

Exhibit E

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Mack, David x5096

From: Christine Hopper <chopper@cityofmarina.org>
Sent: Tuesday, August 1, 2017 8:44 AM
To: Mack, David x5096; Michael Harrington
Cc: Edrie De Los Santos; Brian McMinn; Brian Finegan
Subject: RE: Armstrong Sandhill Ranch Minor Subdivision Application

After further discussion, Brian McMinn, Public Works Director, is requesting that the map include a signature line for him as the representative for the City of Marina. The City does not object to the County processing this minor subdivision. The concern all along was the impact the subdivision would have on conditions of approval for the Marina Station project. Those concerns are alleviated since the subdivision in the County will not require recording of a Final Map for Marina Station.

Christy Hopper
Planning Services Manager



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*****Please note my email address has changed to chopper@cityofmarina.org*****

From: Mack, David x5096 [mailto:MackD@co.monterey.ca.us]
Sent: Monday, July 31, 2017 3:23 PM
To: Michael Harrington; Christine Hopper
Cc: Edrie De Los Santos; Brian McMinn; Brian Finegan
Subject: RE: Armstrong Sandhill Ranch Minor Subdivision Application

Christy:

Thanks for the phone call, in which you mention that perhaps I mention or inquire with LAFCO regarding the Sandhill Armstrong Ranch project. While I haven't personally spoken with Kate recently, the County is in possession of a LAFCO map (attached) with shows that the City limits and sphere of influence as affirmed on 01/24/2011. This map shows that the City of Marina boundary is on the northern portion of the proposed and approved Marina Station area (this is Parcel 3 and Parcel 4 of PLN160374).

The County has the stance that this LAFCO map already established boundaries, and since PLN160374 doesn't propose to change, alter, adjust, etc this boundary that LAFCO action is not required.

I do understand that there are multiple Assessor's Parcel Numbers involved, but not all of those are legal lots.....but are used for taxes purposes.

Perhaps the City of Marina, and the applicant(s) representative can meet face to face to discuss? Thoughts?

David J. R. Mack, AICP
Senior Planner
Resource Management Agency - Planning

1444 Schilling Place
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Salinas, California 93901
mackd@co.monterey.ca.us
(831) 755-5096

From: Michael Harrington [<mailto:michael@bfinegan.com>]

Sent: Monday, July 17, 2017 5:10 PM

To: Christine Hopper <chopper@cityofmarina.org>

Cc: Edrie De Los Santos <edelossantos@cityofmarina.org>; Brian McMinn <bmcminn@cityofmarina.org>; Brian Finegan <brian@bfinegan.com>; Mack, David x5096 <MackD@co.monterey.ca.us>

Subject: RE: Armstrong Sandhill Ranch Minor Subdivision Application

Good Afternoon Christy,

Relative to our recent phone conversation and email correspondence, I've attached: (a) the 1880 Map of the divided lands of J.A.S. Bardin, which originally gave rise (in conjunction with a coterminous deed) to the Armstrong Ranch parcels (lots 2,3,4 and 9 on the Map comprise the present configuration of the Ranch / Marina Station); (b) the 1965 Record of Survey reflecting the parcels as they presently exist- as Parcels "A", "B", "C", and "D" (the 1880 lot lines are actually visible in the Record of Survey); and (c) the Tentative Parcel Map for our proposed Minor Subdivision Application.

My apologies for the quality of the scans – I had a difficult time formatting them due to their size; I would be happy to have hard copies delivered to your office. As reflected in the attached, there are not 5 lots located within the Marina City limits. The only lots located within the City limits are contained in Parcels A and B of the 1965 Record of Survey – what is commonly referred to as Marina Station. While there are 5 Assessor Parcel Numbers (APN's) located within the City limits, those APN's do not refer to legal lots. In other words, Assessor Parcels and legal lots are not one and the same. In this case, we've performed a rather lengthy title search in advance of our minor subdivision application – resulting in the lots reflected on the 1965 Record of Survey.

