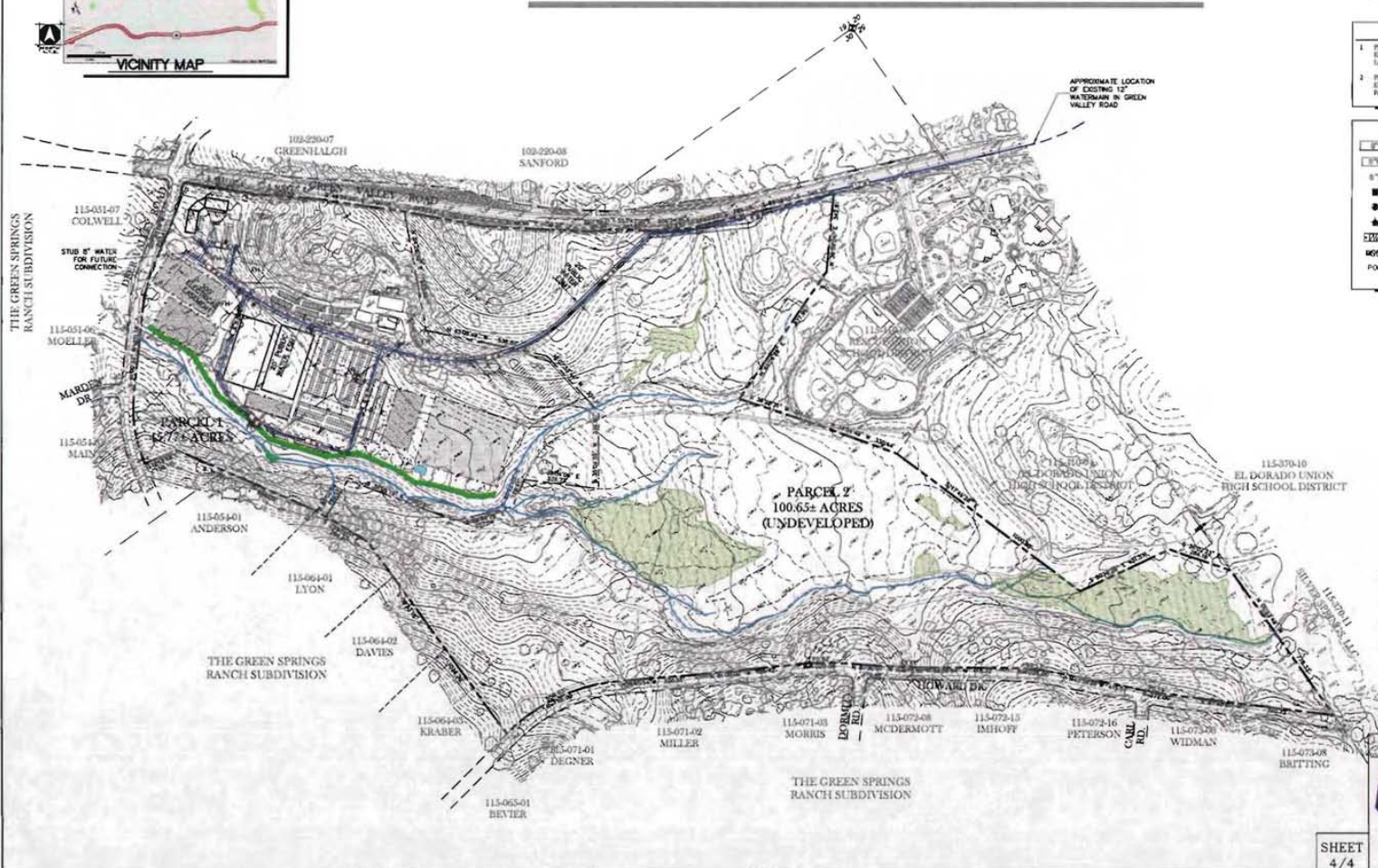
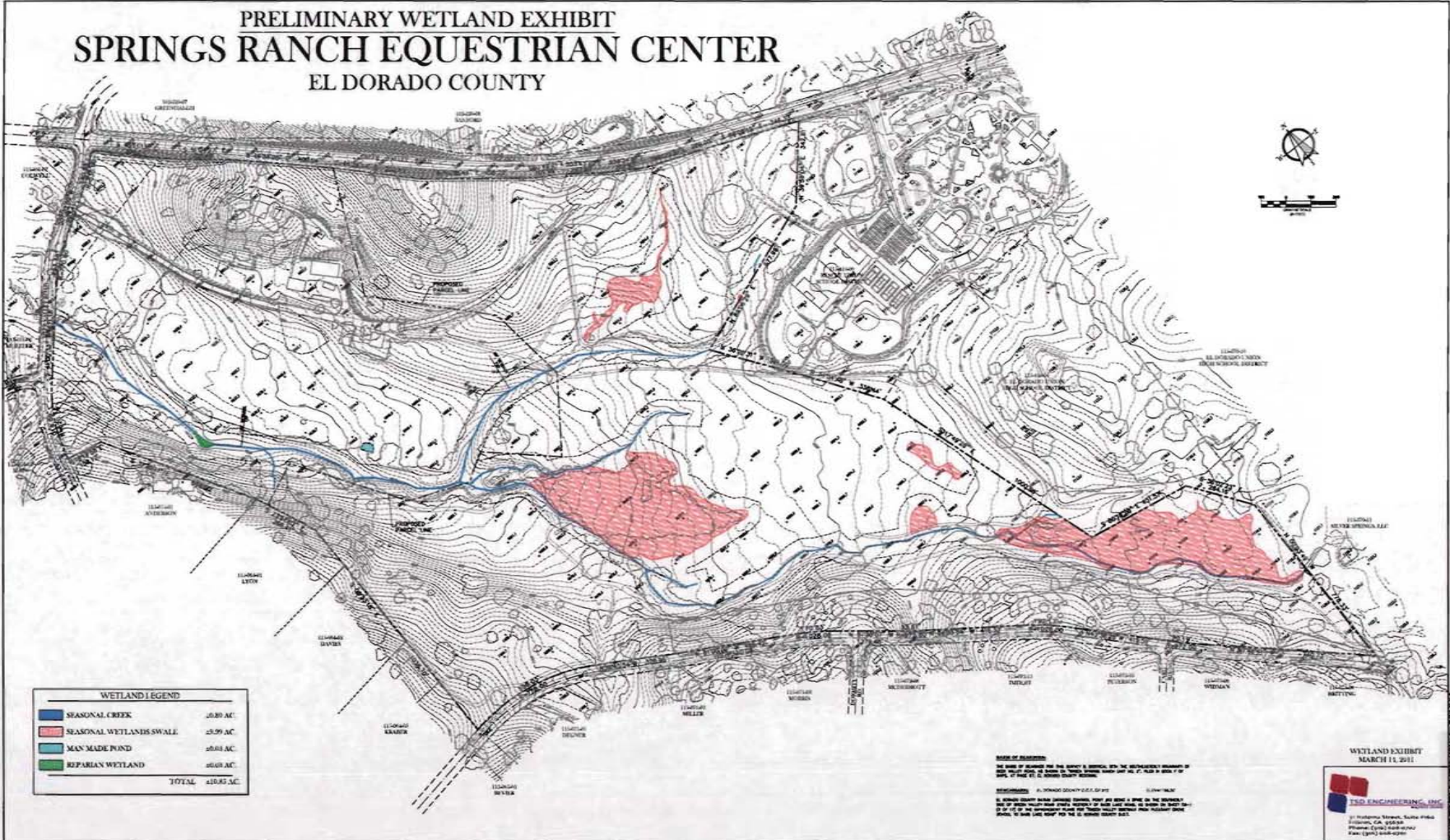


EXHIBIT 1

PRELIMINARY WETLAND EXHIBIT
SPRINGS RANCH EQUESTRIAN CENTER
 EL DORADO COUNTY



BASE OF EXHIBIT
 THE BASIS OF EXHIBIT FOR THIS EXHIBIT IS THE 2011 U.S. GEOLOGICAL SURVEY OF
 7.5-MINUTE QUAD 420800, WHICH SHOWS THE EXHIBIT AREA AS SHOWN ON THIS EXHIBIT.
 THE EXHIBIT AREA IS SHOWN AS SHOWN ON THIS EXHIBIT.

