



COMMUNITY DEVELOPMENT SERVICES

PLANNING AND BUILDING DEPARTMENT

<http://www.edcgov.us/DevServices/>

PLACERVILLE OFFICE:

2850 Fairlane Court, Placerville, CA 95667

BUILDING

(530) 621-5315 / (530) 622-1708 Fax

bldgdept@edcgov.us

PLANNING

(530) 621-5355 / (530) 642-0508 Fax

planning@edcgov.us

LAKE TAHOE OFFICE:

924 B Emerald Bay Rd

South Lake Tahoe, CA 96150

(530) 573-3330

(530) 542-9082 Fax

TO: County of El Dorado Agricultural Commissioner/Commission

FROM: Alex Guilbert, Associate Planner

DATE: August 27, 2018

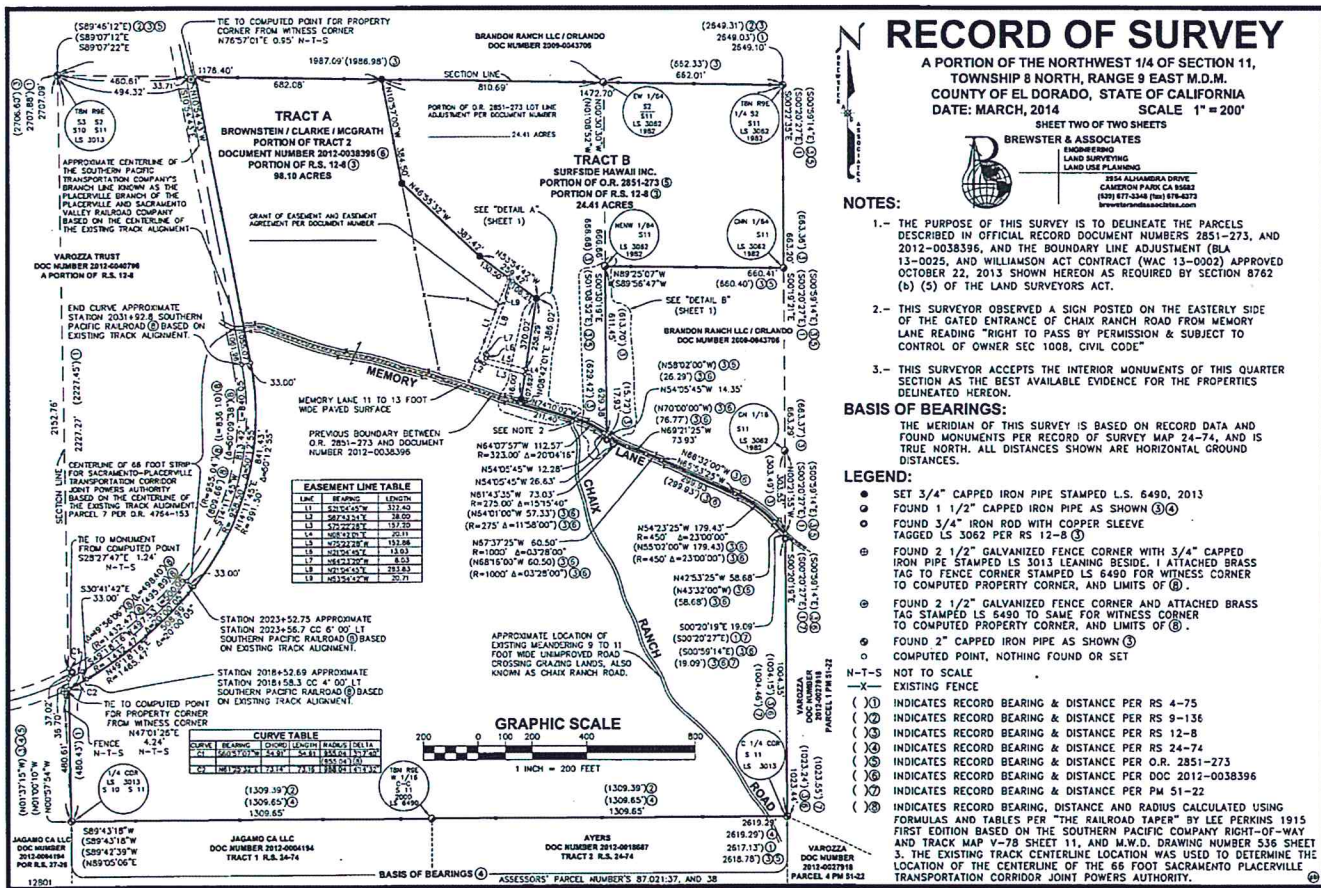
RE: **ADM18-0210/James Robert Conrads**
Administrative Relief from Agricultural Setback
Assessor's Parcel Number: 087-021-83

Planning Request and Project Description:

Planning Services is requesting review for administrative relief from the required 200 foot agricultural setback for the above referenced project. The applicant's request is for a single family dwelling to be located 150 feet from the north property line (APN 087-021-82) and 185 feet from the east property line (APN 087-021-82). Assessor's Parcel Number 087-021-82 is a 24.1 acre property zoned Planned Agricultural-20 acre (PA-20). The applicant's parcel, identified as APN 087-021-83, is 98.1 acres, zoned Planned Agricultural-20 acre (PA-20) and is located at 4835 Memory Lane (Supervisor District 2).

Please see attached site plans that illustrate this request.

