

MOFFET RANCH

Moffet Ranch Property Transactions

Parcel 27 (Mary Smith Trust Parcel Map)

Facts: On May 26, 2005 Mary Smith (aka Michelle Ollar-Burris) acting as trustee of the Mary Smith Trust (MST) recorded purchase of Parcel 27 (71.6 acres) from Larry and Patricia Hudson, Steve and Jennifer Hudson, and Mark McBride (Hudson/McBride) for the purchase price of \$1,580,000. Later that same day, MST recorded a deed of trust secured by Parcel 27 whereby she borrowed \$190,000 from Hudson/McBride. On October 21, 2005 the Mary Smith Trust recorded Parcel Map P-75971 (originally applied for by Hudson & McBride on January 24, 2003, tentative parcel map approved by the PRC on February 26, 2003) which divided parcel 27 into 4 parcels: 1 (APN 29: 9.5 acres), 2 (APN 30: 19.5 acres), 3 (APN 31: 21.5 acres), and 4 (APN 32: 20.9 acres). The surveyor/engineer was Giuliani & Kull, Inc., Auburn, CA.

Authority: Section 66426 of the Subdivision Map Act requires that a parcel map be submitted for a division of land into four or fewer parcels, and that tentative and final subdivision maps be submitted for a division of land into five or more parcels.

Section 66424 of the Subdivision Map Act defines a subdivision of property as the division of any contiguous unit or units of improved or unimproved land for the purpose of sale, lease, or financing, whether immediate or future.

Analysis: Parcel 27 is not initially divided into more than four parcels and there was a parcel map approved for this division. However, given the applicable minimum parcel size of 2.3 acres net, each of the MST parcels appears eligible for further division. As described below, parcel maps were later proposed to divide MST parcels 29 (9.5 acres; Jones) and 30 (19.5 acres; Ikeda) into 3 and 4 parcels respectively. It is more likely than not that these parcel maps, together with divisions which follow, are part of a common plan to divide the subject property through a series of successive parcel maps. Thus, MST, Jones and Ikeda should be considered a single subdivider for purposes of determining compliance with Section 66426.

Parcel 29 (Jones Parcel Map)

(Formerly Parcel 27)

Facts: On October 31, 2005 MST recorded the sale of Parcel 29 (9.5 acres) to Jerald and Benet Jones (Jones) for the purchase price of \$370,000 (Deed contains restrictions prohibiting overhead utilities and permanent mobile/modular homes). Later that same day MST recorded a deed of trust secured by Parcel 29 whereby she loaned Jones \$200,000. The deed of trust contains a "Release Clause" which is attached thereto as Exhibit B. Exhibit B is actually entitled "Partial Releases". It provides a formula for paying down the principal amount of the note and obtaining

release of the deed of trust as to new individual parcels created through division of the subject parcel. On December 1, 2005 George Wasley and JKL Surveying submitted an application to divide Parcel 29 into 3 parcels, on behalf of Jones. Jones then recorded Parcel Map DPM 2005-1112 on November 30, 2006 which divided Parcel 29 into 3 parcels: 1 (APN 35: 3.0 acres net), 2 (APN 36: 2.9 acres net) and 3 (APN 37: 2.9 acres net). The applicable minimum parcel size is 2.3 acres net, but the minimum size of the parcels also appears to be affected by the existing steep slopes on the property (ie. the parcels need to be larger than 2.3 acres net due to steep slopes). According to the tentative map, slopes of 30% and over exist on the northern portion of each of the new parcels.

Authority: Section 66426 of the Subdivision Map Act requires that a parcel map be submitted for a division of land into four or fewer parcels, and that tentative and final subdivision maps be submitted for a division of land into five or more parcels.

Section 66424 of the Subdivision Map Act defines a subdivision of property as the division of any contiguous unit or units of improved or unimproved land for the purpose of sale, lease, or financing, whether immediate or future.

It has been generally held that a subdivider may not avoid the tentative and final mapping requirements of section 66426 by using a parcel map to divide one parcel into four or fewer lots and then, through the use of agents further divide the property into smaller and smaller lots.

The Attorney General has indicated that an agency relationship for purposes of the Subdivision Map Act will be found to exist in cases where the parties in question are not dealing at arms length. Examples that a party is not dealing at arms length include, a sale for inadequate consideration, a transfer to a close relative or business associate, retention of control or financial interest in the property being transferred, or generally a transfer which is part of a conspiracy to evade the mapping requirements of the Subdivision Map Act. If there is evidence that a transfer and later subdivision of property is not an arms length transaction the total number of lots will be treated as one subdivision.

Thus, if such a transaction results in property being divided into five or more lots without the submission of the necessary tentative and final subdivision maps, the division will be held to constitute a violation of section 66426.

Analysis: Smith and Jones are involved in numerous real estate transactions. For example, Jones was involved in Parcels 39 and 75 (Jones divided parcel 75 into parcels 89, 90, and 91) of the Sun Valley #1 property, and Parcel 42 (which became Parcel 58) of the Sun Valley #2 property (Jones was 50/50 owners with Stephen Johnson). In addition, Benet Jones is a real estate broker who's business address is the same as Ollar-Burris. The "Release Clause" contained in the deed of trust (which provides a formula for paying down the principal amount of the note and obtaining release of the deed of trust as to newly created future parcels) illustrates

that future division of the parcel was planned and anticipated at the time of sale; it is further evidence of a common plan to divide the property. In addition, the deed restriction prohibiting overhead utilities and permanent mobile/modular homes reflects a common plan to create a residential development (through a series of parcel map divisions) with uniform requirements for underground utilities and a prohibition against mobile/modular homes. As noted below, MST included similar deed restrictions in each of the deeds used to transfer the MST parcels to subsequent purchasers. These restrictions then "run with the land" to include all parcels created through further division of the affected property.

