



August 20, 2019

Floodplain Administrator
City of Davis
23 Russell Blvd
Davis, CA 95616

SUBJECT: REQUEST FOR A CLOMR-F FOR THE BRETTON WOODS PROJECT
(RICK ENGINEERING COMPANY JOB NUMBER: 18463)

Dear Floodplain Administrator,

This letter regards a Conditional Letter of Map Revision based on Fill (CLOMR-F) for a project within the City of Davis and Yolo County in California. This CLOMR-F proposes to elevate portions of the Bretton Woods project site by fill in order to remove the proposed structures from the FEMA defined Zone A floodplain for the Covell Drain Watershed. The project site is shown on the FEMA Flood Insurance Rate Map (FIRM) map numbers 06113C0584G and 06113C0592G, both effective June 18, 2010.

Please review the enclosed CLOMR-F request and upon your final review of the package, please sign the form entitled "Community Acknowledgement Form" (MT-1 Form 3, page 1 of 1, Section A) in Appendix 1 and return a copy to Rick Engineering Company for our FEMA submission.

FEMA requires Endangered Species Act (ESA) compliance documentation. We are currently coordinating these documents and they will be sent to FEMA separately. A placeholder for the ESA documents is located in Appendix 4 of the CLOMR-F submittal package

If you have any questions regarding this package or need any additional information about this project, please contact me at (916) 934-5191 or dmontgomery@rickengineering.com.

Sincerely,

RICK ENGINEERING COMPANY

A handwritten signature in blue ink, appearing to read "D. Montgomery", is written over a blue horizontal line.

David Montgomery, PE, CFM



June 17, 2019

Attn.: LOMC Manager
LOMC Clearinghouse
3601 Eisenhower Avenue, Suite 500
Alexandria, Virginia 22304-6426

SUBJECT: REQUEST FOR A CONDITIONAL LETTER OF MAP REVISION BASED ON FILL (CLOMR-F) FOR THE BRETTON WOODS PROJECT (RICK ENGINEERING COMPANY JOB NUMBER 18463)

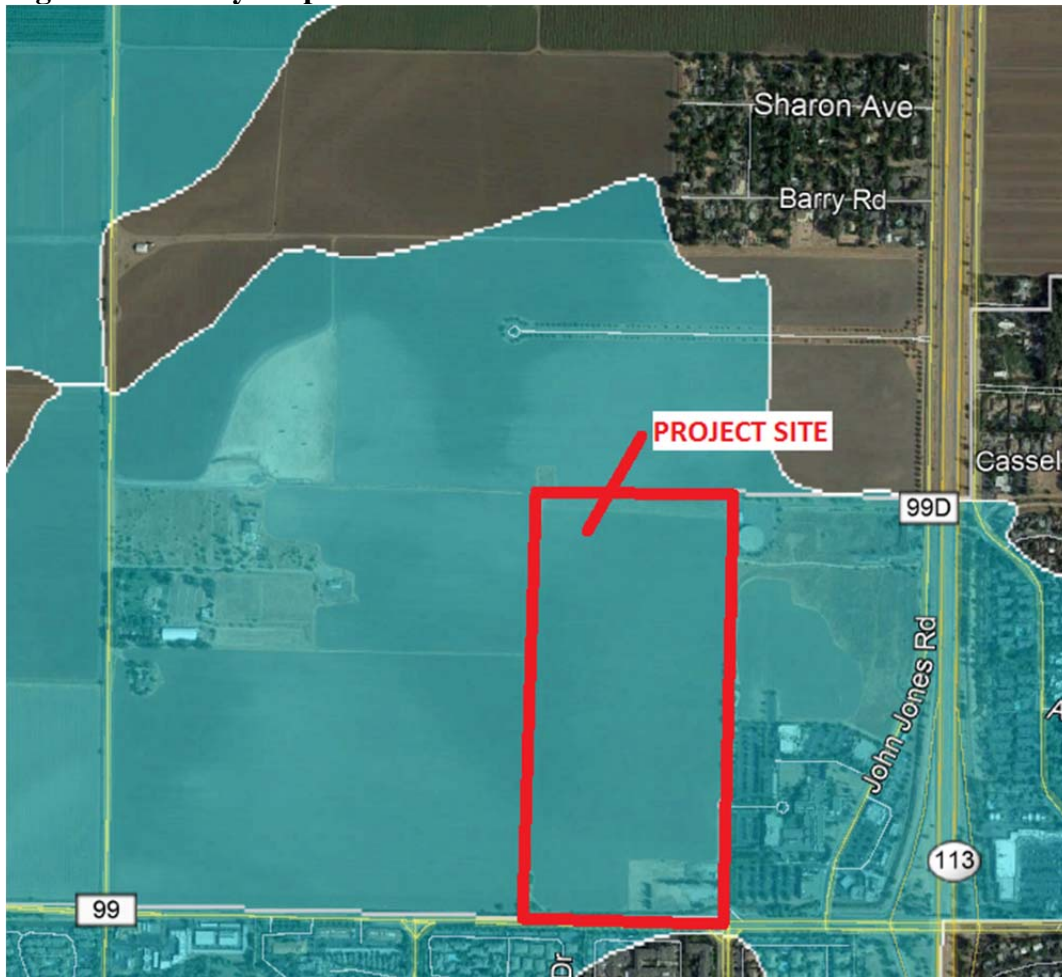
Dear LOMC Manager:

This is a request for a Conditional Letter of Map Revision based on Fill (CLOMR-F) for the Bretton Woods Project (project) in the City of Davis, California; APN: 036-060-005-000. The project proposes construction activities within the Federal Emergency Management Agency (FEMA) defined Zone A floodplain for the Covell Drain Watershed as shown on the FEMA Flood Insurance Rate Map (FIRM) map numbers 06113C0584G and 06113C0592G, both effective June 18, 2010. FEMA has designated this portion of the Covell Drain Watershed as Zone A and Zone X. The limits of this project are within Yolo County, community number 060423. However, the project will be incorporated into the City of Davis, California, community number 060424. Please refer to the vicinity map in Figure 1 on the following page.

The project is located north of Covell Boulevard, west of John Jones Road and Highway-113, and east of Road 99. The project consists of approximately 75 acres, currently undeveloped, and proposed as an active adult community consisting of 561 units.

Separately, a hydraulic analysis was completed that determined the base flood elevations in the vicinity of the project and demonstrated that the proposed project does not cause increased water surface elevations to address the National Flood Insurance Program requirements for the proposed project grading within the Zone A floodplain. The report is titled "Bretton Woods Preliminary Hydrology and Hydraulics Analysis," dated June 17, 2019, and prepared by Rick Engineering Company (Job Number 18463). Excerpts from this study are included in Appendix 3, a full copy of the report is included in Appendix 6.

Figure 1: Vicinity Map



The proposed project structures are designed to be elevated above the 100-year base flood elevation for Covell Drain Watershed. The 1% annual chance base flood elevation at the most upstream point of the proposed project was determined to be 50.7' NAVD-88, based on the study mentioned previously. The proposed structures will have their lowest adjacent grade, the lowest ground elevation directly adjacent to the structure, elevated above the 100-year water surface elevation, 50.7' NAVD-88, and their finished floor elevation elevated a minimum of 1-foot above the 100-year water surface elevation, 51.7' NAVD-88. Annotated FIRMettes showing the project boundary and the proposed structure lot lines are included in Appendix 4.

CLOMR-F applicants are responsible for documenting to FEMA that Endangered Species Act (ESA) compliance has been achieved prior to FEMA's review of a CLOMR-F application. A memorandum was completed by the project biologist documenting compliance with the ESA requirements. An excerpt of the memorandum from the project biologist is provided in Appendix 2, the complete memorandum is included with the electronic files in Appendix 6.

The MT-1 forms are included in Appendix 1 and a reduced size excerpt of the proposed grading plan for the project is included in Appendix 5. The complete proposed plan set is included with the electronic files in Appendix 6.

LOMC Manager

June 17, 2019

Page 3 of 3

This CLOMR-F request package includes the following Appendices:

Appendix 1: MT-1 Forms

Appendix 2: ESA Compliance Support Documentation

Appendix 3: Hydraulic Study Excerpts

Appendix 4: Annotated FIRMettes

Appendix 5: Proposed Grading Plan and Deed

Appendix 6: Electronic Files

If you have any questions regarding this memorandum or need any additional information about this project, then please contact David Montgomery or myself at (916) 638-8200 or via email at dmontgomery@rickengineering.com and slillibridge@rickengineering.com.

Sincerely,

RICK ENGINEERING COMPANY

M. Scott Lillibridge

R.C.E. #52504, Exp. 12/20

Region Manager

Appendix 1

MT-1 Forms

PAPERWORK BURDEN DISCLOSURE NOTICE

Public reporting burden for this data collection is estimated to average 1.63 hours per response. The burden estimate includes the time for reviewing instructions, searching existing data sources, gathering and maintaining the needed data, and completing and submitting the form. This collection is required to obtain or retain benefits. You are not required to respond to this collection of information unless a valid OMB control number is displayed on this form. Send comments regarding the accuracy of the burden estimate and any suggestions for reducing this burden to: Information Collections Management, Department of Homeland Security, Federal Emergency Management Agency, 1800 South Bell Street, Arlington, VA 20598-3005, Paperwork Reduction Project (1660-0015). **NOTE: Do not send your completed form to this address.**

This form may be completed by the property owner, property owner's agent, licensed land surveyor, or registered professional engineer to support a request for a Letter of Map Amendment (LOMA), Conditional Letter of Map Amendment (CLOMA), Letter of Map Revision Based on Fill (LOMR-F), or Conditional Letter of Map Revision Based on Fill (CLOMR-F) for existing or proposed, single or multiple lots/structures. In order to process your request, all information on this form must be completed **in its entirety**, unless stated as optional. **Incomplete submissions will result in processing delays.** Please check the item below that describes your request:

<input type="checkbox"/> LOMA	A letter from DHS-FEMA stating that an existing structure or parcel of land that has not been elevated by fill (natural grade) would not be inundated by the base flood.
<input type="checkbox"/> CLOMA	A letter from DHS-FEMA stating that a proposed structure that is not to be elevated by fill (natural grade) would not be inundated by the base flood if built as proposed.
<input type="checkbox"/> LOMR-F	A letter from DHS-FEMA stating that an existing structure or parcel of land that has been elevated by fill would not be inundated by the base flood.
<input checked="" type="checkbox"/> CLOMR-F	A letter from DHS-FEMA stating that a parcel of land or proposed structure that will be elevated by fill would not be inundated by the base flood if fill is placed on the parcel as proposed or the structure is built as proposed.

Fill is defined as material from any source (including the subject property) placed that raises the ground to or above the Base Flood Elevation (BFE). The common construction practice of removing unsuitable existing material (topsoil) and backfilling with select structural material is not considered the placement of fill if the practice does not alter the existing (natural grade) elevation, which is at or above the BFE. **Fill that is placed before the date of the first National Flood Insurance Program (NFIP) map showing the area in a Special Flood Hazard Area (SFHA) is considered natural grade.**

Has fill been placed on your property to raise ground that was previously below the BFE? Yes No If yes, when was fill placed? _____ mm/dd/yyyy

Will fill be placed on your property to raise ground that is below the BFE? Yes* No If yes, when will fill be placed? 01/01/2020 ESTIMATED mm/dd/yyyy

* If yes, Endangered Species Act (ESA) compliance must be documented to FEMA prior to issuance of the CLOMR-F determination (please refer page 4 to the MT-1 instructions).

1. Street Address of the Property (if request is for multiple structures or units, please attach additional sheet referencing each address and enter street names below):

39660 W Covell Blvd., Davis, CA 95616-6200

2. Legal description of Property (Lot, Block, Subdivision or abbreviated description from the Deed):

Binning Ranch Holding Co LLC, APN: 036-060-005-000

3. Are you requesting that a flood zone determination be completed for (check one):

- Structures on the property? What are the dates of construction? 01/2020 (MM/YYYY) ESTIMATED
- A portion of land within the bounds of the property? (A certified metes and bounds description and map of the area to be removed, certified by a licensed land surveyor or registered professional engineer, are **required**. For the preferred format of metes and bounds descriptions, please refer to the MT-1 Form 1 Instructions.)
- The entire legally recorded property?

4. Is this request for a (check one):

- Single structure
- Single lot
- Multiple structures (How many structures are involved in your request? List the number: 244) ESTIMATED
- Multiple lots (How many lots are involved in your request? List the number: _____)

In addition to this form (MT-1 Form 1), please complete the checklist below. **ALL** requests must include one copy of the following:

- Copy of the effective FIRM panel on which the structure and/or property location has been accurately plotted (property inadvertently located in the NFIP regulatory floodway will require Section B of MT-1 Form 3) **SEE APPENDIX 4**
- Copy of the Subdivision Plat Map for the property **(with recordation data and stamp of the Recorder's Office)**
OR
- Copy of the Property Deed **(with recordation data and stamp of the Recorder's Office)**, **accompanied by** a tax assessor's map or other certified map showing the surveyed location of the property relative to local streets and watercourses. The map should include at least one street intersection that is shown on the FIRM panel. **SEE APPENDIX 5**
- Form 2 – Elevation Form. If the request is to remove the structure, and an Elevation Certificate has already been completed for this property, it may be submitted in lieu of Form 2. If the request is to remove the entire legally recorded property, or a portion thereof, the lowest lot elevation must be provided on Form 2.
- Please include a map scale and North arrow on all maps submitted.

For LOMR-Fs and CLOMR-Fs, the following must be submitted in addition to the items listed above:

- Form 3 – Community Acknowledgment Form

For CLOMR-Fs, the following must be submitted in addition to the items listed above:

- Documented ESA compliance, which may include a copy of an Incidental Take Permit, an Incidental Take Statement, a “not likely to adversely affect” determination from the National Marine Fisheries Service (NMFS) or the U.S. Fish and Wildlife Service (USFWS), or an official letter from NMFS or USFWS concurring that the project has “No Effect” on proposed or listed species or designated critical habitat. Please refer to the MT-1 instructions for additional information. **SEE APPENDIX 2**

Please do not submit original documents. Please retain a copy of all submitted documents for your records.

DHS-FEMA encourages the submission of all required data in a digital format (e.g. scanned documents and images on Compact Disc [CD]). Digital submissions help to further DHS-FEMA's Digital Vision and also may facilitate the processing of your request.

Incomplete submissions will result in processing delays. For additional information regarding this form, including where to obtain the supporting documents listed above, please refer to the MT-1 Form Instructions located at http://www.fema.gov/plan/prevent/fhm/dl_mt-1.shtm.

Processing Fee (see instructions for appropriate mailing address; or visit http://www.fema.gov/fhm/frm_fees.shtm for the most current fee schedule)

Revised fee schedules are published periodically, but no more than once annually, as noted in the **Federal Register**. Please note: single/multiple lot(s)/structure(s) LOMAs are fee exempt. The current review and processing fees are listed below:

Check the fee that applies to your request:

- \$325 (single lot/structure LOMR-F following a CLOMR-F)
- \$425 (single lot/structure LOMR-F)
- \$500 (single lot/structure CLOMA or CLOMR-F)
- \$700 (multiple lot/structure LOMR-F following a CLOMR-F, or multiple lot/structure CLOMA)
- \$800 (multiple lot/structure LOMR-F or CLOMR-F)

Please submit the Payment Information Form for remittance of applicable fees. Please make your check or money order payable to:

National Flood Insurance Program.

All documents submitted in support of this request are correct to the best of my knowledge. I understand that any false statement may be punishable by fine or imprisonment under Title 18 of the United States Code, Section 1001.

Applicant's Name (required): **Scott Lillibridge**

Company (if applicable): **Rick Engineering Company**

Mailing Address (required):

2525 East Bidwell Street, Folsom, CA 95630

Daytime Telephone No. (required): **(916) 638-8200**

E-Mail Address (optional): By checking here you may receive correspondence electronically at the email address provided:

Fax No. (optional): **(916) 934-5144**

slillibridge@rickengineering.com

Date (required)

Signature of Applicant (required)

PAPERWORK BURDEN DISCLOSURE NOTICE

Public reporting burden for this data collection is estimated to average 1.25 hours per response. The burden estimate includes the time for reviewing instructions, searching existing data sources, gathering and maintaining the needed data, and completing and submitting the form. This collection is required to obtain or retain benefits. You are not required to respond to this collection of information unless a valid OMB control number is displayed on this form. Send comments regarding the accuracy of the burden estimate and any suggestions for reducing this burden to: Information Collections Management, Department of Homeland Security, Federal Emergency Management Agency, 1800 South Bell Street, Arlington, VA 20598-3005, Paperwork Reduction Project (1660-0015). **NOTE: Do not send your completed form to this address.**

This form must be completed for requests and must be completed and signed by a registered professional engineer or licensed land surveyor. **A DHS - FEMA National Flood Insurance Program (NFIP) Elevation Certificate may be submitted in lieu of this form for single structure requests.**

For requests to remove a structure on natural grade OR on engineered fill from the Special Flood Hazard Area (SFHA), submit the lowest adjacent grade (the lowest ground touching the structure), **including an attached deck or garage**. For requests to remove an entire parcel of land from the SFHA, provide the lowest lot elevation; or, if the request involves an area described by metes and bounds, provide the lowest elevation within the metes and bounds description. All measurements are to be rounded to nearest tenth of a foot. In order to process your request, all information on this form must be completed **in its entirety**. **Incomplete submissions will result in processing delays.**

- NFIP Community Number: 060424 Property Name or Address: **39660 W Covell Blvd., Davis, CA 95616-6200**
- Are the elevations listed below based on **existing** or **proposed** conditions? (Check one)
- For the existing or proposed structures listed below, what are the types of construction? (check all that apply)
 crawl space slab on grade basement/enclosure other (explain)
- Has DHS - FEMA identified this area as subject to land subsidence or uplift? (see instructions) Yes No
 If yes, what is the date of the current re-leveling? / (month/year)
- What is the elevation datum? NGVD 29 NAVD 88 Other (explain)
 If any of the elevations listed below were computed using a datum different than the datum used for the effective Flood Insurance Rate Map (FIRM) (e.g., NGVD 29 or NAVD 88), what was the conversion factor? [Ei. NGVD-29] = [Ei. NAVD-88] - 2.55'
 Local Elevation +/- ft. = FIRM Datum
- Please provide the Latitude and Longitude of the most upstream edge of the **structure** (in decimal degrees to the nearest fifth decimal place):
 Indicate Datum: WGS84 NAD83 NAD27 Lat. **38.56100** Long. **-121.77701**
 Please provide the Latitude and Longitude of the most upstream edge of the **property** (in decimal degrees to the nearest fifth decimal place):
 Indicate Datum: WGS84 NAD83 NAD27 Lat. **38.56100** Long. **-121.77701**

Address	Lot Number	Block Number	Lowest Lot Elevation*	Lowest Adjacent Grade To Structure	Base Flood Elevation	BFE Source
39660 W Covell Blvd., Davis, CA 95616-6200	All Lots	--	50+/-	50.7'+	50.7'	PROJECT SPECIFIC STUDY
--	--	--	--	--	--	--

This certification is to be signed and sealed by a licensed land surveyor, registered professional engineer, or architect authorized by law to certify elevation information. All documents submitted in support of this request are correct to the best of my knowledge. I understand that any false statement may be punishable by fine or imprisonment under Title 18 of the United States Code, Section 1001.

Certifier's Name: Scott Lillibridge	License No.: R.C.E. #52504	Expiration Date: 12/01/2020
Company Name: Rick Engineering Company	Telephone No.: (916) 638-8200	Seal (optional)
Email: slillibridge@rickengineering.com	Fax No.: (916) 934-5144	
Signature:	Date:	

* For requests involving a portion of property, include the lowest ground elevation within the metes and bounds description.
 Please note: If the Lowest Adjacent Grade to Structure is the only elevation provided, a determination will be issued for the structure only.

DEPARTMENT OF HOMELAND SECURITY - FEDERAL EMERGENCY MANAGEMENT AGENCY
COMMUNITY ACKNOWLEDGMENT FORM

O.M.B. NO. 1660-0015
 Expires February 28, 2014

PAPERWORK BURDEN DISCLOSURE NOTICE

Public reporting burden for this data collection is estimated to average 1.38 hours per response. The burden estimate includes the time for reviewing instructions, searching existing data sources, gathering and maintaining the needed data, and completing and submitting the form. This collection is required to obtain or retain benefits. You are not required to respond to this collection of information unless a valid OMB control number is displayed on this form. Send comments regarding the accuracy of the burden estimate and any suggestions for reducing this burden to: Information Collections Management, Department of Homeland Security, Federal Emergency Management Agency, 1800 South Bell Street, Arlington, VA 20598-3005, Paperwork Reduction Project (1660-0015). NOTE: Do not send your completed form to this address.

This form must be completed for requests involving the existing or proposed placement of fill (complete Section A) **OR** to provide acknowledgment of this request to remove a property from the SFHA which was previously located within the regulatory floodway (complete Section B).

This form must be completed and signed by the official responsible for floodplain management in the community. **The six digit NFIP community number and the subject property address must appear in the spaces provided below. Incomplete submissions will result in processing delays.** Please refer to the MT-1 instructions for additional information about this form.

Community Number: 060423 Property Name or Address: 39660 W Covell Blvd., Davis, CA 95616-6200

A. REQUESTS INVOLVING THE PLACEMENT OF FILL

As the community official responsible for floodplain management, I hereby acknowledge that we have received and reviewed this Letter of Map Revision Based on Fill (LOMR-F) or Conditional LOMR-F request. Based upon the community's review, we find the completed or proposed project meets or is designed to meet all of the community floodplain management requirements, including the requirement that no fill be placed in the regulatory floodway, and that all necessary Federal, State, and local permits have been, or in the case of a Conditional LOMR-F, will be obtained. For Conditional LOMR-F requests, the applicant has or will document Endangered Species Act (ESA) compliance to FEMA prior to issuance of the Conditional LOMR-F determination. For LOMR-F requests, I acknowledge that compliance with Sections 9 and 10 of the ESA has been achieved independently of FEMA's process. Section 9 of the ESA prohibits anyone from "taking" or harming an endangered species. If an action might harm an endangered species, a permit is required from U.S. Fish and Wildlife Service or National Marine Fisheries Service under Section 10 of the ESA. For actions authorized, funded, or being carried out by Federal or State agencies, documentation from the agency showing its compliance with Section 7(a)(2) of the ESA will be submitted. In addition, we have determined that the land and any existing or proposed structures to be removed from the SFHA are or will be reasonably safe from flooding as defined in 44CFR 65.2(c), and that we have available upon request by DHS-FEMA, all analyses and documentation used to make this determination. For LOMR-F requests, we understand that this request is being forwarded to DHS-FEMA for a possible map revision.

Community Comments:

Community Official's Name and Title: *(Please Print or Type)* Telephone No.:

Community Name: **Yolo County** Community Official's Signature: (required) Date:

B. PROPERTY LOCATED WITHIN THE REGULATORY FLOODWAY

As the community official responsible for floodplain management, I hereby acknowledge that we have received and reviewed this request for a LOMA. We understand that this request is being forwarded to DHS-FEMA to determine if this property has been inadvertently included in the regulatory floodway. We acknowledge that no fill on this property has been or will be placed within the designated regulatory floodway. We find that the completed or proposed project meets or is designed to meet all of the community floodplain management requirements.

Community Comments:

Community Official's Name and Title: *(Please Print or Type)* Telephone No.:

Community Name: Community Official's Signature (required): Date:

**DEPARTMENT OF HOMELAND SECURITY - FEDERAL EMERGENCY MANAGEMENT AGENCY
COMMUNITY ACKNOWLEDGMENT FORM**

*O.M.B. NO. 1660-0015
Expires February 28, 2014*

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This form must be completed for requests involving the existing or proposed placement of fill (complete Section A) **OR** to provide acknowledgment of this request to remove a property from the SFHA which was previously located within the regulatory floodway (complete Section B).