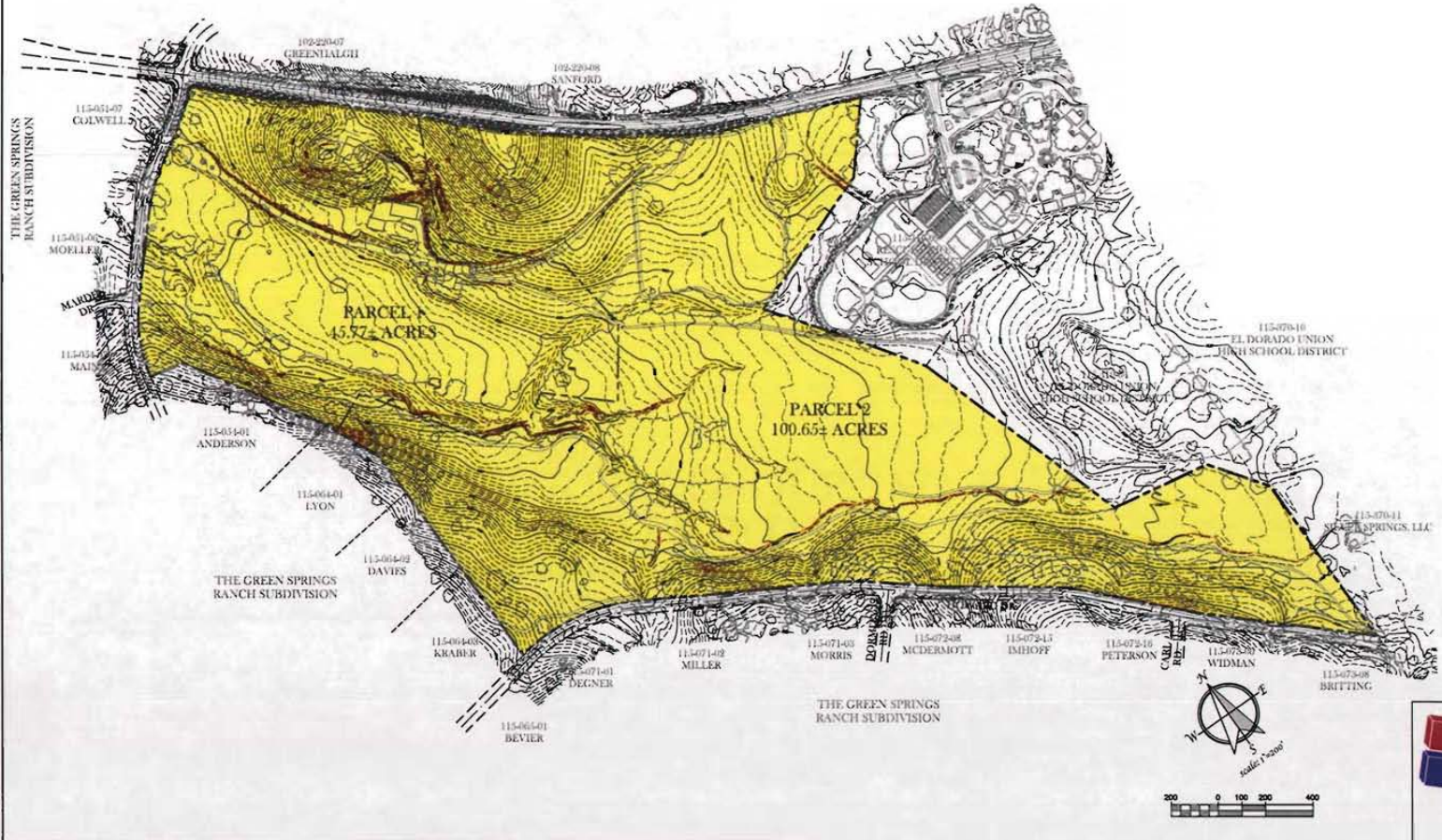
WETLAND EXHIBIT
 MARCH 11, 2011

TSD ENGINEERING, INC.
 21100 Highway 100, Suite 100
 Houston, TX 77058
 Phone: 281-444-1100
 Fax: 281-444-1101

EXHIBIT J

SLOPE ANALYSIS
ESSENTIAL PROPERTIES GROUP, INC.
2400 GREEN VALLEY ROAD
 RESCUE, CALIFORNIA 95672
 APN 115-410-05-100

COLOR	SLOPE RANGE BEGINNING	SLOPE RANGE END	PERCENT OF TOTAL AREA	AREA
	0%	10%	65.9%	96.48 AC
	10%	20%	26.6%	38.96 AC
	20%	30%	5.5%	8.10 AC
	30%	40%	1.2%	1.77 AC
	40%+	30%	0.8%	1.11 AC
TOTAL			100%	146.42 AC



SLOPE ANALYSIS
 FEBRUARY 28, 2011



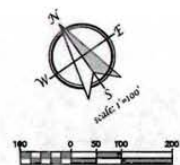
TSD ENGINEERING, INC.
 31 Natoma Street, Suite #160
 Folsom, CA 95630
 Phone: (916) 608-0707
 Fax: (916) 608-0701

EXHIBIT K

**PRELIMINARY TREE PRESERVATION PLAN
SPRINGS RANCH EQUESTRIAN CENTER
EL DORADO COUNTY**



TREE CANOPY LEGEND			
EXISTING TREE CANOPY		REMOVED	PRESERVED
■ OAK	±27.90 AC.	±1.53 AC.	±26.37 AC.
■ PINE	±1.21 AC.		±1.21 AC.
■ LOCUST	±0.56 AC.		±0.56 AC.
■ COTTONWOOD	±0.11 AC.		±0.11 AC.
■ WALNUT	±0.11 AC.	±0.11 AC.	±0.00 AC.
■ WILLOW	±0.05 AC.		±0.05 AC.
■ BUCKEYE	±0.05 AC.		±0.05 AC.
■ ALMOND	±0.03 AC.		±0.03 AC.
TOTAL TREE CANOPY	±30.02 AC.	±1.64 AC.	±28.38 AC.
TOTAL SITE	±146.42 AC.		
TREE CANOPY	20.30%	5.5%	94.5%
	* OF SITE	* REMOVED	* PRESERVED

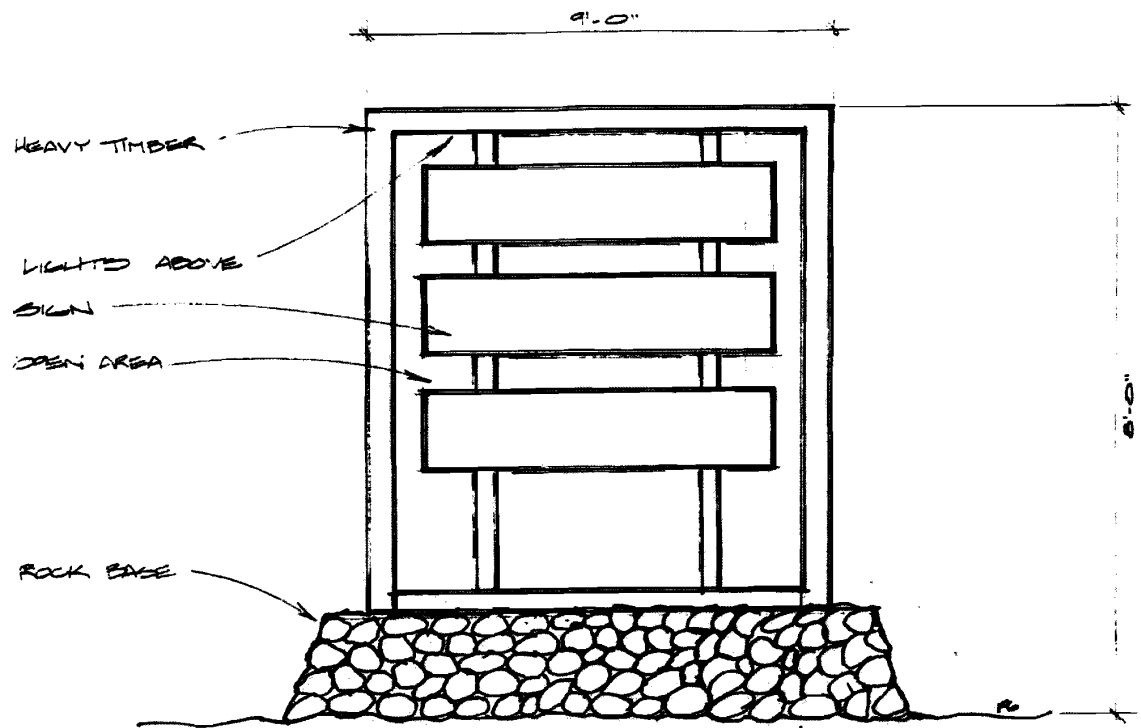


TREE PRESERVATION PLAN
FEBRUARY 28, 2011

expect more.
TSD ENGINEERING, INC.
 expect more.
 31 Natoma Street, Suite #160
 Folsom, CA 95630
 Phone: (916) 608-0707
 Fax: (916) 608-0701

EXHIBIT M

204-0015
S 01-0011



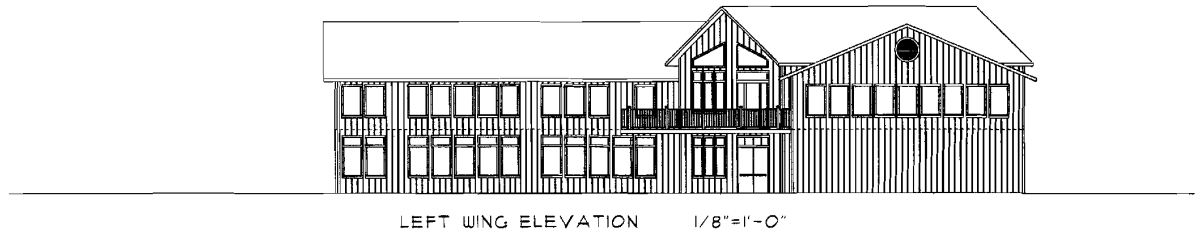
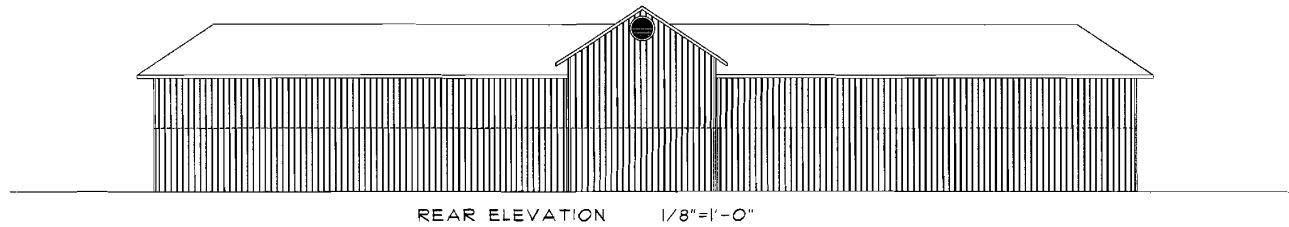
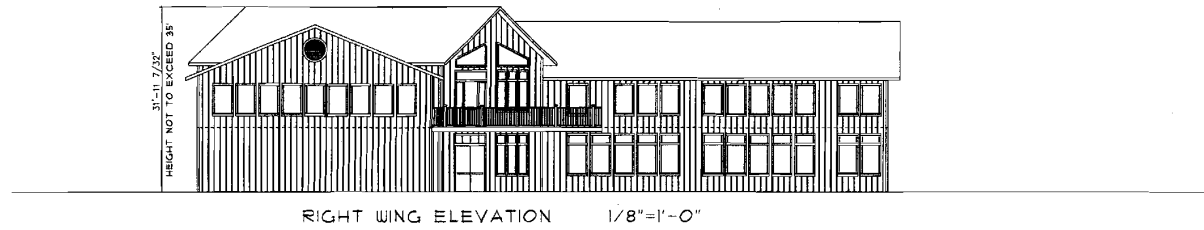
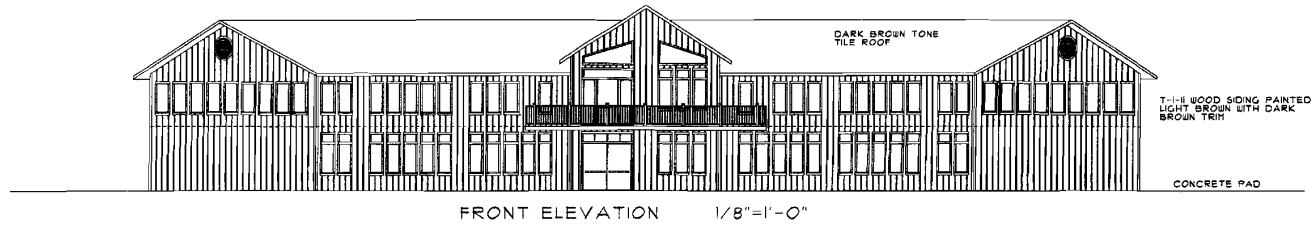
SPRINGFIELD
TYPICAL MONUMENT SIGN
3-2001