These circumstances, together with the timing of the transactions (an application to divide Parcel 29 was submitted just 30 days after transfer of the property to Jones and 40 days after the Parcel Map which created Parcel 29 was recorded), make it more likely than not that Jones and Ollar-Burris participated together in a common plan to create the subject parcels. Thus, Jones and Ollar-Burris (acting as MST) should be considered a single subdivider for purposes of determining compliance with Section 66426. The MST Parcel Map and the Jones Parcel Map together resulted in the creation of 6 parcels. A tentative and final map should have been obtained for the resulting subdivision.

Parcel 30 (Ikeda Parcel Map)

(Formerly Parcel 27)

Facts: On November 1, 2005 GGI Development Company, LLC (Glen and Grace Ikeda) and LJI, LLC (Steve & Linda Ikeda) (together Ikeda) each purchased equal one-half (50%) interests in Parcel 30 (19.5 acres), from MST, for a total sales price of \$490,000. (This is one day after Jones recorded purchase of Parcel 29 (9.5 acres) for \$370,000.) The MST to Ikeda Grant Deed contains restrictions prohibiting overhead utilities and permanent mobile/modular homes, identical to the restrictions discussed above regarding the Jones parcel. On December 23, 2005, Ikeda submitted an application to the County for a 4 parcel division of Parcel 30. The surveyor/engineer was Giuliani & Kull, Inc., Auburn, CA. (Same surveyor as for the MST Parcel Map discussed above.) On January 25, 2006 the PRC approved the tentative parcel map which would create 4 parcels: 1 (3.59 acres net), 2 (5.19 acres net), 3 (4.92 acres net) and 4 (4.88 acres net). (PMLD T2005-1180.) Ikeda has until January 25, 2009 to record the final map.

Authority: Section 66426 of the Subdivision Map Act requires that a parcel map be submitted for a division of land into four or fewer parcels, and that tentative and final subdivision maps be submitted for a division of land into five or more parcels.

Section 66424 of the Subdivision Map Act defines a subdivision of property as the division of any contiguous unit or units of improved or unimproved land for the purpose of sale, lease, or financing, whether immediate or future.

It has been generally held that a subdivider may not avoid the tentative and final mapping requirements of section 66426 by using a parcel map to divide one parcel into four or fewer lots and then, through the use of agents further divide the property into smaller and smaller lots.

The Attorney General has indicated that an agency relationship for purposes of the Subdivision Map Act will be found to exist in cases where the parties in question are not dealing at arms length. Examples that a party is not dealing at arms length include, a sale for inadequate consideration, a transfer to a close relative or business associate, retention of control or financial interest in the property being transferred, or generally a transfer which is part of a conspiracy to evade the mapping requirements of the Subdivision Map Act. If there is evidence that a transfer and later subdivision of property is not an arms length transaction the total number of lots will be treated as one subdivision.

Thus, if such a transaction results in property being divided into five or more lots without the submission of the necessary tentative and final subdivision maps, the division will be held to constitute a violation of section 66426.

Analysis: Glen and Grace Ikeda, acting as trustees of the Glen and Grace Family Trust, also purchased Weimar Cross Parcel 75 from MST and then divided that parcel into 4 lots in 2005. In addition, the deed restriction prohibiting overhead utilities and permanent mobile/modular homes reflects a common plan to create a residential development (through a series of parcel map divisions) with uniform requirements for underground utilities and a prohibition against mobile/modular homes. As noted above and below, MST included similar deed restrictions in each of the deeds used to transfer the MST parcels to subsequent purchasers. These restrictions then "run with the land" to include all parcels created through further division of the affected property. Together, these circumstances suggest a common plan to further divide the property originally divided by MST (e.g., timing of the transactions, use of a common surveyor, deed restrictions, etc.). Any efforts to further subdivide the parcels should be closely scrutinized for possible violation of Section 66426.

Parcel 32 (Transfer to Van Home)

(Formerly Parcel 27)

Facts: On December 9, 2005, the Mary Smith Trust recorded the sale of Parcel 32 (20.9 acres) to Thomas and Patricia Van Home for a sale price of \$490,000. The MST to Van Home Grant Deed contains restrictions prohibiting overhead utilities and permanent mobile/modular homes, identical to the restrictions discussed above regarding the Jones and Ikeda parcels. On that same date a deed of trust in favor of Wesley Burris and Michelle Ollar-Burris as Trustees of the WAM Trust was

recorded noting a loan of \$145,000. (The property is sold by MST, but the simultaneous deed of trust indicates a loan by the WAM Trust.) There are no known further divisions of Parcel 27 pending.

Authority: Section 66426 of the Subdivision Map Act requires that a parcel map be submitted for a division of land into four or fewer parcels, and that tentative and final subdivision maps be submitted for a division of land into five or more parcels.

Section 66424 of the Subdivision Map Act defines a subdivision of property as the division of any contiguous unit or units of improved or unimproved land for the purpose of sale, lease, or financing, whether immediate or future.