This form must be completed and signed by the official responsible for floodplain management in the community. **The six digit NFIP community number and the subject property address must appear in the spaces provided below. Incomplete submissions will result in processing delays.** Please refer to the MT-1 instructions for additional information about this form.

Community Number: 060424 Property Name or Address: 39660 W Covell Blvd., Davis, CA 95616-6200

A. REQUESTS INVOLVING THE PLACEMENT OF FILL

As the community official responsible for floodplain management, I hereby acknowledge that we have received and reviewed this Letter of Map Revision Based on Fill (LOMR-F) or Conditional LOMR-F request. Based upon the community's review, we find the completed or proposed project meets or is designed to meet all of the community floodplain management requirements, including the requirement that no fill be placed in the regulatory floodway, and that all necessary Federal, State, and local permits have been, or in the case of a Conditional LOMR-F, will be obtained. For Conditional LOMR-F requests, the applicant has or will document Endangered Species Act (ESA) compliance to FEMA prior to issuance of the Conditional LOMR-F determination. For LOMR-F requests, I acknowledge that compliance with Sections 9 and 10 of the ESA has been achieved independently of FEMA's process. Section 9 of the ESA prohibits anyone from "taking" or harming an endangered species. If an action might harm an endangered species, a permit is required from U.S. Fish and Wildlife Service or National Marine Fisheries Service under Section 10 of the ESA. For actions authorized, funded, or being carried out by Federal or State agencies, documentation from the agency showing its compliance with Section 7(a)(2) of the ESA will be submitted. In addition, we have determined that the land and any existing or proposed structures to be removed from the SFHA are or will be reasonably safe from flooding as defined in 44CFR 65.2(c), and that we have available upon request by DHS-FEMA, all analyses and documentation used to make this determination. For LOMR-F requests, we understand that this request is being forwarded to DHS-FEMA for a possible map revision.

Community Comments:

Community Official's Name and Title: <i>(Please Print or Type)</i>	Telephone No.:
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Community Name: City of Davis	Community Official's Signature: (required)	Date:
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B. PROPERTY LOCATED WITHIN THE REGULATORY FLOODWAY

As the community official responsible for floodplain management, I hereby acknowledge that we have received and reviewed this request for a LOMA. We understand that this request is being forwarded to DHS-FEMA to determine if this property has been inadvertently included in the regulatory floodway. We acknowledge that no fill on this property has been or will be placed within the designated regulatory floodway. We find that the completed or proposed project meets or is designed to meet all of the community floodplain management requirements.

Community Comments:

Community Official's Name and Title: <i>(Please Print or Type)</i>	Telephone No.:
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Community Name:	Community Official's Signature (required):	Date:
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FEDERAL EMERGENCY MANAGEMENT AGENCY
PAYMENT INFORMATION FORM

Community Name: City of Davis

Project Identifier: 39660 W Covell Blvd., Davis, CA 95616-6200

THIS FORM MUST BE MAILED, ALONG WITH THE APPROPRIATE FEE, TO THE ADDRESS BELOW OR FAXED TO THE FAX NUMBER BELOW.

Please make check or money order payable to the National Flood Insurance Program.

Type of Request:

- MT-1 application }
 MT-2 application }

LOMC Clearinghouse
847 South Pickett Street
Alexandria, VA 22304-4605
Attn.: LOMC Manager

- EDR application }

FEMA Project Library
847 South Pickett Street
Alexandria, VA 22304-4605
FAX (703) 212-4090

ELECTRONIC: \$800

PAPER: \$900

Request No. (if known): _____ Check No.: _____

Amount: _____

- INITIAL FEE* FINAL FEE FEE BALANCE** MASTER CARD VISA CHECK MONEY ORDER

*Note: Check only for EDR and/or Alluvial Fan requests (as appropriate).

**Note: Check only if submitting a corrected fee for an ongoing request.

COMPLETE THIS SECTION ONLY IF PAYING BY CREDIT CARD

CARD NUMBER

EXP. DATE

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----

Month	Year
-------	------

Date Signature

NAME (AS IT APPEARS ON CARD): _____
(please print or type)

ADDRESS: _____
(for your credit card receipt-please print or type)

DAYTIME PHONE: _____

Appendix 2

ESA Compliance Support Documentation

Insert Copy of ESA Compliance Support Documentation

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Appendix 3

Hydraulic Study Excerpts



Memorandum

TO: Brian Foster
Cunningham Engineering
2120 20th Street, Suite Three
Sacramento, California 95818

FROM: David Montgomery
Rick Engineering Company
2525 East Bidwell Street
Folsom, California 95630

DATE: June 17, 2019

SUBJECT: BRETTON WOODS PRELIMINARY HYDROLOGY AND HYDRAULICS
ANALYSIS
(RICK JOB NUMBER: 18463)

This memorandum presents the results of the preliminary hydrologic and hydraulic analysis prepared for the proposed Bretton Woods project in the City of Davis, California. The proposed project site is shown on the vicinity map in Figure 1 on page 2. The project consists of approximately 75 acres, currently undeveloped, and proposed as an active adult community consisting of 561 units. The project site is located within Federal Emergency Management Agency (FEMA) Zone A flooding per FEMA Flood Insurance Rate Map (FIRM) numbers 06113C0584G and 06113C0592G, both effective June 18, 2010.

The area around the proposed Bretton Woods project site is subject to flooding from the 100-year storm event in the existing and proposed condition. Flow is generally conveyed from the west and north of the site towards Highway 113 to the east. Flows leaving the area are restricted by Covell Boulevard to the south and H-113 to the east. Flow is able to leave the area through a culvert under H-113 and by weir flowing into the sump where Highway 113 passes under Covell Boulevard.

RICK has conducted a preliminary hydrologic and hydraulic analysis of the area in the existing and proposed conditions.

1.0 Hydrologic Analysis

Hydrology for the area was analyzed by utilizing the 100-year, 10-day HEC-1 model provided to RICK by the City of Davis on November 21, 2018 and modified to produce existing and proposed condition models including current land use data for the project site.

The project proposes to utilize offline detention to attenuate increases in peak flow leaving the area in the proposed condition which required the use of more complex hydraulic modeling capabilities than HEC-1 is able to provide. RICK developed HEC-RAS models for the existing and proposed condition with updated stage-storage-outflow rating curves for the respective conditions in order to calculate the peak ponding elevation and outflow leaving the project vicinity.

1.2.2 Proposed Condition

The proposed condition included the proposed project grading which includes raising the majority of the 75 acre project site above the ponding elevation and constructing a channel around the perimeter of the site. This changes the stage-storage relationship of the basin. In order to mitigate for increased runoff due to the impervious area developed by the proposed project and the revised stage-storage relationship, the project proposes to utilize an “offline” storage area to store the peak of the hydrograph in order to result in no increases in peak flows for the 100-year, 10-day storm event due to the proposed project.

The proposed condition model consists of the inline storage area, that models the revised proposed condition stage-storage-outflow characteristics of the overall basin, and an offline storage area, that models offline storage area northwest of the project site as shown on the proposed hydrologic workmap in Appendix 3. The inline and offline storage areas are connected with a lateral structure that models a weir that will allow flow to pass between the two storage areas. The outflow rating curve from the overall basin is unchanged in the proposed condition as there are no proposed revisions to the culvert under or the weir into H-113.

2.0 Hydrologic Results

The project site grading, the offline storage volume provided, and the weir configuration connecting the two were iterated in order to find the proposed solution which does not result in increased detained peak flows for the 100-year, 10-day storm event with the development of the proposed project. Table 1, following, summarizes the results of the hydrologic modeling for the 100-year, 10-day storm event in the existing and proposed conditions.

Table 1: Hydrologic Results Summary

Analysis	Peak Flow		Peak Stage (ft, NAVD-88)
	Undetained	Detained	
Existing Condition	1307.14	978.56	50.49
Proposed Condition	1307.67	978.25	50.49

As shown in Table 1, the proposed condition results in a slight increase in peak flows from the basin in the proposed condition which is then attenuated by the detention provided by the proposed project. The runoff from the proposed site increases from 32cfs in the existing condition to 48cfs in the proposed condition. The slight increase in the overall peak flow is a result of the projects small area of 0.12 square miles versus the overall watershed area of 11.4 square miles and the peak of the hydrograph for the site does not align with the peak of the hydrograph for the overall watershed. Additionally, the project is proposed to mitigate for its increased runoff separately from this analysis to demonstrate compliance with hydromodification management requirements.

3.0 Hydraulic Analysis

As noted previously, the majority of the project site is shown within FEMA Zone A flooding. Zone A flooding is defined as areas subject to inundation by the 1-percent-annual-chance flood event generally determined using approximate methodologies.

The project proposes to fill the majority of the 75 acre site above the floodplain and construct a channel around the site perimeter to provide conveyance for flood flows around the site. Hydraulics for the area in the vicinity of the project site was analyzed using the HEC-RAS software to establish base flood elevations, to ensure that the proposed project does not negatively impact any existing structures within the floodplain, and to ensure that structures constructed within the proposed project are reasonably safe from flooding due to the 100-year storm event in accordance with FEMA and City floodplain requirements.

1-dimensional steady-flow models were developed for the existing and proposed conditions and analyzed utilizing the HEC-RAS version 5.0.6 software. The model cross sections were cut utilizing the same topography used in the hydrologic analysis. In order to be conservative, the undetained peak flow was utilized and the peak stage calculated in the hydrologic analysis was used as the starting water surface elevation. Areas of ineffective flow were added to the cross sections as appropriate to model the conveyance shadow of structures or ground obstructions and are shown on the workmaps in Appendices 6 and 8 respectively. Manning's n-values were assigned to the models based on aerial imagery and a visit to the site on December 21, 2018.

Workmaps for the existing and proposed condition HEC-RAS analysis are included in Appendices 6 and 8 respectively. Output from the existing and proposed condition HEC-RAS models is included in Appendices 7 and 9 respectively. A copy of the HEC-RAS models for the existing and proposed conditions are included with the electronic files in Appendix 10.

4.0 Hydraulic Results

Table 2, following, summarizes the results of the hydraulic modeling for the 100-year storm event in the existing and proposed conditions.

Table 2: Hydraulic Results Summary

Cross Section	Water Surface Elevation (ft, NAVD-88)		Proposed - Existing
	Existing	Proposed	
1	50.49	50.49	0.00
2	50.50	50.50	0.00
3	50.51	50.50	-0.01
4	50.52	50.50	-0.02
5	50.54	50.51	-0.03
6	50.57	50.54	-0.03
7	50.60	50.57	-0.03
8	50.71	50.71	0.00
9	51.26	51.26	0.00
10	51.80	51.80	0.00
11	52.22	52.22	0.00

The proposed Bretton Woods project results in no negative impacts to the existing structures within the floodplain for Covell Drain. The proposed structures will have their lowest adjacent grade, the lowest ground elevation directly adjacent to the structure, elevated above the 100-year water surface elevation and their finished floor elevation elevated a minimum of 1 foot above the 100-year water surface elevation. These modeling results will be used as the basis of a CLOMR-F for the proposed project.

5.0 Appendices

- Appendix 1: Existing Condition Hydrologic Workmap
- Appendix 2: Existing Condition Hydrologic Model Output
 - 2A: HEC-1 Model Output
 - 2B: HEC-RAS Model Output
- Appendix 3: Proposed Condition Hydrologic Workmap
- Appendix 4: Proposed Condition Hydrologic Model Output
 - 4A: HEC-1 Model Output
 - 4B: HEC-RAS Model Output
- Appendix 5: Hydrologic Model Backup
- Appendix 6: Existing Condition HEC-RAS Workmap
- Appendix 7: Existing Condition HEC-RAS Model Output
- Appendix 8: Proposed Condition HEC-RAS Workmap
- Appendix 9: Proposed Condition HEC-RAS Model Output
- Appendix 10: Electronic Files

6.0 Conclusion

This memorandum presents the results of the preliminary hydrologic and hydraulic analysis prepared for the proposed Bretton Woods project in the City of Davis, California. It demonstrates that the proposed project will not increase peak flows or ponding water surface elevations for the 100-year, 10-day storm event. It also demonstrates that the proposed channelization of flows around the project site will not negatively impact flooding water surface elevations or existing structures within the floodplain.

If you have any questions regarding this memorandum or need any additional information about this project, then please contact David Montgomery or myself at (916) 638-8200 or via email at dmontgomery@rickengineering.com and slillibridge@rickengineering.com.

Sincerely,

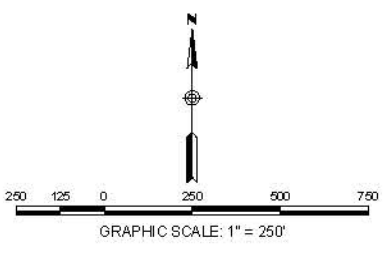
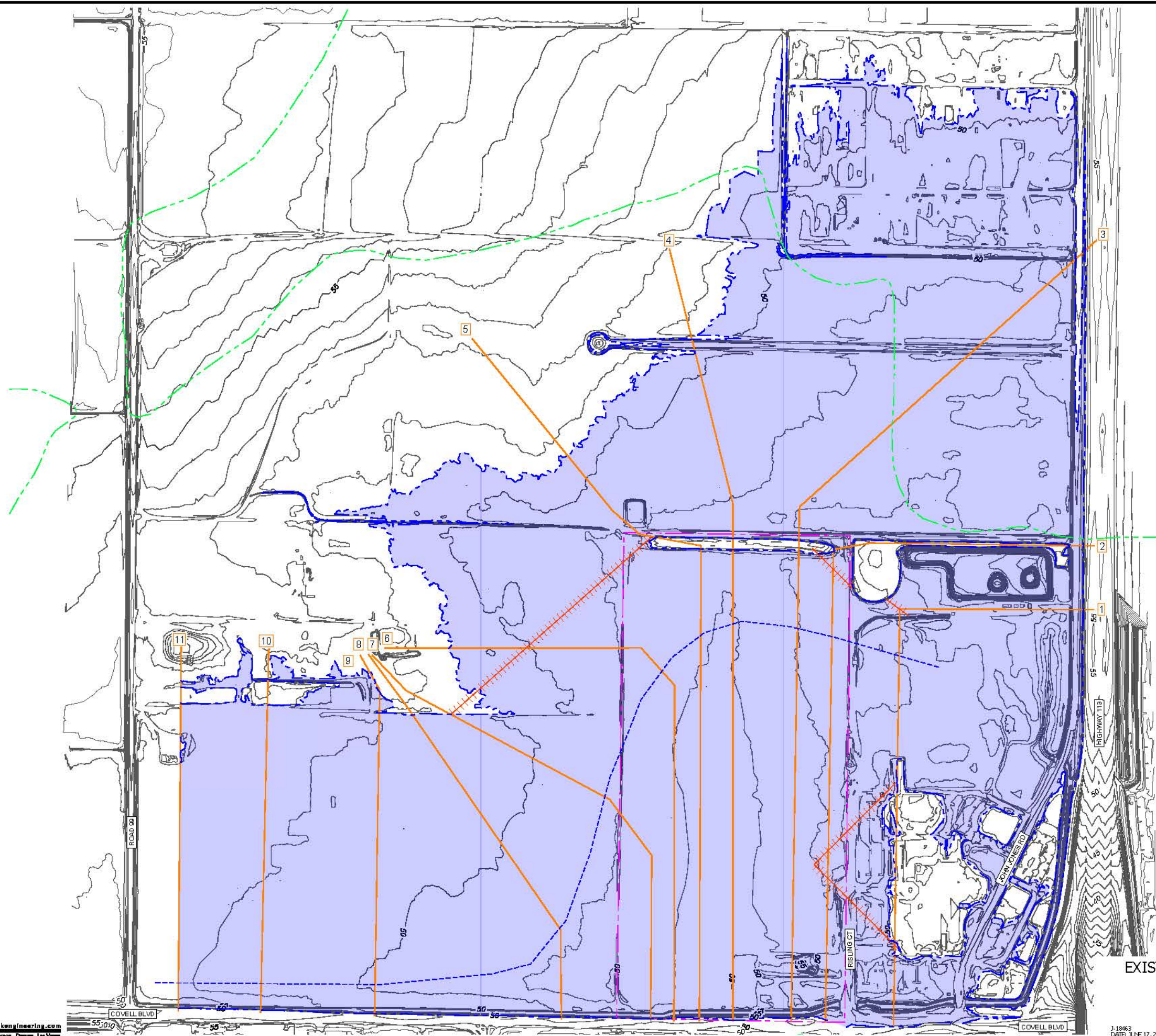
RICK ENGINEERING COMPANY

M. Scott Lillibridge
R.C.E. #52504, Exp. 12/20
Region Manager

Appendix 6

Existing Condition HEC-RAS Workmap

- LEGEND**
- XXXXX CROSS SECTION
 - 100-YEAR FLOODPLAIN
 - FLOWLINE
 - PROPERTY BOUNDARY
 - FEMA 100-YEAR ZONE A FLOODPLAIN
 - INEFFECTIVE FLOW AREA
- NOTES:**
1. CROSS SECTIONS ARE ORIENTED LEFT TO RIGHT LOOKING DOWNS TREAM.
 2. NAVD-88 ELEVATIONS ARE 2.55 FEET ABOVE NGVD-29 ELEVATIONS.
 3. FEMA DELINEATIONS ARE FROM THE NFHL DOWNLOADED JUNE 17, 2019.
 4. TOPOGRAPHY IS 1 FT CONTOURS ON THE NAVD-88 VERTICAL DATUM DATED 2018.



EXISTING HEC-RAS WORKMAP
FOR
BRETTON WOODS

SHEET 1 OF 1

Appendix 7

Existing Condition HEC-RAS Model Output

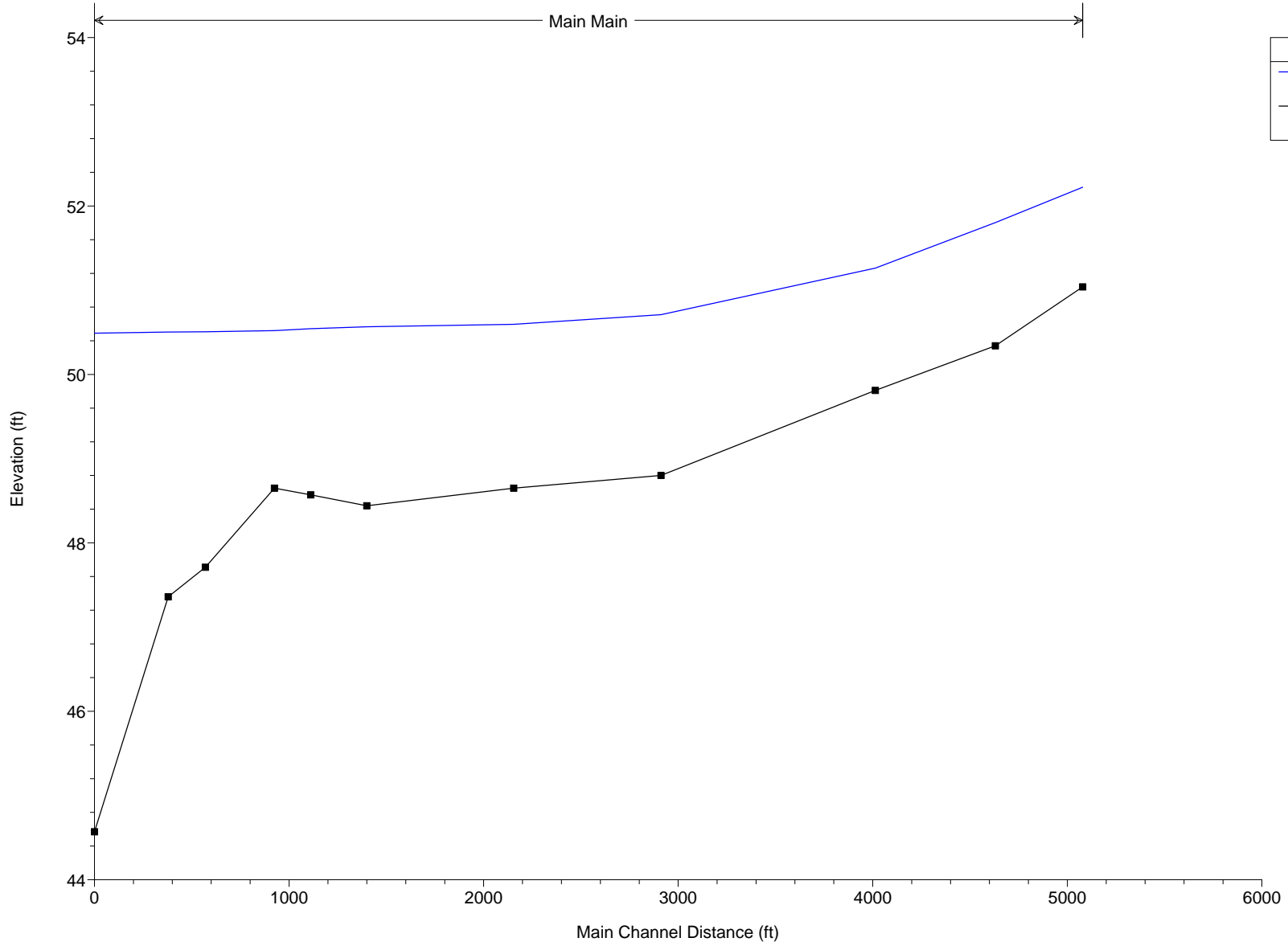
HEC-RAS Plan: ExistingHydraulics River: Main Reach: Main Profile: PF 1

Reach	River Sta	Profile	Q Total (cfs)	Min Ch El (ft)	W.S. Elev (ft)	Crit W.S. (ft)	E.G. Elev (ft)	E.G. Slope (ft/ft)	Vel Chnl (ft/s)	Flow Area (sq ft)	Top Width (ft)	Froude # Chl
Main	1	PF 1	1307.14	44.57	50.49	47.31	50.49	0.000064	0.51	2798.77	2336.20	0.05
Main	2	PF 1	1307.14	47.36	50.50	48.02	50.50	0.000014	0.25	5671.50	2725.11	0.03
Main	3	PF 1	1307.14	47.71	50.51		50.51	0.000022	0.28	5143.87	4713.29	0.03
Main	4	PF 1	1307.14	48.65	50.52		50.52	0.000111	0.46	3198.05	3656.21	0.07
Main	5	PF 1	1307.14	48.57	50.54		50.54	0.000063	0.37	3796.58	3210.25	0.05
Main	6	PF 1	1307.14	48.44	50.57		50.57	0.000045	0.32	4259.40	3112.97	0.04
Main	7	PF 1	1307.14	48.65	50.60		50.60	0.000094	0.42	2993.45	2242.77	0.06
Main	8	PF 1	1307.14	48.80	50.71		50.72	0.000399	0.81	1683.07	1735.28	0.12
Main	9	PF 1	1307.14	49.81	51.26		51.29	0.000810	0.98	1334.49	1802.34	0.17
Main	10	PF 1	1307.14	50.34	51.80		51.82	0.000906	1.05	1387.55	1665.43	0.18
Main	11	PF 1	1307.14	51.04	52.22		52.24	0.000949	1.05	1324.21	1544.75	0.18