EXHIBIT B





COMMUNITY DEVELOPMENT SERVICES PLANNING AND BUILDING DEPARTMENT

2850 Fairlane Court, Placerville, CA 95667

Phone: (530) 621-5355 www.edcgov.us/Planning/

RECEIVED

JUL 31 2018

EL DORADO COUNTY
DEVELOPMENT SERVICES DE

APPLICATION FOR: **ADMINISTRATIVE PERMIT**

FILE # ADM 18-0210

ASSESSOR'S PARCEL NO.(s) 087-021-83

PROJECT NAME/REQUEST: (Describe proposed use) Manufactured home replacement, request to encroach Ag setback

APPLICANT/AGENT James Robert Conrads

Mailing Address 4835 Memory Lane Shingle Springs CA 95682
P.O. Box or Street _____ City _____ State & Zip _____
Phone () 310-500-2502 EMAIL: jim@blueoaksfarm.com

PROPERTY OWNER SAME AS ABOVE

Mailing Address _____
P.O. Box or Street _____ City _____ State & Zip _____
Phone () _____ EMAIL: _____

LIST ADDITIONAL PROPERTY OWNERS ON SEPARATE SHEET IF APPLICABLE

ENGINEER/ARCHITECT _____

Mailing Address _____
P.O. Box or Street _____ City _____ State & Zip _____
Phone () _____ EMAIL: _____

LOCATION: The property is located on the North side of Memory Lane
N / E / W / S street or road
1/2 mile feet/miles East of the intersection with South Shingle Road
N / E / W / S major street or road
in the Latrobe area. PROPERTY SIZE 98 Acres
acreage / square footage

X [Signature] Date 7/26/18
signature of property owner or authorized agent

FOR OFFICE USE ONLY

Date 31 July 18 Fee \$ 507.00 Receipt # R3117 Rec'd by Isaac Wolf Census _____
Zoning PA-20 GPD AL Supervisor Dist 2 Sec 11 Twn 8N Rng 9E

Ag Preserve 325

ACTION BY: _____ DIRECTOR

_____ ZONING ADMINISTRATOR

Hearing Date _____

Approved _____ Denied _____
Findings and/or conditions attached

Approved _____ Denied _____
Findings and/or conditions attached

APPEAL:

Approved _____ Denied _____

Title _____

Application Revised 11/2017



COMMUNITY DEVELOPMENT SERVICES PLANNING AND BUILDING DEPARTMENT

2850 Fairlane Court, Placerville, CA 95667

Phone: (530) 621-5355 www.edcgov.us/Planning/

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ADMINISTRATIVE PERMIT, RELIEF, OR WAIVER

JUL 31 2018

REQUIRED SUBMITTAL INFORMATION

EL DORADO COUNTY
DEVELOPMENT SERVICES DEPT

The following information must be provided with all applications as indicated below. **If all the information is not provided, the application will be deemed incomplete and will not be accepted.** For your convenience, please use the check (✓) column on the left to be sure you have all required information.

FORMS AND MAPS REQUIRED (Required for all applications)

Check (✓)
Applicant County

- | | | | |
|-------------------------------------|-----------------------------------------|----|------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 1) | Application form, completed and signed. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> N/A | 2) | Letter of authorization from all property owners authorizing agent to act as applicant, when applicable. |
| <input type="checkbox"/> | <input type="checkbox"/> | 3) | Proof of ownership (Grant Deed), if the property has changed title since the last tax roll. |
| <input type="checkbox"/> | <input type="checkbox"/> | 4) | An 8 ½ x 11" vicinity map showing the location of the project in relation to the distance to major roads, intersections, and town sites. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 5) | Narrative of project and request. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 6) | Provide name, mailing address and phone number of all property owners and their agents. |

OAK TREE/OAK WOODLAND REMOVAL (Required for all oak tree/oak woodland removal permits)

The following information shall be required if any Oak Woodlands, Individual Native Oak Trees, or Heritage Trees, as defined in Oak Resources Conservation Ordinance Section 130.39.030 (Definitions) will be impacted by the project (i.e., cut down) consistent with Section 130.39.060 (Oak Tree and Oak Woodland Removal Permits – Ministerial Development Projects).

Check (✓)
Applicant County

- | | | | |
|--------------------------|--------------------------|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | 1) | Oak Resources Code Compliance Certificate. |
| <input type="checkbox"/> | <input type="checkbox"/> | 2) | Oak Resources Technical Report prepared by a Qualified Professional consistent with Section 2.5 (Oak Resources Technical Reports) of the Oak Resources Management Plan. |
| <input type="checkbox"/> | <input type="checkbox"/> | 3) | Completed Oak Resources Technical Report Checklist, including supplemental data for impacted Individual Native Oak Trees within Oak Woodlands, as applicable. |
| <input type="checkbox"/> | <input type="checkbox"/> | 4) | Reason and objective for Impact to oak trees and/or oak woodlands. |



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2850 Fairlane Court, Placerville, CA 95667

Phone: (530) 621-5355 www.edcgov.us/Planning/

ADMINISTRATIVE PERMIT, RELIEF, OR WAIVER

PURPOSE

An Administrative Permit is required in cases where limited review of a proposed structure or use is necessary to verify compliance with established standards adopted to ensure compatibility with adjacent uses and availability of public services and infrastructure. The Administrative Permit is used for the processing of Oak Tree/Oak Woodland Removal Permits in compliance with Oak Resources Conservation Ordinance Section 130.39.060 (Oak Tree and Oak Woodland Removal Permits – Ministerial Development Projects), administrative relief or waiver requests in compliance with Zoning Ordinance Subsection 130.52.010.B (Administrative Relief or Waiver) or to establish the legal nonconforming status of a use or structure in compliance with Zoning Ordinance Chapter 130.61 (Nonconforming Uses, Structures, and Lots).

The issuance of an Administrative Permit shall be a ministerial project pursuant to the California Environmental Quality Act (CEQA).

INITIAL PROCESS

1. Applicant/agent prepares all required submittal information and makes an appointment to submit the application to Planning Services.
2. Planning Services reviews submittal and makes a determination on zoning conformance or if public hearing is required within 20 working days.

NOTE: Ranch marketing and winery activities require Agricultural Commission review, extending the determination by approximately 30-45 days.

APPEALS

A decision on the Administrative Permit may be appealed pursuant to Zoning Ordinance Section 130.52.090 (Appeals). Appeals must be made within ten working days from date of decision and filed with Planning Services with the current appeal fee, as adopted by the Board of Supervisors through fee resolution.

FEES

Current application and revision fees may be obtained by contacting the Planning Services at (530) 621-5355 or by accessing the Planning Services online fee schedule at www.edcgov.us/Planning/.

NOTE: Should your application be denied, application fees are nonrefundable. Should you request withdrawal of the application, you may receive only that portion of the fee which has not yet been expended.