It has been generally held that a subdivider may not avoid the tentative and final mapping requirements of section 66426 by using a parcel map to divide one parcel into four or fewer lots and then, through the use of agents further divide the property into smaller and smaller lots.

The Attorney General has indicated that an agency relationship for purposes of the Subdivision Map Act will be found to exist in cases where the parties in question are not dealing at arms length. Examples that a party is not dealing at arms length include, a sale for inadequate consideration, a transfer to a close relative or business associate, retention of control or financial interest in the property being transferred, or generally a transfer which is part of a conspiracy to evade the mapping requirements of the Subdivision Map Act. If there is evidence that a transfer and later subdivision of property is not an arms length transaction the total number of lots will be treated as one subdivision.

Thus, if such a transaction results in property being divided into five or more lots without the submission of the necessary tentative and final subdivision maps, the division will be held to constitute a violation of section 66426.

Analysis: Parcel 32 (20.9 acres) appears large enough to facilitate further division. Since Ollar-Burris and Van Home are involved together in many transactions which have created multiple divisions of property, they are likely agents working together to divide property and should be considered a single subdivider for purposes of the Subdivision Map Act. In addition, the deed restriction prohibiting overhead utilities and permanent mobile/modular homes reflects a common plan to create a residential development (through a series of parcel map divisions) with uniform requirements for underground utilities and a prohibition against mobile/modular homes. As noted above and below, MST included similar deed restrictions in each of the deeds used to transfer the parcels to subsequent purchasers. These restrictions then "run with the land" to include all parcels created through further division of the affected property. Thus, any further division of Parcel 32 by these persons, entities under their control or their agents would likely violate Section 66426.

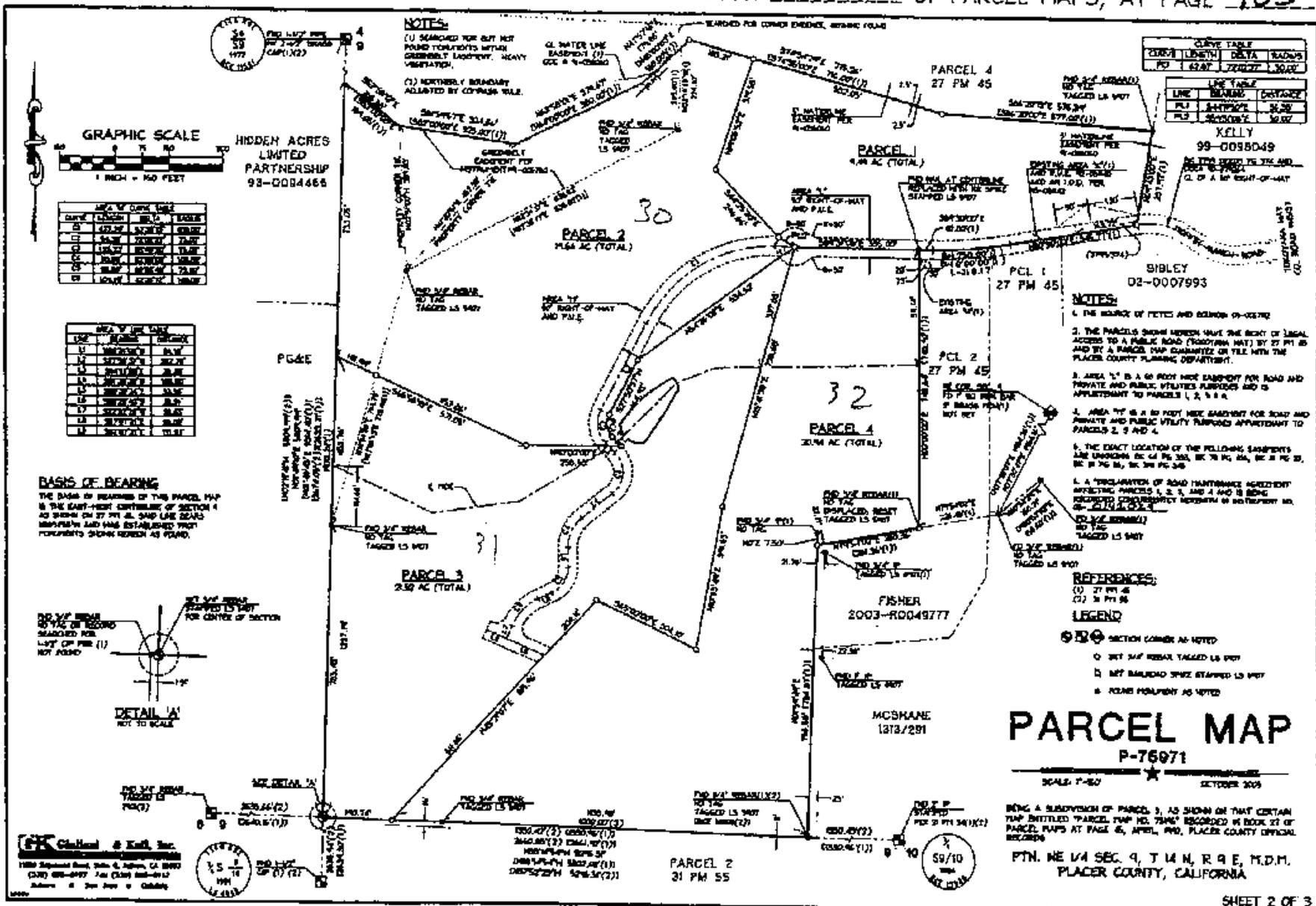
Parcel 31 (Transfer to Michael Butler – Grass Valley Associates)

(Formerly Parcel 27)

Facts: On October 26, 2005, the Mary Smith Trust recorded the sale of Parcel 31 (21.5 acres) to “Michael Butler – Grass Valley Associates, a California General Partnership” (Butler/GVA) for \$490,000. The MST to Butler/GVA Grant Deed contains restrictions prohibiting overhead utilities and permanent mobile/modular homes, identical to the restrictions discussed above regarding the Jones, Ikeda and Van Home parcels. There are no known further divisions of Parcel 31 pending.