RECEIVED
PLANNING DEPARTMENT
CITY OF SPRINGFIELD

TYPICAL MONUMENT SIGN
SCALE 1/2" = 1'-0"

204-0015
S 01-0011

EXHIBIT N



DRAWN BY	CYNDI
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PROJECT NO.	01-14
REVISION	
SHEET	
2 of 2	

EXHIBIT O

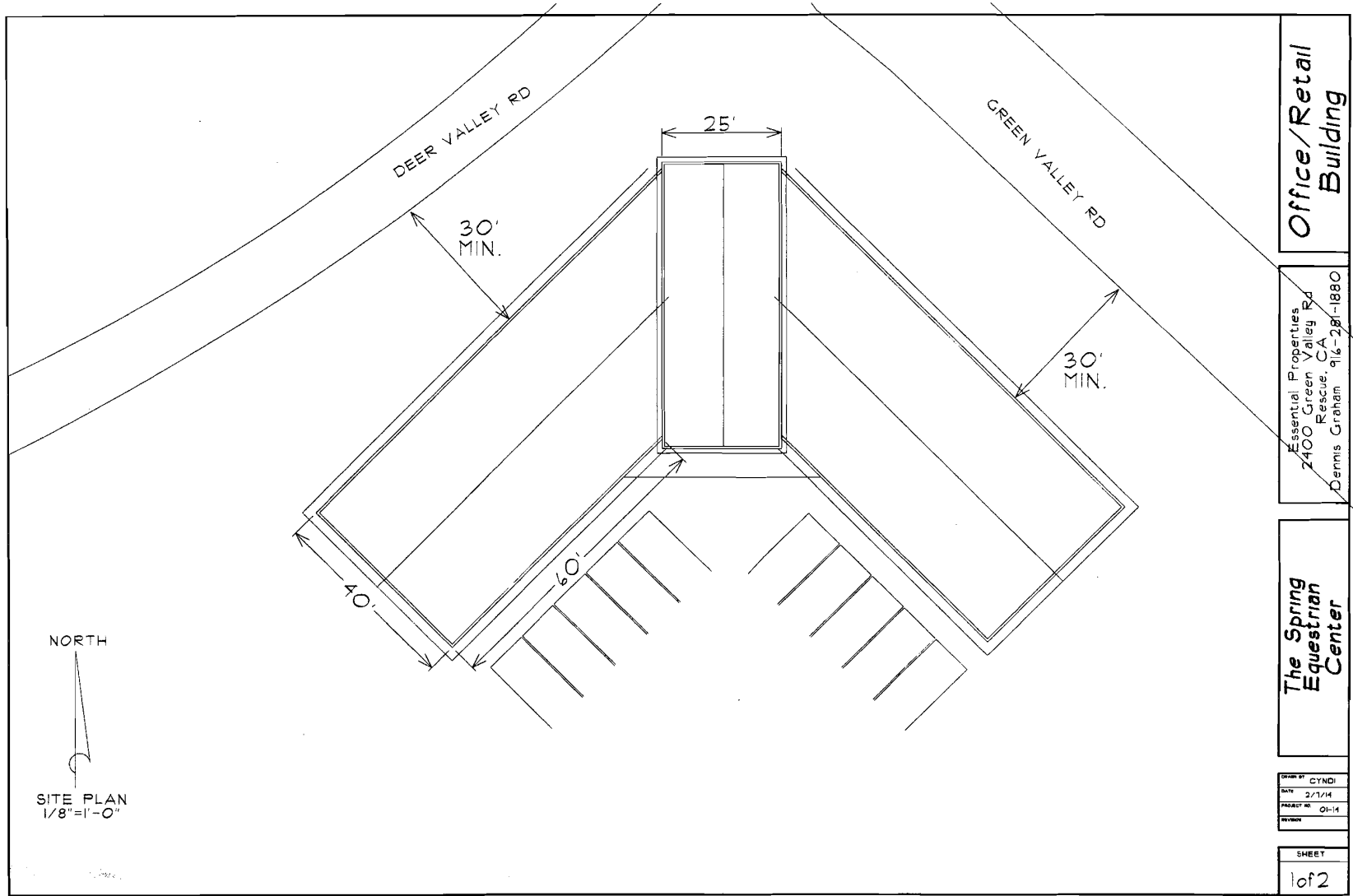
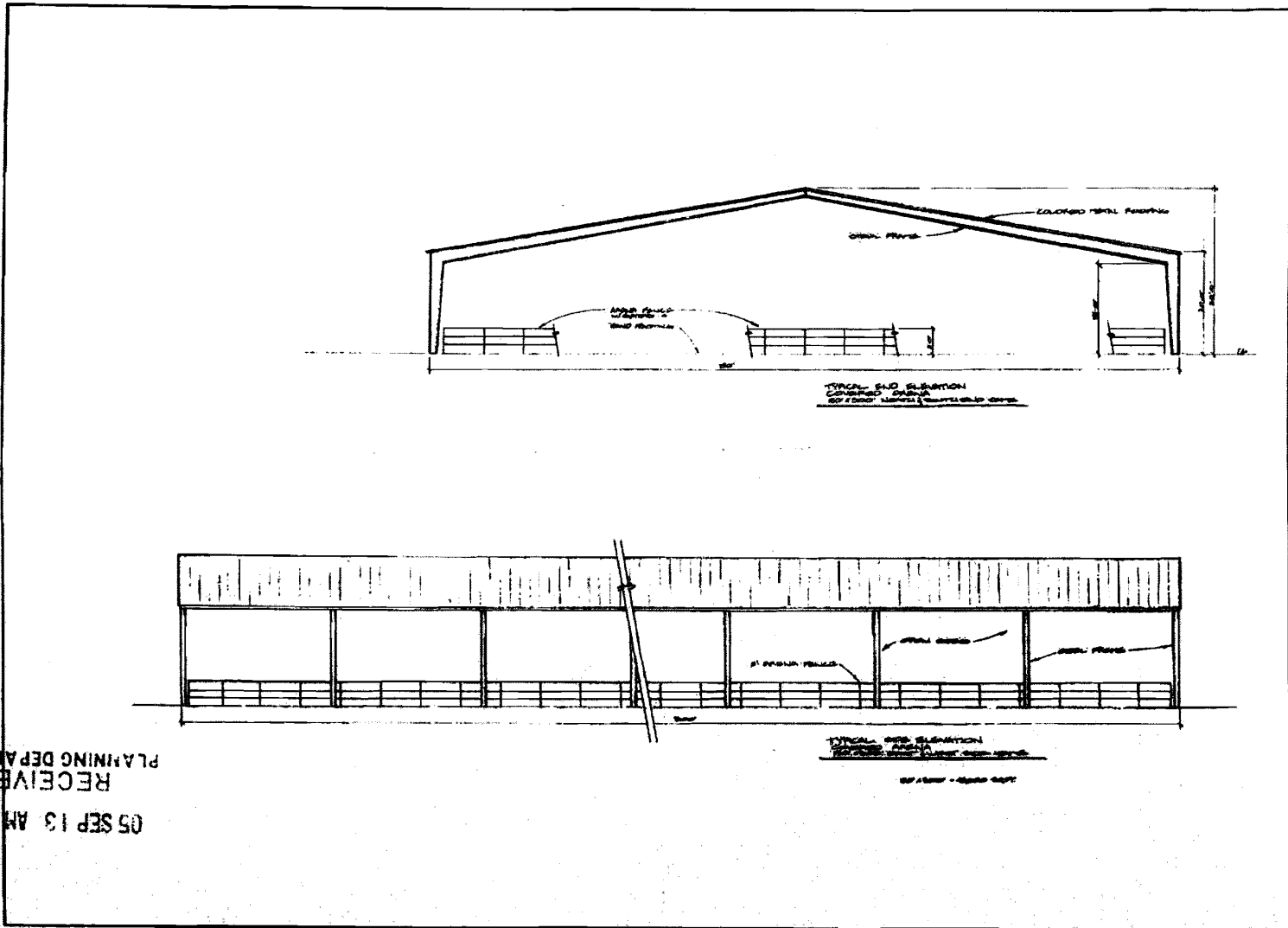