DEED RESTRICTIONS

Please review and understand any private deed restrictions recorded against your property to insure your proposed application does not violate such deed restrictions. If a conflict exists between the deed restrictions and your application, the County can still approve your application and issue necessary permits. However, County approval does not absolve your obligation to comply with deed restrictions.

APPLICATION

If the application and submittal requirements are not attached to this information packet, please contact Planning Services. You may also call Planning Services at **(530) 621-5355** for general assistance. .

APPOINTMENT

Applications are accepted by appointment only. Please call ahead for an appointment with a planner when you are ready to submit your application. Please have all required submittal information completed before your appointment. Appointments are generally made within 48 hours of your call to Planning Services at **(530) 621-5355**.

SITE PLAN REQUIREMENTS (Not required for oak tree/oak woodland removal permits)

One full-sized site plan drawn to scale and of sufficient size to allow for a clear delineation of the following required information (where applicable) in an electronic PDF format (CD-ROM or other medium) and one 11"x17" version of the full-sized site plan. Both versions must include a graphic scale. For your convenience, please check the Applicant column on the left to be sure you have all the required submittal information.

FORMS AND MAPS REQUIRED

Check (✓)
Applicant County

- | | | | |
|--------------------------|-------------------------------------|-----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | 1) | Project name (if applicable). |
| <input type="checkbox"/> | <input type="checkbox"/> | 2) | Name, address of applicant and designer (if applicable). |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 3) | Date, north arrow, and scale. |
| <input type="checkbox"/> | <input type="checkbox"/> | 4) | Entire parcels of land showing perimeter with dimensions. |
| <input type="checkbox"/> | <input type="checkbox"/> | 5) | All roads, alleys, streets, and their names. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 6) | Location of easements, their purpose and width. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 7) | All existing and proposed uses (i.e. buildings, driveways, dwellings, utility transmission lines, etc.). |
| <input type="checkbox"/> | <input type="checkbox"/> | 8) | Parking and loading stalls with dimensions (refer to Zoning Ordinance Chapter 130.35 (Parking and Loading, and the Community Design Standards – Parking and Loading Standards). |
| <input type="checkbox"/> | <input type="checkbox"/> | 9) | Trash and litter storage or collection areas, and propane tank location(s). |
| <input type="checkbox"/> | <input type="checkbox"/> | 10) | Total gross square footage of proposed buildings. |
| <input type="checkbox"/> | <input type="checkbox"/> | 11) | Proposed/existing fences or walls. |
| <input type="checkbox"/> | <input type="checkbox"/> | 12) | Sign location and size (if proposed). |
| <input type="checkbox"/> | <input type="checkbox"/> | 13) | Pedestrian walkways, courtyards, etc. (if proposed). |
| <input type="checkbox"/> | <input type="checkbox"/> | 14) | Exterior lighting (if proposed). (Refer to Zoning Ordinance Chapter 130.34 and the Community Design Standards – Outdoor Lighting Standards). |
| <input type="checkbox"/> | <input type="checkbox"/> | 15) | Existing/proposed water, sewer, septic systems, and wells (if applicable). |
| <input type="checkbox"/> | <input type="checkbox"/> | 16) | Existing/proposed fire hydrants. |
| <input type="checkbox"/> | <input type="checkbox"/> | 17) | The location, if present, of rock outcropping, lava caps, drainage courses, lakes, canals, reservoirs, rivers, streams, spring areas subject to inundation and wetlands. (Show respective 100-foot and 50-foot septic system setbacks when a septic system is proposed.) |

FORMS AND MAPS REQUIRED

Check (✓)
Applicant County

- ☐ ☐ 18) Identify areas subject to a 100-year flood on perennial streams or creeks, and show high water level (100-year) on map.
- ☐ ☐ 19) Note any proposed trails within the project; and where applicable, connection to existing or proposed trail systems.
- ☐ ☐ 20) Summary table on plans (or attached) demonstrating compliance with zoning regulations regarding the following:
- Signs (Zoning Ordinance Chapter 130.16 – Signs);
 - Parking (Zoning Ordinance Chapter 130.35 – Parking and Loading, and Community Design Standards – Parking and Loading Standards);
 - Landscaping (Zoning Ordinance Chapter 130.33 – Landscaping Standards, and Community Design Standards – Landscaping and Irrigation Standards); and
 - Development standards regarding maximum coverage for the lot (see the applicable zone district development standards).

LANDSCAPE PLAN REQUIREMENTS *(Not required for oak tree/oak woodland removal permits)*
(Two copies required when parking facilities are proposed.)

Check (✓)
Applicant County

- ☐ ☐ 1) Location, quantity, and a gallon size of proposed plant material (See Zoning Ordinance Chapter 130.33 – Landscaping Standards, and Community Design Standards – Landscaping and Irrigation Standards).
- ☐ ☐ 2) Lists of both common and botanical names of plant material.
- ☐ ☐ 3) Location/type of irrigation proposed. The Landscape Plan will be required to meet the County's Water Conserving Landscape Standards, available at Planning Services or online at www.edcgov.us/Planning/.

NOTE: APPLICATION WILL BE ACCEPTED BY APPOINTMENT ONLY. MAKE YOUR APPOINTMENT IN ADVANCE BY CALLING (530) 621-5355.



DEPARTMENT OF AGRICULTURE WEIGHTS AND MEASURES

Charlene Carveth
Agricultural Commissioner
Sealer of Weights and Measures

311 Fair Lane
Placerville, CA 95667
(530) 621-5520
(530) 626-4756 FAX
eldcag@edcgov.us

JUL 31 2018

EL DORADO COUNTY
DEVELOPMENT SERVICES DEPT

REQUEST FOR ADMINISTRATIVE RELIEF FROM AN AGRICULTURAL SETBACK – APPLICATION

APPLICANT(S) NAME(S): James Robert Conrads

SITE ADDRESS: 4835 Memory Lane Shingle Springs, CA 95682

MAILING ADDRESS: 4835 Memory Lane Shingle Springs, CA 95682

TELEPHONE NUMBER(S): (DAY) 310-500-2502 (EVE) 310-500-2502

APN#: 087-021-83 PARCEL SIZE: 98 Acres ZONING: PA - 20

LOCATED WITHIN AN AG DISTRICT? ☒ YES ☐ NO ADJACENT PARCEL ZONING: PA - 20

IF THE ADJACENT PARCEL IS ZONED TPZ OR NATURAL RESOURCES, IS YOUR PROPERTY LOCATED WITHIN
A COMMUNITY REGION OR RURAL CENTER? ☐ YES ☒ NO ☐ NOT APPLICABLE

