

Inquiry regarding Page 2 of the Development Agreement (Guenoc Valley).

Under Recitals, in third paragraph C. Property. In the middle of the paragraph it states:

“Developer holds title to approximately **3.5 acres of land** on Santa Clara Road In Middletown as more particularly described in the attached EXHIBIT B-2 (the "Santa Clara Property")

EXHIBIT B-2 contains the “legal description” — (which requires research into the area deeds to make sense of the description, but nonetheless...) it references APN 014-380-090-000 which is the entire parcel that the developer holds title to and is approximately 12.75 acres.

To my knowledge, the 3.5 is only the middle portion of the parcel which the BOS approved a density rezone, but the entire parcel is just under 13 acres.

Is the 3.5 acres of land mentioned above correct or should it refer to the entire parcel of approximately 12.75 acres?

Thank you for your consideration.

**Monica Rosenthal
Middletown Resident/District 1 Planning Commissioner**