18463_BW Plan: ExistingHydraulics

Geom: EX_2019-06-16 Flow: EX_2019-06-16

Main Main

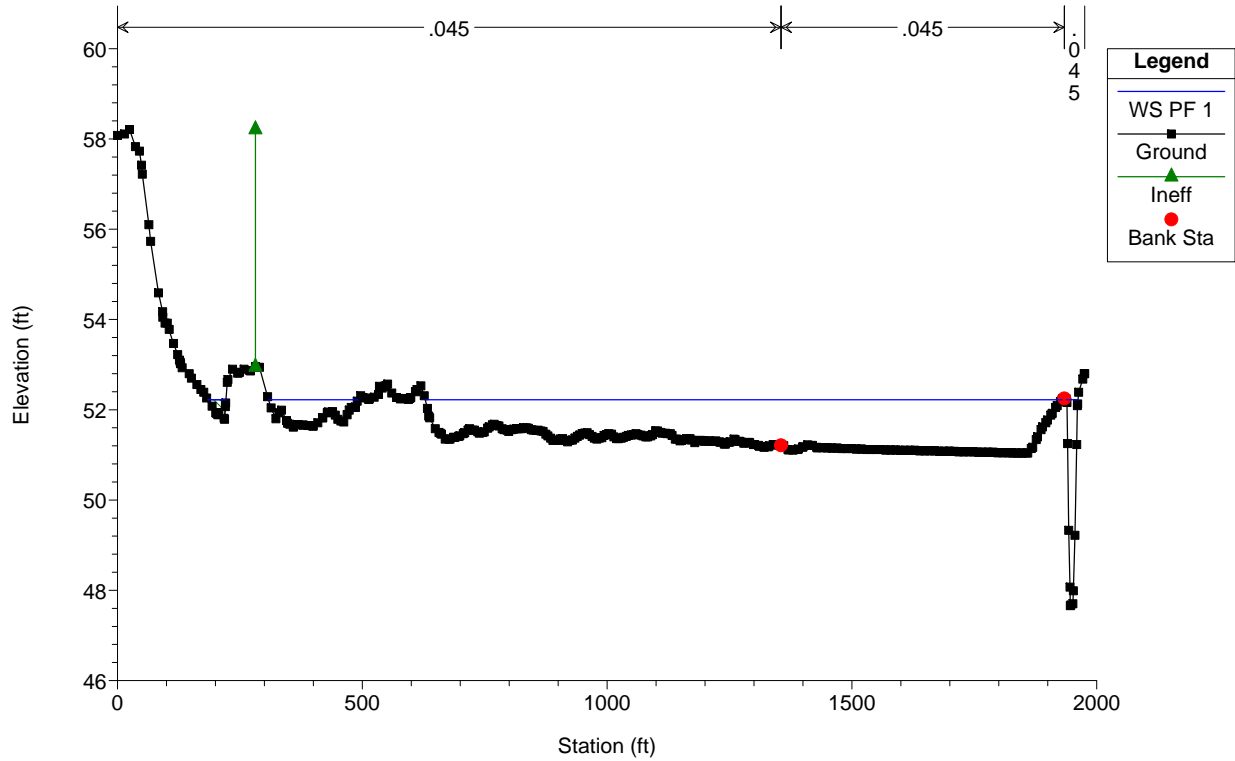


Legend	
WS PF 1	—
Ground	■

18463_BW Plan: ExistingHydraulics

Geom: EX_2019-06-16 Flow: EX_2019-06-16

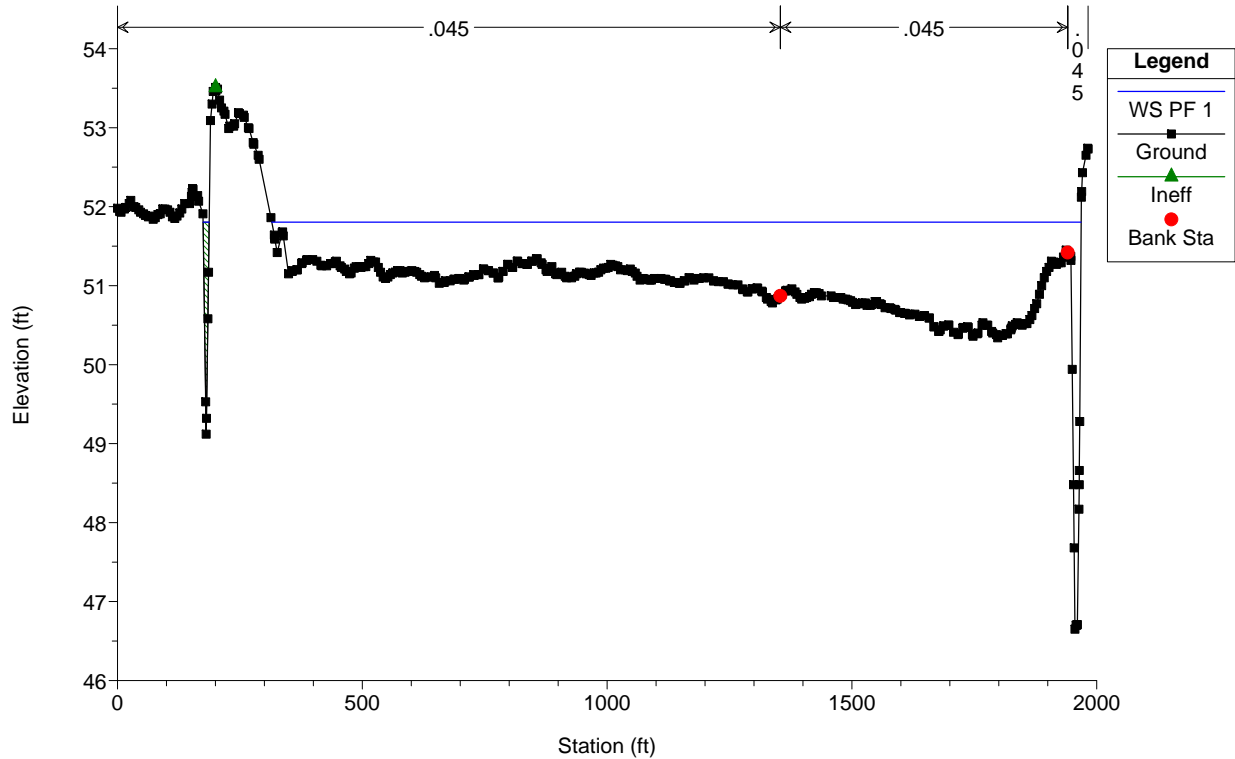
River = Main Reach = Main RS = 11

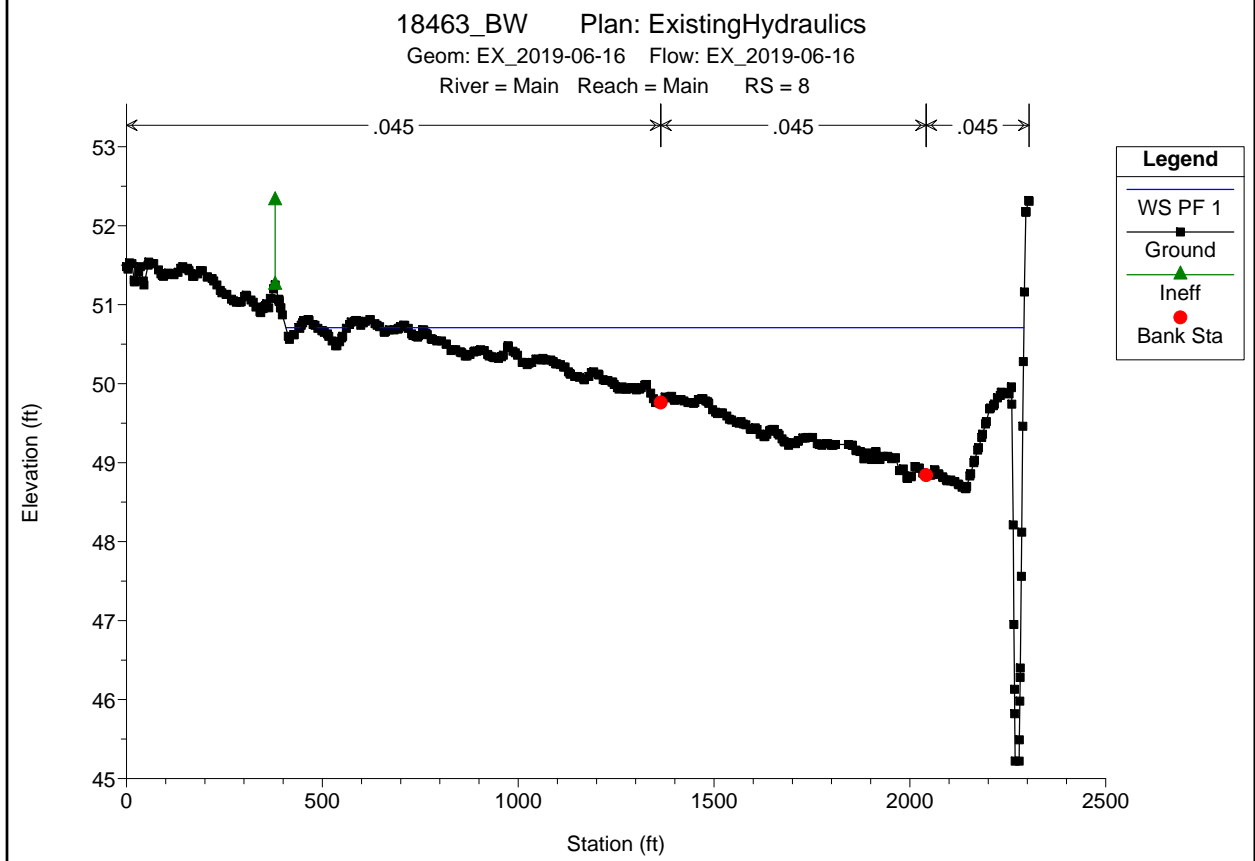
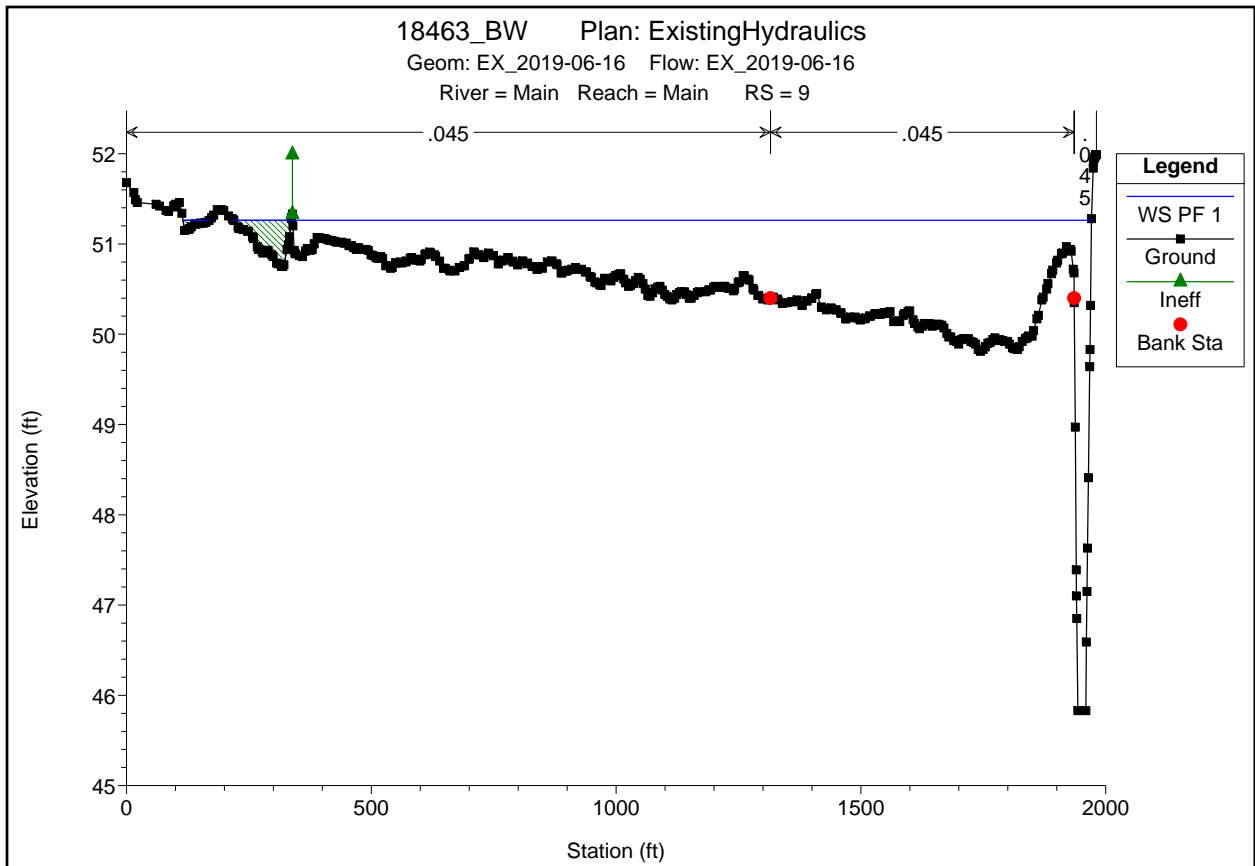


18463_BW Plan: ExistingHydraulics

Geom: EX_2019-06-16 Flow: EX_2019-06-16

River = Main Reach = Main RS = 10

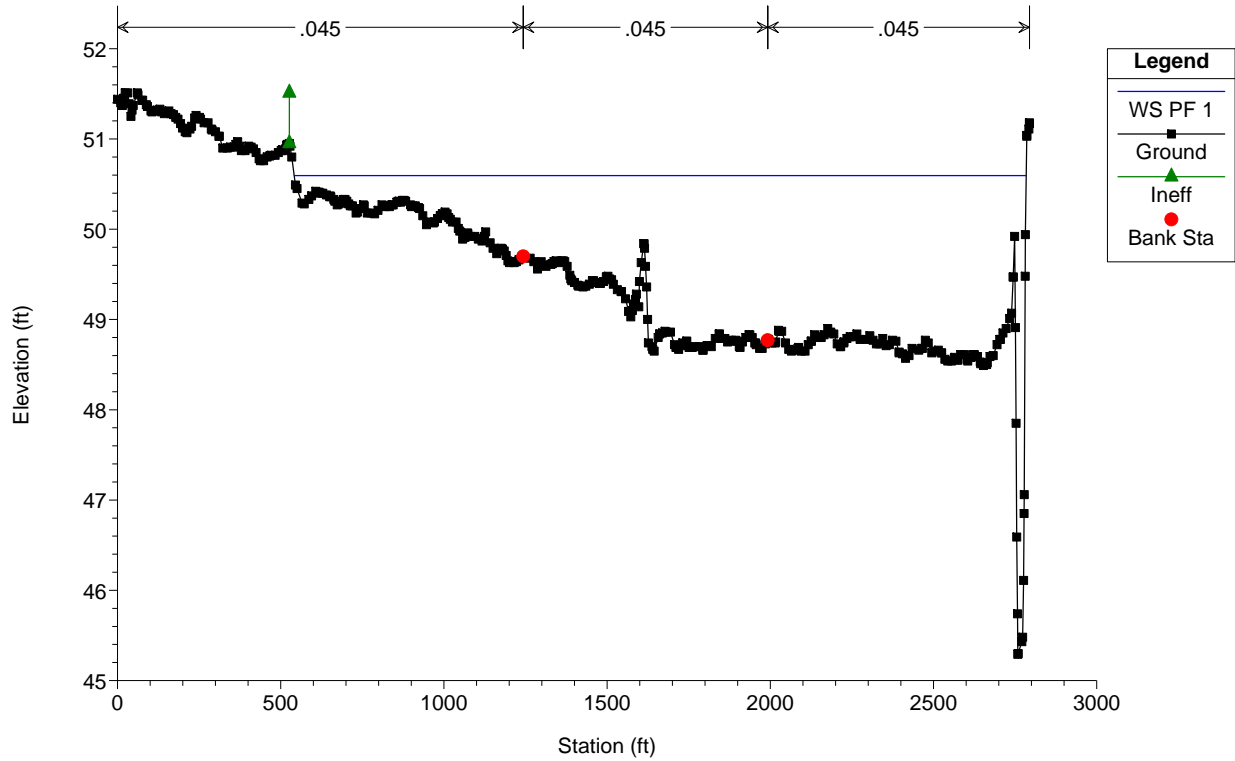




18463_BW Plan: ExistingHydraulics

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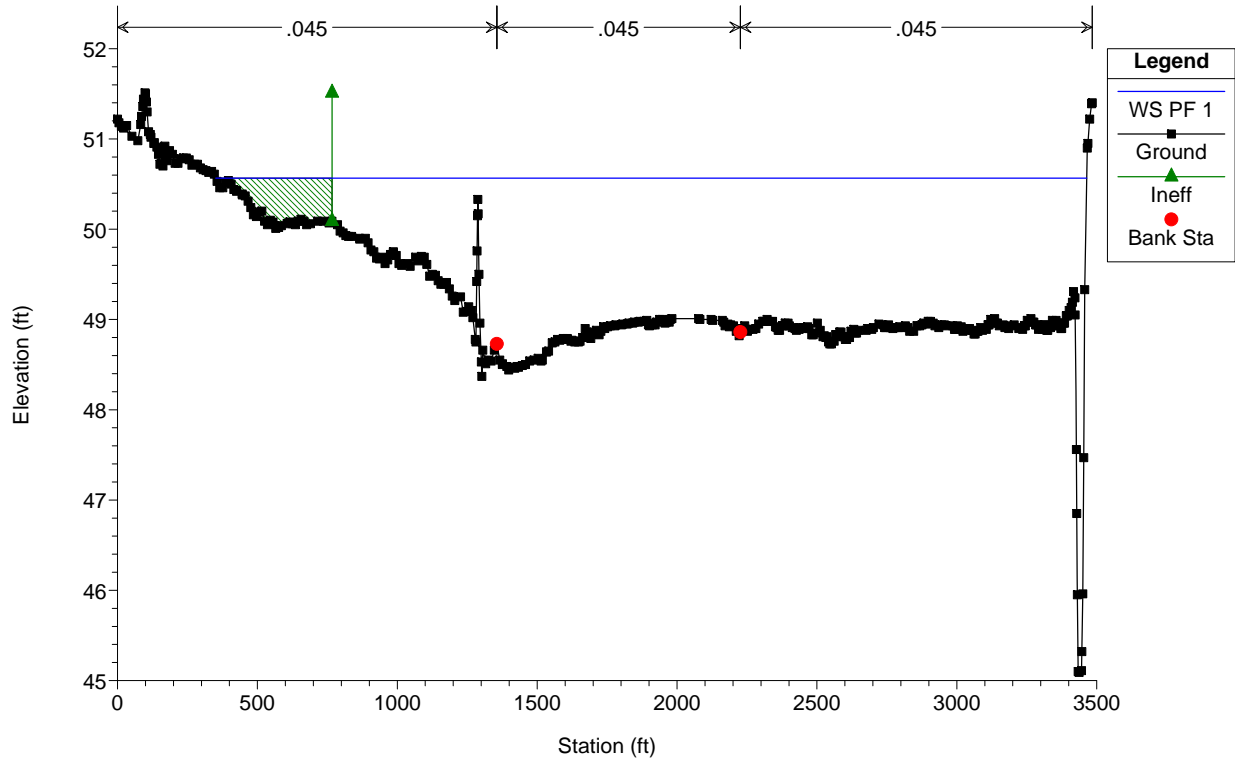
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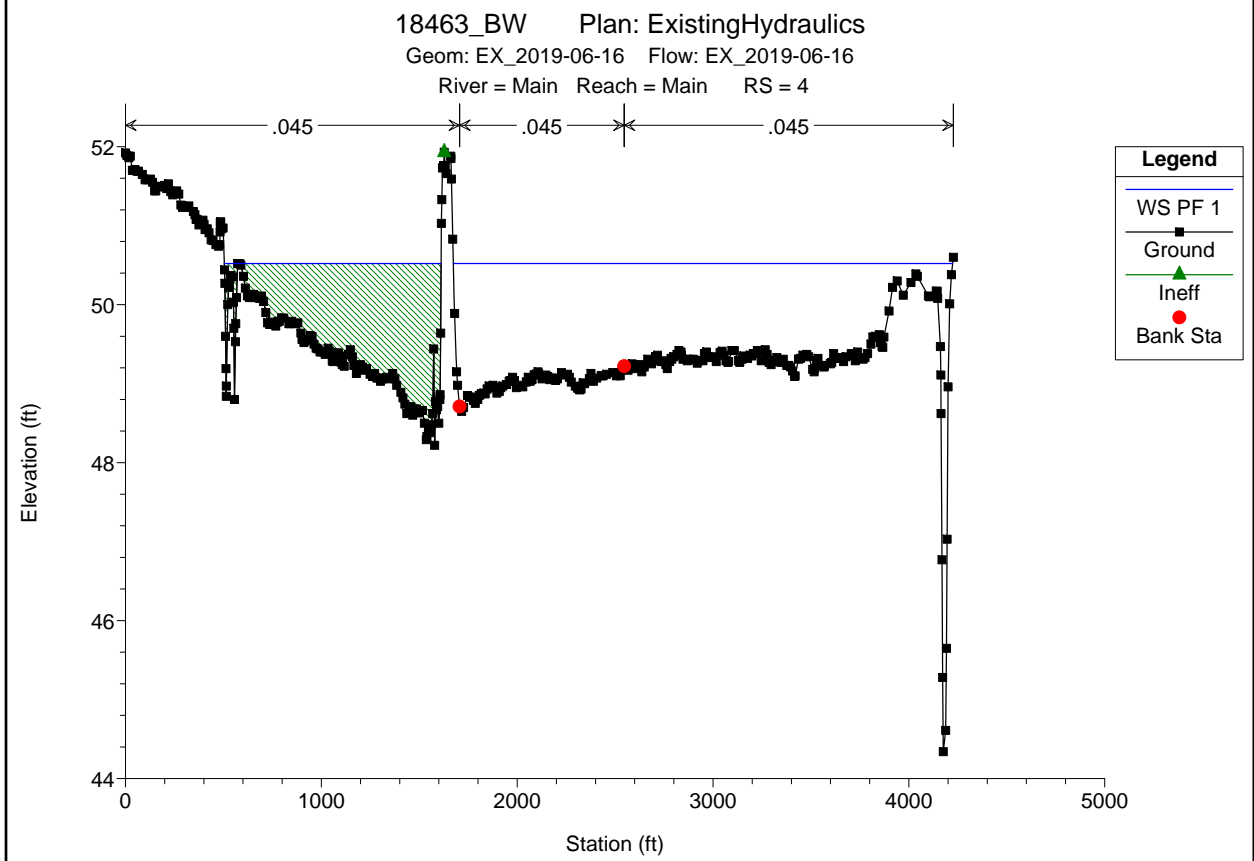
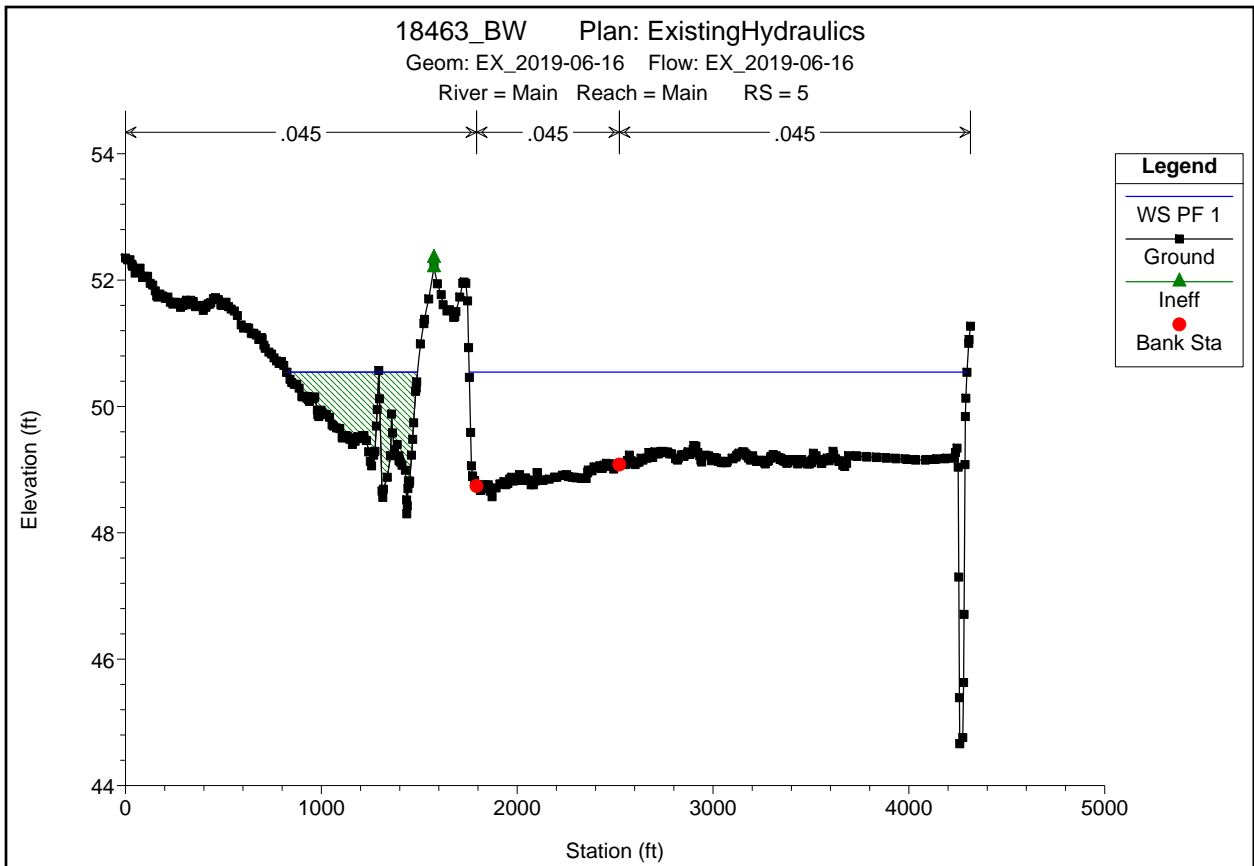