REQUIRED AG SETBACK: 200 foot SETBACK YOU ARE REQUESTING: 150 foot

REQUESTED USE (AGRICULTURALLY-INCOMPATIBLE):

Manufactured home replacement and porch

DO YOU HAVE A BUILDING PERMIT FOR REQUESTED USE? ☐ YES (Permit # _____) ☒ NO

PLEASE ANSWER THE FOLLOWING:


- ☐ YES ☒ NO Does a natural barrier exist that reduces the need for a setback?
(☐ Topography ☐ Other _____)
- ☐ YES ☒ NO Is there any other suitable building site that exists on the parcel except within the
required setback?
- ☒ YES ☐ NO Is your proposed agriculturally-incompatible use located on the property to minimize any
potential negative impact on the adjacent agricultural land?
- List any site characteristics of your parcel and the adjacent agricultural land that the Agricultural Commission
should consider (including, but not limited to, topography, vegetation, and location of agricultural
improvements, etc.).

We would like to place our replacement manufactured home on essentially the same footprint as our current home to cause the least amount of disruption to our agricultural land and take advantage of the current site development. Given the increased footprint of the new home including a farmhouse style covered porch on 3 sides, we would like to locate the new home approximately 12-15 feet to the north and 12-15 feet to the east in order to utilize space that is currently empty and will allow us to do minimal grading and fill work and to allow reasonable distance from the existing warehouse. The area between our homesite and the adjacent parcel is all annual grazing pasture, essentially the same as on the adjacent parcel, which we will continue to manage by grazing livestock. The adjacent parcel grazes a small number of cattle through the summer into the fall. We have 8' tall deer fencing, installed in 2014, along the property line between the adjacent parcel. Our vineyard is directly west of the homesite and we prefer not to encroach any further towards the vineyard than is necessary if possible.

- Protecting Agriculture, People and the Environment -

IN THE DIAGRAM BELOW, SHOW THE FOLLOWING:

- A. Zoning of your parcel
- B. Zoning of adjacent parcels
- C. Placement of agriculturally-incompatible use
- D. Indicate requested setback distance
- E. Indicate any unique site characteristics of property



Adjacent Parcel
APN: 087-021-62
Zoning: PA-20

APPLICANT'S PARCEL

APN: 087-021-83
Zoning: PA-20

See attached plan with items
C, D, E.

ANY ADDITIONAL COMMENTS?



APPLICANT'S SIGNATURE

JULY 31, 2018

DATE

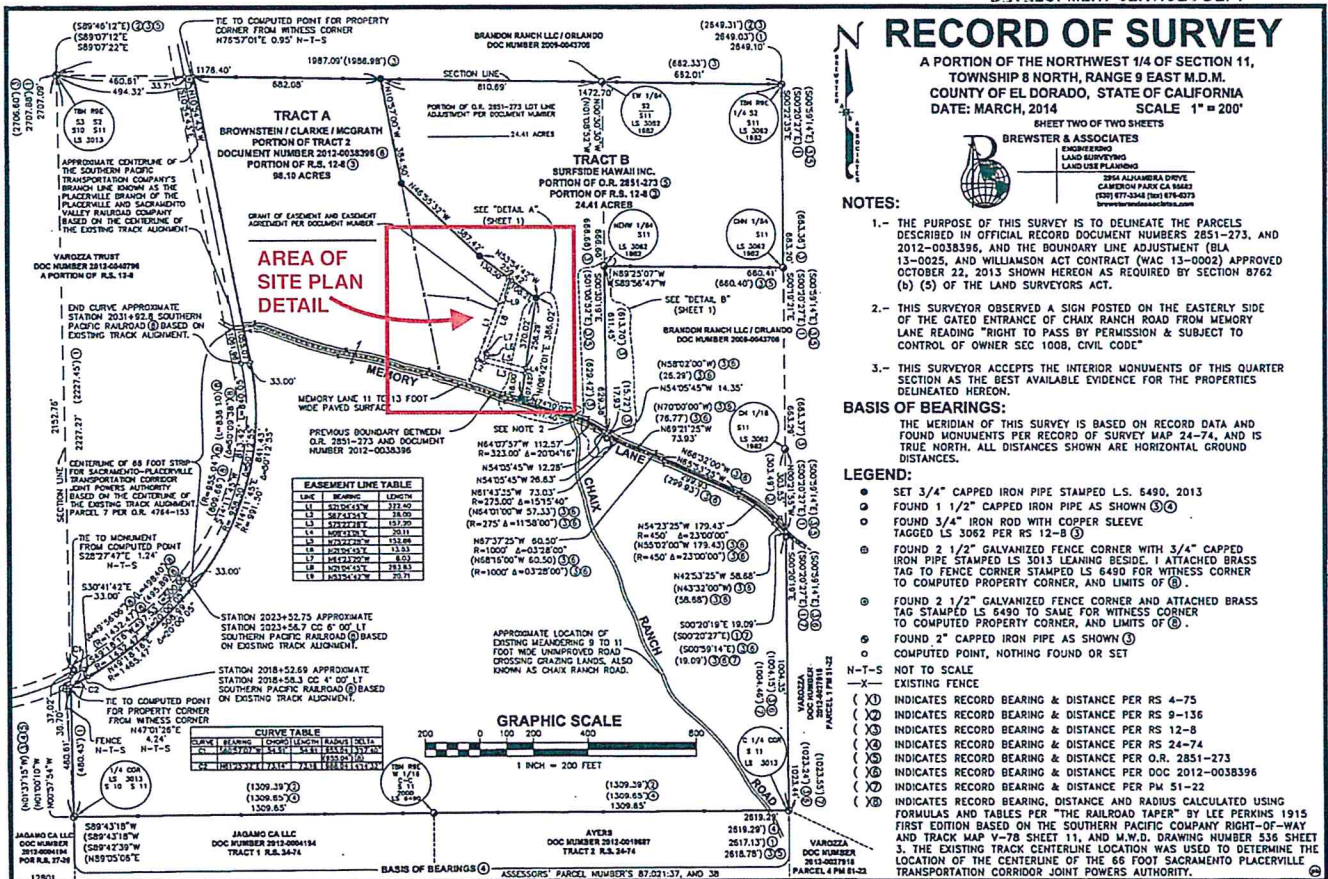
OFFICE USE ONLY: <input type="checkbox"/> Fee Paid	Date: _____	Receipt #: _____	Initials: _____
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RECEIVED