Analysis: Butler/GVA also purchased Parcel 71 of the Weimar Cross #2 property from Van Home on November 5, 2004 and then divided Parcel 71 into 4 parcels with a final Parcel Map (DPM 2004-0297) recorded on April 13, 2005. In addition, the deed restriction prohibiting overhead utilities and permanent mobile/modular homes reflects a common plan to create a residential development (through a series of parcel map divisions) with uniform requirements for underground utilities and a prohibition against mobile/modular homes. As noted above, MST included similar deed restrictions in each of the deeds used to transfer the parcels to subsequent purchasers. These restrictions then “run with the land” to include all parcels created through further division of the affected property.

Parcel 31 (21.5 acres) appears large enough to facilitate further division. Any further divisions of Parcel 71 by Butler/GVA or their agents should be scrutinized for compliance with Section 66426.



ME-1
 10/21/05
 SMITH
 Parcel Map P-75971
 Bk 32 Pg 103

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY STATE THAT THEY ARE THE OWNERS OF OR HAVE SOME RIGHT, TITLE OR INTEREST IN THE REAL PROPERTY DESCRIBED HEREIN AND THAT THEY HAVE FULL POWER AND AUTHORITY TO EXECUTE THIS INSTRUMENT IN CONNECTION WITH THE PARCEL MAP AND TO CONVEY TO THE GRANTEE THE PROPERTY DESCRIBED HEREIN AND THAT THEY HEREBY IRREVOCABLY OFFER TO DEDICATE TO PUBLIC USE FOR THE PURPOSES AND ALL PURPOSES INCLUDING THEREIN INCLUDING BUT NOT LIMITED TO THE PURPOSES OF THE SUBDIVISION MAP ACT AND LEGAL ORDINANCE AND THAT THEY HEREBY IRREVOCABLY OFFER TO DEDICATE TO PUBLIC USE A PERMANENT DRAINAGE EASEMENT FOR THE PLAN OF DRAINAGE WATER THROUGH THE NATURAL CHANNELS AS SHOWN ON THIS MAP AND DESIGNATED FULLY AND THAT THEY HEREBY IRREVOCABLY OFFER TO DEDICATE TO PUBLIC USE PUBLIC UTILITY EASEMENTS OVER, UNDER AND ACROSS THE PROPERTY DESCRIBED HEREIN FOR ALL AND ALL UTILITY SERVICES INCLUDING BUT NOT LIMITED TO ELECTRIC, TELEPHONE, TELEVISION, GAS, WATER, SEWERAGE AND WATER SERVICE, AND ALL UTILITIES HERETOFORE PROVIDED HEREIN AND THE RIGHT TO LAY AND MAINTAIN TRENCHES AND INSTALLATIONS.

OWNER'S ACKNOWLEDGMENT

STATE OF CALIFORNIA)
COUNTY OF PLACER)
I, 10-15-2009, known as the undersigned, a natural person, do hereby acknowledge that I have read the contents of the foregoing instrument and that I have signed the same in the presence of the undersigned witnesses and that I have signed the same in the presence of the undersigned witnesses and that I have signed the same in the presence of the undersigned witnesses.

FILE NO. 2009-0142029 BY Jim McCauley
PLACER COUNTY RECORDER

TRUSTEE'S STATEMENT

TRUSTEE, CHECKED TITLE COMPANY, AS TRUSTEE UNDER DEEDS OF TRUST RECORDED MAY 14, 1988, AND THEREAFTER, HAS CONDUCTED A REASONABLE AND DILIGENT SEARCH OF THE RECORDS OF THIS MAP AND HAS FOUND NO RECORDS OF ANY INTEREST IN THE PROPERTY DESCRIBED HEREIN.

DATE 10-15-2009
BY William K. Zick
PLACER COUNTY SUPERVISOR

TRUSTEE'S ACKNOWLEDGMENT

STATE OF CALIFORNIA)
COUNTY OF PLACER)
I, William K. Zick, known as the undersigned, a natural person, do hereby acknowledge that I have read the contents of the foregoing instrument and that I have signed the same in the presence of the undersigned witnesses and that I have signed the same in the presence of the undersigned witnesses.

COUNTY SUPERVISOR'S STATEMENT

- 1. I HEREBY STATE THAT I HAVE DETERMINED THAT THIS PARCEL MAP IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE APPROVED TENTATIVE MAP.
- 2. I HEREBY STATE THAT I HAVE DETERMINED THAT THE PROPOSED PUBLIC UTILITY EASEMENTS AND THE PROPOSED DRAINAGE EASEMENTS ARE NOT ACCEPTED IN THE COUNTY RECORDS.
- 3. I HEREBY STATE THAT I HAVE DETERMINED THAT THE PROPOSED PUBLIC UTILITY EASEMENTS AND THE PROPOSED DRAINAGE EASEMENTS ARE NOT ACCEPTED IN THE COUNTY RECORDS.