18463_BW Plan: ExistingHydraulics

Geom: EX_2019-06-16 Flow: EX_2019-06-16

River = Main Reach = Main RS = 6

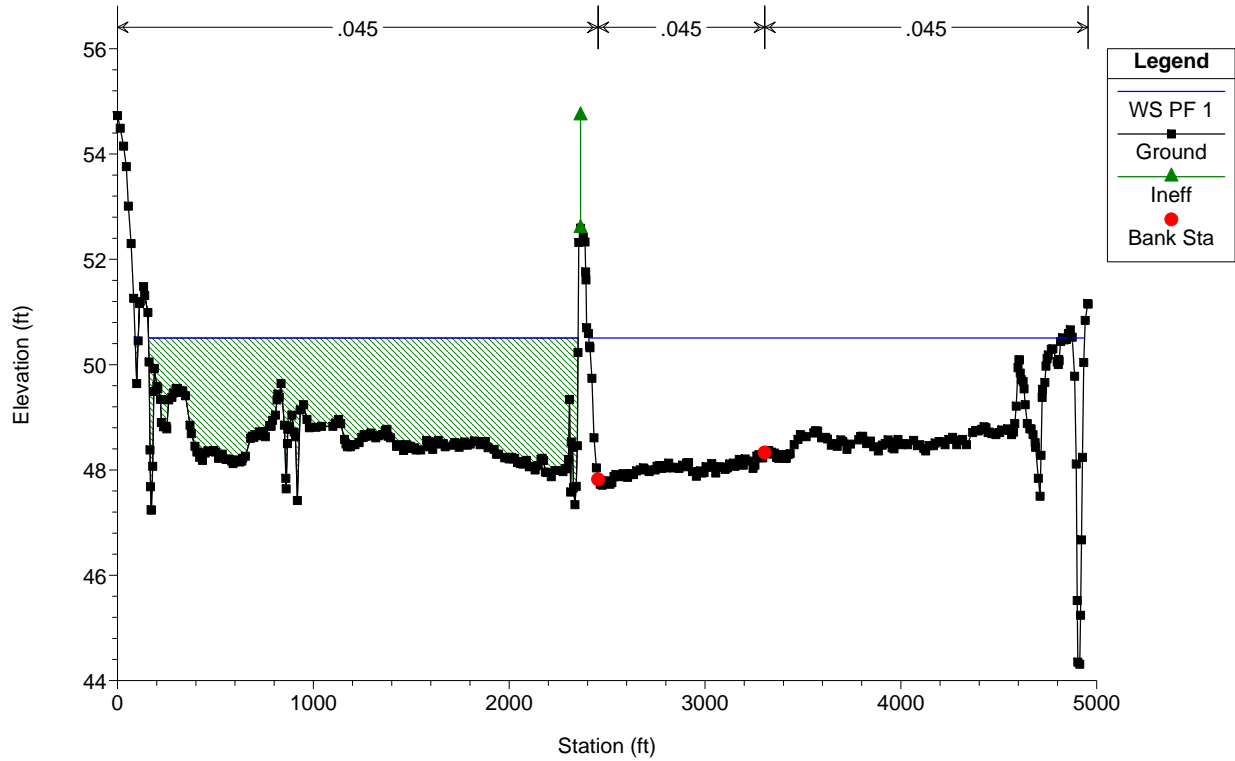




18463_BW Plan: ExistingHydraulics

Geom: EX_2019-06-16 Flow: EX_2019-06-16

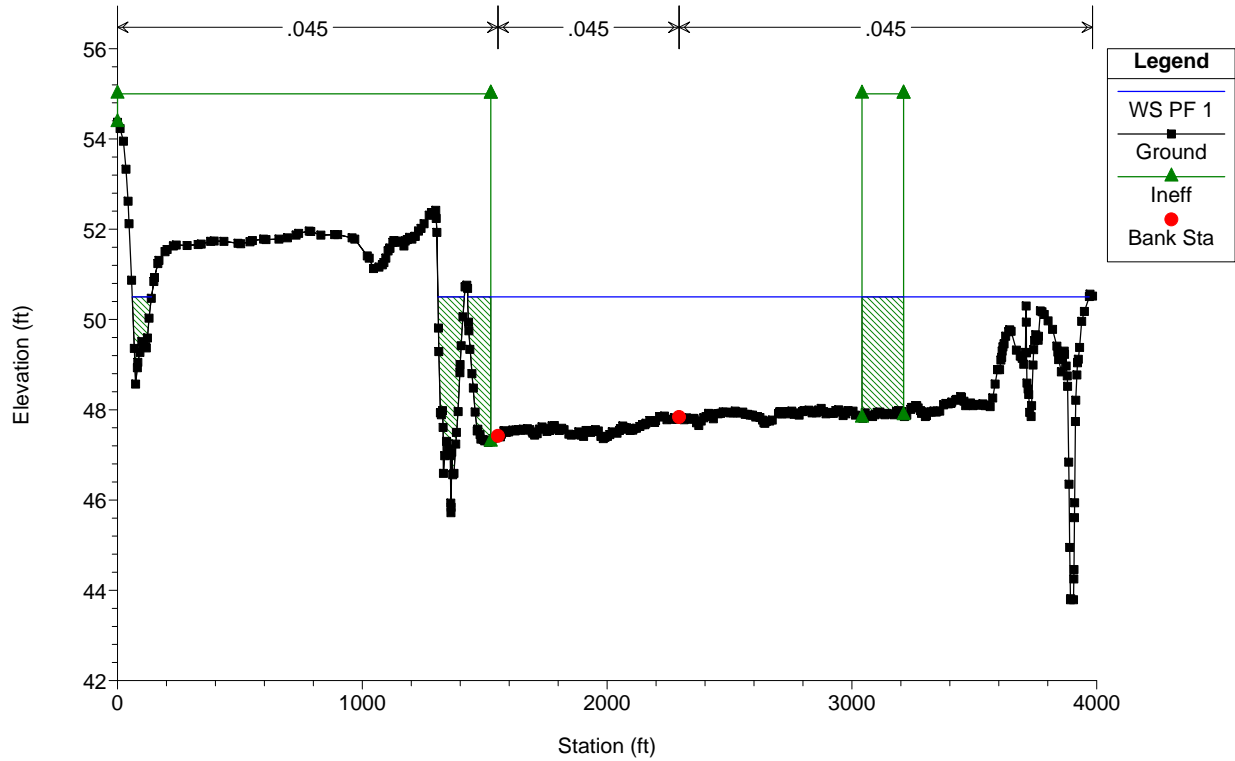
River = Main Reach = Main RS = 3



18463_BW Plan: ExistingHydraulics

Geom: EX_2019-06-16 Flow: EX_2019-06-16

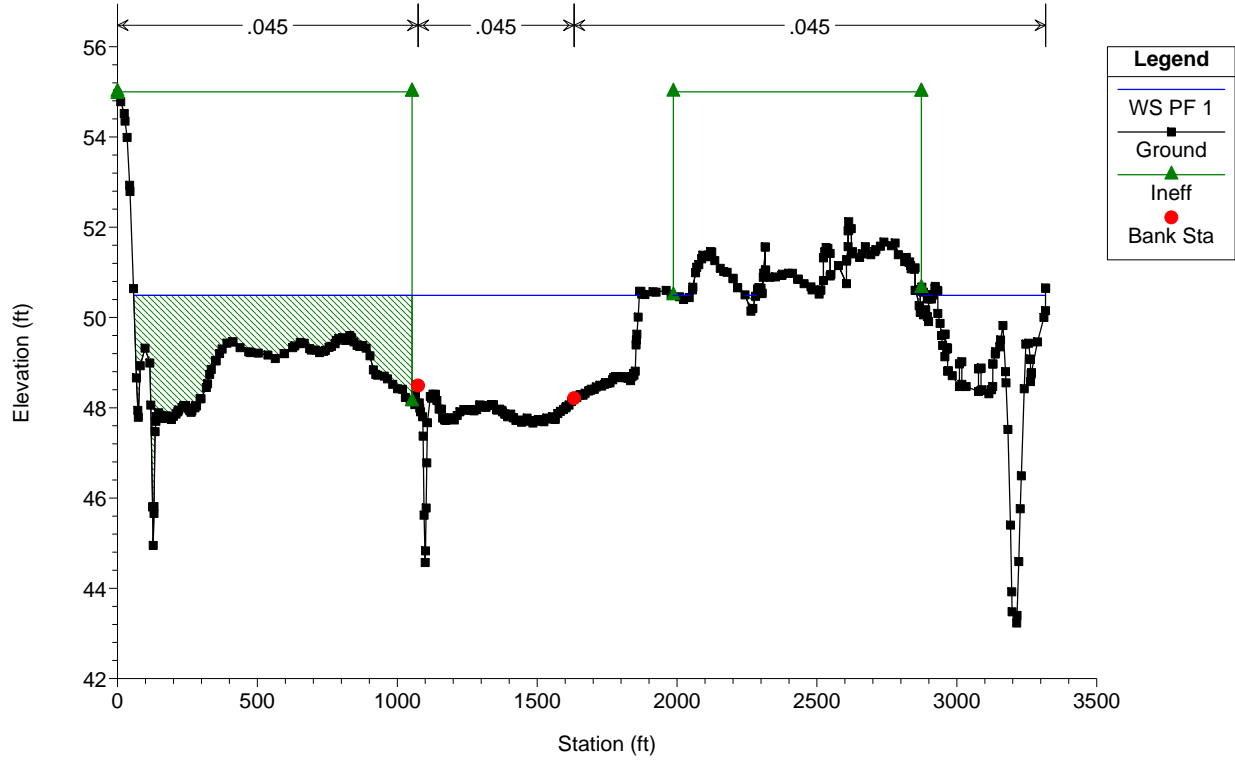
River = Main Reach = Main RS = 2



18463_BW Plan: ExistingHydraulics

Geom: EX_2019-06-16 Flow: EX_2019-06-16

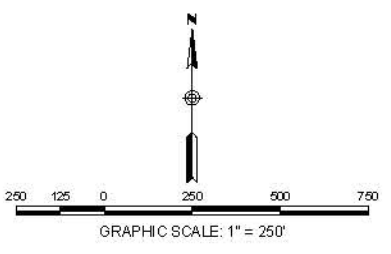
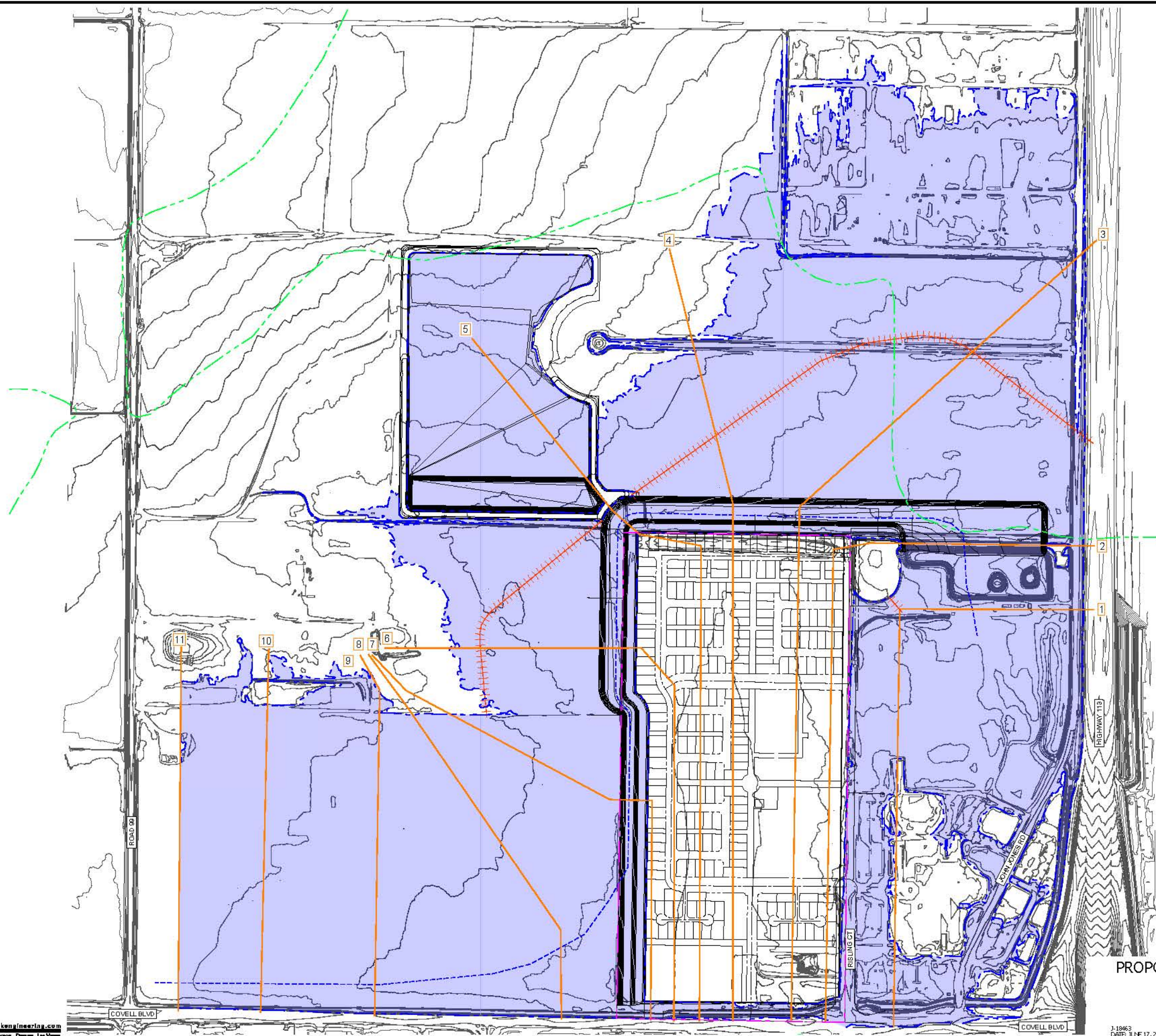
River = Main Reach = Main RS = 1



Appendix 8

Proposed Condition HEC-RAS Workmap

- LEGEND**
- XXXXX CROSS SECTION
 - 100-YEAR FLOODPLAIN
 - FLOWLINE
 - PROPERTY BOUNDARY
 - FEMA 100-YEAR ZONE A FLOODPLAIN
 - INEFFECTIVE FLOW AREA
- NOTES:**
1. CROSS SECTIONS ARE ORIENTED LEFT TO RIGHT LOOKING DOWNS TREAM.
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 4. TOPOGRAPHY IS 1 FT CONTOURS ON THE NAVD-88 VERTICAL DATUM DATED 2018.



PROPOSED HEC-RAS WORKMAP
FOR
BRETTON WOODS

SHEET 1 OF 1

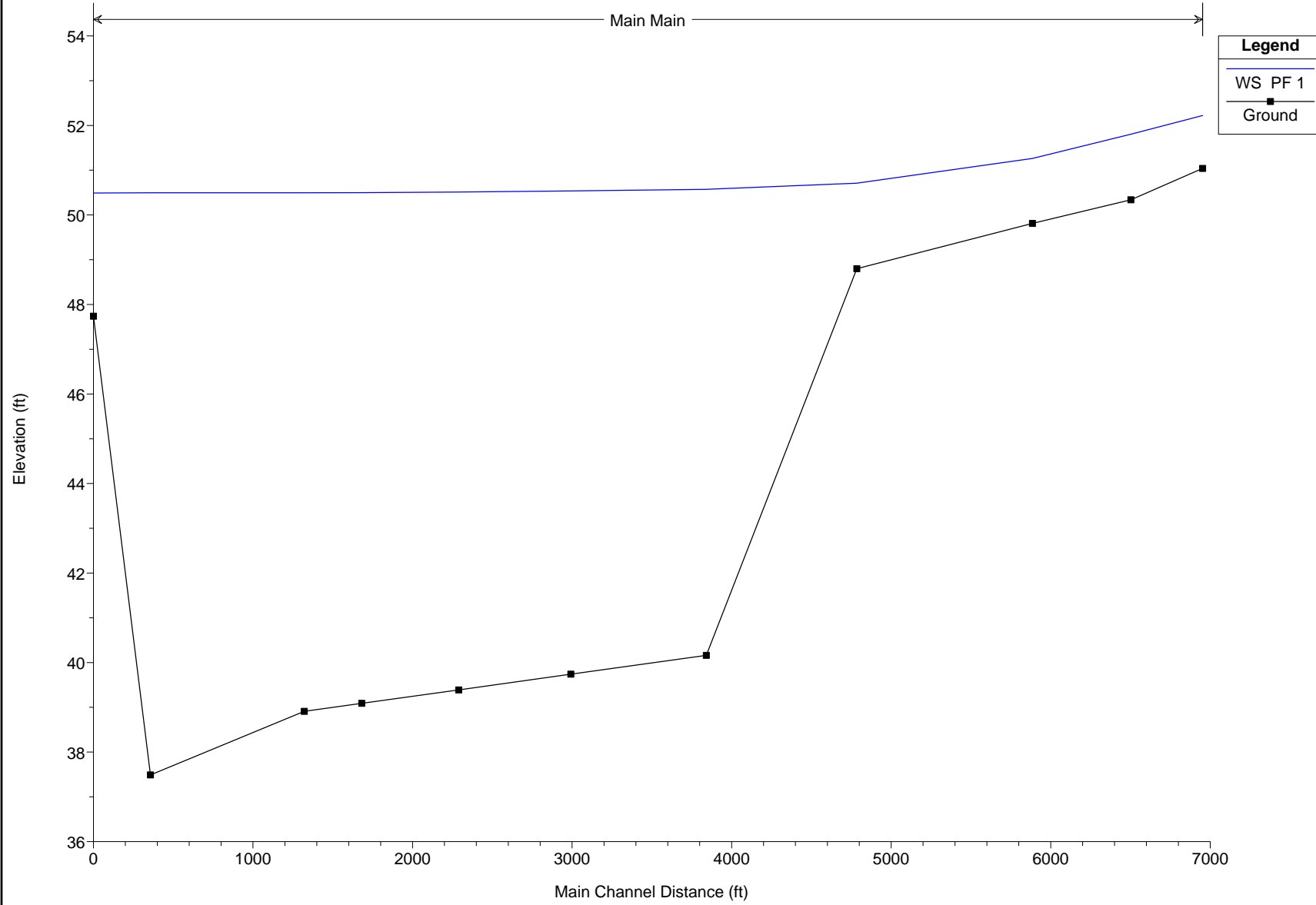
Appendix 9

Proposed Condition HEC-RAS Model Output

HEC-RAS Plan: ProposedHydraulics River: Main Reach: Main Profile: PF 1

Reach	River Sta	Profile	Q Total (cfs)	Min Ch El (ft)	W.S. Elev (ft)	Crit W.S. (ft)	E.G. Elev (ft)	E.G. Slope (ft/ft)	Vel Chnl (ft/s)	Flow Area (sq ft)	Top Width (ft)	Froude # Chl
Main	1	PF 1	1307.67	47.74	50.49	47.41	50.49	0.000117	0.48	2479.54	2336.20	0.07
Main	2	PF 1	1307.67	37.49	50.50		50.50	0.000001	0.15	8651.99	972.50	0.01
Main	3	PF 1	1307.67	38.91	50.50		50.50	0.000010	0.38	4343.01	2242.70	0.03
Main	4	PF 1	1307.67	39.09	50.50		50.51	0.000025	0.71	2154.30	1160.97	0.06
Main	5	PF 1	1307.67	39.39	50.51		50.52	0.000030	0.88	1667.80	1367.35	0.05
Main	6	PF 1	1307.67	39.74	50.54		50.54	0.000030	0.69	2087.49	1091.47	0.08
Main	7	PF 1	1307.67	40.16	50.57		50.58	0.000072	0.95	1787.33	1275.17	0.10
Main	8	PF 1	1307.14	48.80	50.71		50.72	0.000397	0.81	1685.98	1737.36	0.12
Main	9	PF 1	1307.14	49.81	51.26		51.29	0.000810	0.98	1334.62	1802.37	0.17
Main	10	PF 1	1307.14	50.34	51.80		51.82	0.000906	1.05	1387.55	1665.43	0.18
Main	11	PF 1	1307.14	51.04	52.22		52.24	0.000949	1.05	1324.21	1544.75	0.18