EXHIBIT P

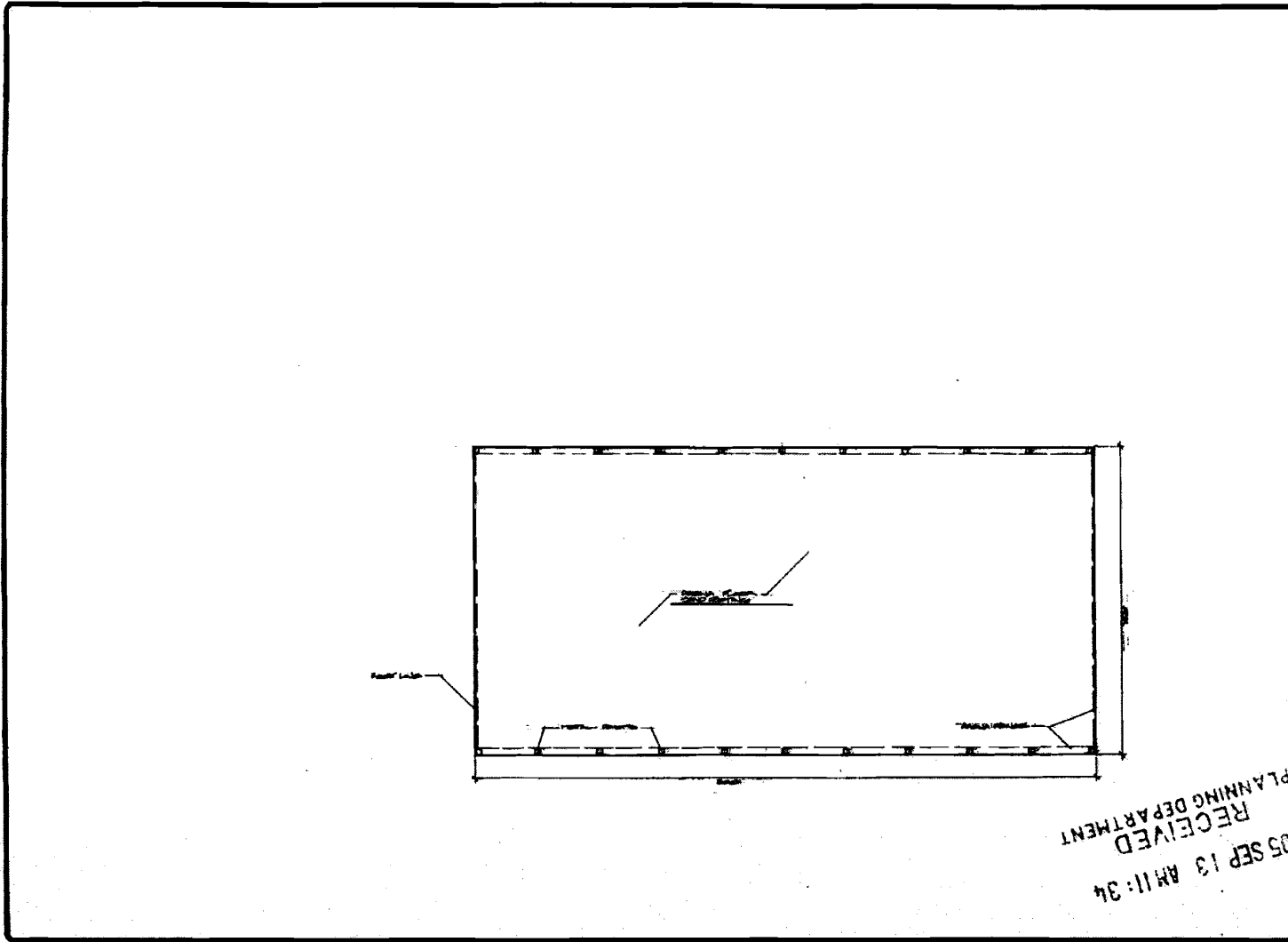


REVISION	BY
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RECEIVED
 05 SEP 13 AM 11:34
 PLANNING DEPARTMENT

204-0015
 S 01-0011

EXHIBIT Q



RECEIVED
 05 SEP 13 AM 11:34
 PLANNING DEPARTMENT

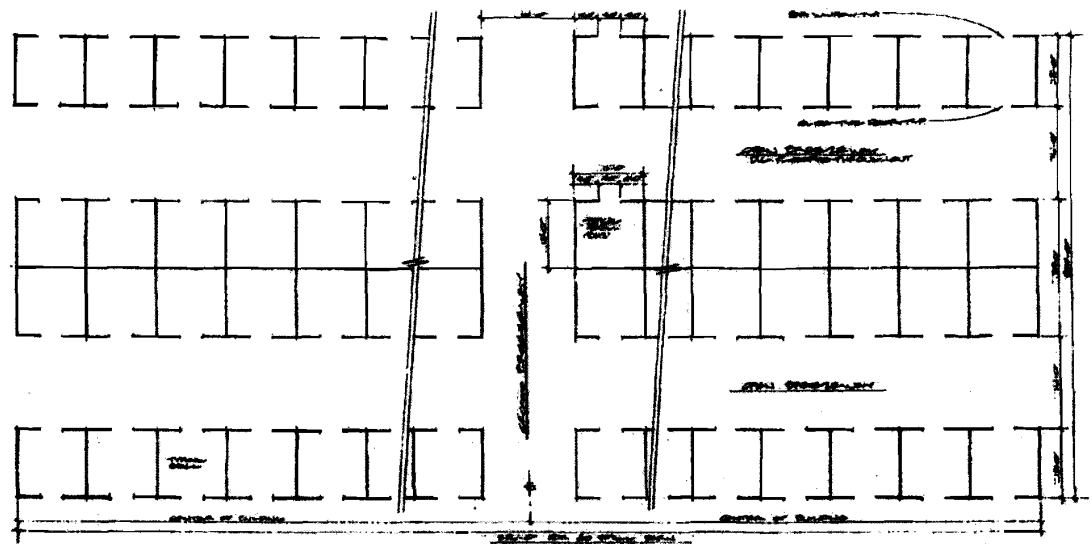
11-0015
 204-0015

FILE SYSTEMS CONTROL ROOM SAN

EXHIBIT R

05 SEP 13 AM 9:54

RECEIVED
PLANNING DEPARTMENT



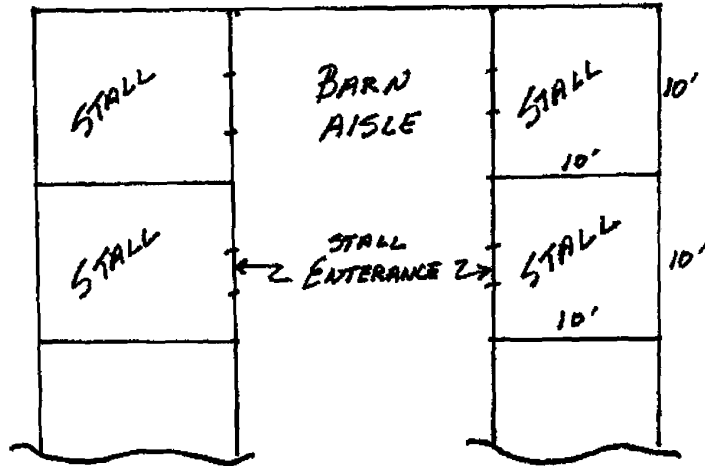
The Division
 of
 Planning
 has
 approved
 this
 plan
 for
 the
 purpose
 of
 the
 building
 project.

EXHIBIT T-1

Z 04 15 S 01 11

EXHIBIT T-2

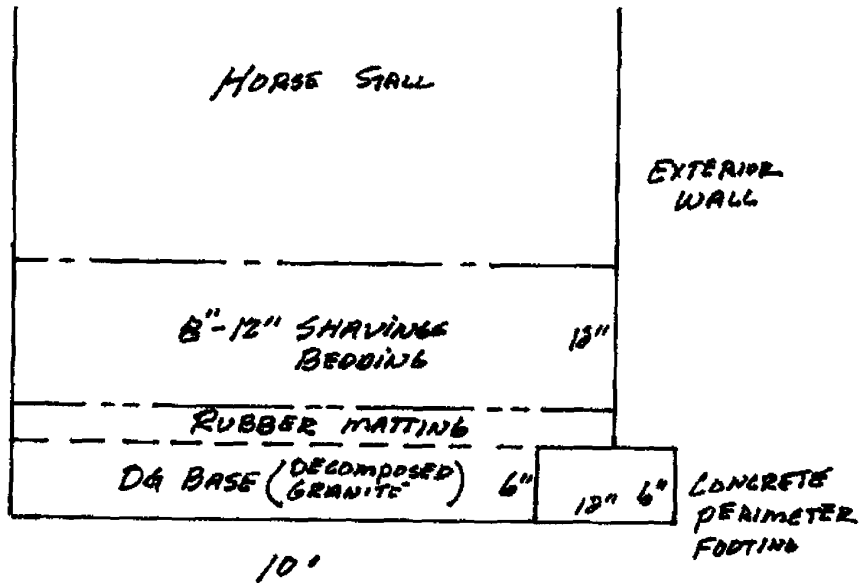
BARN
OVERHEAD VIEW



SIDE VIEW - STALL
STALL FLOORING

INSIDE
WALL

EXTERNAL
WALL



13 JUN 31 PH 2:13

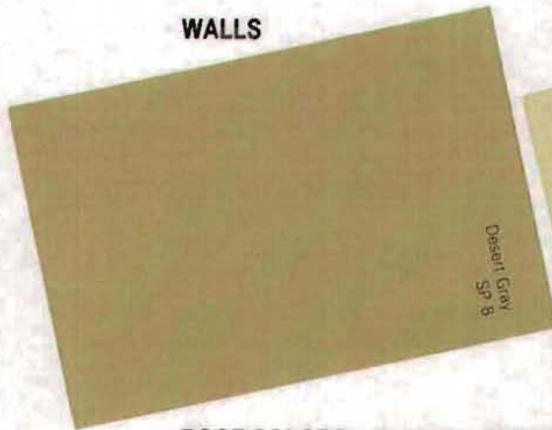
RECEIVED
PLANNING DEPARTMENT

EXHIBIT T

The
The
Springs

COLORS

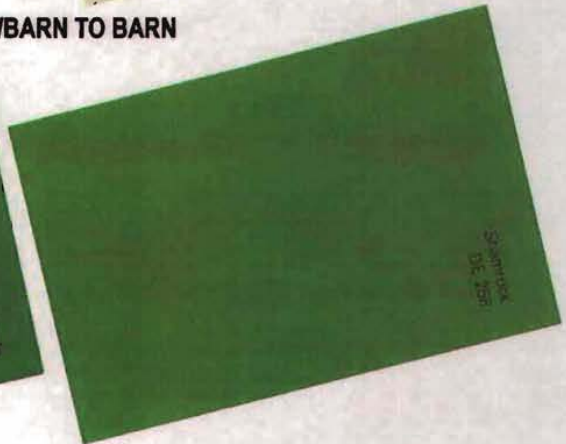
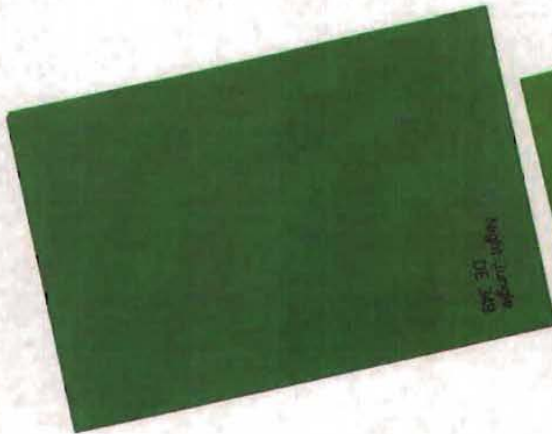
WALLS