DATE 10-21-09
BY William K. Zick
PLACER COUNTY SUPERVISOR



SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE SUBDIVISION MAP ACT AND LEGAL ORDINANCE AT THE REQUEST OF THE GRANTEE ON JUNE 1, 2009.



FILED THIS 21st DAY OF October 2009 AT 5:01 PM IN
OFFICE OF Jim McCauley
PLACER COUNTY RECORDER

RECORDERS STATEMENT

FILE NO. 2009-0142029 BY Jim McCauley
PLACER COUNTY RECORDER

PARCEL MAP
P-75871

OCTOBER 2009

BOOK 1, SUBDIVISION OF PARCELS, AS SHOWN ON THAT CERTAIN PARCEL MAP RECORDED IN BOOK 1, PARCEL MAPS AT PAGE 97 OF THE RECORDS OF PLACER COUNTY, CALIFORNIA, APRIL 1990, PLACER COUNTY OFFICIAL RECORDS.

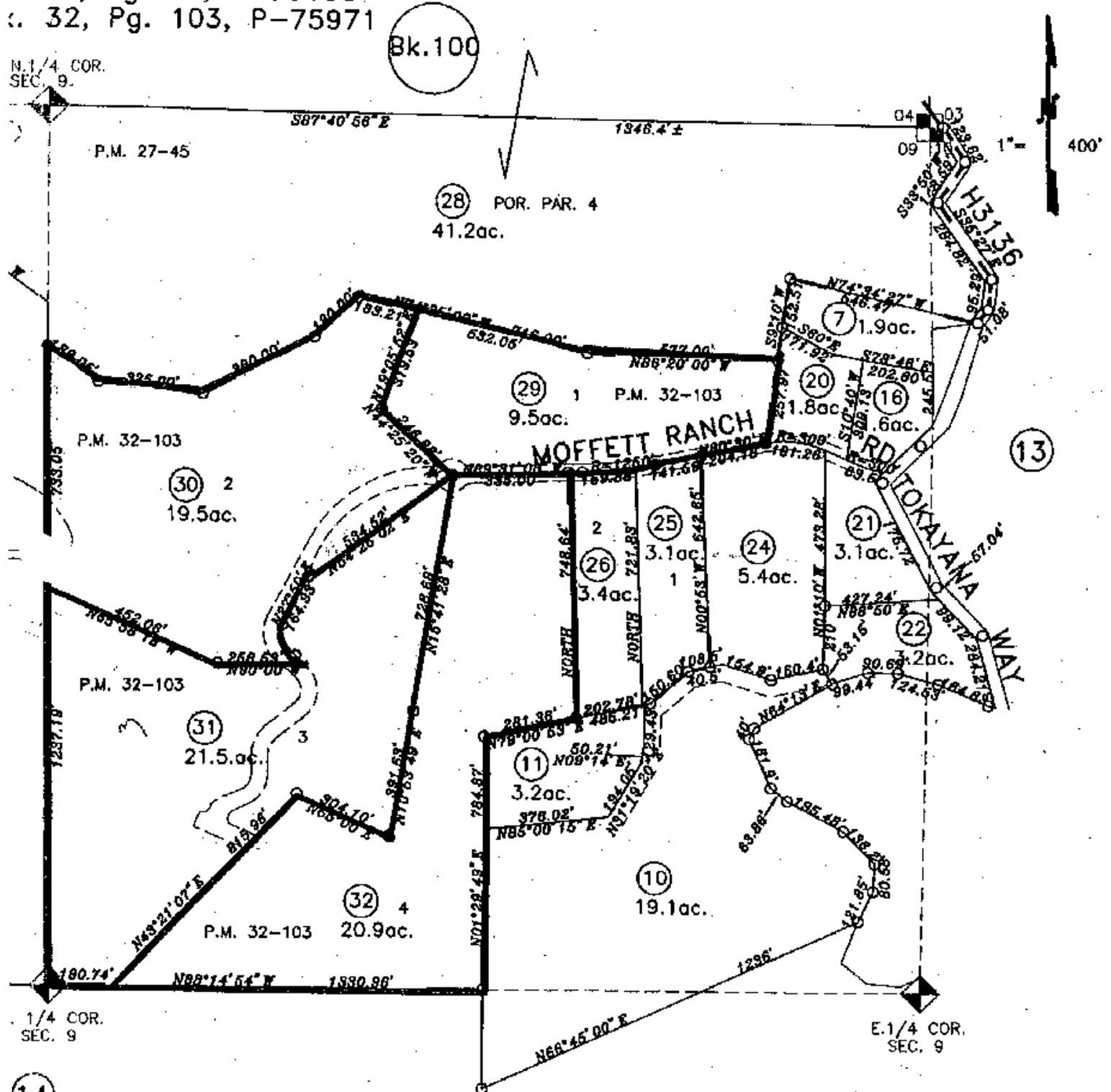
PAGE 1 OF 3

101-120
Parcel 3, 27-4/5

GK Giallari & Kall, Inc.
11829 Empress Road, Suite 8, Auburn, CA 95603
(530) 885-5107 Fax (530) 885-9337
Auburn • San Jose • Oakland

C. T. 14N., R. 9E., M.D.B.&M.
 Pg. 45, P-75196
 Pg. 32, Pg. 103, P-75971

101-12



NOTE

This map was prepared for assessment purposes only, and is not intended to illustrate legal building sites or establish precedence over local ordinances. Official information concerning size or use of any parcel should be obtained from recorded documents and local governing agencies.