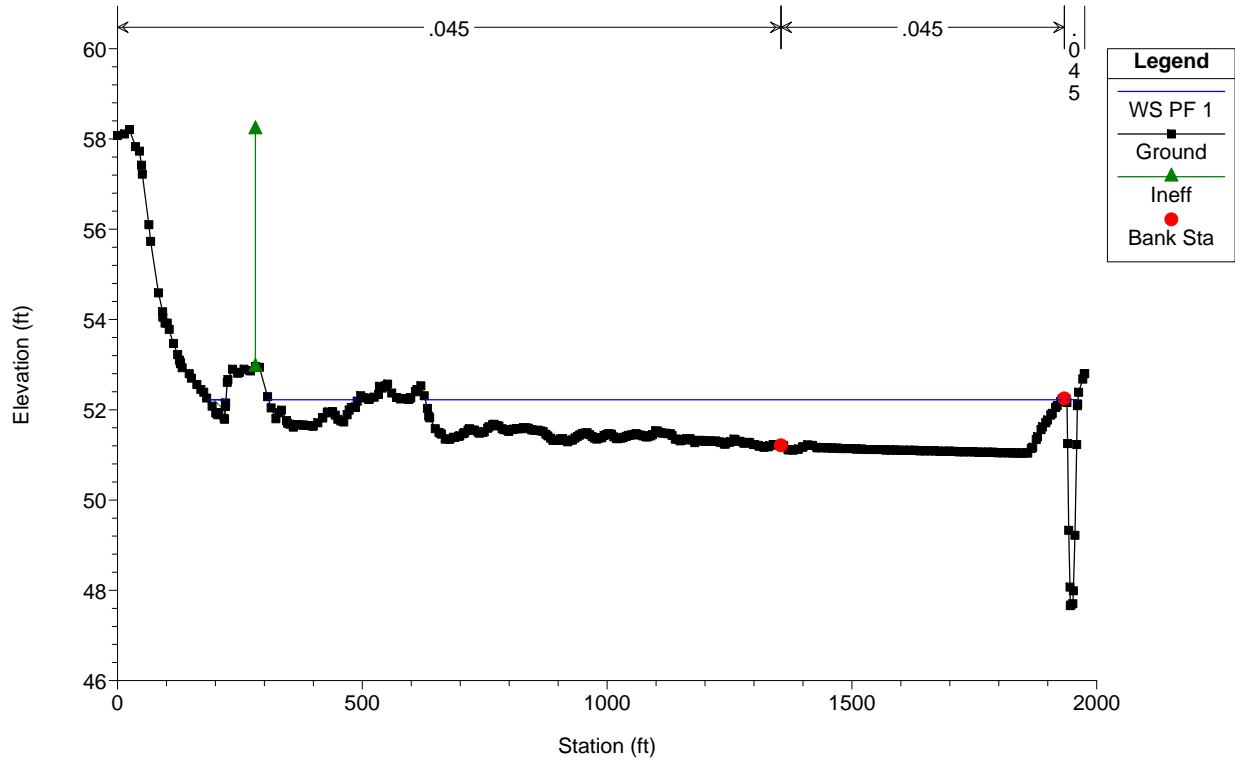
18463_BW Plan: ProposedHydraulics
Geom: PR_2019-06-16 Flow: PR_2019-06-16



18463_BW Plan: ProposedHydraulics

Geom: PR_2019-06-16 Flow: PR_2019-06-16

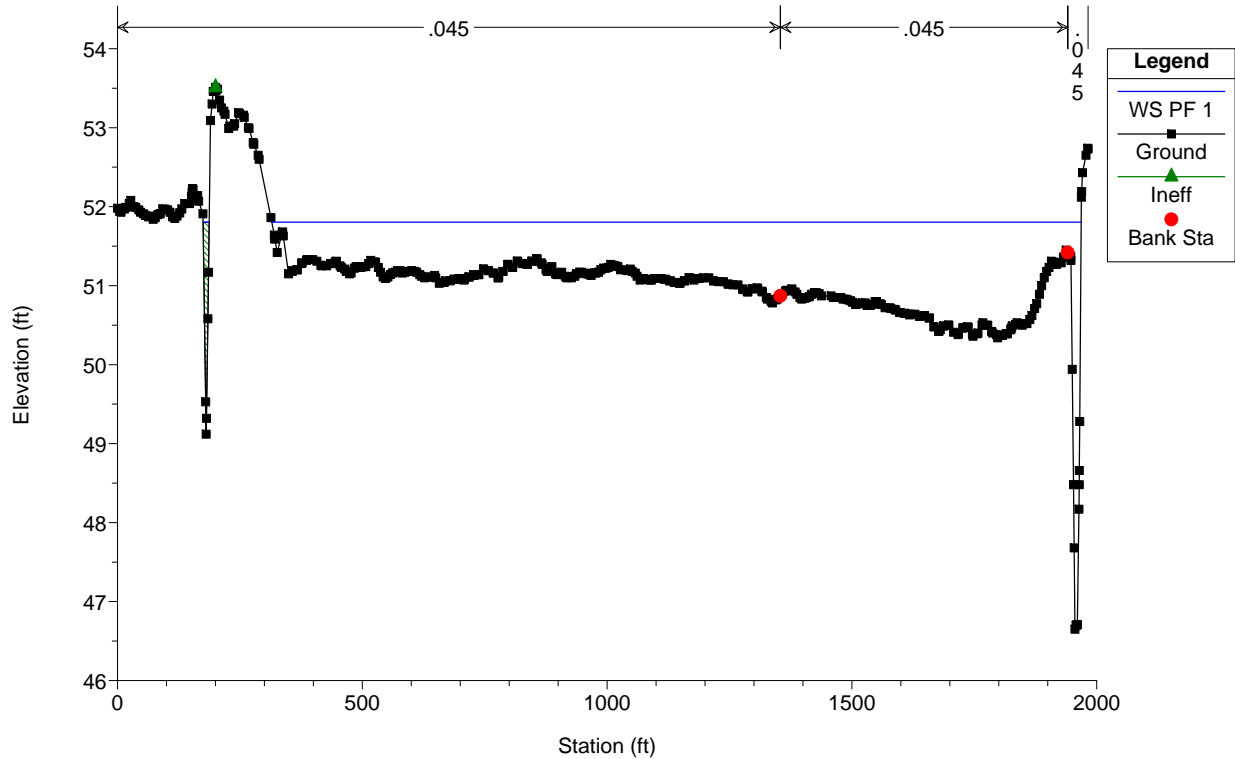
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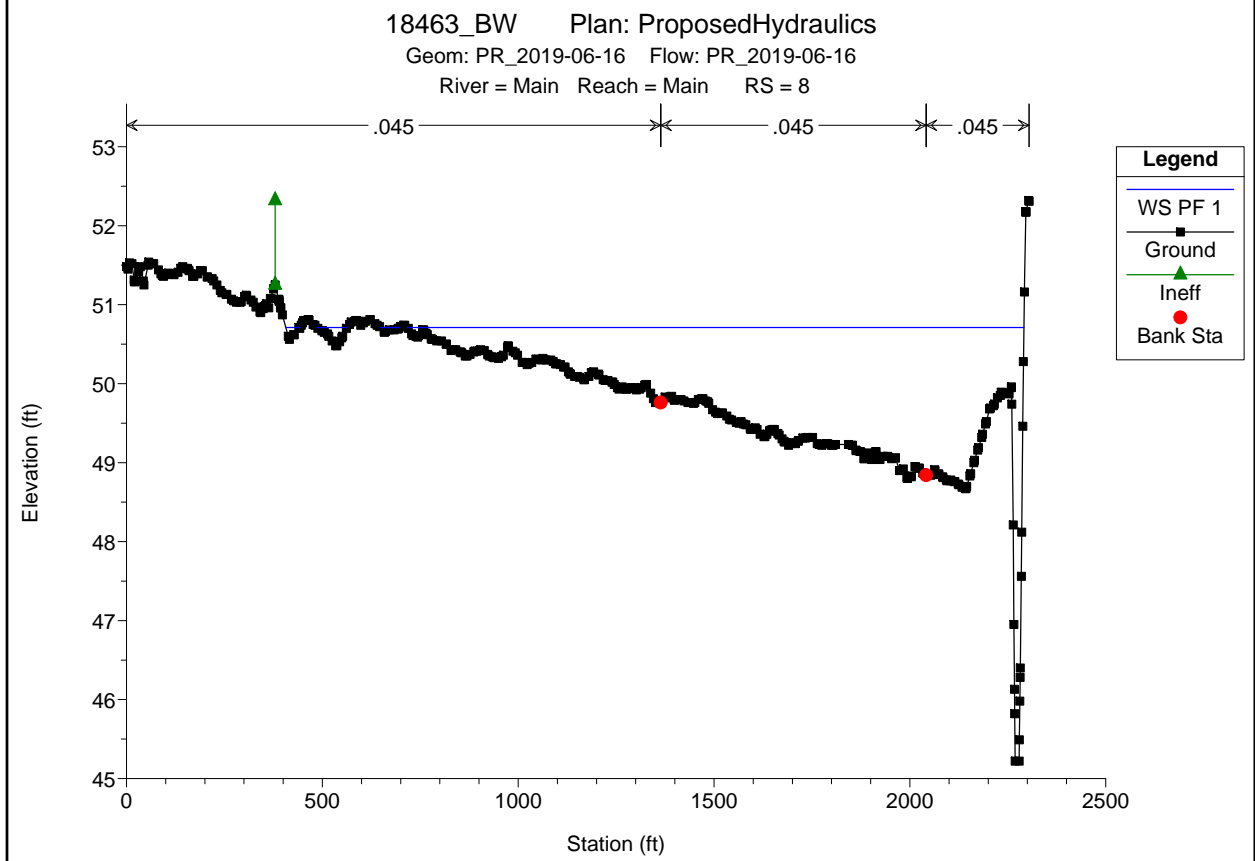
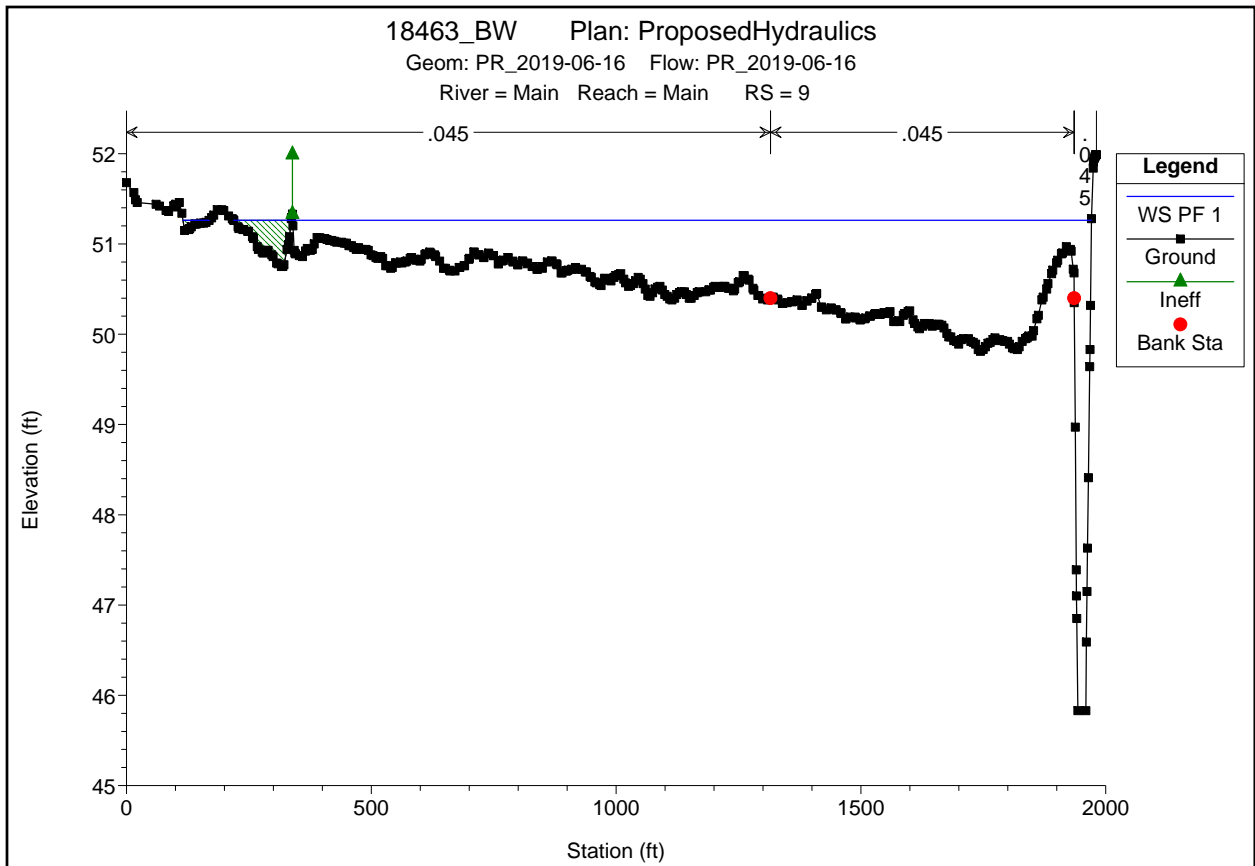


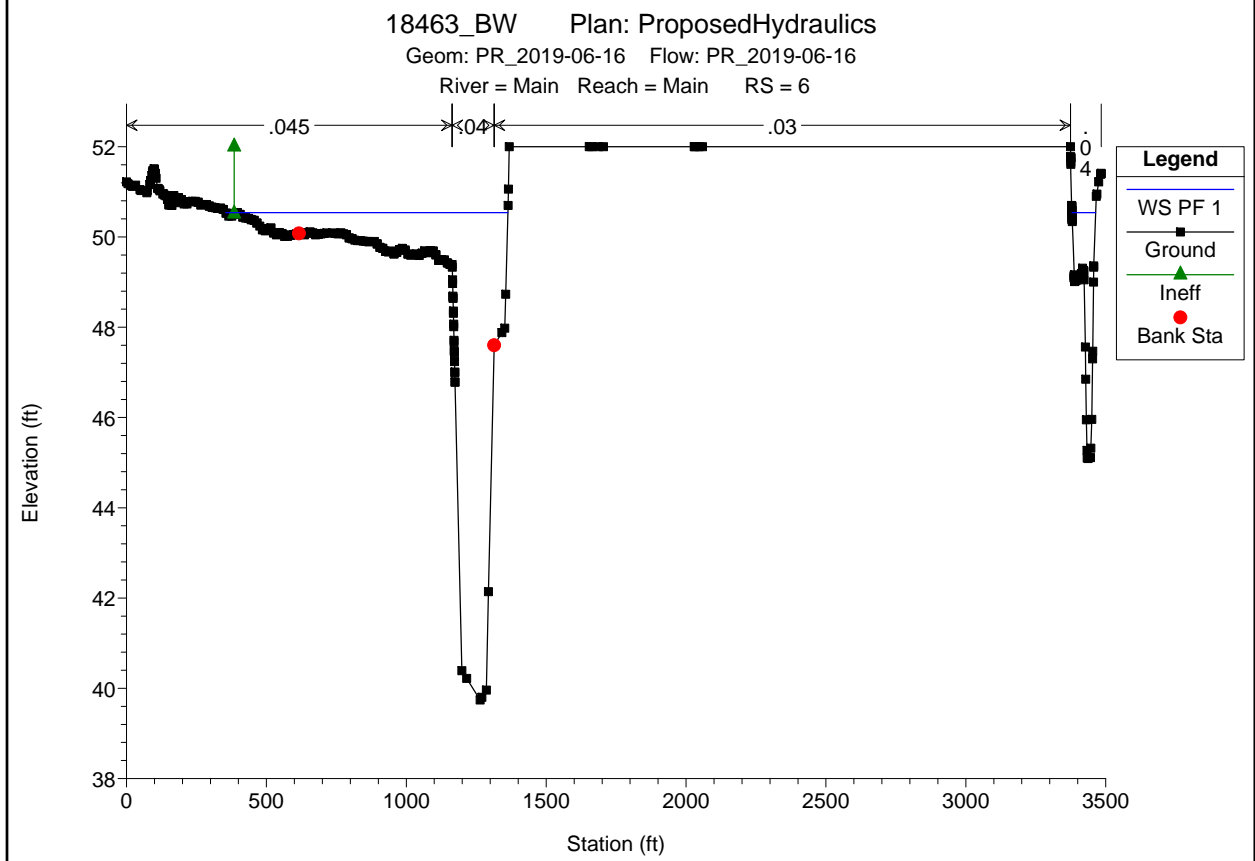
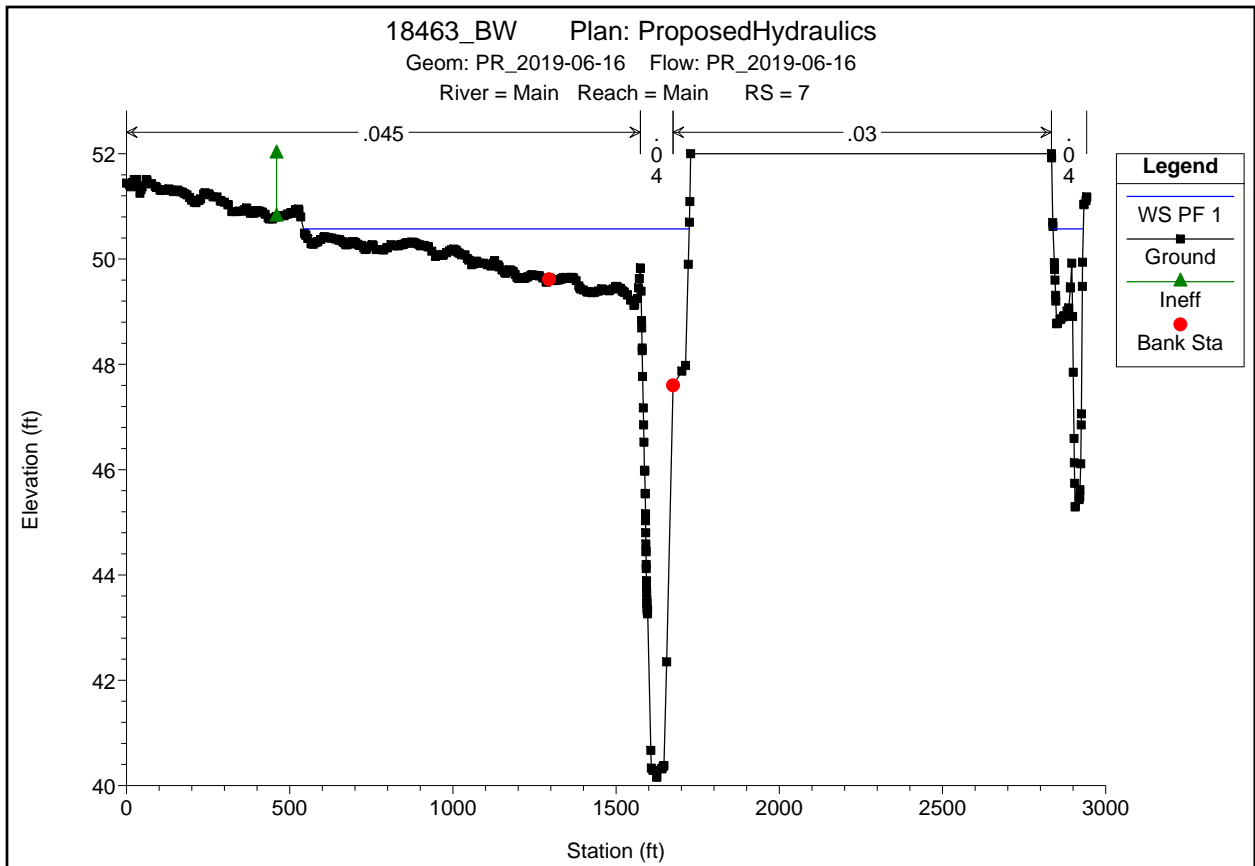
18463_BW Plan: ProposedHydraulics

Geom: PR_2019-06-16 Flow: PR_2019-06-16

River = Main Reach = Main RS = 10



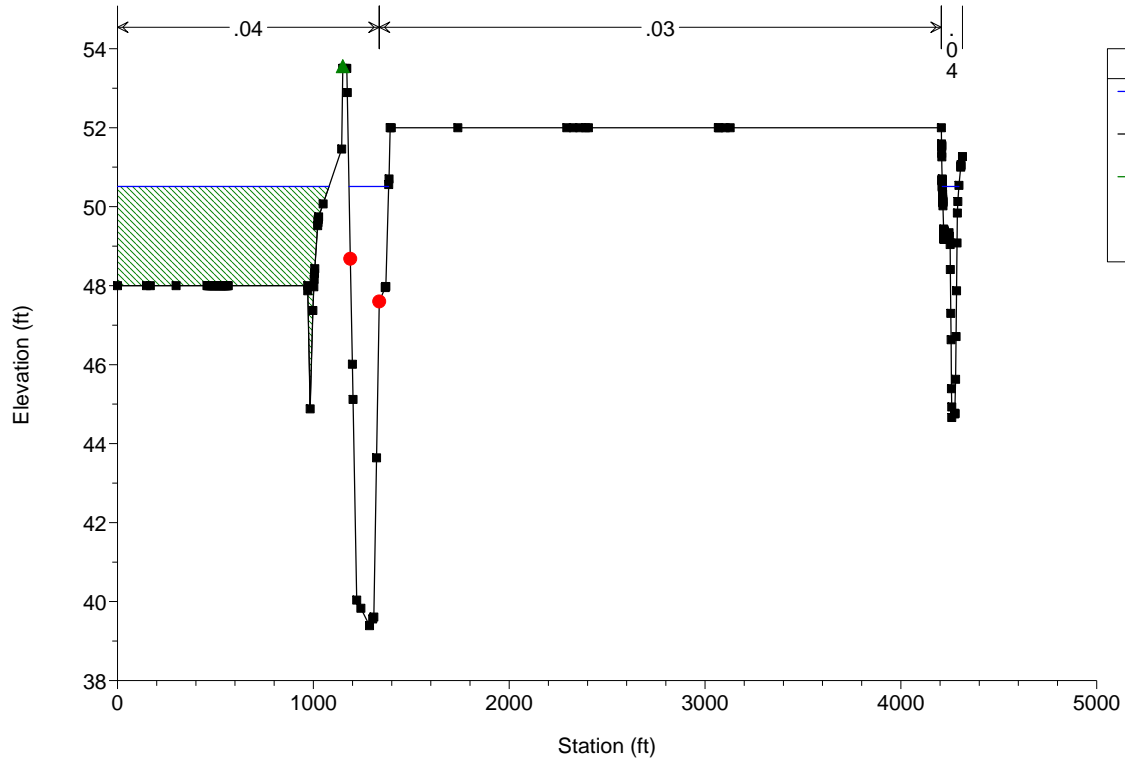




18463_BW Plan: ProposedHydraulics

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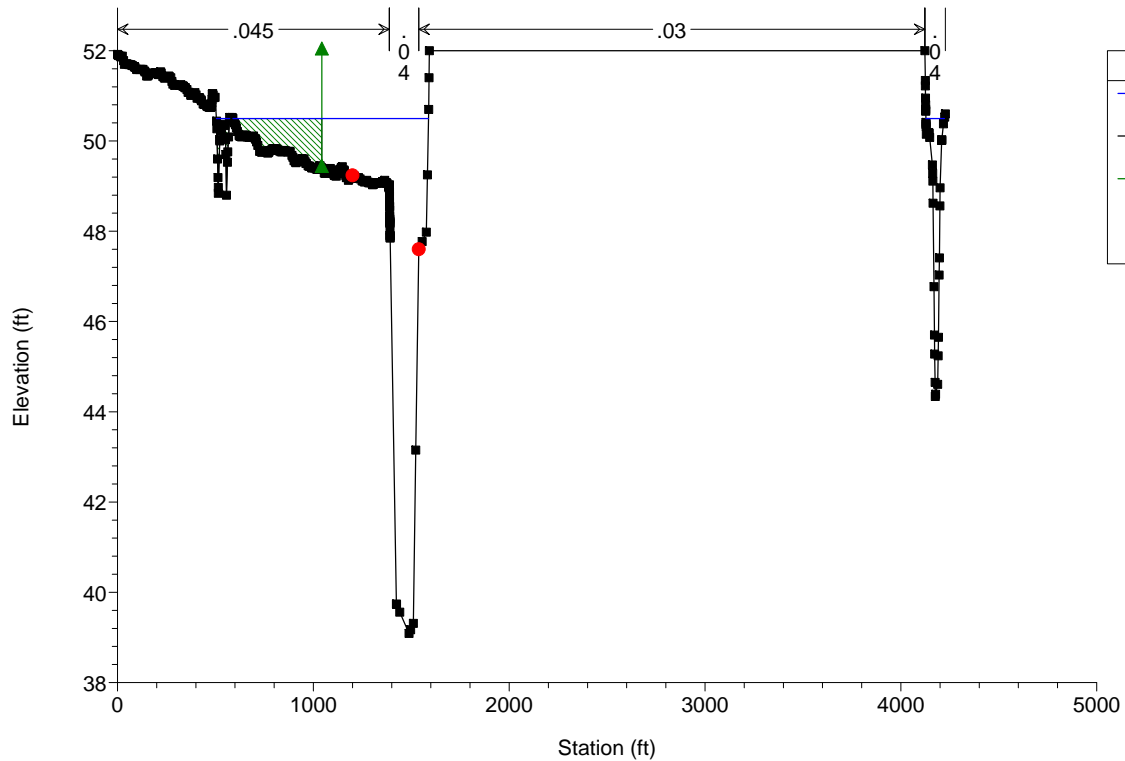
River = Main Reach = Main RS = 5