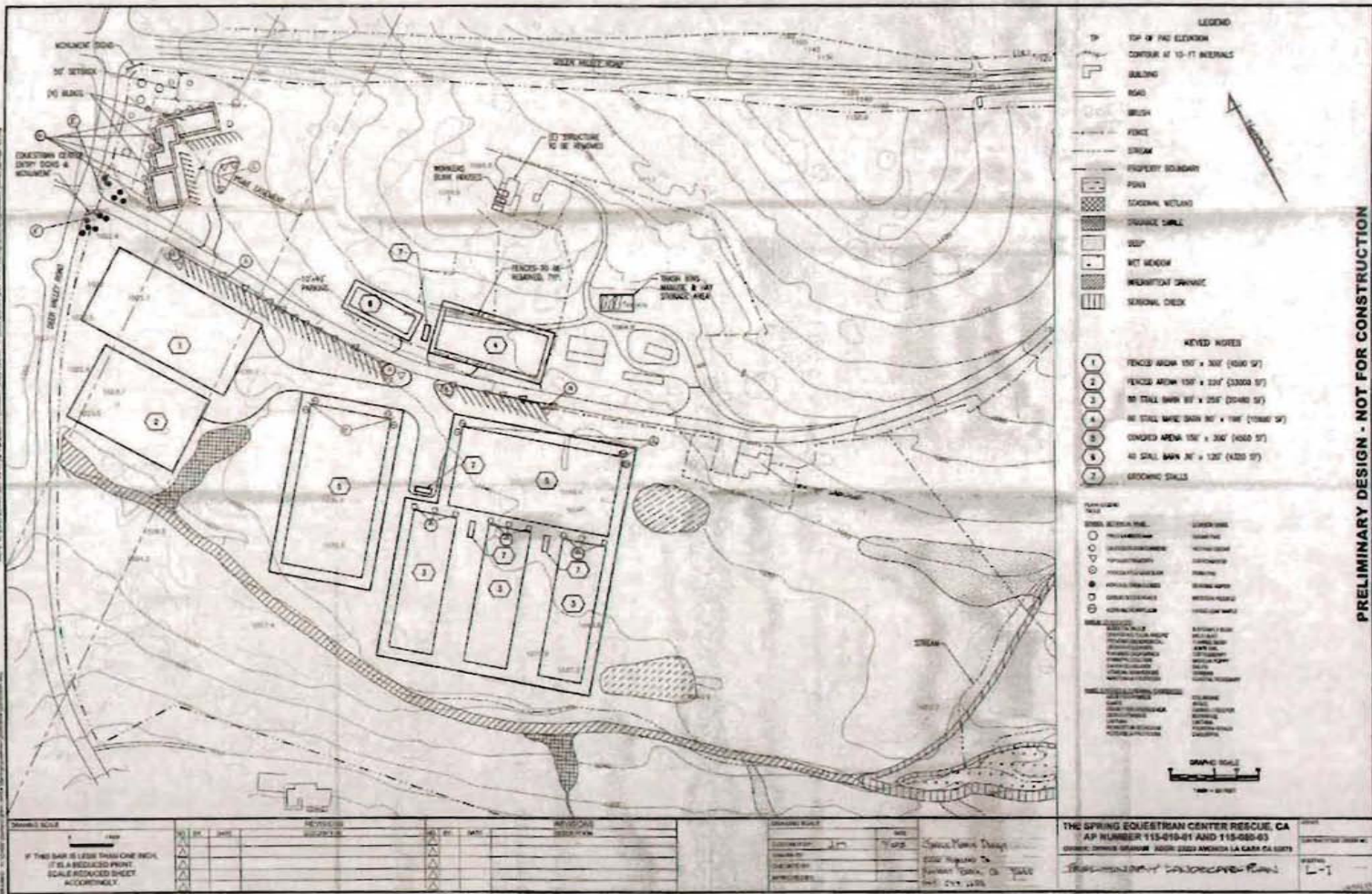
TRIM



ROOF COLORS - ALTERNATE/BARN TO BARN



Equestrian Center & Club



PRELIMINARY DESIGN - NOT FOR CONSTRUCTION

EXHIBIT V

FILE COPY
 204-0015
 S 01-0011



17 DEC 15 AM 8:36
 RECEIVED
 PLANNING DEPARTMENT

**SPRINGS RANCH EQUESTRIAN CENTER
 2400 GREEN VALLEY ROAD
 GRAVITY SEWER IMPROVEMENTS
 ENGINEERS OPINION OF COST**

THIS ESTIMATE IS BASED ON THE PRELIMINARYSEWER PLAN (DATED DECEMBER 07, 2011)

Original Date: 7-Dec-11
 Revised:

Checked By: CSF
 Prepared By: DJM

ITEM NO.	DESCRIPTION	UNIT PRICE	QUANTITY	UNIT	TOTAL
SEWER (EQUESTRIAN CENTER-PRIVATE)					
1	6" GRAVITY SEWER (EQUESTRIAN CENTER)	\$33	2,315	lf	\$76,395
2	48" SEWER MANHOLES	\$3,000	10	ea	\$30,000
3	PRIVATE SEWER LIFT STATION	\$250,000	1	ea	\$250,000
		SUBTOTAL			\$356,395
SEWER (PARCEL 2-PRIVATE)					
4	3" FORCE MAIN (PARCEL 2)	\$18	3,070	lf	\$55,260
5	10' WIDE ALL WEATHER ACCESS ROAD	\$40	3,070	lf	\$122,800
		SUBTOTAL			\$178,060
SEWER (DISTRICT)					
6	3" FORCE MAIN (DISTRICT)	\$18	185	lf	\$3,330
7	FORCE MAIN CONNECTION TO GRAVITY	\$10,000	1	ea	\$10,000
8	10'WIDE ACCESS ROAD	\$40	185	lf	\$7,400
		SUBTOTAL			\$20,730
		TOTAL			\$555,185



PRELIMINARY SEWER PLAN
ESSENTIAL PROPERTIES GROUP, INC.
2400 GREEN VALLEY ROAD
 RESCUE, CALIFORNIA 95672
 APN 115-110-05-100

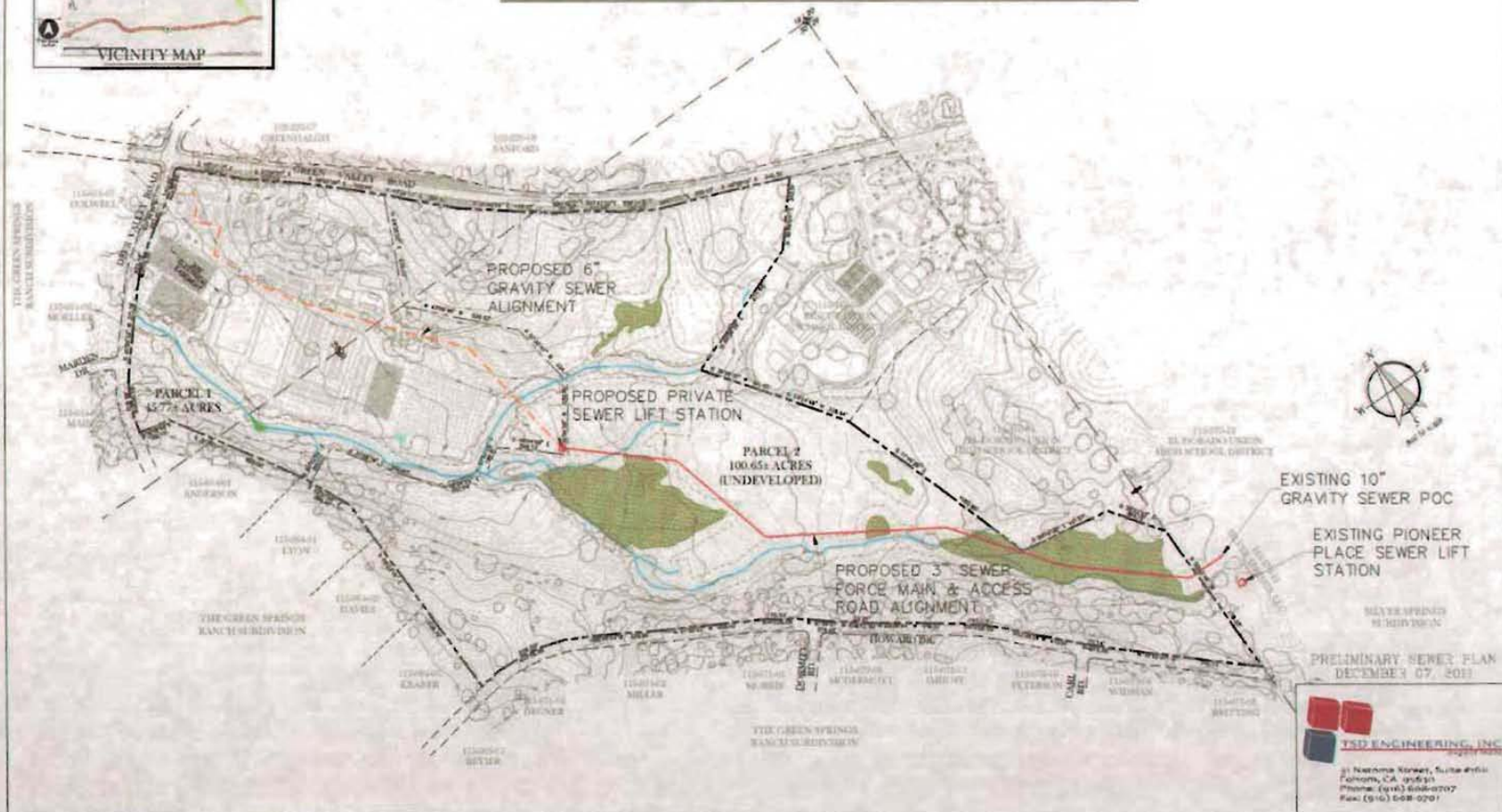


EXHIBIT W-2

Kurt Stegen Consulting Arborist

Kurt Stegen
 6299 Horseshoe Bar Road.
 Loomis, California 95650
 916-652-3840

March 7, 2012

Mr. Casey Feickert
 TSD Engineering Inc.
 31 Natoma Street
 Suite #160
 Folsom, CA 95630
 Phone: 916 608-0707
 Fax: 916 608-0701

RE: Proposed Oak Tree Mitigation Plan for the Springs Ranch Equestrian Center

Dear Casey Feickert,

According to Option A of the El Dorado County General Plan Policy 7.4.4.4., the Oak Canopy to be removed will be replaced at the ration of 1:1 as follows:

	Acres	Percent
Total Existing Oak Canopy	27.9	100.00%
Portion of Oak Canopy to remain	26.37	94.52%
Portion of Oak Canopy to be removed	1.53	5.48%
 Total Property Acreage	 146.42	
 Percentage of Existing Oak Canopy		 19.05%
 Thus per Option A -- 10% of oak canopy can be removed and replaced at 1:1	 1.53	 5.48%
Remaining portion of oak canopy to be removed with 2:1 replacement	0	0.00%
 Thus, for 2:1 replacement Acres*2=	 0	 0.00%
1:1 Replacement acreage	1.53	
Total Oak Replacement Area Required:	1.53	
 Total Oak Replacement Area	 1.53	

There are two Oak Canopy Area Options. Option 1 is 1.91 acres. Option 2 is 1.50 acres. Three hundred six Saplings are to be planted in these designated areas pursuant to the attached map (200 Sapling Trees per Acre times 1.53 acres = 306) (Also see legend in the attached map for option areas.)