JUL 31 2018

EXHIBIT B

EL DORADO COUNTY
DEVELOPMENT SERVICES DEPT



Recording Requested By:
ROBERT A. LAURIE

And when recorded return to:

ROBERT A. LAURIE
Becker Runkle Laurie & Day
263 Main Street, Level 2
Placerville, CA 95667



El Dorado, County Recorder
William Schultz Co Recorder Office
DOC- 2014-0028643-00

Acct 2-FIDELITY NATL TITLE CO

Friday, JUL 25, 2014 11:18:56

Ttl Pd \$48.00 Rcpt # 0001617184

JLR/C1/1-11

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JUL 31 2018

EL DORADO COUNTY
DEVELOPMENT SERVICES DEPT

GRANT OF EASEMENT AND EASEMENT AGREEMENT

This GRANT OF EASEMENT AND EASEMENT AGREEMENT is entered into this 1st day of MAY, 2014, by and between GARY R. CLARKE, C. RICHARD CLARKE, CAROLEE C. BROWNSTEIN and DEBORAH C. MCGRATH, cumulatively referred to herein as "Grantors" and SURFSIDE HAWAII, INC., a Hawaii corporation, referred to herein as "Grantee" under the terms and conditions set forth herein.

RECITALS

WHEREAS, Grantors are the owners of a 98 acre parcel of improved and agricultural property in the unincorporated area of El Dorado County, California, identified as Tract A of that certain Record of Survey recorded in Book 34, Page 34 of Record of Survey Maps in the Official Records of the County of El Dorado and further identified by the legal description attached hereto as Exhibit A and incorporated herein by reference and which is referred to herein as the "Grantor's Property"; otherwise referred to as the Servient Tenement; and

WHEREAS, Grantee is the owner of a residential parcel adjacent to the Servient Tenement, identified as Tract B of that certain Record of Survey recorded in Book 34, Page 34 of Record of Survey maps in the Official Records of the County of El Dorado and further identified by the legal description attached hereto as Exhibit B and incorporated herein by reference and which is further referred to herein as the "Grantee's Property" otherwise referred to as the Dominant Tenement; and

WHEREAS, Grantee's Property contains a residence which is served by a water well ("the Subject Well") and accessory improvements located on Grantor's Property; and

WHEREAS, Grantee's Property requires an easement for the use and maintenance of the Subject Well and accessory improvements; and

WHEREAS, the Grantors are ready, willing and able to grant such easement;

IT IS HEREBY AGREED AS FOLLOWS:

The undersigned grantor(s) declare(s): 0 11911
Documentary transfer tax is \$
() computed of full value of property conveyed, or
() computed on full value less value of liens and encumbrances remaining at time of sale.

1. GRANT OF EASEMENT. Grantors, for consideration had and received, hereby grant to Grantee that certain water well and accessory easement as further defined herein, the specific location of which is set forth on Exhibit C which is attached hereto and incorporated herein by reference.

2. DESCRIPTION OF EASEMENT. The easement granted herein is appurtenant to and intended for the use of Grantee's Property for the purpose of providing Grantee's Property with water from the Subject Well as well as the accessory equipment necessary for the storage and delivery of said water including but not limited to an electric utility meter. The easement granted herein shall be deemed exclusive solely for the purpose of providing Grantee's Property with water from the Subject Well provided however, Grantor may use and maintain water storage and pipelines and other accessory uses including, but not limited to, a separate electric utility meter within the easement provided such do not unreasonably interfere with the rights granted to Grantee.

3. MAINTENANCE. The Grantee and its successors shall have the right to enter upon the easement for the purpose of maintaining the easement and maintaining or replacing the equipment related thereto as Grantee may deem necessary. Grantee shall be solely responsible for the costs associated with the maintenance of Grantee's equipment. Grantor shall be solely responsible for costs associated with Grantor's equipment located within the easement. For all other common costs associated the maintenance of the easement, said costs shall be borne equally by both Grantor and Grantee.

4. INDEMNIFICATION. Grantee agrees to indemnify Grantors and hold Grantors harmless from any claim arising from injury or damage as a result of Grantee's use of the easement. Grantor agrees to indemnify and hold Grantee harmless from any claim arising from injury or damage as a result of Grantor's equipment within the easement area.

WHEREFORE, this Agreement may be executed in counterparts and is executed on the dates noted herein below.

GRANTORS:

Gary R. Clarke
by Deborah C. McGrath
GARY R. CLARKE by
DEBORAH C. MCGRATH as
Attorney-in-Fact

Date: 7, 23, 2014

C. Richard Clarke
by Deborah C. McGrath
C. RICHARD CLARKE by
DEBORAH C. MCGRATH as
Attorney-in-Fact

Date: 7-23, 2014

Carolee C Brownstein

by Deborah C McGrath

CAROLEE C. BROWNSTEIN by
DEBORAH C. MCGRATH AS
Attorney-in-Fact

Date: 7-23, 2014

Deborah C McGrath

DEBORAH C. MCGRATH

Date: 7-23, 2014

~~GRANTEE:~~

~~SURFSIDE HAWAII, INC.
By C.ROBERT CLARKE
President~~

~~Date: _____, 2014~~

~~Deborah C McGrath~~

~~CAROLEE C. BROWNSTEIN by
DEBORAH C. MCGRATH AS
Attorney-in-Fact~~

~~Date: May 7, 2014~~

~~Deborah C McGrath~~
~~DEBORAH C. MCGRATH~~

~~Date: 5/7, 2014~~

GRANTEE:

C Robert Clarke

SURFSIDE HAWAII, INC.
By C.ROBERT CLARKE
President

Date: May 1, 2014

State of California _____

County of El Dorado _____

On 07-23-2014 before me, Jill Alman, notary public _____, Notary Public,

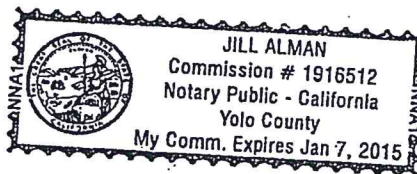
personally appeared Deborah C. McGrath
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the
within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies),
and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s)
acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature

(Seal)



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

County of EL DORADO

On MAY 1, 2014 before me, DONNA M. MACK, Notary Public
Date Here, Insert Name and Title of the Officer
 personally appeared C. ROBERT CLARKE
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



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

WITNESS my hand and official seal.