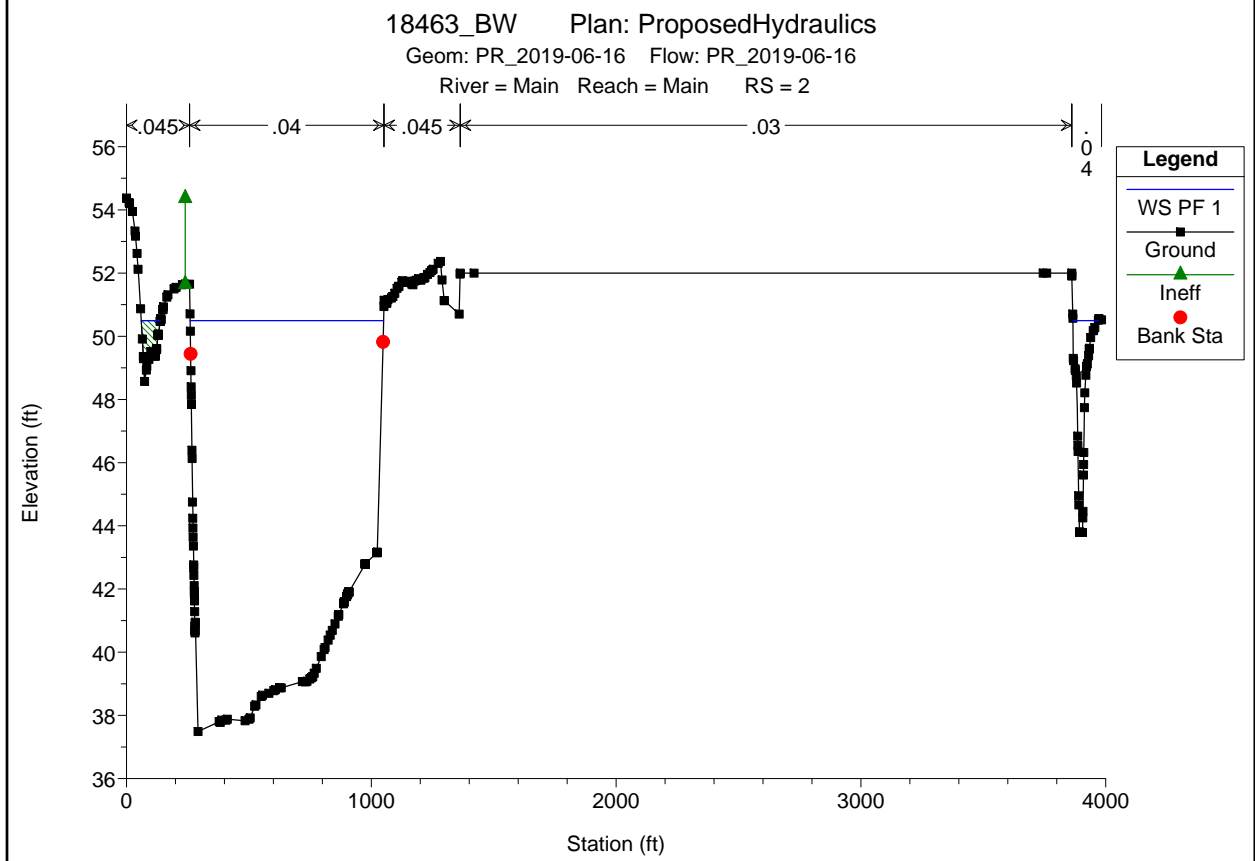
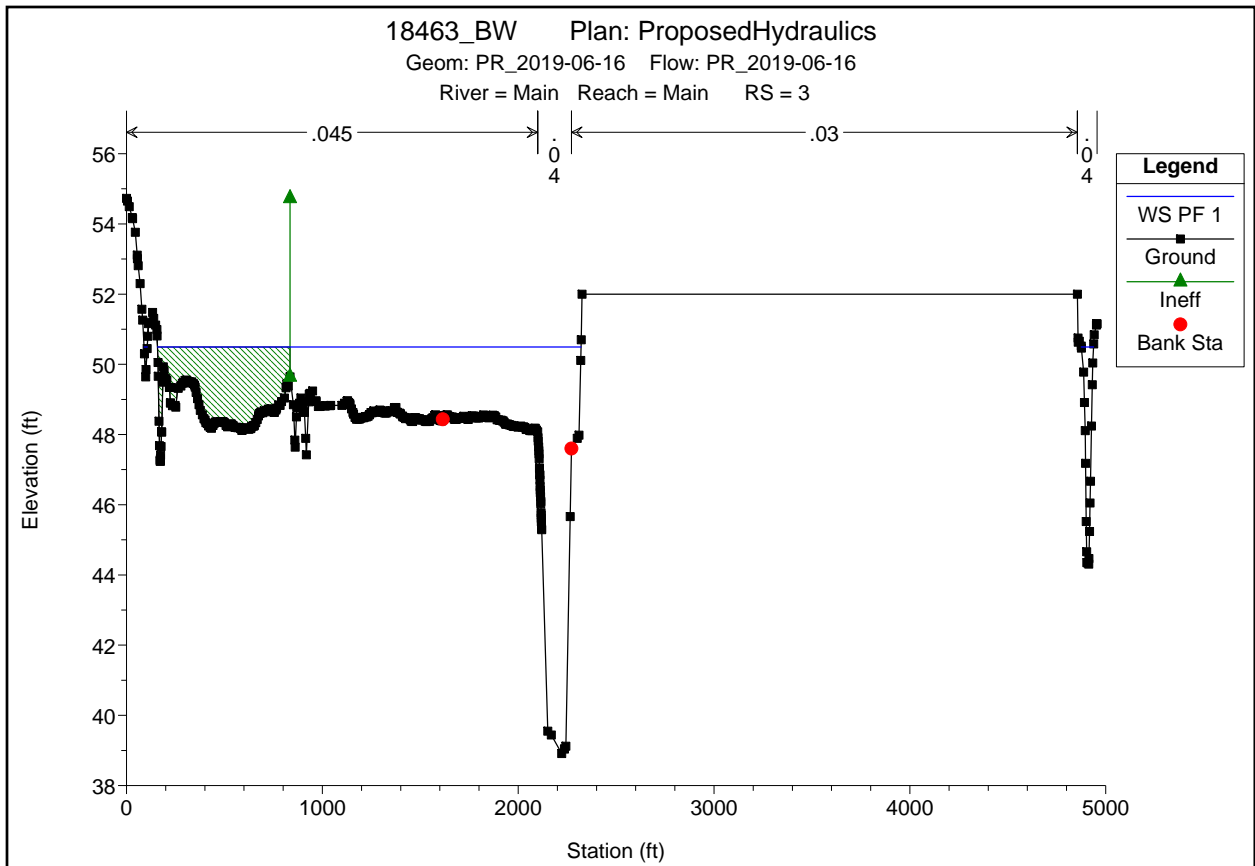


18463_BW Plan: ProposedHydraulics

Geom: PR_2019-06-16 Flow: PR_2019-06-16

River = Main Reach = Main RS = 4

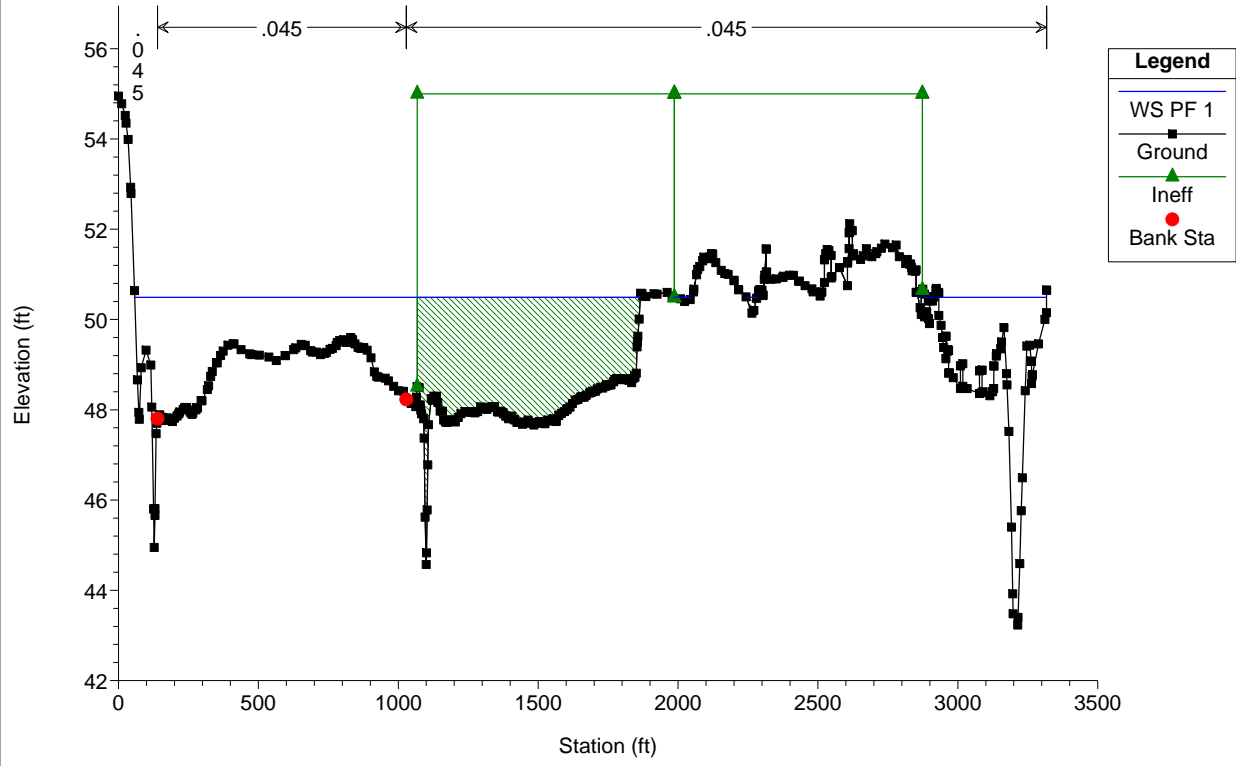




18463_BW Plan: ProposedHydraulics

Geom: PR_2019-06-16 Flow: PR_2019-06-16

River = Main Reach = Main RS = 1

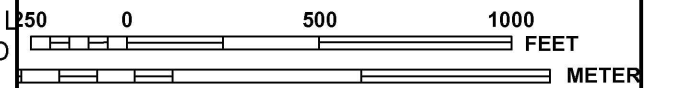


Appendix 4

Annotated FIRMettes



MAP SCALE 1" = 500'



NOTE: MAP AREA SHOWN ON THIS PANEL IS L250 TOWNSHIP 8 NORTH, RANGE 2 EAST AND NORTH, RANGE 2 EAST.

ZONE X

LEGEND

- PROJECT BOUNDARY
- STRUCTURE LOT LINES

1970000 FT

ZONE A

YOLO COUNTY
CITY OF DAVIS

City of
Davis
060424

DAVIS FARMS ROAD

SOUTHFIELD COURT

City of
Davis
060424

SYCAMORE LANE

JOHN JONES ROAD

ZONE A

LIMIT OF
DETAILED STUDY

PANEL 0584G

FIRM ANNOTATED

FLOOD INSURANCE RATE MAP

YOLO COUNTY, CALIFORNIA AND INCORPORATED AREAS

PANEL 584 OF 785

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
DAVIS, CITY OF	060424	0584	G
YOLO COUNTY	060423	0584	G

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER 06113C0584G

EFFECTIVE DATE JUNE 18, 2010

Federal Emergency Management Agency

J-18463
DATE: JUNE 17, 2019



38°33'45"
121°46'52.5"

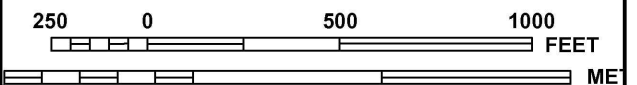
6'07^{000m}E

JOINS PANEL 0592

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov



MAP SCALE 1" = 500'



121°46'52.5"
38°33'45"

6625000 FT

JOINS PANEL 0584

6630000 FT

Yolo County
Unincorporated Areas
060423

ZONE A

ALVARADO AVENUE

LIMIT OF
DETAILED STUDY

250 0 500 1000
FEET
ME

1965000 FT

ZONE A

ZONE A

PANEL 0592G

FIRM ANNOTATED

FLOOD INSURANCE RATE MAP

YOLO COUNTY,
CALIFORNIA
AND INCORPORATED AREAS

PANEL 592 OF 785

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
DAVIS, CITY OF	060424	0592	G
YOLO COUNTY	060423	0592	G

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.



MAP NUMBER
06113C0592G

EFFECTIVE DATE
JUNE 18, 2010

Federal Emergency Management Agency

J-18463
DATE: JUNE 17, 2019



This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

LEGEND

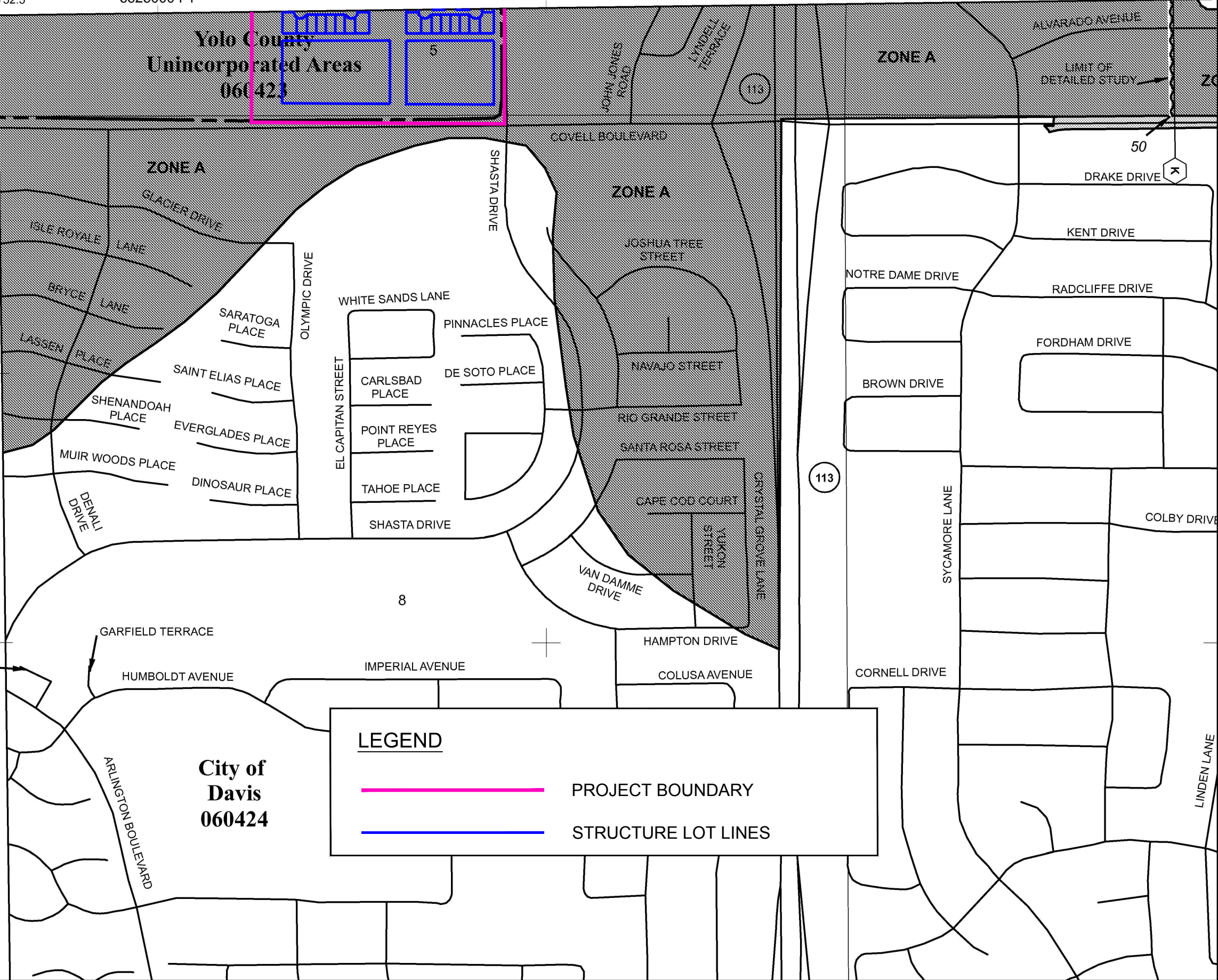
- PROJECT BOUNDARY
- STRUCTURE LOT LINES

City of
Davis
060424

8

113

50



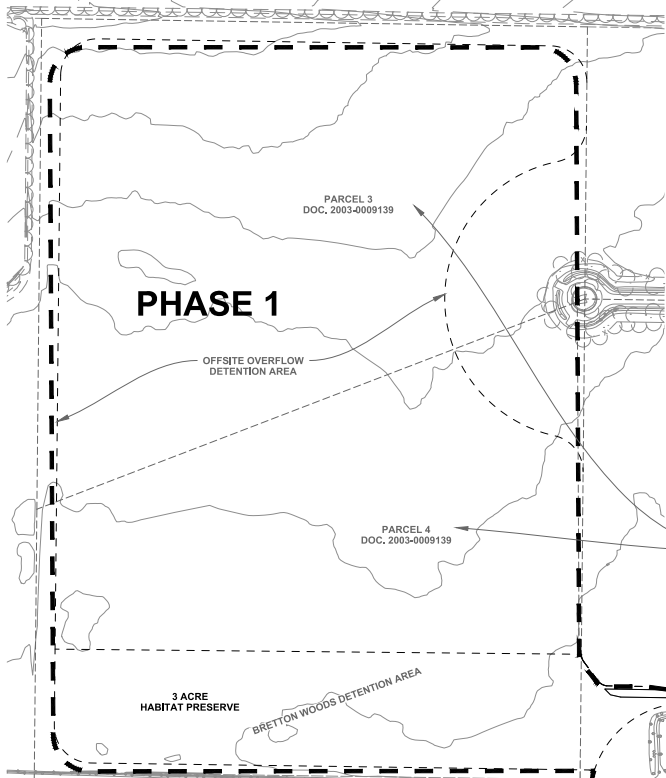
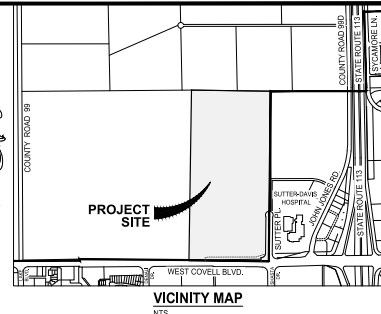
Appendix 5

Proposed Grading Plan and Deed

BRETTON WOODS PHASED TENTATIVE SUBDIVISION MAP NO. 5180

A SUBDIVISION OF LOTS 3 THROUGH 6 OF LARGE LOT SUBDIVISION NO. 5165
CITY OF DAVIS COUNTY OF YOLO CALIFORNIA

CUNNINGHAM ENGINEERING
JULY 2019



OWNER:
BINNING RANCH HOLDING COMPANY, LLC
23 RUSSELL BLVD
DAVIS, CA 95618

DEVELOPER:
BRETTON WOODS, LLC
260 RUSSELL BOULEVARD
DAVIS, CALIFORNIA 95618
(530) 564-4444

CIVIL ENGINEER:
CUNNINGHAM ENGINEERING
2940 SPARFORD STREET, SUITE 200
DAVIS, CALIFORNIA 95618
(530) 758-2028

GEOTECHNICAL ENGINEER:
GEOCON CONSULTANTS, INC.
3180 GOLD VALLEY DRIVE, SUITE 800
RANCHO CORDOVA, CALIFORNIA 95742
(916) 852-8118

ASSESSORS PARCEL NUMBER:
036-060-004

AREA:
74.49± ACRES

EXISTING ZONING:
PD 03-16

FLOOD ZONE
06113C0584G, 06113C0592G - ZONE A, JUNE 19, 2010

PROPERTY DESCRIPTION
LOTS 1 THROUGH 7 OF LARGE LOT SUBDIVISION NO. 5165, ENTITLED "BRETTON WOODS", FILED IN BOOK OF MAPS AT PAGE YOLO COUNTY RECORDS, YOLO COUNTY, CALIFORNIA.