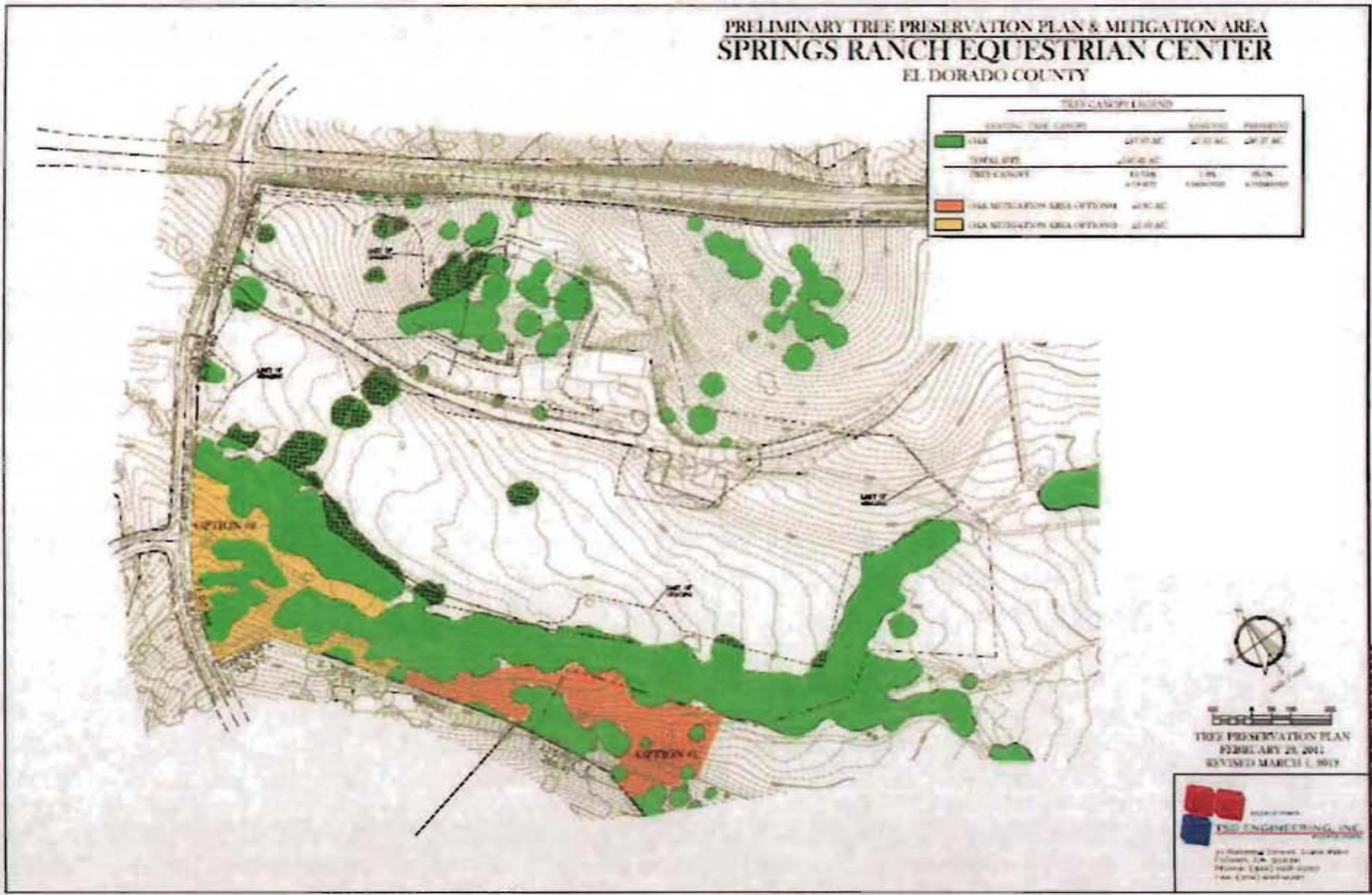
Please call me should you have any questions.

Sincerely,

Kurt Stegen

**Kurt Stegen,
Certified Arborist**

**PRELIMINARY TREE PRESERVATION PLAN & MITIGATION AREA
SPRINGS RANCH EQUESTRIAN CENTER
EL DORADO COUNTY**



Certification of Performance

I, Kurt Stegen, Certify:

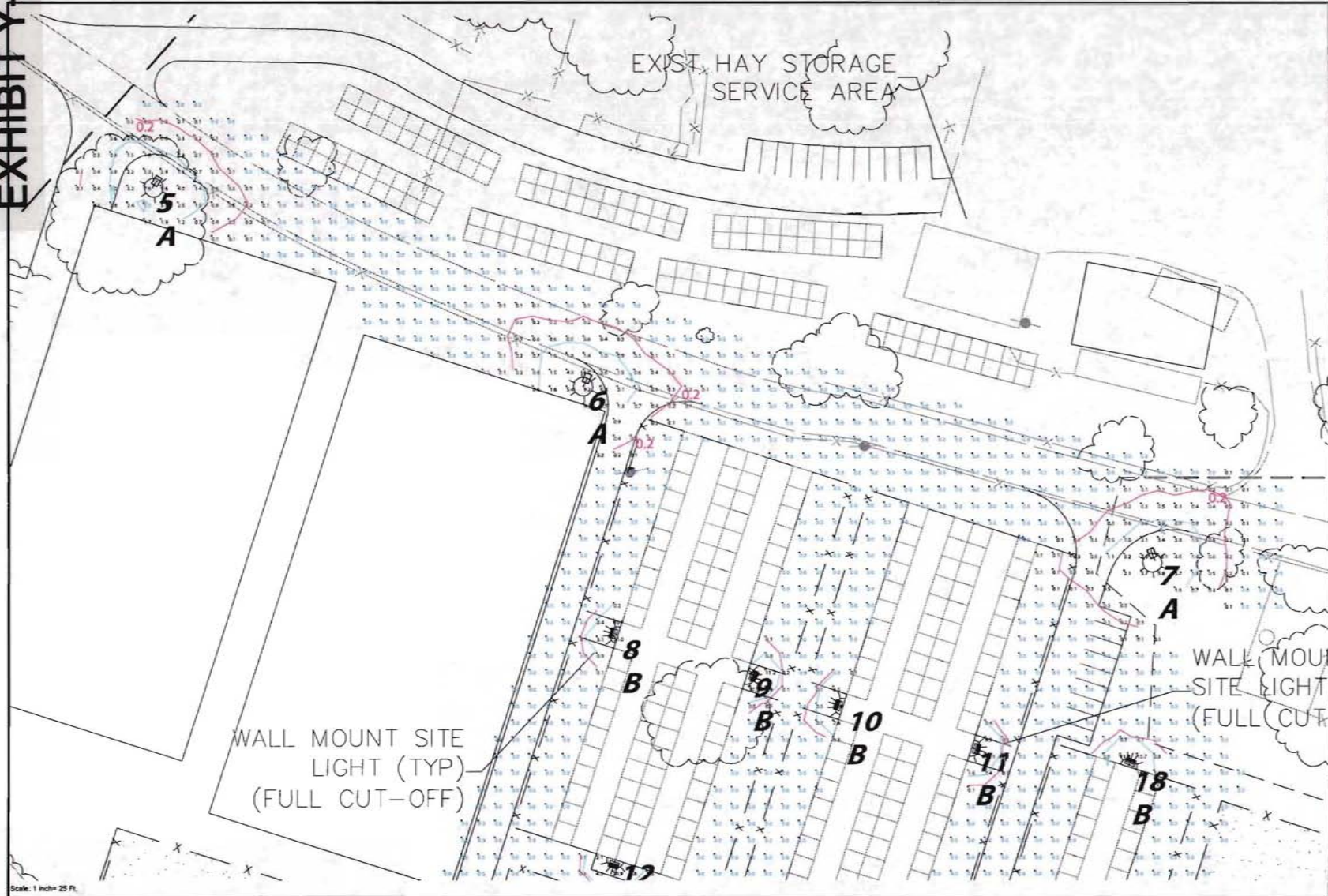
- That I have personally inspected the tree(s) and/or the property referred to in this report and have stated my findings accurately. The extent of the evaluation or appraisal is stated in the attached report and the Terms of Assignment;
- That I have no current or prospective interest in the vegetation or the property that is the subject of this report and have no personal interest or bias with respect to the parties involved;
- That the analysis, options and conclusions stated herein are my own and are based on current scientific procedures and facts;
- That my analysis, opinions and conclusions were developed and this report has been prepared according to commonly accepted arboricultural practices;
- That no one provided significant professional assistance to me, except as indicated within the report;
- That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of any subsequent events.

I further certify that I am a state licensed Tree Trimming Contractor (State License Number 494115), a Certified Arborist (ISA# WE-6356), and a member to the International Society of Arboriculture. I have been involved in the field of Arboriculture in a full time capacity for a period of more than twenty-five years.

