

March 16, 2010

CPI: 5684-06

Mr. Jim Sarro
916 2nd Street
Sacramento, CA 95814

**Re: Alton Lane Conservation Bank
2779 Piner Road, Santa Rosa, California**

Dear Jim:

As we discussed this week, Alton Preserve, LLC will need to acquire from the State of California a private utility easement across the lands of Alton North Conservation Bank. This property was acquired by the State of California by deed under Document Number 2007-118695, Sonoma County Records.

The proposed easement will encompass rights for an existing overhead utility that currently exists on the property. The overhead electrical line runs from the south side of Alton Lane to the north side of the land owned by Alton Preserve, LLC. The electrical line is the sole source of electrical power to the lands of Alton Preserve, LLC, and is the electrical line which currently encroaches over the lands of the State of California. It is Alton Preserve, LLC's intent to keep this line in place and acquire an easement from the State of California to Alton Preserve, LLC for this electrical line.

Please let Harvey Rich know the process and time needed to process this easement with the California Department of Fish and Game. I have enclosed a copy of the legal description and plat showing the location of the proposed easement. This easement will encumber 0.17 acres of the existing preserve.

If you need any other exhibits or have any questions regarding this situation please feel free to contact me at (707) 542-6268.

Very truly yours,
CINQUINI & PASSARINO, INC.


Jim Dickey, PLS
Principal

Exhibit "A"
Legal Description
Private Utility Easement

Lying within the County of Sonoma, State of California, being a portion of the lands of the State of California as described by Grant Deed recorded under Document Number 2007-118695, Official Records of Sonoma County, said portion is more particularly described as follows:

Being a strip of land ten (10.00) feet wide, lying five (5.00) feet on each side of the following described centerline:

Commencing at ¾" iron pipe lying on the southerly right of way line of Alton Lane, marking the northeast corner of said lands of the State of California, formerly the lands of Vera M. Olson Living Trust, and from which a ¾" iron pipe, not tagged, bears North 89°19'35" West 770.95 feet as shown on that certain Record of Survey filed for record in Book 704 of Maps, Page 1, Sonoma County Records; thence along the common line between said lands of the State of California and Alton Lane, North 89°19'35" West 143.00 feet to the POINT OF BEGINNING; thence leaving said common line; South 08°14'37" West 734.13 feet to an angle point in the northerly line of the lands of Alton Preserve, LLC as described by Grant Deed recorded under Document Number 2007-118696, Official Records of Sonoma County, said point being the easterly terminus of a course described as North 90°00'00" East 42.40 feet in said deed to Alton Preserve LLC, said point also being the point of termination of the herein described centerline.

The sidelines of which shall be lengthened or shortened to extend to the northerly line of the lands of the State of California and the northerly line of the lands of Alton Preserve, LLC.

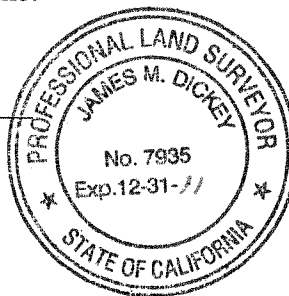
Containing 7,376 Square Feet more or less.

Being a portion of APN 034-042-088

See attached Exhibit 'B' for a graphical depiction

Prepared by Cinquini & Passarino, Inc.