We are also not proposing to further subdivide any lands within the City Limits. Parcels 3 and 4 on the Tentative Parcel Map conform to the boundary of the Marina Station VTM, which in turn conforms to the boundary of the City of Marina. Unfortunately, when the City of Marina was originally incorporated, and the land comprising Marina Station was brought within the City limits, the Marina Station parcels were never legally severed /created. The proposed Minor Subdivision would do that – it would simply carve out the parcels in strict conformance with the Marina City lines. [For the record, we are not proposing to create any of the lots reflected on the Marina Station VTM – no parcels are being divided within the City limits].

Thank you Christy, I am more than happy to meet with you and anyone from the Public Works department to further to discuss the issue, or any remaining questions you may have. Time is of the essence – as you know, we cannot proceed with our Minor Subdivision application through the County until the City of Marina withdraws its objection.

Best Regards,
Michael

Michael Harrington
Brian Finegan & Michael J. Harrington, LLP
Sixty West Alisal Street
Post Office Box 2058
Salinas, California 93902
(831) 757-3641

From: Christine Hopper [<mailto:chopper@cityofmarina.org>]
Sent: Friday, June 23, 2017 11:00 AM
To: Michael Harrington
Cc: Edrie De Los Santos; Brian McMinn; Brian Finegan
Subject: RE: Armstrong Sandhill Ranch Minor Subdivision Application

Michael,

There are 5 lots within the City limits and you are proposing to merge the lots into two parcels. The other issue is that there are lots that straddle City/County boundaries (Two, I believe).

Christy Hopper
Planning Services Manager



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*****Please note my email address has changed to chopper@cityofmarina.org*****

From: Michael Harrington [<mailto:michael@bfinegan.com>]
Sent: Thursday, June 22, 2017 2:53 PM
To: Christine Hopper
Cc: Edrie De Los Santos; Brian McMinn; Brian Finegan
Subject: RE: Armstrong Sandhill Ranch Minor Subdivision Application

Good Afternoon Christy,

Thank you for your response – however, we are a little confused as to what would necessitate a lot/parcel merger, or which lots/parcels the City is proposing to merge. Please give us a call at your earliest convenience to discuss the issue, thank you.

Best,
Michael

Michael Harrington
Brian Finegan & Michael J. Harrington, LLP
Sixty West Alisal Street
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From: Christine Hopper [<mailto:chopper@cityofmarina.org>]
Sent: Wednesday, June 21, 2017 12:28 PM
To: Michael Harrington
Cc: Edrie De Los Santos; Brian McMinn
Subject: FW: Armstrong Sandhill Ranch Minor Subdivision Application

Michael,

Please see the attached information regarding the Marina Station COAs as well as the City's procedures for lot mergers.

The City will need an application for a lot/parcel merger within the Marina Station Planning Area as well as a minor subdivision for those parcels that straddle City/County limits. Please review the City's subdivision ordinance and have your surveyor propose the method by which to record the merger/subdivision.

We are happy to meet to discuss when you a proposal.

Sincerely,

Christy Hopper
Planning Services Manager



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From: Edrie De Los Santos
Sent: Wednesday, June 21, 2017 11:15 AM
To: Christine Hopper
Subject: RE: Armstrong Sandhill Ranch Minor Subdivision Application

Good Morning Christy,

To follow up with our conversation this morning, I'm attaching the Conditions of Approval for the Vesting Tentative Map of Marina Station as well as the link to the Development Agreement (the file size is too large to attach the PDF).

<http://www.ci.marina.ca.us/DocumentCenter/View/4661>

Finally, I'm attaching my email to you in reference to the City's Ordinance on Parcel Mergers.

Let me know if you have any questions.

Best regards,

EDRIE DELOS SANTOS, P.E.
SENIOR ENGINEER
ENGINEERING DIVISION

City Of Marina

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From: Christine Hopper
Sent: Monday, June 19, 2017 2:33 PM
To: Michael Harrington
Cc: Brian Finegan; Edrie De Los Santos
Subject: RE: Armstrong Sandhill Ranch Minor Subdivision Application

Michael,

Thank you for the clarification. I understood from Edrie that this is actually a lot merger within the City's portion of the project. I will regroup with him when he returns to the office tomorrow.