Signed: **Kurt Stegen**

Date: March 7, 2012

EXHIBIT Y-3



<p>Scale: as noted Date: 7/16/2012 Drawn By: chris@rab.com</p>	<p>Site Name: 2400 Green Valley Drive Redwood City, CA 94067 Rab Lighting Layout</p>	<p>Prepared For: Arroyo Builders 170 Ludlow Avenue Northridge, CA 91324 Rab Lighting</p>
<p>RAB LIGHTING</p> <p>170 Ludlow Avenue Northridge, CA 91324 Tel: (818) 722-1000 WWW.RABMEL.COM</p>		

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Lumens/Lamp	LLF	Description	Lum. Watts	Arr. Watts	Total Watts
	3	A	SINGLE	19000	0.790	ALH200PSQ	232	232	696
	16	B	SINGLE	11500	0.750	WP2FCH150QT	185	185	2960
	2	A2	BACK-BACK	19000	0.790	ALH200PSQ	232	464	928

Calculation Summary									
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Description	
CalcPts1	illumiance	Fc	0.25	34.1	0.0	N.A.	N.A.	Beyond General Office Parking Grid: 10'x10' 0'-0" AFG	
CalcPts2	illumiance	Fc	1.16	17.8	0.0	N.A.	N.A.	General Office Parking Grid: 10'x10' 0'-0" AFG	
CalcPts3	illumiance	Fc	0.43	10.1	0.0	N.A.	N.A.	Site Lighting Grid: 10'x10' 0'-0" AFG	
CalcPts4	illumiance	Fc	0.46	31.0	0.0	N.A.	N.A.	Barn Stall Lighting Grid: 10'x10' 0'-0" AFG	

Luminaire Location Summary						
LumNo	Label	X	Y	Z	Orient	Tilt
1	A2	1460.25	2312.5	16	350.614	0
2	A2	1509.5	2229.25	16	353.211	0
3	B	1380.5	2284.5	10	349.596	0
4	B	1508	2364.25	10	260.231	0
5	A	1632.5	1953.25	16	57.98	0
6	A	1887.75	1835	16	68.459	0
7	A	2226	1730.5	16	112.521	0
8	B	1907.888	1686.242	10	160.809	0
9	B	1985.666	1663.441	10	330.461	0
10	B	2041.106	1643.418	10	161.095	0
11	B	2117.379	1619.112	10	344.156	0
12	B	1906.742	1552.132	10	253.041	0
13	B	2040.18	1509.274	10	259.2	0
14	B	1959.393	1486.821	10	74.702	0
15	B	1825.388	1487.934	10	154.695	0
16	B	2068.999	1409.737	10	333.479	0
17	B	1935.087	1410.863	10	254.888	0
18	B	2210.319	1607.538	10	68.661	0
19	B	2152.101	1491.798	10	167.335	0
20	B	2190.18	1479.529	10	343.77	0
21	B	2131.962	1363.788	10	246.56	0
Total Quantity: 21						



A: ALH200PSQ A2 : ALH200PSQ A & A2 Pole: PS4-11-15D2



B: WP2FCH150QT

NOTES:

* THE LIGHT LOSS FACTOR (LLF) IS A PRODUCT OF THE LAMP LUMEN DEPRECIATION (LLD), THE LUMINAIRE DIRT DEPRECIATION (LDD) AND THE BALLAST FACTOR (BF).

- THE LDD IS JOB SPECIFIC
- THE LLD IS THE RESULT (QUOTIENT) OF MEAN LUMENS / INITIAL LUMENS PER LAMP MANUFACTURER
- THE BF IS PROVIDED BY THE BALLAST MANUFACTURER

* VALUES SHOWN ARE PREDICTED HORIZONTAL FOOTCANDLES TAKEN AT GRADE. ACTUAL READINGS MAY VARY, DETERMINATE OF EQUIPMENT, ELEVATION OPERATIONAL HOURS OF USE, OBSTRUCTIONS, VARIATIONS IN REFLECTANCES AND / OR ENVIRONMENTAL VARIABLES

* EXACT MOUNTING DETAILS TO BE DETERMINED AT JOBSITE BY OTHERS MOUNTING HEIGHT EXHIBITED ON DRAWING , SET TO BOTTOM OF FIXTURE HOUSING.

All luminaires specified with stock light bulb. All fixtures are to be installed in accordance with the manufacturer's instructions. The manufacturer's instructions are available on the manufacturer's website. The manufacturer's website is www.rablighting.com. The manufacturer's phone number is (888) 722-0000. The manufacturer's fax number is (888) 722-0000. The manufacturer's email address is sales@rablighting.com. The manufacturer's website is www.rablighting.com. The manufacturer's phone number is (888) 722-0000. The manufacturer's fax number is (888) 722-0000. The manufacturer's email address is sales@rablighting.com.

Scale as noted
 Date: 7/19/2012
 Drawn By: chvalencoc

All Rights Reserved
 3480 Blue Skyway Circle, Inc.
 Hayward, CA 94545
 Rab Lighting Layout

Prepared For:
 Henry Wallace
 Hayward, CA 94545

RAB Lighting
 170 Ludlow Avenue
 Northlake, NJ 07064
 Tel: (888) 722-0000
 Fax: (888) 722-0000
 WWW.RABLIGHTING.COM

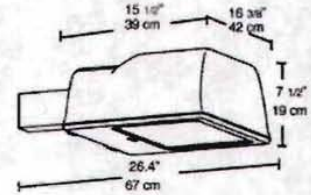


ALH200PSQ

Type II distribution Area Light with pole top fixed arm mount. Fixed mounting at 90 deg to pole. Drilling 2" on center. Factory wired for 277V. Lamp supplied.

Color: Bronze

Weight: 31.9 lbs



Lamp Info

Type: T15
 Watts: 200
 Shape/Size: N/A
 Base: N/A
 ANSI: N/A
 Hours: 15,000
 Lamp Lumens: 19,000
 Efficacy: 86 LPW

Ballast Info

Type: CWA HPF QT
 120V: 1.4/2.0
 208V: 0.8/1.2
 240V: 0.7/01.0
 277V: 0.6/0.9
 Input Watts: 222W
 Efficiency: 90%

Technical Specifications

UL Listing:

Suitable for wet locations. Suitable for mounting within 4' of the ground.

Country of Origin:

Designed by RAB in New Jersey and assembled in the USA by IBEW Local 3

Buy American Act Compliant:

This product is a COTS item manufactured in the United States, and is compliant with the Buy American Act.

Recovery Act (ARRA) Compliant:

This product complies with the 52.225-21 "Required Use of American Iron, Steel, and Manufactured Goods-- Buy American Act-- Construction Materials (October 2010)

Trade Agreements Act Compliant:

This product is a COTS item manufactured in the United States, and is compliant with the Trade Agreements Act.

GSA Schedule:

This product is suitable for listing on the GSA Schedule of the US General Services in accordance with FAR Subpart 25.4

Lens Gasket:

High temperature extruded silicone set in die cast retaining groove. Remains in place during relamping.

Housing:

One-piece precision die cast aluminum housing and door held captive when opened. Removable hinge pins for door removal.

Reflector:

Hydroformed Type II reflector.

Finish:

Chip and fade resistant bronze polyester powder coat finish.

Lens:

Thermal, tempered shock resistant glass, 5/32" thick.

Socket:

Porcelain socket pulse rated 4kv, 1500 watts and 600 volts, reinforced with cat's eyes for added durability. Silicone and fiberglass #14 gauge socket leads rated for 200C. Plated screw shell designed to resist corrosion with spring loaded center contact.

Mounting Arm:

Mounts with two 5/16 -18 threaded rods at 2" on center.

Dark Sky Approved:

The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire.

Patents:

Sensor and fixture designs are protected under U.S. and International Intellectual Property Laws

EPA:

1



EXHIBIT Y-6

Created: 07/19/2012

PS4-11-15D2

Square steel poles drilled for 2 Area Lights at 180 deg. Designed for ground mounting. Poles are stocked nationwide for quick shipment. Protective packaging ensures poles arrive at the job site good as new.

Lamp Info

Type: -
Watts: 0
Shape/Size: N/A
Base: N/A
ANSI: N/A
Hours: 0
Lamp Lumens: 0
Efficacy: N/A

Ballast Info

Type: 0
120V: N/A
208V: N/A
240V: N/A
277V: N/A
Input Watts: N/A
Efficiency: N/A

Technical Specifications

Shaft:

46,000 p.s.i. minimum yield

Hand Holes:

Reinforced with grounding lug and removable cover.

Base Plates:

Slotted base plates 36,000 p.s.i.

Shipping Protection:

All poles are shipped in individual corrugated cartons to prevent finish damage.

Color:

Bronze powder coating

Terms of Sale:

Pole Terms of Sale is available

Height:

15 FT

Weight:

106 lbs

Gauge:

11

Wall Thickness:

1/8"

Shaft Size:

4"

Hand Hole Dimensions:

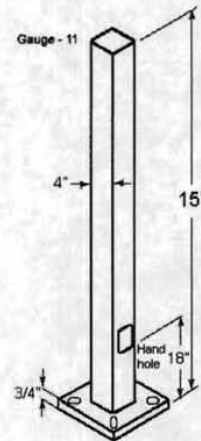
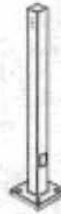
3" x 5"

Bolt Circle:

8-9"

Color: Bronze

Weight: 106.0 lbs



Base Dimension:

8"

Anchor Bolt:

Galvanized anchor bolts and galvanized hardware and anchor bolt template. All bolts have a 3" hook

Anchor Bolt Templates:

WARNING Template must be printed on 11" x 17" sheet for actual size. CHECK SCALE BEFORE USING. Templates shipped with anchor bolts and available

Pre-Shipped Anchor Bolts:

Bolts can be pre-shipped upon request for additional freight charge

MaxEPA's/Max Weights:

70MPH 14.0 ft_/400 lb
80MPH 10.2 ft_/295 lb
90MPH 7.6 ft_/220 lb
100MPH 5.6 ft_/165 lb
110MPH 4.2 ft_/125 lb
120MPH 3.0 ft_/95 lb
130MPH 2.1 ft_/70 lb
140MPH 1.4 ft_/50 lb
150MPH 0.8 ft_/35 lb

RAB
LIGHTING

Tech Help Line: 888 RAB-1000

Email: sales@rabweb.com

On the web at: www.rabweb.com

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Note: Specifications are subject to change without notice

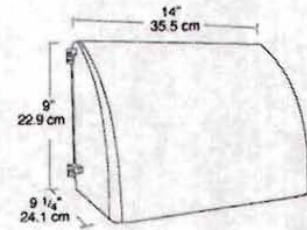
Page 1 of 1

WP2FCH150QT

Fully shielded, Full Cutoff wallpack. Full Cutoff optics with flat tempered glass lens. EZ mount knockouts for easy wiring. Lamp supplied.

Color: Bronze

Weight: 18.1 lbs



Lamp Info

Type: ED17
 Watts: 150
 Shape/Size: N/A
 Base: N/A
 ANSI: N/A
 Hours: 10,000
 Lamp Lumens: 12,500
 Efficacy: 68 LPW

Ballast Info

Type: CWA-HPF QT
 120V: 1.0/1.6
 208V: .6/.9
 240V: .5/.8
 277V: .5/.7
 Input Watts: 185W
 Efficiency: 81%

Technical Specifications

UL Listing:

Suitable for wet locations. HID fixtures can be wired with 90 C supply wiring if supply wires are routed 3" away from ballast.

Housing:

Die cast aluminum, 1/2" NPS tapped holes top, both sides and back for conduit or photocontrol. Hinged refractor frame. Continuous silicone rubber gasket.

Reflector:

Specular anodized aluminum, removable for installation. Symmetrical light pattern maximizes distance between fixtures.