Signature: [Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: GRANT OF EASEMENT
 Document Date: 5-1-2014 Number of Pages: 3

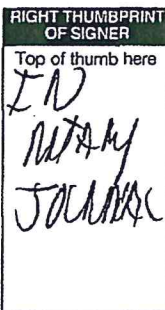
Signer(s) Other Than Named Above: SEE DOCUMENT

Capacity(ies) Claimed by Signer(s)

Signer's Name: C. ROBERT CLARKE Signer's Name: _____
☒ Corporate Officer — Title(s): PRESIDENT ☐ Corporate Officer — Title(s): _____

- ☐ Individual
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney in Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

Signer Is Representing: _____



- ☐ Individual
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney in Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

Signer Is Representing: _____

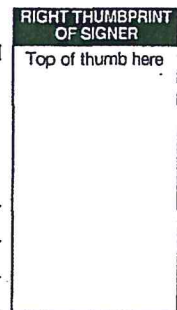


EXHIBIT A
LEGAL DESCRIPTION
TRACT A

All that portion of the Northwest quarter of Section 11, Township 8 North, Range 9 East, M.D.M., County of El Dorado, State of California, described as follows:

Being a portion of that certain parcel shown on that certain map entitled "RECORD OF SURVEY NW 1/4 SEC.11, & PTN. OF NE 1/4 SEC.10 OF T.8N., R.9E., M.D.M. COUNTY OF EL DORADO, CALIF." recorded on July 25, 1983 in Book 12 of Record of Surveys at Page 8 (RS 12-8) in the Office of the El Dorado County Recorder, more particularly described as follows:

Beginning at the Northwest corner of the herein described parcel of land, a point on the section line common to Section 2 and the above referenced Section 11 and the Easterly line of the lands owned by the Sacramento Placerville Transportation Corridor Joint Powers Authority, from whence the Northwest corner of Section 11, Township 8 North, Range 9 East, M. D. M. marked by a 2 inch capped iron pipe stamped "T8N R9E S3 S2 S10 S11 LS 3013" bears North 89°07'22" West 494.32 feet; thence from said **POINT OF BEGINNING**, along the aforementioned section line common to Sections 2 and 11, South 89°07'22" East 682.08 feet to a 3/4 inch capped iron pipe stamped LS 6490 2013; thence South 10°57'00" East 384.50 feet to a similar pipe; thence South 46° 55' 32" East 387.42 feet to a similar pipe; thence South 53°54'42" East 259.42 feet to a similar pipe; thence South 08°42'01" West 370.02 feet to a similar pipe; thence continuing South 08°42'01" West 16.00 feet to the centerline of Memory Lane; thence along the centerline of Memory Lane, South 74°10'02" East 211.40 feet to the beginning of a tangent curve having a 323.00 foot radius, concave to the Southwest, through a central angle of 20°04'16", having a chord which bears South 64°07'57" East, a distance of 112.57 feet; thence South 54°05'45" East 12.28 feet; thence continuing South 54°05'45" East 14.35 feet to the beginning of a tangent curve having a 275.00 foot radius, concave to the Northeast through a central angle of 15°15'40", having of chord which bears South 61°43'35" East a distance of 73.03 feet; thence South 69°21'25" East 73.93 feet to the beginning of a tangent curve having a 1000 foot radius, concave to the Southwest through a central angle of 3°28'00", having a chord which bears South 67°37'26" East a distance of 60.50 feet; thence South 65°53'25" East 299.93 feet to the beginning of a tangent curve having a 450.00 foot radius, concave to the Southwest through a central angle of 23°00'00", having a chord which bears South 54° 23' 25" East a distance of 179.43 feet; thence South 42°53'25" East 58.68 feet to the Easterly line of the herein described parcel; thence leaving said centerline of Memory Lane, along the Easterly line of the herein described parcel South 0°20'19" East 19.09 feet to a 3/4 inch iron rod with copper sleeve tagged LS 3062 shown on the above referenced Record of Survey Map (RS 12-8); thence continuing along said Easterly line South 0°20'19" East 1004.35 feet to the Southeast corner of the herein described parcel and the center of the aforementioned Section 11, marked by a 2 inch capped iron pipe stamped "C 1/4 COR S11 LS 3013" shown on the aforementioned Record of Survey Map (RS 12-8); thence leaving said Easterly line along the Southerly line of the herein described parcel South 89°43'18" West 2619.29 feet along the East-West centerline of said Section 11 to the

Southwest corner of the herein described parcel and the West quarter corner of the aforementioned Section 11 marked by a 2 inch capped iron pipe stamped "1/4 COR LS 3013 S10 S11" shown on the aforementioned Record of Survey Map (RS 12-8); thence leaving the aforementioned Southerly line along the section line common to Sections 10 and 11 also being the Westerly line of the herein described parcel, North 00°57'54" West 480.61 feet to a point in the Southeasterly line of the lands owned by the Sacramento Placerville Transportation Corridor Joint Powers Authority, and the Westerlymost corner of the herein described parcel, from whence a 2 1/2 inch galvanized fence corner with brass tag stamped LS 6490 bears South 47° 01' 26" West 4.24 feet; thence along the limits of the aforementioned corridor and along the arc of a tangent curve having a 988.04 foot radius, concave to the Northwest through a central angle of 4°14'32", having of chord which bears North 61°25'32" East a distance of 73.14 feet to the beginning of a tangent curve having a 1465.47 foot radius, concave to the Northwest, through a central angle of 20°00'05", having a chord which bears North 49°18'16" East a distance of 508.99 feet to the beginning of a tangent curve having 991.50 foot radius, concave to the West through a central angle of 50°12'55", having a chord which bears North 14°11'45" East a distance of 841.43 feet; thence North 10°54'43" West 1055.07 feet to the point of beginning, a point on the aforementioned Section Line common to Sections 2 and 11, and the Northwest corner of the herein described parcel from whence a 2 1/2 inch galvanized fence corner with brass tag stamped LS 6490 bears South 76°57'01" West 0.95 feet.