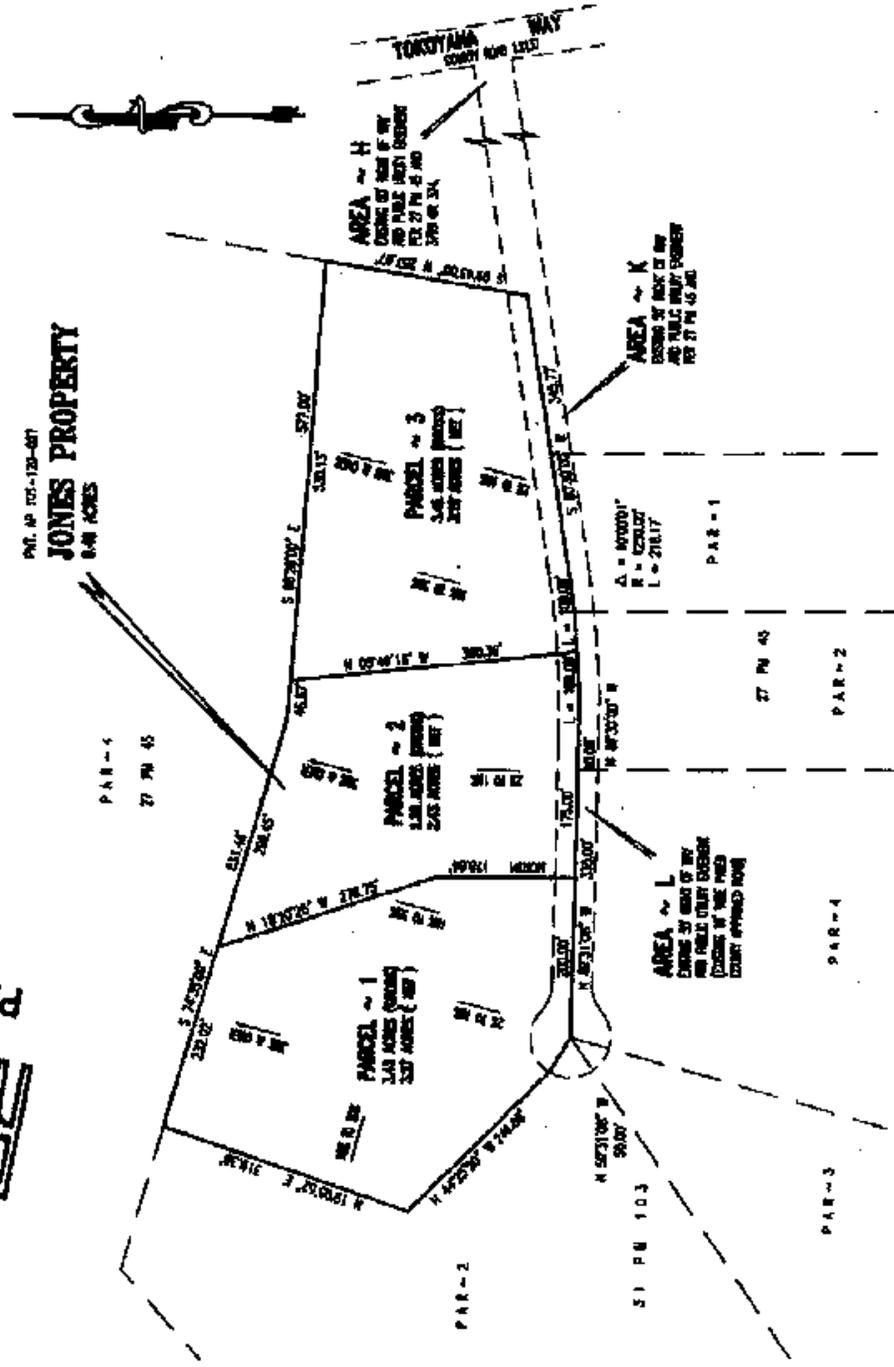
**Assessor's Map Bk.101 Pg.12
 County of Placer, Calif.**

NOTE

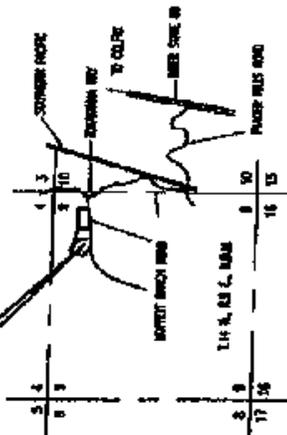
Assessor's Block Numbers Shown in Ellipses.
 Assessor's Parcel Numbers Shown in Circles.

RECEIVED
 DEC 01 2005
 PLANNING DEPT.