Cutoff Lens:

Tempered glass.

Refractor:

Prismatic optics designed to minimize glare and throw light down and out. Heat resistant borosilicate glass.

Finish:

Chip and fade resistant polyester powder coating.

Quad Tap:

Fixture works with 120, 208, 240 and 277 Volts

Patents:

RAB sensor and fixture designs are protected under U.S. and International Intellectual Property laws

For use on LEED Buildings:

IDA Dark Sky Approval means that this fixture can be used to achieve LEED Credits for Light Pollution Reduction.

Dark Sky Approved:

The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire.

Country of Origin:

Designed by RAB in New Jersey and assembled in the USA by IBEW Local 3

Buy American Act Compliant:

This product is a COTS item manufactured in the United States, and is compliant with the Buy American Act.

Recovery Act (ARRA) Compliant:

This product complies with the 52.225-21 "Required Use of American Iron, Steel, and Manufactured Goods-- Buy American Act-- Construction Materials (October 2010)

Trade Agreements Act Compliant:

This product is a COTS item manufactured in the United States, and is compliant with the Trade Agreements Act.

GSA Schedule:

This product is suitable for listing on the GSA Schedule of the US General Services in accordance with FAR Subpart 25.4



Tech Help Line: 888 RAB-1000

Email: sales@rabweb.com

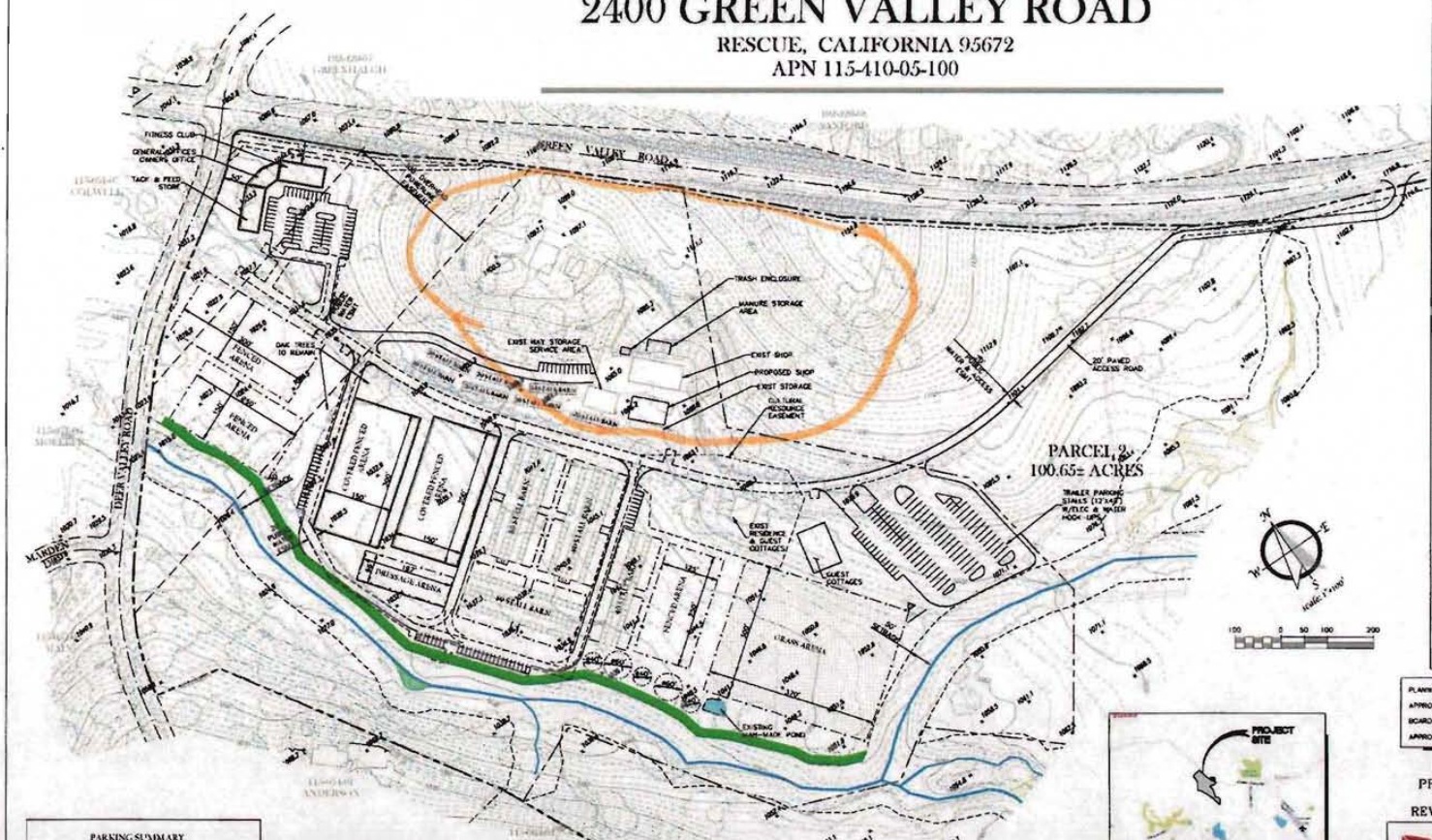
On the web at: www.rabweb.com

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Note: Specifications are subject to change without notice

Page 1 of 1

PRELIMINARY EQUESTRIAN SITE PLAN
ESSENTIAL PROPERTIES GROUP, INC.
2400 GREEN VALLEY ROAD
 RESCUE, CALIFORNIA 95672
 APN 115-410-05-100



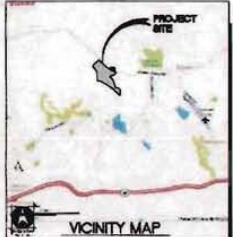
PARKING SUMMARY	
STANDARD PARKING (STALL @ 300')	261
ACCESSIBLE PARKING (1% @ 300')	4
TRAILER PARKING (STALL @ 600')	40
TOTAL STALLS	295

TOPOGRAPHIC SURVEY
 A TOPOGRAPHIC SURVEY WAS CONDUCTED BY TSD ENGINEERING, INC. IN NOVEMBER 2011. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT AND THE CALIFORNIA BOARD OF SURVEYING AND MAPPING. THE SURVEY WAS CONDUCTED BY TSD ENGINEERING, INC. IN ACCORDANCE WITH THE SURVEYING ACT AND THE CALIFORNIA BOARD OF SURVEYING AND MAPPING. THE SURVEY WAS CONDUCTED BY TSD ENGINEERING, INC. IN ACCORDANCE WITH THE SURVEYING ACT AND THE CALIFORNIA BOARD OF SURVEYING AND MAPPING.

EL DORADO COUNTY DATUM BENCHMARK
 THE BENCHMARK IS A BENCH MARK SET BY EL DORADO COUNTY IN 1986. THE BENCHMARK IS A BENCH MARK SET BY EL DORADO COUNTY IN 1986. THE BENCHMARK IS A BENCH MARK SET BY EL DORADO COUNTY IN 1986.

BASIS OF BEARING
 THE BASIS OF BEARING FOR THIS SITE PLAN IS THE BASIS OF BEARING FOR THE SURVEY. THE BASIS OF BEARING FOR THIS SITE PLAN IS THE BASIS OF BEARING FOR THE SURVEY. THE BASIS OF BEARING FOR THIS SITE PLAN IS THE BASIS OF BEARING FOR THE SURVEY.

FLOOD ZONE
 THE FLOOD ZONE IS A FLOOD ZONE SET BY EL DORADO COUNTY. THE FLOOD ZONE IS A FLOOD ZONE SET BY EL DORADO COUNTY. THE FLOOD ZONE IS A FLOOD ZONE SET BY EL DORADO COUNTY.



SHEET 2/4

PROJECT SUMMARY
 OWNER: ESSENTIAL PROPERTIES GROUP, INC.
 500 RIVERSIDE DRIVE, BUILDING #100
 ROME, IL, CA 95672
 ATTN: BENNIE GRAYHAM
 bgrayham@essentialproperties.com
 ENGINEER:
 TSD ENGINEERING, INC.
 31 NATOMA STREET, SUITE 160
 FOLSOM, CA 95630
 ATTN: CHRIS FLICKERT
 cfllickert@tsdeng.com
 SCALE:
 1" = 200'
 CONTOUR INTERVAL:
 5' (OUTSIDE INTERVAL)
 10' (INSIDE INTERVAL)
 TOPOGRAPHY:
 AERIAL TOPOGRAPHIC SURVEY
 CONDUCTED IN AUGUST 2011
 SURVEY:
 SURVEYED BY TSD ENGINEERING, INC.
 IN ACCORDANCE WITH THE SURVEYING ACT AND THE CALIFORNIA BOARD OF SURVEYING AND MAPPING.
 ADJACENT PARCELS:
 TO THE NORTH: PARCEL 115-410-05-100
 TO THE SOUTH: PARCEL 115-410-05-100
 PRESENT ZONING:
 RE-1 (RESIDENTIAL)
 PROPOSED ZONING:
 PARCEL 1: RE-1 (RESIDENTIAL)
 PARCEL 2: RE-1 (RESIDENTIAL)
 AREA:
 PARCEL 1: 4177.66 ACRES
 PARCEL 2: 1000.65 ACRES
 TOTAL: 5178.31 ACRES
 SUBJECT PARCELS:
 27.15 ACRES
 WATER RIGHTS:
 EL DORADO COUNTY DISTRICT
 NEWAGE DISPOSAL:
 PRIVATE SEWER SYSTEM
 FIRE PROTECTION:
 RESIDENTIAL FIRE TOWER DISTRICT
 EL DORADO COUNTY
 DRAINAGE PREPARATION:
 PERMITS BY 2011
 FOUNDATION:
 CONCRETE FOUNDATION
 PARK DISTRICT:
 EL DORADO COUNTY
 SECTION DISTRICT:
 RESCUE UNION SCHOOL DISTRICT
 EL DORADO COUNTY DISTRICT
 GAS & ELECTRIC:
 PUBLIC
 TELEPHONE:
 AT&T

PLANNING COMMISSION:
 APPROVAL/REVISION DATE:
 BOARD OF SUPERVISORS:
 APPROVAL/REVISION DATE:

PRELIMINARY SITE PLAN
 MARCH 14, 2011
 REVISED AUGUST 22, 2012

TSD ENGINEERING, INC.
 31 Natoma Street, Suite #160
 Folsom, CA 95630
 Phone: (916) 608-0707
 Fax: (916) 608-0701

EXHIBIT Z