Containing 98.1008 acres or 42733269.1665 square feet

The basis of bearings for this legal description is identical to that of that certain map recorded on August 3, 2000 in Book 24 at Page 74 of Record of Survey Maps (RS 24-74) in the Office of the El Dorado County Recorder. All distances are horizontal ground distances.

END OF DESCRIPTION



Peter S. Brewster, PLS 6490

July 1, 2014

Date



EXHIBIT B
LEGAL DESCRIPTION
TRACT B

All that portion of the Northwest quarter of Section 11, Township 8 North, Range 9 East, M.D.M., County of El Dorado, State of California, described as follows:

Being a portion of that certain parcel shown on that certain map entitled "RECORD OF SURVEY NW 1/4 SEC.11, & PTN. OF NE 1/4 SEC.10 OF T.8N., R.9E., M.D.M. COUNTY OF EL DORADO, CALIF." recorded on July 25, 1983 in Book 12 of Record of Surveys at Page 8 (RS12-8) in the Office of the El Dorado County Recorder, more particularly described as follows:

All that real property granted to Surfside Hawaii, INC., a Hawaii Corporation, in that certain grant deed recorded on November 3, 1987 in Book 2851 at Page 273 of Official Records in the Office of the El Dorado County Recorder.

SAVING AND EXCEPTING: All that portion beginning at the Northwest corner of the herein described parcel of land, a point on the section line common to Sections 2 and the above mentioned Section 11, from whence the Northwest corner of Section 11, Township 8 North, Range 9 East, M.D.M. marked by a 2 inch capped iron pipe stamped "T8N R9E S3 S2 S10 S11 LS 3013" bears North 89°07'22" West 1176.40 feet; thence from said **POINT OF BEGINNING**, along the aforementioned section line common to sections 2 and 11, South 89°07'22" East 810.69 feet to a 1 1/2 inch capped iron pipe stamped "EW 1/64 S2 S11 LS 3062 1982"; thence continuing along the aforementioned section line South 89°07'22" East 662.01 feet to the Northeast corner of the herein described parcel and the North quarter corner of the aforementioned Section 11 marked by a 2 inch capped iron pipe stamped "T8N R9E 1/4 S2 S11 LS 3062 1982"; thence leaving the aforementioned section line, along the Easterly boundary of the herein described parcel South 00°22'35" East 663.20 feet to a 1 1/2 inch capped iron pipe stamped "CNN 1/64 S11 LS 3062 1982"; thence North 89°25'07" West 660.41 feet to a 1 1/2 inch capped iron pipe stamped "NENW 1/64 S11 LS 3062 1982"; thence South 00°30'19" East 611.45 feet to the centerline of Memory Lane, from whence a 3/4 inch iron rod with brass sleeve tagged LS 3062 bears South 00°30'19" East 17.93 feet; thence continuing along the centerline of the aforementioned Memory Lane, North 54°05'45" West 12.28 feet to the beginning of a tangent curve having a 323.00 foot radius, concave to the Southwest through a central angle of 20°04'16", having a chord which bears North 64°07'57" West a distance of 112.57 feet; thence North 74°10'02" West 211.40 feet; thence leaving said centerline of the aforementioned Memory Lane, North 08°42'01" East 16.00 feet to a 3/4 inch capped iron pipe stamped LS 6490; thence continuing North 08°42'01" East 370.02 feet to a to a similar pipe; thence North 53°54'42" West 259.42 feet to a similar pipe; thence North 46°55'32" West 387.42 feet to a similar pipe; thence North 10°57'00" West 384.50 to a similar pipe marking the Northwest corner of the herein described parcel of land and set on the aforementioned section line common to Sections 2 and 11, and the point of beginning.

Containing 24.4115 acres or 1063365.6855 square feet

The basis of bearings for this legal description is identical to that of that certain map recorded on August 3, 2000 in Book 24 at Page 74 of Record of Survey Maps (RS 24-74) in the Office of the El Dorado County Recorder. All distances are horizontal ground distances.

END OF DESCRIPTION



Peter S. Brewster, PLS 6490

July 1, 2014

Date



**EXHIBIT C
LEGAL DESCRIPTION
WELL EASEMENT**

All that portion of the Northwest quarter of Section 11, Township 8 North, Range 9 East, M.D.M., County of El Dorado, State of California, described as follows:

Being a portion of that certain parcel shown on that certain map entitled "RECORD OF SURVEY NW 1/4 SEC.11, & PTN. OF NE 1/4 SEC.10 OF T.8N., R.9E., M.D.M. COUNTY OF EL DORADO, CALIF." recorded on July 25, 1983 in Book 12 of Record of Surveys at Page 8 (12-8) in the Office of the El Dorado County Recorder, more particularly described as follows:

Beginning at the Northwest corner of the herein described easement, from whence the Northwest corner of Section 11 Township 8 North, Range 9 East., M.D.M., marked by 2 inch capped iron pipe stamped "T8N R9E LS 3062 S3 S2 S10 S11" bears the following four courses: North 53°54'42" West 130.50 feet; North 46°55'32" West 387.42 feet; North 10°57'00" West 384.50 feet; and North 89°07'22" West 1176.40 feet; thence from said **POINT OF BEGINNING**, South 21°04'45" West 322.40 feet; thence South 67°43'54" East 28.00 feet; thence South 75°22'28" East 157.20 feet; thence North 08°42'01" East 20.11 feet; thence North 75°22'28" West 152.86 feet; thence North 21°04'45" East 13.03 feet; thence North 64°23'20" West 8.03 feet; thence North 21°04'45" East 283.83 feet; thence North 53°54'42" West 20.71 feet to point of beginning.