PAT. NO. 103-123-007
JONES PROPERTY
 8.46 ACRES



PROJECT SITE



VICINITY MAP
 SCALE 1" = 200'

OWNER / APPLICANT:
JERRY JONES
 PALMER 7033
 AMSTER, CA 95824
 PH. (916) 878-4441

PREPARED BY:
 L.S. 7078
**JKL SURVEYING AND
 GEORGE WASLEY PLANNING**
 11008 LUNGE COURT
 CROSS VALLEY, CA 95945
 PH. (916) 477-7540

**TENTATIVE PARCEL MAP FOR
 JERRY JONES**
 THIS PARCEL MAP IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE INFORMATION CONTAINED HEREIN IS THE UNCORRECTED RECORD OF THE PLACER COUNTY, CALIFORNIA
 SCALE 1" = 100' NOVEMBER, 2005

JKL SURVEYING
 CROSS VALLEY, CALIFORNIA

INFORMATIONAL NOTES ONLY:

THE FOLLOWING NOTES CONCERN RECORDING INFORMATION TO BE RECORDED IN CONFORMANCE WITH SECTION 6702 OF THE SUBDIVISION MAP ACT.

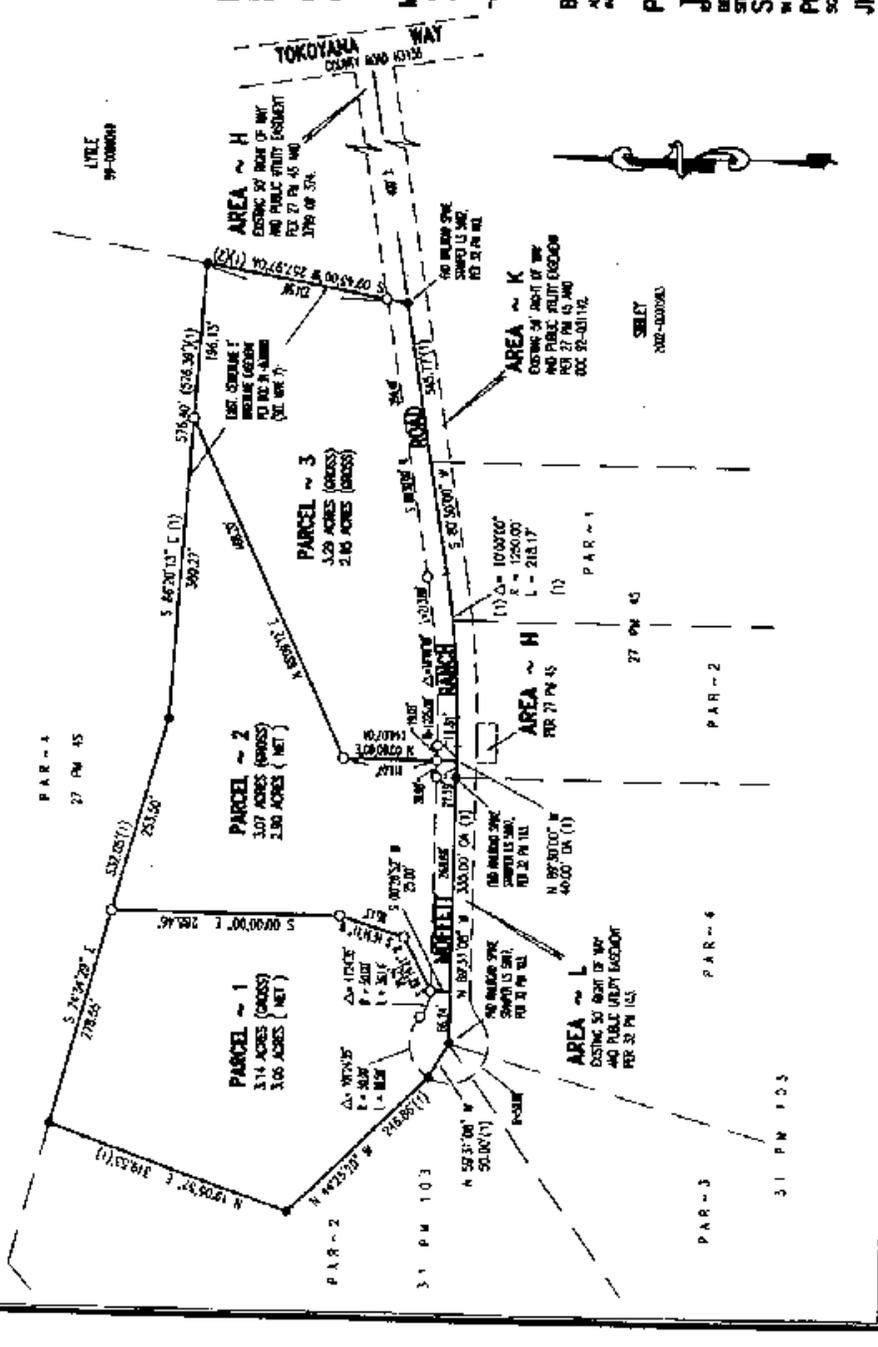
THE FOLLOWING INFORMATION NOTES ARE THE INFORMATION PURPOSES ONLY. RECORDING IDENTIFIERS AS OF THE DATE OF FILING AND ARE NOT INTENDED TO AFFECT PUBLIC RECORDS OR RECORDS AND DOES NOT IMPLY THE COMPLETION OR SUFFICIENCY OF THESE RECORDS OR SERVICES BY THE PREPARED BY THE FOLLOWING INFORMATIONAL NOTES.