Christy Hopper
Planning Services Manager



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From: Michael Harrington [<mailto:michael@bfinegan.com>]
Sent: Thursday, June 15, 2017 9:47 AM
To: Christine Hopper
Cc: Brian Finegan; Edrie De Los Santos
Subject: RE: Armstrong Sandhill Ranch Minor Subdivision Application

Good Morning Christy,

Thank you for your email and voice message, I appreciate it. Mr. Finegan and I look forward to meeting with you as soon as you are in a position to discuss the Minor Subdivision Application. I wanted to address one aspect of Mr. De Los Santos' June 6th Memorandum, wherein he states that "City Municipal Code Section 16.08 requires Tentative Maps to be submitted to the City Community Development Department for proposed land division within the City limits". Just to be clear, the Armstrong Sandhill application pertains to a **Minor Subdivision** (4 or fewer parcels) and therefore a Tentative Map would not be prepared in this case as one is not required. City Municipal Code Section 16.08 requires a tentative map for the subdivision of real property "for which a final map is required" (16.08.020). Under City Code Section 16.16, a final map is required "for any subdivision creating **five or more** parcels" (16.16.020). Therefore, City Code Section 16.08 would not apply. I also wanted to be clear that we are not proposing the "division of land within the City limits" under 16.08 – if approved, the Minor Subdivision would simply create parcels in conformity with the existing City boundaries (something that probably should have been done when the VTM for Marina Station was approved), and is not dividing any land within those boundaries. Thank you Christy, I appreciate your time and consideration of this issue.

Best,
Michael

Michael Harrington
Brian Finegan & Michael J. Harrington, LLP

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From: Christine Hopper [<mailto:chopper@cityofmarina.org>]
Sent: Tuesday, June 13, 2017 4:45 PM
To: Michael Harrington
Cc: Brian Finegan; Edrie De Los Santos
Subject: RE: Armstrong Sandhill Ranch Minor Subdivision Application

Michael,

I just left you a message. We met with the County this morning and Edrie De Los Santos, our Senior Engineer, has some research to do since the subdivision crosses City/County lines. We will let you know when we have an answer. I have copied Edrie on this communication.

Best,
Christy Hopper
Planning Services Manager



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From: Michael Harrington [<mailto:michael@bfinegan.com>]
Sent: Monday, June 12, 2017 12:02 PM
To: Christine Hopper
Cc: Brian Finegan
Subject: FW: Armstrong Sandhill Ranch Minor Subdivision Application

Good Morning Christy,

I wanted to follow-up on my previous email regarding a meeting to discuss the Armstrong Sandhill Ranch Minor Subdivision Application. My understanding is that you will be meeting with the County sometime early this week – if possible, we would like to meet with you sometime shortly afterward (preferably this week) to discuss the purpose of the minor subdivision and the existing Marina Station entitlements. Thank you Christy, I look forward to hearing from you.

Best,
Michael

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(831) 757-3641

From: Michael Harrington
Sent: Thursday, June 08, 2017 5:43 PM
To: chopper@cityofmarina.org
Cc: Brian Finegan
Subject: Armstrong Sandhill Ranch Minor Subdivision Application

Good Evening Christy,

Our office represents the Armstrong Sandhill Ranch, LLC, the applicant on a Minor Subdivision Application (PLN160374) being processed by the County of Monterey which implicates the property commonly known as Marina Station. Based on the comment letter received from the Marina Public Works Department (attached) Mr. Finegan and I would like to schedule a meeting with you (and Mr. Santos if necessary) in order to discuss the details of the application and provide a bit of context for the existing Marina Station entitlements. Please let me know of a time next week that suits your respective schedules, we hope to keep the process moving forward and appreciate the opportunity to discuss the issue as soon as is convenient.

Best Regards,
Michael

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