Containing 0.2241 acres or 9763.8790 square feet.

The basis of bearings for this legal description is identical to that of that certain map recorded on August 3, 2000 in Book 24 at Page 74 of Record of Survey Maps (RS 24-74) in the Office of the El Dorado County Recorder. All distances are horizontal ground distances.

END OF DESCRIPTION



Peter S. Brewster, PLS 6490

July 1, 2014

Date



Sheet Two of Two Sheets

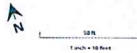
07/25/2014, 20140028643

Adjacent Parcel
APN: 087-021-83
Zoning: PA-20

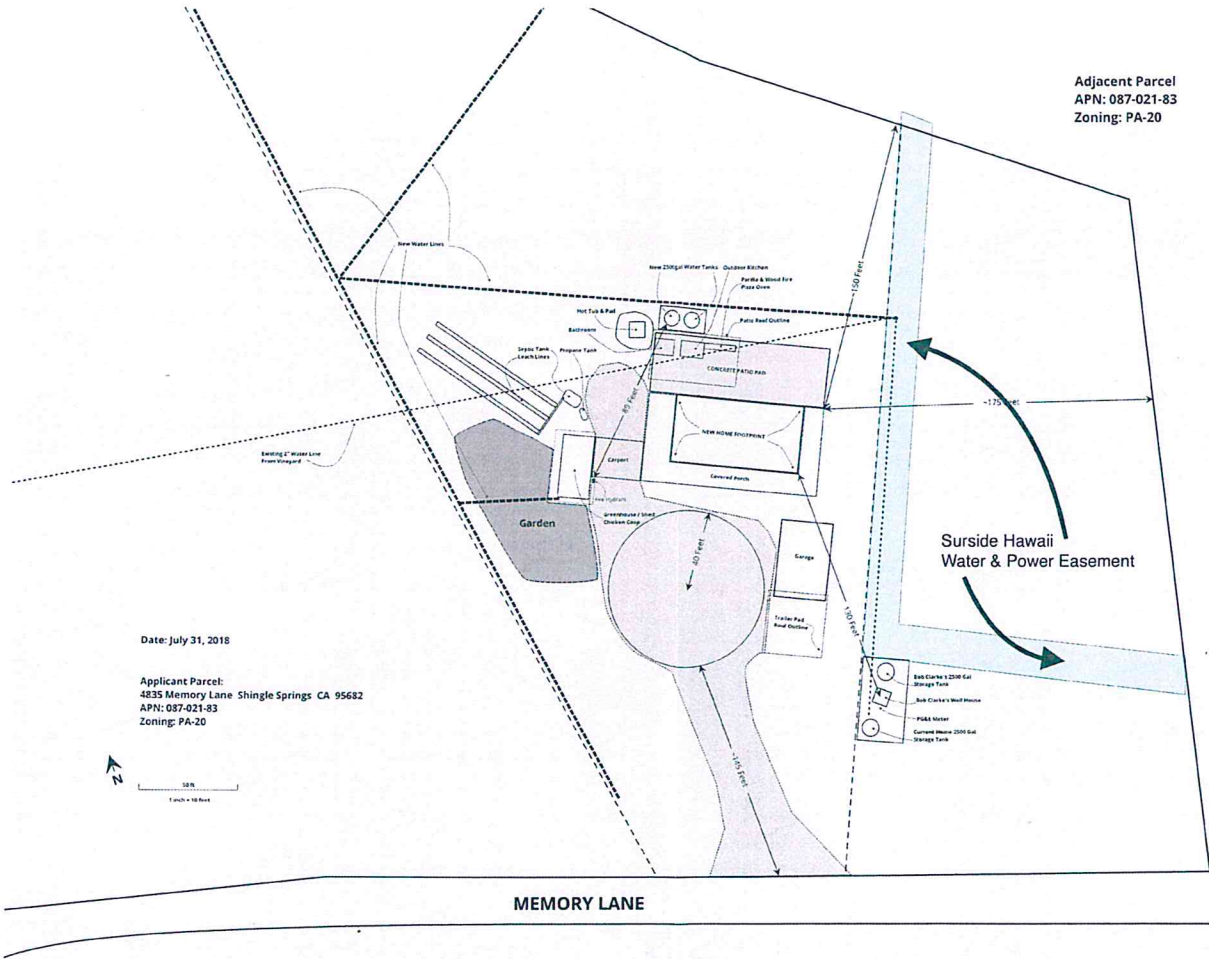
RECEIVED
JUL 31 2018
EL DORADO COUNTY
DEVELOPMENT SERVICES DEPT

Date: July 31, 2018

Applicant Parcel:
4835 Memory Lane Shingle Springs CA 95682
APN: 087-021-83
Zoning: PA-20



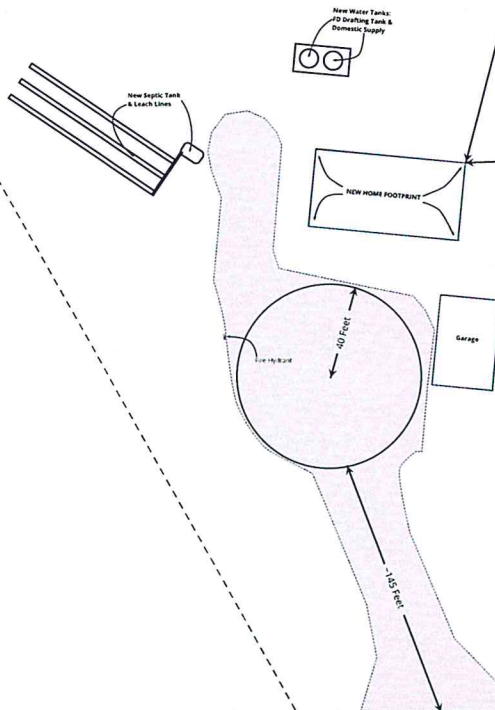
MEMORY LANE





Adjacent Parcel
APN: 087-021-82
Zoning: PA-20

PROPERTY LINE



Date: August 20, 2018

Applicant Parcel:
4835 Memory Lane Shingle Springs CA 95682
APN: 087-021-83
Zoning: PA-20



50 ft
1 inch = 10 feet

MEMORY LANE