SHEET INDEX

1	TITLE SHEET
2	CONCEPTUAL LAYOUT AND SECTION CALLOUTS
3	CONCEPTUAL LAYOUT AND SECTION CALLOUTS
4	CROSS-SECTIONS
5	CROSS-SECTIONS
6	GRADING AND DRAINAGE PLAN - NORTH
7	GRADING AND DRAINAGE PLAN - SOUTH
8	GRADING AND DRAINAGE PLAN-OFFSITE NORTHWEST
9	MASTER UTILITY PLAN
10	UTILITY PLAN - NORTH
11	UTILITY PLAN - SOUTH

PHASE 1

OFFSITE OVERFLOW DETENTION AREA

PARCEL 3 DOC. 2003-0009139

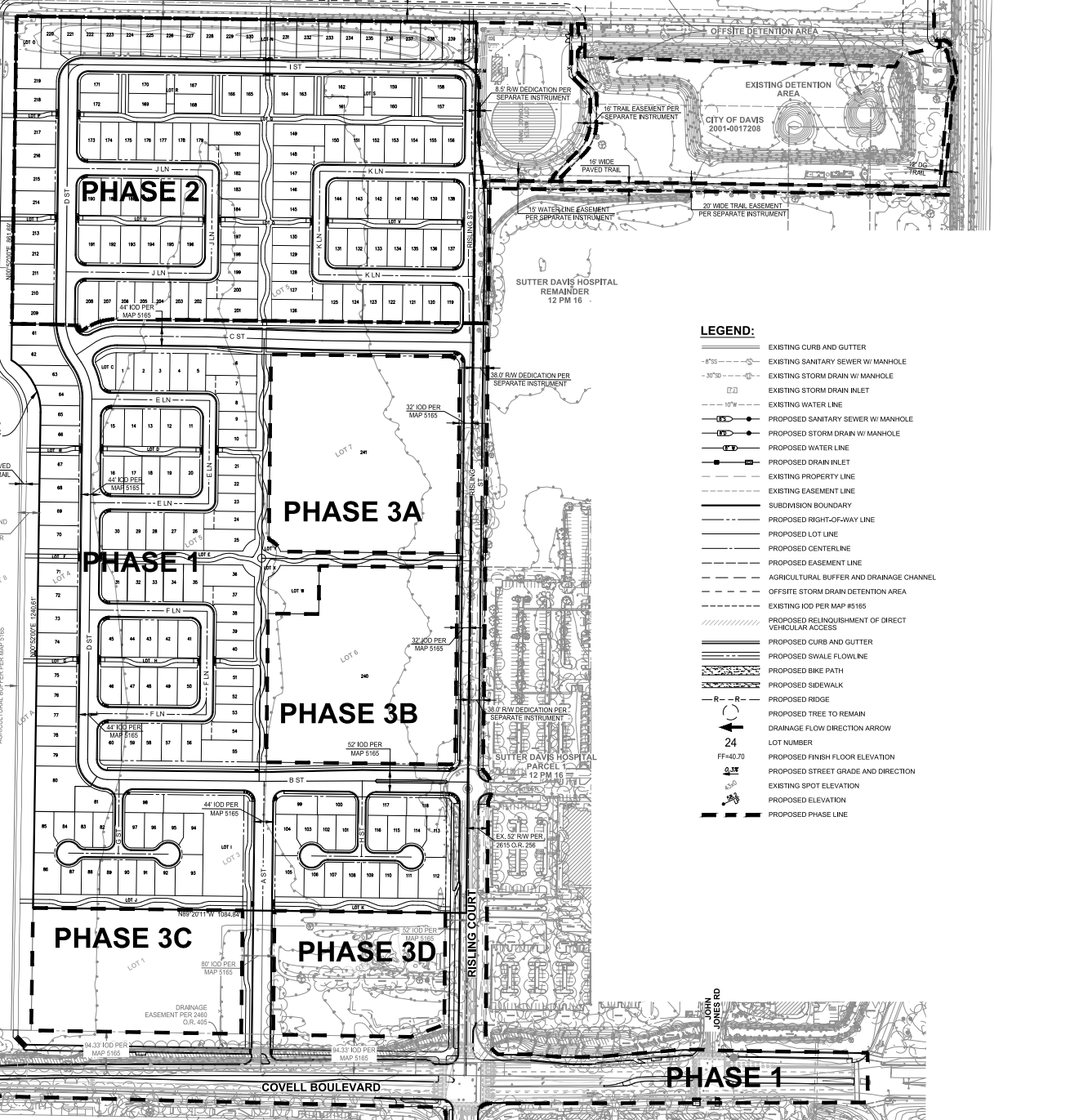
PARCEL 4 DOC. 2003-0009139

3 ACRE HABITAT PRESERVE

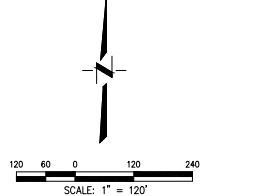
BRETTON WOODS DETENTION AREA

- NOTES:**
- THIS MAP WAS PREPARED UNDER THE DIRECTION OF CHARLES W. CUNNINGHAM, RCE 35338.
 - ALL INFORMATION ON THIS MAP IS DEEMED TO BE OF A PRELIMINARY NATURE AND IS NOT TO BE RELIED ON FOR SURVEY OR PROPERTY LINE INFORMATION.
 - THE EXISTING TOPOGRAPHY (SHOWN SCREENED) IS BASED ON AN AERIAL SURVEY PERFORMED BY MORROW SURVEYING, INC., DATED 8-30-2018, CONTOUR INTERVAL = 1 FOOT.
 - ALL INFORMATION ON THIS MAP IS DEEMED TO BE OF A PRELIMINARY NATURE AND IS NOT TO BE RELIED ON FOR SURVEY OR PROPERTY LINE INFORMATION.
 - BASIS OF BEARINGS: THE TOP OF MONUMENT IN WELL AT THE INTERSECTION OF WEST COVELL AND LAKE BLVD. EL=52.23' (NAVD83)
 - BENCHMARK: CALIFORNIA STATE PLANE ZONE II FROM GPS OBSERVATIONS.
 - STREET ADDRESS: 36660 WEST COVELL BLVD, DAVIS, CALIFORNIA.
 - ANY STREET NAMES SHOWN ON THIS MAP ARE FOR PLANNING PURPOSES ONLY. FINAL STREET NAMES TO BE APPROVED BY THE CITY OF DAVIS.
 - OWNER INTENDS TO HAVE A RECIPROCAL EASEMENT PREPARED AND RECORDED CONCURRENTLY WITH FINAL MAP TO ADDRESS ACCESS, PARKING, DRAINAGE AND MAINTENANCE OF SAME.
 - THIS TENTATIVE MAP CONFORMS WITH ALL REQUIREMENTS OF THE STATE OF CALIFORNIA SUBDIVISION MAP ACT.
 - THIS TENTATIVE MAP CONFORMS WITH ALL THE REQUIREMENTS OF THE CITY OF DAVIS SUBDIVISION ORDINANCE.
 - NO SIGNIFICANT EROSION IS ANTICIPATED. APPROPRIATE EROSION CONTROL MEASURES ARE TO BE EMPLOYED DURING CONSTRUCTION.
 - OWNER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS.
 - LOT 8 THROUGH LOT 2 WILL BE PRIVATELY OWNED AND MAINTAINED.
- Development shall include APPROPRIATE air quality measures ACCEPTABLE TO THE Yolo-Solano Air Quality Management District.

- SERVICE PROVIDERS:**
- GAS**
PACIFIC GAS AND ELECTRIC (PG&E)
(800) 743-5000
- ELECTRICITY**
PACIFIC GAS AND ELECTRIC (PG&E)
(800) 743-5000
- CABLE TELEVISION**
COMCAST
(800) 824-2000
- WATER**
CITY OF DAVIS PUBLIC WORKS DEPT
(530) 757-5686
- SEWAGE**
CITY OF DAVIS PUBLIC WORKS DEPT
(530) 757-5686
- STORM DRAIN**
CITY OF DAVIS PUBLIC WORKS DEPT
(530) 757-5686
- TELEPHONE**
AT&T
(800) 222-0300
- FIRE DEPARTMENT**
CITY OF DAVIS FIRE DEPT
(530) 757-5684
- U.S.A.**
(800) 227-2600
- GARBAGE & RECYCLING**
DAVIS WASTE REMOVAL
(530) 756-4646
- ABBREVIATIONS:**
- BLVD BOULEVARD
BW BOTTOM OF WALL
CL CENTERLINE
CH CHORD
DI DRAIN INLET
D DRAIN LINE, DELTA ANGLE
E EAST
ELEC ELECTRIC
EP EDGE OF PAVEMENT
ESMT EASEMENT
FL FLOWLINE
GR GRATE
HP HIGH POINT
INV INVERT
L LENGTH
LP LOW POINT
MAK MAXIMUM
MH MAINTENANCE HOLE
MIN MINIMUM
N NORTH
NTS NOT TO SCALE
OH OVERHEAD ELECTRIC
PL PROPERTY LINE
PP POWER POLE
PUE PUBLIC UTILITY EASEMENT
R CURVE RADIUS, RIDGELINE
S SANITARY SEWER, SOUTH
SD STORM DRAINAGE
SS SANITARY SEWER
STD STANDARD
TBD TO BE DETERMINED
TG TOP OF GRATE
TW TOP OF WALL
TYP TYPICAL
W WEST WATER
WV WATER VALVE



- LEGEND:**
- EXISTING CURB AND GUTTER
 - EXISTING SANITARY SEWER W/ MANHOLE
 - EXISTING STORM DRAIN W/ MANHOLE
 - EXISTING STORM DRAIN INLET
 - EXISTING WATER LINE
 - PROPOSED SANITARY SEWER W/ MANHOLE
 - PROPOSED STORM DRAIN W/ MANHOLE
 - PROPOSED WATER LINE
 - PROPOSED DRAIN INLET
 - EXISTING PROPERTY LINE
 - EXISTING EASEMENT LINE
 - SUBDIVISION BOUNDARY
 - PROPOSED RIGHT-OF-WAY LINE
 - PROPOSED LOT LINE
 - PROPOSED CENTERLINE
 - PROPOSED EASEMENT LINE
 - AGRICULTURAL BUFFER AND DRAINAGE CHANNEL
 - OFFSITE STORM DRAIN DETENTION AREA
 - EXISTING KOD PER MAP #5165
 - PROPOSED RELINQUISHMENT OF DIRECT VEHICULAR ACCESS
 - PROPOSED CURB AND GUTTER
 - PROPOSED SWALE FLOWLINE
 - PROPOSED BIKE PATH
 - PROPOSED SIDEWALK
 - PROPOSED RIDGE
 - PROPOSED TREE TO REMAIN
 - DRAINAGE FLOW DIRECTION ARROW
 - LOT NUMBER
 - PROPOSED FINISH FLOOR ELEVATION
 - PROPOSED STREET GRADE AND DIRECTION
 - EXISTING SPOT ELEVATION
 - PROPOSED ELEVATION
 - PROPOSED PHASE LINE



APPROVED BY: _____ DATE: _____
CITY OF DAVIS COMMUNITY DEVELOPMENT DEPARTMENT

**TENTATIVE SUBDIVISION MAP NO. 5180
BRETTON WOODS
TITLE SHEET**

REVISIONS:

NO.	DATE	REVISIONS	BY	APPR.

CECWEST.COM

Project Planning • Civil Engineering • Landscape Architecture

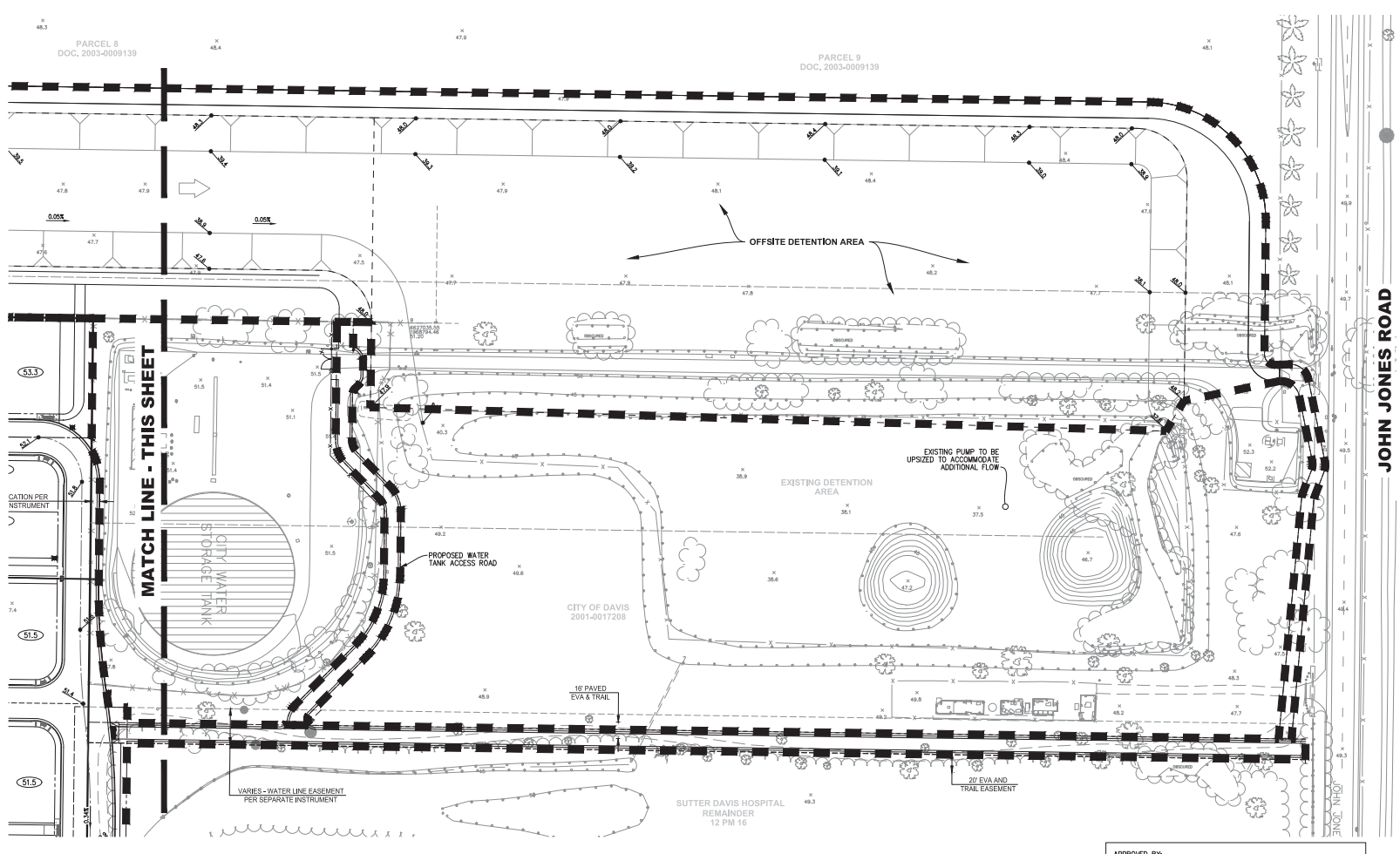
2120 20th Street, Suite Three Sacramento, CA 95818 (916) 455-2028

2940 Spafford Street, Suite 200 Davis, CA 95618 (530) 758-2028

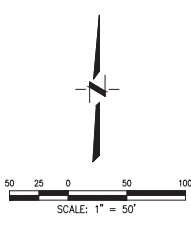
CALIFORNIA

DATE: 07/26/2019
JOB NO: 1584.01.10

S:\Projects\1584\1584 West Davis Active Adult Community\AutoCAD\1584-01-10 SMALL LOT TMS\SETUP\1584-01-10 TM-TITLE.dwg - TITL 7/29/2019 - 5:05PM Plotted by: erale

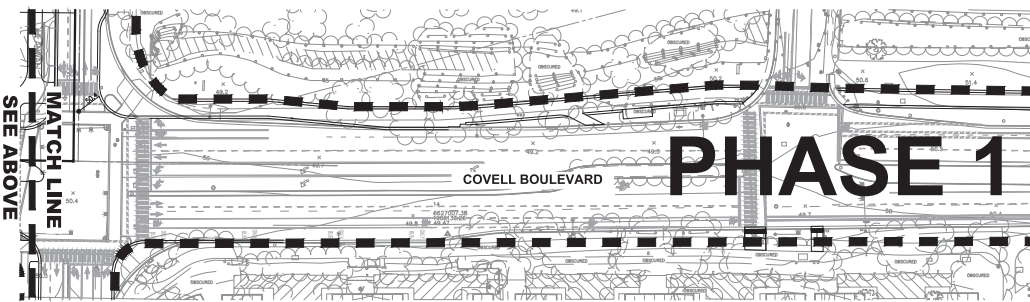
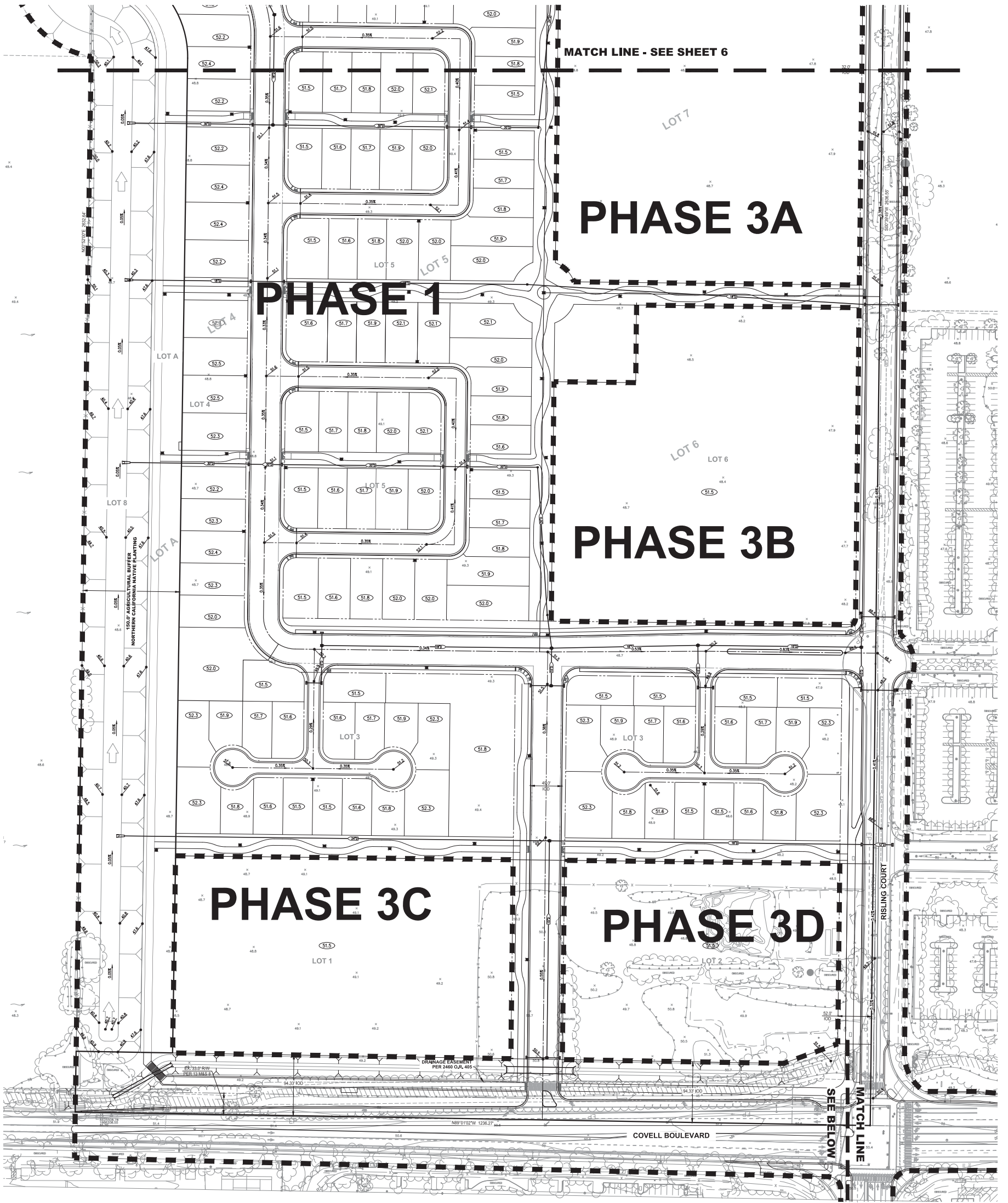


- LEGEND**
- PAD GRADE
 - FINISH GRADE ELEVATION
 - CENTERLINE SLOPE
 - EXISTING GRADE
 - FUTURE LOT LINE
 - PROPOSED CHANNELIZED FLOW
 - PROPOSED STORM DRAIN W/ MANHOLE
 - PROPOSED DRAIN INLET

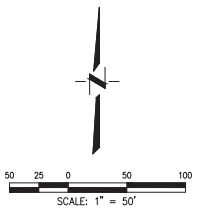


DESIGNED BY: <u>BF</u> DRAWN BY: <u>LE</u> CHECKED BY: <u>SO</u> SCALE: <u>AS SHOWN</u> DAVIS	<p>TENTATIVE SUBDIVISION MAP NO. 5180 BRETTON WOODS GRADING AND DRAINAGE PLAN - NORTH</p>	APPROVED BY: _____ DATE: _____ CITY OF DAVIS COMMUNITY DEVELOPMENT DEPARTMENT	Project Planning • Civil Engineering • Landscape Architecture Sacramento Office: 2120 28th Street, Suite Three, Davis, CA 95618 (916) 455-2028 Davis Office: 2940 Spafford Street, Suite 200, Davis, CA 95618 (916) 758-2028	SHEET 6 OF 11 DATE: 07/26/2019 JOB NO: 1594.01.10
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S:\Projects\1507\1594 West Davis Active Adult Community\AutoCAD\1594-01-10 SMALL LOT T\SHETS\5180-01-10 TN-GRAD-K.dwg - GRAD-K 7/29/2019 - 5:07PM Plotted by: ords



- LEGEND**
- PAD GRADE
 - FINISH GRADE ELEVATION
 - CENTERLINE SLOPE
 - EXISTING GRADE
 - FUTURE LOT LINE
 - PROPOSED CHANNELIZED FLOW
 - PROPOSED STORM DRAIN W/ MANHOLE
 - PROPOSED DRAIN INLET



APPROVED BY: _____ DATE: _____
 CITY OF DAVIS COMMUNITY DEVELOPMENT DEPARTMENT

DESIGNED BY: BF
 DRAWN BY: LE
 CHECKED BY: SO
 SCALE: AS SHOWN
 DAVIS

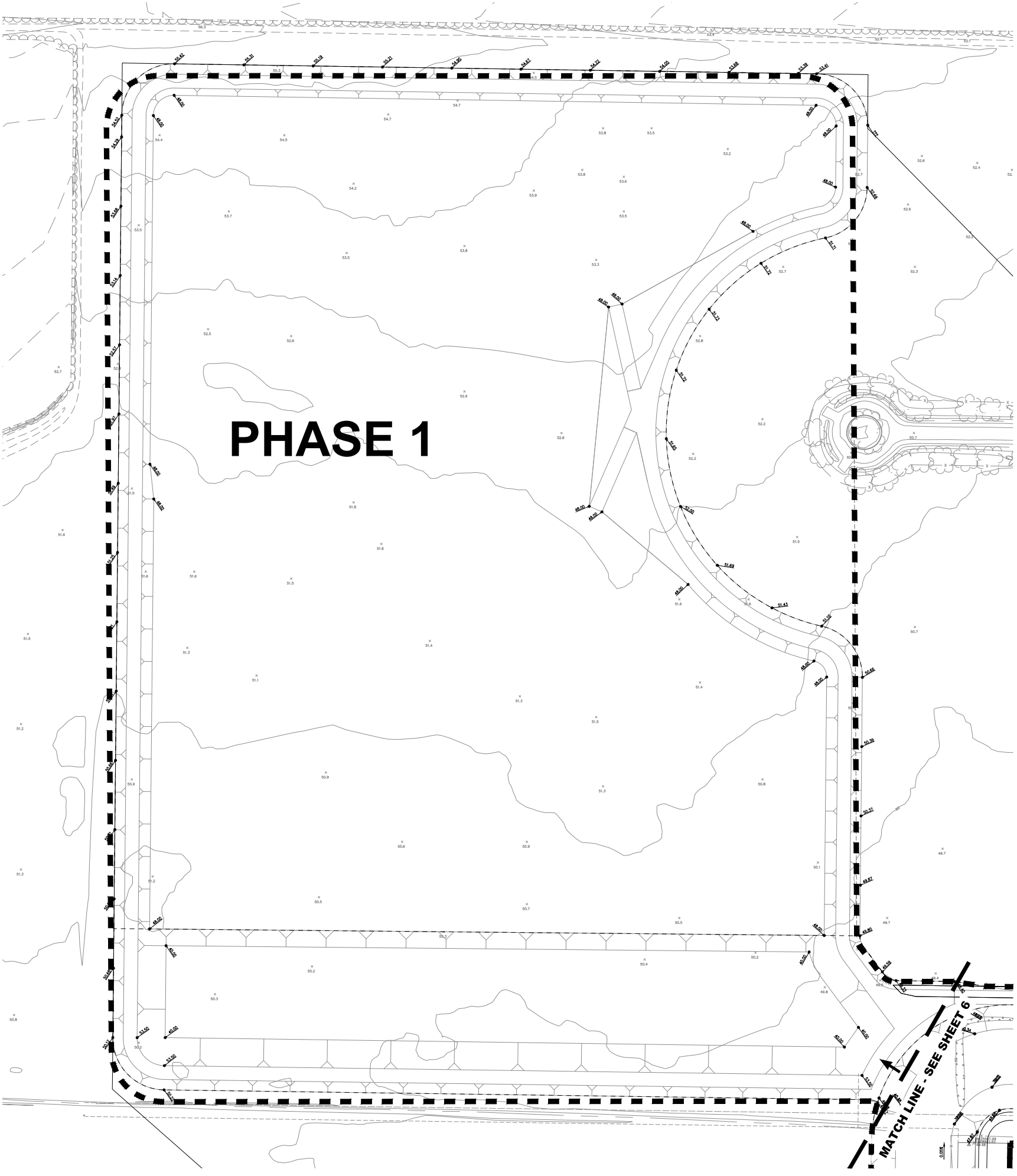
**TENTATIVE SUBDIVISION MAP NO. 5180
 BRETTON WOODS
 GRADING AND DRAINAGE PLAN - SOUTH**

REV.	DATE	REVISIONS	BY	APP.