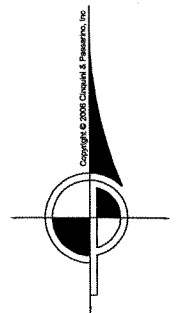
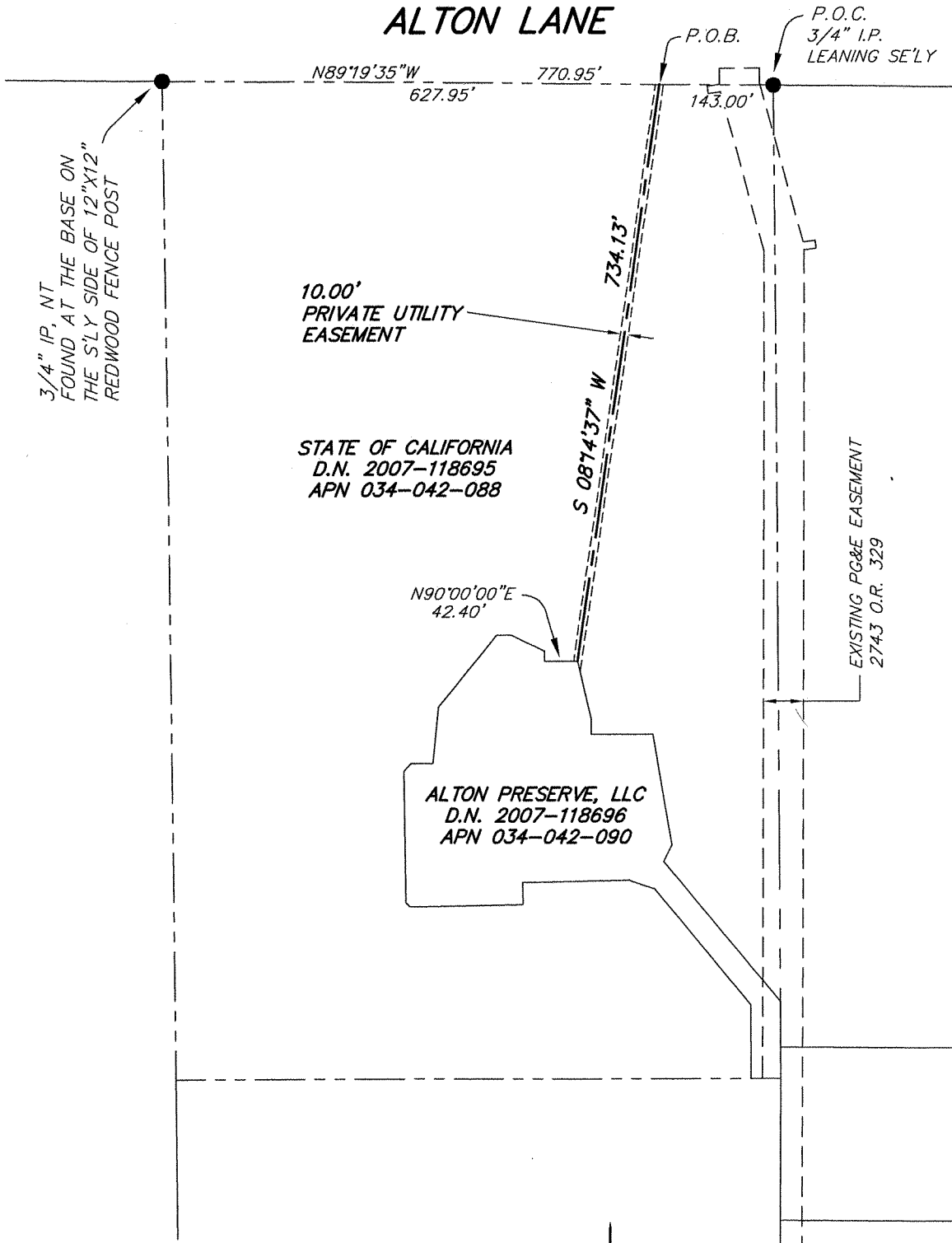

James M. Dickey, PLS 7935



3/16/2010
Date

EXHIBIT 'B'

ALTON LANE

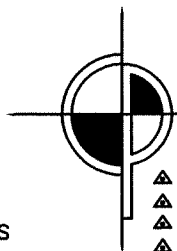
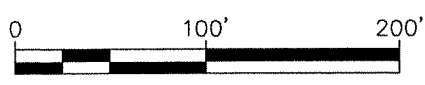


STATE OF CALIFORNIA
D.N. 2007-118695
APN 034-042-088

N90°00'00"E
42.40'

ALTON PRESERVE, LLC
D.N. 2007-118696
APN 034-042-090

EXISTING PG&E EASEMENT
2743 O.R. 329



CINQUINI & PASSARINO, INC.
LAND SURVEYING

- ▲ BOUNDARY
- ▲ TOPOGRAPHIC
- ▲ CONSTRUCTION
- ▲ SUBDIVISIONS

1360 No. Dutton Ave.
Santa Rosa, Ca. 95401
Phone: (707) 542-6268
Fax: (707) 542-2106

WWW.CINQUINIPASSARINO.COM

THIS DIAGRAM IS FOR GRAPHIC PURPOSES ONLY. ANY ERRORS OR OMISSIONS SHALL NOT EFFECT THE LEGAL DESCRIPTION.

JOB NAME:	ALTON PRESERVE, LLC	DRAWN BY: MRJ	CHECKED BY: JMD
DESCRIPTION:	PRIVATE UTILITY EASEMENT	SCALE: 1" = 200'	DATE: 3/16/2010
		JOB #: 5684-06	SHEET: 1 OF 1