CECWEST.COM
 Project Planning • Civil Engineering • Landscape Architecture
 Sacramento Office: 2120 29th Street, Suite Three, Sacramento, CA 95818, (916) 455-2028
 Davis Office: 2940 Spillford Street, Suite 200, Davis, CA 95618, (530) 758-2028

SHEET 7 OF 11
 DATE: 07/26/2019
 JOB NO: 1584.01.10

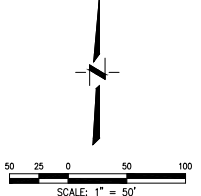
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PHASE 1

MATCH LINE - SEE SHEET 6

- LEGEND**
- PAD GRADE
 - FINISH GRADE ELEVATION
 - CENTERLINE SLOPE
 - EXISTING GRADE
 - FUTURE LOT LINE
 - EXISTING CHANNELIZED FLOW
 - EXISTING SHALLOW OVERLAND FLOW
 - PROPOSED CHANNELIZED FLOW
 - 100-YEAR CHANNELIZED OVERFLOW
 - PROPOSED SHALLOW OVERLAND FLOW



APPROVED BY: _____ DATE: _____
 CITY OF DAVIS COMMUNITY DEVELOPMENT DEPARTMENT

DESIGNED BY: BF
 DRAWN BY: LE
 CHECKED BY: SO
 SCALE:
 AS SHOWN

**TENTATIVE SUBDIVISION MAP NO. 5180
 BRETTON WOODS
 GRADING AND DRAINAGE PLAN-OFFSITE NORTHWEST**

CECWEST.COM
 Project Planning • Civil Engineering • Landscape Architecture
 Sacramento Office: 2120 20th Street, Suite Three, Sacramento, CA 95818 (916) 455-2025
 Davis Office: 2940 Spafford Street, Suite 200, Davis, CA 95618 (530) 758-2025

NO.	DATE	REVISIONS	BY	APPR.

SHEET **8** OF **11**
 DATE: 07/26/2019
 JOB NO: 1594.01.10

S:\Projects\1507\1594 West Davis Active Adult Community\AutoCAD\1594-01-10 SMALL LOT T\SHETS\1594-01-10 TN-GRAD-OFF-N.dwg - GRAD-N 7/29/2019 - 5:07PM Plotted by: unde



First American

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Recorded Document

39660 W Covell Blvd, Davis, CA 95616

The requested Recorded Document images are displayed in the subsequent pages for the following property:

**39660 W Covell Blvd
Davis, CA 95616**

**Document Number: 13763
Document Date: 20070413**

Limitation of Liability for Informational Report

IMPORTANT – READ CAREFULLY: THIS REPORT IS NOT AN INSURED PRODUCT OR SERVICE OR A REPRESENTATION OF THE CONDITION OF TITLE TO REAL PROPERTY. IT IS NOT AN ABSTRACT, LEGAL OPINION, OPINION OF TITLE, TITLE INSURANCE COMMITMENT OR PRELIMINARY REPORT, OR ANY FORM OF TITLE INSURANCE OR GUARANTY. THIS REPORT IS ISSUED EXCLUSIVELY FOR THE BENEFIT OF THE APPLICANT THEREFOR, AND MAY NOT BE USED OR RELIED UPON BY ANY OTHER PERSON. THIS REPORT MAY NOT BE REPRODUCED IN ANY MANNER WITHOUT FIRST AMERICAN'S PRIOR WRITTEN CONSENT. FIRST AMERICAN DOES NOT REPRESENT OR WARRANT THAT THE INFORMATION HEREIN IS COMPLETE OR FREE FROM ERROR, AND THE INFORMATION HEREIN IS PROVIDED WITHOUT ANY WARRANTIES OF ANY KIND, AS-IS, AND WITH ALL FAULTS. AS A MATERIAL PART OF THE CONSIDERATION GIVEN IN EXCHANGE FOR THE ISSUANCE OF THIS REPORT, RECIPIENT AGREES THAT FIRST AMERICAN'S SOLE LIABILITY FOR ANY LOSS OR DAMAGE CAUSED BY AN ERROR OR OMISSION DUE TO INACCURATE INFORMATION OR NEGLIGENCE IN PREPARING THIS REPORT SHALL BE LIMITED TO THE FEE CHARGED FOR THE REPORT. RECIPIENT ACCEPTS THIS REPORT WITH THIS LIMITATION AND AGREES THAT FIRST AMERICAN WOULD NOT HAVE ISSUED THIS REPORT BUT FOR THE LIMITATION OF LIABILITY DESCRIBED ABOVE. FIRST AMERICAN MAKES NO REPRESENTATION OR WARRANTY AS TO THE LEGALITY OR PROPRIETY OF RECIPIENT'S USE OF THE INFORMATION HEREIN.

RECORDING REQUESTED BY

PLACER TITLE COMPANY

Escrow Number: 404-6679-PB

AND WHEN RECORDED MAIL TO

BINNING RANCH HOLDING COMPANY, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
11354 WHITE ROCK ROAD
RANCHO CORDOVA, CA 95742



YOLO Recorder's Office
Freddie Oakley, County Recorder
DOC- 2007-0013763-00

Acct 104-Placer Title
Friday, APR 13, 2007 14:59:00
Ttl Pd \$40.00 Nbr-0000703240
KH /X4/1-12

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$0.00 City Transfer Tax: \$0.00 EXEMPT R & T 11911

() computed on full value of property conveyed, or

() computed on full value less value of liens and encumbrances remaining at time of sale.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **MASUD S. MONFARED AND TAHEREH S. MONFARED , HUSBAND AND WIFE, AS COMMUNITY PROPERTY AS TO AN UNDIVIDED 13.33% INTEREST AND JAVAD RAHIMIAN AND SHIRIN RAHIMIAN, TRUSTEES OF THE JAVAD RAHIMIAN AND SHIRIN RAHIMIAN FAMILY TRUST DATED JANUARY 31, 1996, AS TO AN UNDIVIDED 10% INTEREST AND PARLIN ELVERTA LLC, A CALIFORNIA LIMITED LIABILITY COMPANY AS TO AN UNDIVIDED 25.40% INTEREST AND REZA ABBASZADEH , A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY AS TO AN UNDIVIDED 25% INTEREST AND KIUMARS HEKMAT AND MARYAM HEKMAT, TRUSTEES OF THE KIUMARS AND MARYAM HEKMAT FAMILY TRUST, AS TO AN UNDIVIDED 3% INTEREST AND MOSTAFA ALAVI, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY AS TO AN UNDIVIDED 2% INTEREST AND GHOLAMOSSEIN HAYATDAVOUDI AND KHADIJEH HAYATDAVOUDI AS HUSBAND AND WIFE, AS COMMUNITY PROPERTY AS TO AN UNDIVIDED 4.88% INTEREST AND BAHMAN FOZOUNI AND MAHNAZ MOUSSAVI, TRUSTEES OF THE FOZOUNI/MOUSSAVI FAMILY TRUST, AS TO AN UNDIVIDED 8.97% INTEREST AND AHMAD BAHAI, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY AS TO AN UNDIVIDED 7.42% INTEREST**

Hereby GRANT(S) to **BINNING RANCH HOLDING COMPANY, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY**

THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF YOLO, UNINCORPORATED AREA, AND IS DESCRIBED AS FOLLOWS:

THE WEST 75 ACRES OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 8 NORTH, RANGE 2 EAST, M.D.B. & M.

A.P.N. 036-060-05

THIS DOCUMENT MAY BE EXECUTED IN COUNTERPART AND TOGETHER ALL COUNTERPARTS SHALL CONSTITUTE AND FORM ONE INSTRUMENT.

Dated: November 17, 2005

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

SAME AS ABOVE

Name

Street Address

City & State

SIGNATURE PAGE FOR GRANT DEED

PARLIN ELVERTA LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

By: PARLIN LLC
Its: MANAGER-MEMBER

By: *Masud S. Monfared*
MASUD S. MONFARED, MANAGER-MEMBER

THE KIUMARS AND MARYAM HEKMAT FAMILY TRUST

By: _____
KIUMARS HEKMAT, TRUSTEE

By: _____
MARYAM HEKMAT

THE JAVAD RAHIMIAN AND SHIRIN RAHIMIAN FAMILY TRUST DATED JANUARY 31, 1998

By: *Javad Rahimian*
JAVAD RAHIMIAN, TRUSTEE

By: *Shirin Rahimian*
SHIRIN RAHIMIAN, TRUSTEE

THE FOZOUNI/MOUSSAVI FAMILY TRUST

By: _____
BAHMAN FOZOUNI, TRUSTEE

By: _____
MAHNAZ MOUSSAVI, TRUSTEE

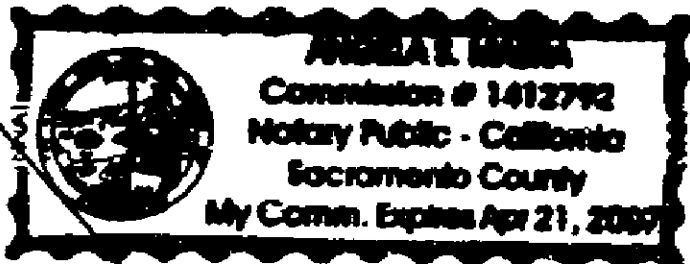
STATE OF CALIFORNIA
COUNTY OF SACRAMENTO

On January 23, 2006 before me, Angela S. Madra, notary public personally appeared
JAVAD RAHIMIAN

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

WITNESS my hand and official seal.

Signature: *Angela S. Madra*
Commission Expiration Date: Apr. 21, 2007



MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

SAME AS ABOVE

Name Street Address City & State

SIGNATURE PAGE FOR GRANT DEED

PARLIN ELVERTA LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
By: PARLIN LLC
Its: MANAGER-MEMBER

By: _____
MASUD S. MONFARED, MANAGER-MEMBER

THE KIUMARS AND MARYAM HEKMAT FAMILY TRUST

By: Kiumars Hekmat
KIUMARS HEKMAT, TRUSTEE

By: Maryam Hekmat
MARYAM HEKMAT, TRUSTEE

THE JAVAD RAHIMIAN AND SHIRIN RAHIMIAN FAMILY TRUST DATED JANUARY 31, 1996

By: _____
JAVAD RAHIMIAN, TRUSTEE

By: _____
SHIRIN RAHIMIAN, TRUSTEE

THE FOZOUNI/MOUSSAVI FAMILY TRUST

By: Bahman Fozouni
BAHMAN FOZOUNI, TRUSTEE

By: Mahnaz Moussavi
MAHNAZ MOUSSAVI, TRUSTEE

STATE OF CALIFORNIA
COUNTY OF SACRAMENTO

On 12/23/05 before me, K. Hayes, notary public personally appeared

Kiumars Hekmat and Maryam Hekmat

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

WITNESS my hand and official seal.

Signature: K. Hayes
Commission Expiration Date: _____



MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

SAME AS ABOVE

Name Street Address City & State

SIGNATURE PAGE FOR GRANT DEED

PARLIN ELVERTA LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
By: PARLIN LLC
Its: MANAGER-MEMBER

GHOLAMOSSEIN HAYATDAVOUDI

By: _____
MASUD S. MONFARED, MANAGER-MEMBER

KHADIJEH HAYATDAVOUDI

THE KIUMARS AND MARYAM HEKMAT FAMILY TRUST

REZA ABBASZADEH

By: _____
KIUMARS HEKMAT, TRUSTEE

MASUD S. MONFARED

By: _____
MARYAM HEKMAT

TAHEREH S. MONFARED

THE JAVAD RAHIMIAN AND SHIRIN RAHIMIAN FAMILY TRUST DATED JANUARY 31, 1998

M. Alavi
MOSTAFA ALAVI

By: _____
JAVAD RAHIMIAN, TRUSTEE

AHMAD BAHAI

By: _____
SHIRIN RAHIMIAN, TRUSTEE

THE FOZOUNI/MOUSSAVI FAMILY TRUST

By: _____
BAHMAN FOZOUNI, TRUSTEE

By: _____
MAHNAZ MOUSSAVI, TRUSTEE

STATE OF ^{Texas} CALIFORNIA
COUNTY OF

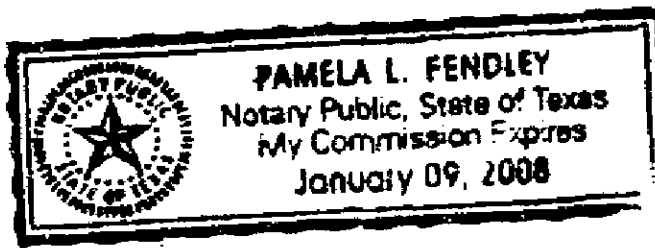
On December 29, 2005 before me, *M. Alavi* *Pamela K. Fendley, notary public* personally appeared

Mostafa Alavi

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

WITNESS my hand and official seal.

Signature: *Pamela L. Fendley*
Commission Expiration Date: *January 9, 2008*



MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

SAME AS ABOVE

Name Street Address City & State

SIGNATURE PAGE FOR GRANT DEED

PARLIN ELVERTA LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

By: PARLIN LLC
Its: MANAGER-MEMBER

By: _____
MASUD S. MONFARED, MANAGER-MEMBER

THE KIUMARS AND MARYAM HEKMAT FAMILY TRUST

By: _____
KIUMARS HEKMAT, TRUSTEE

By: _____
MARYAM HEKMAT

THE JAVAD RAHIMIAN AND SHIRIN RAHIMIAN FAMILY TRUST DATED JANUARY 31, 1998

By: _____
JAVAD RAHIMIAN, TRUSTEE

By: _____
SHIRIN RAHIMIAN, TRUSTEE

THE FOZOUNI/MOUSSAVI FAMILY TRUST

By: _____
BAHMAN FOZOUNI, TRUSTEE

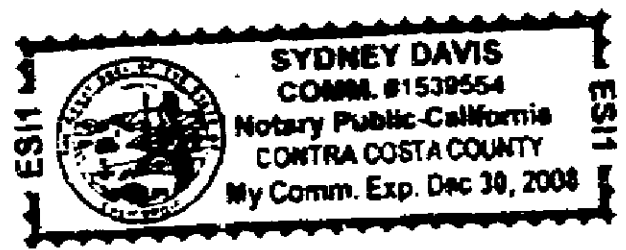
By: _____
MAHNAZ MOUSSAVI, TRUSTEE

STATE OF CALIFORNIA
COUNTY OF Contra Costa

On 22 December 2006 before me, Sydney Davis, notary public personally appeared Ahmad Bahai

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

WITNESS my hand and official seal.
Signature: Sydney Davis
Commission Expiration Date: 12/30/2008



MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

SAME AS ABOVE

Name	Street Address	City & State

State of California

County of Sacramento

} ss.

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

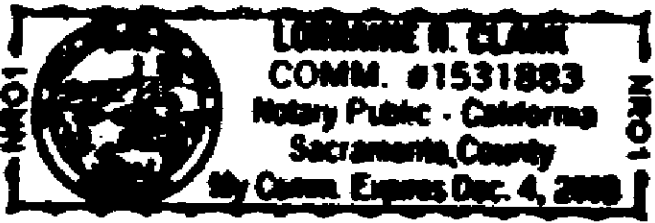
On January 24, 2006, before me, Lorraine H. Clark, notary public
Printed Name of Notary Public

personally appeared Masud S. Monfared
Printed Name(s) of Signer(s)

- personally known to me - or -
- proved to me on the basis of satisfactory evidence:
 - form(s) of identification _____
 - credible witness(es) _____

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

WITNESS my hand and official seal.



Lorraine H. Clark
Signature of Notary Public

(Seal)

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of Grant Deed
Easement # 404-6679-PB
containing 3 pages, and dated 11/17/05

Additional Information	
<input type="checkbox"/> Additional Signer(s)	<input type="checkbox"/> Signer (s) Thumb prints
<input type="checkbox"/> Other	

The signer(s) capacity or authority is/are as:

- Individual(s)
- Attorney-in-Fact
- Corporate Officer(s) _____
Title(s)
- Guardian/Conservator
- Partner - limited/General
- Trustee(s)
- Other _____

representing _____
Address of the Signer(s) (Not Signer's Residence)

State of California }
County of Sacramento } ss.

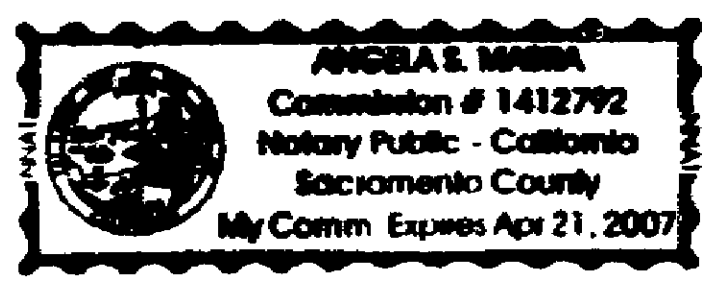
CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

On January 23, 2006, before me, Angela S. Mabra, Notary Public,
Date Printed Name of Notary Public

personally appeared JAVAD RAHIMIYAN,
Printed Name of Signer(s)

- personally known to me - or -
- proved to me on the basis of satisfactory evidence:
 - form(s) of identification _____
 - credible witness(es) _____

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



WITNESS my hand and official seal.

Angela S. Mabra
Signature of Notary Public

(Seal)

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of _____

containing _____ pages, and dated _____

The signer(s) capacity or authority is/are as:

- Individual(s)
- Attorney in fact
- Corporate Officer(s) _____
Title(s)
- Guardian/Conservator
- Partner - Limited General
- Trustee(s)
- Other _____

representing: _____
Name of person or entity being represented

Additional Information

- Additional Signer(s)
- Signer(s) Fingerprint(s)
- Other

STATE OF CALIFORNIA
COUNTY OF Sacramento

On JANUARY 22, 2006 before me, Angela S. Malra, notary public personally appeared
Shirin Rahimian

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

WITNESS my hand and official seal.

Signature: Angela S. Malra
Commission Expiration Date: Apr. 21, 2007



MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

SAME AS ABOVE

Name	Street Address	City & State
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8

State of California

County of Sacramento }

SS.

CALIFORNIA ALL-PURPOSE
CERTIFICATE OF ACKNOWLEDGMENT

On 1/24/2006, before me, Lorraine H. Clark, notary public.

personally appeared Masud S. Monfared

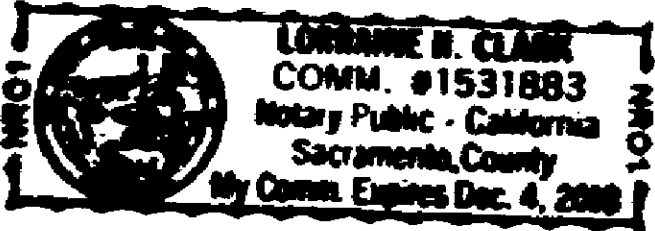
[X] personally known to me - or -

[] proved to me on the basis of satisfactory evidence:

- [] form(s) of identification
[] credible witness(es)

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

WITNESS my hand and official seal.



Lorraine H. Clark

Signature of Notary Public

(Seal)

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of Grant Deed

containing 3 pages, and dated 11/17/05

The signer(s) capacity or authority is/are as:

- [] Individual(s)
[] Attorney-in-Fact
[] Corporate Officer(s)

- [] Guardian/Conservator
[] Partner - Limited/General
[] Trustee(s)

[X] Other Managing Principal
representing Parkin Elverta LLC

Additional Information
[] Additional Signer(s) [] Signer(s) Thumbprint(s)
[] Other

State of California

County of Sacramento

} ss.

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

On January 24, 2006, before me,

Lorraine H. Clark, Notary Public
Printed Name of Notary Public

personally appeared

Tahereh S. Monfared
Printed Name(s) of Signer(s)

personally known to me - or -

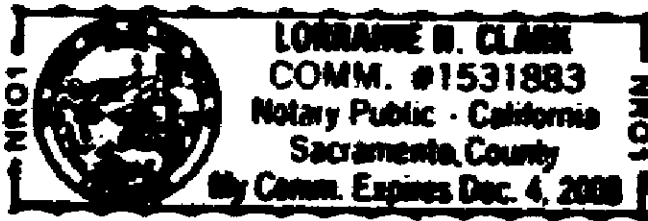
proved to me on the basis of satisfactory evidence:

form(s) of identification _____

credible witness(es) _____

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

WITNESS my hand and official seal.



Lorraine H. Clark
Signature of Notary Public

(Seal)

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document

entitled/for the purpose of Grant Deed

Escrow # 404-6679-PB

containing 3 pages, and dated 11/17/05

The signer(s) capacity or authority is/are as:

Individual(s)

Attorney-in-Fact

Corporate Officer(s) _____
Title(s)

Guardian/Conservator

Partner (limited/general)

Trustee(s)

Other _____

representing _____
Name(s) of Person(s) or Entity(ies) Signer(s) Representing

Additional Information

Additional Signer(s)

Signer(s) Thumbprint(s)

Other

STATE OF CALIFORNIA
COUNTY OF SACRAMENTO

On 2/7/06 before me, K. Hayes, Notary Public personally appeared
Bahman Fozouni and Mahnaz Moussavi

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

WITNESS my hand and official seal.

Signature: [Handwritten Signature]
Commission Expiration Date: 9/26/06



STATE OF CALIFORNIA
COUNTY OF

On _____ before me, _____ personally appeared

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

WITNESS my hand and official seal.

Signature: _____
Commission Expiration Date: _____

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

SAME AS ABOVE

Name

Street Address

City & State

STATE OF CALIFORNIA
COUNTY OF SACRAMENTO

On 1/4/06 before me, K. Hayes, notary public personally appeared

Reza Abbaszaden

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

WITNESS my hand and official seal.

Signature: [Signature]
Commission Expiration Date: 9/29/06



STATE OF CALIFORNIA
COUNTY OF SACRAMENTO

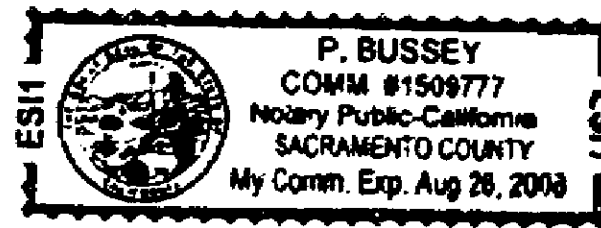
On 1/19/06 before me, P. Bussey, notary public personally appeared

Gholamhossein Hayatdavoudi and Khadijeh Hayatdavoudi

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

WITNESS my hand and official seal.

Signature: [Signature]
Commission Expiration Date: _____



MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

SAME AS ABOVE

Name

Street Address

City & State

END OF DOCUMENT

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Appendix 6

Electronic Files