1. APPLICATIONS FOR RECORDING BUILDING PERMITS ON PARCELS SHOWN HEREON RELATE TO THE PARCELS OF SCHOOL DISTRICTS SET BY THE SURVING SURVEY CONTRACTS.
2. REPORTS WHICH MAY HAVE BEEN CONDITIONS OF APPROVAL ON THE RECORDING OF BUILDING SIZES THAT HAVE NOT BEEN SET OR REVISED FOR EACH PARCEL, DATED IN THIS AND PREVIOUS MAPS ON FILE AND AVAILABLE FOR REVIEW IN THE PLACER COUNTY PLANNING DEPARTMENT AND COMMUNITY HEALTH DEPARTMENT.

NOTES:

1. A REPORT ON PARCEL MAP NO. DPM 20051112, SHOWS AND ACKNOWLEDGED BY THESE PARTIES HAVING ANY RECORD TITLE INTEREST IN THE AREA, PROPERTY BEING SUBDIVIDED IS BEING RECORDED. (EXHIBIT) AGREEMENT IN INSTRUMENT NO. 2005-022, 023, 024, 025, 026, 027, 028, 029, 030, 031, 032, 033, 034, 035, 036, 037, 038, 039, 040, 041, 042, 043, 044, 045, 046, 047, 048, 049, 050, 051, 052, 053, 054, 055, 056, 057, 058, 059, 060, 061, 062, 063, 064, 065, 066, 067, 068, 069, 070, 071, 072, 073, 074, 075, 076, 077, 078, 079, 080, 081, 082, 083, 084, 085, 086, 087, 088, 089, 090, 091, 092, 093, 094, 095, 096, 097, 098, 099, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

8. AREAS 1 & 2 SHOW HEREON ARE 50' WIDE EASEMENTS FOR ROAD & PUBLIC AND PUBLIC UTILITY PURPOSES AND ARE APPLICABLE TO PARCELS 1, 2 AND 3.
9. THE INTERIOR LINE OF PARCELS 1, 2 AND 3 TO BE THE INTERIOR LINE OF PARCELS 1, 2 AND 3.
10. IF A LOT OR PARCEL WOULD BE SUBJECT TO THE APPROVED MAP, THE OWNER OF THE LOT OR PARCEL MUST OBTAIN THE APPROVED MAP FROM THE PLACER COUNTY PLANNING DEPARTMENT.
11. THE "CORRECTION FOR INTER LINE EASEMENT" FOR PARCELS 1, 2 AND 3.
12. THE "CORRECTION FOR INTER LINE EASEMENT" FOR PARCELS 1, 2 AND 3.
13. THE "CORRECTION FOR INTER LINE EASEMENT" FOR PARCELS 1, 2 AND 3.
14. THE "CORRECTION FOR INTER LINE EASEMENT" FOR PARCELS 1, 2 AND 3.
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99. THE "CORRECTION FOR INTER LINE EASEMENT" FOR PARCELS 1, 2 AND 3.
100. THE "CORRECTION FOR INTER LINE EASEMENT" FOR PARCELS 1, 2 AND 3.



SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES AT THE REQUEST OF JERALD JONES IN APRIL, 2006. I HEREBY STATE THAT THIS MAP IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY AND THAT THE INFORMATION CONTAINED HEREON IS TRUE AND CORRECT. I AM NOT PROVIDING ANY WARRANTY, EXPRESS OR IMPLIED, FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREON. I AM NOT PROVIDING ANY WARRANTY, EXPRESS OR IMPLIED, FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREON. I AM NOT PROVIDING ANY WARRANTY, EXPRESS OR IMPLIED, FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREON.

JERALD JONES
 LICENSED SURVEYOR
 No. 1128

COUNTY SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP, THAT THIS PARCEL MAP IS SUBSTANTIALLY THE SAME AS THAT SUBMITTED TO THE APPROVED TENTATIVE MAP, THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

DATE: NOVEMBER 21, 2006

REGISTRY # 2006-RCC-31140
 PLACER COUNTY SURVEYOR
 REGISTRATION DATES: 5-30-08

BY DEPUTY: John B. [Signature] LICENSE EXPIRES 8-31-08

RECORDER'S STATEMENT:

FILED THIS 21ST DAY OF NOVEMBER, 2006 AT 10:55 A.M. IN BOOK 33 OF PARCEL MAPS AT PAGE 67, AT THE REQUEST OF JERALD JONES.

FILE NO. 2006-022-023-024-025

BY: Jim McLaughlin
 JIM McLAUGHLIN, PLACER COUNTY RECORDER

MONUMENT LEGEND:

- SET 3/4" IRON NAIL & SW STAMPED LS 7379
- PIN 3/4" IRON NAIL STAMPED LS 5807 (1)
- ✦ UNLESS NOTED
- ✦ NOTHING FOUND, NOTHING SET

BASIS OF BEARING:

ALL BEARINGS IN THIS SURVEY ARE BASED UPON MONUMENTS FOUND AS ESTABLISHED IN BOOK 33 OF PARCEL MAPS AT PAGE 103, PLACER COUNTY RECORDS.

PARCEL MAP DPM 20051112
JERALD JONES
 BEING A DIVISION OF PARCEL 1 OF BOOK 33 PARCEL MAPS 103
 STRADDLE WITHIN A PORTION OF THE A.E. 1/4 OF
 SECTION 9, T.14 N., R.9 E., M.D.M.
 IN THE UNINCORPORATED TOWNSHIP OF
 PLACER COUNTY, CALIFORNIA
 SIGNED 1-5-08 JUNE 2008

JKL SURVEYING
 GRASS VALLEY, CALIFORNIA

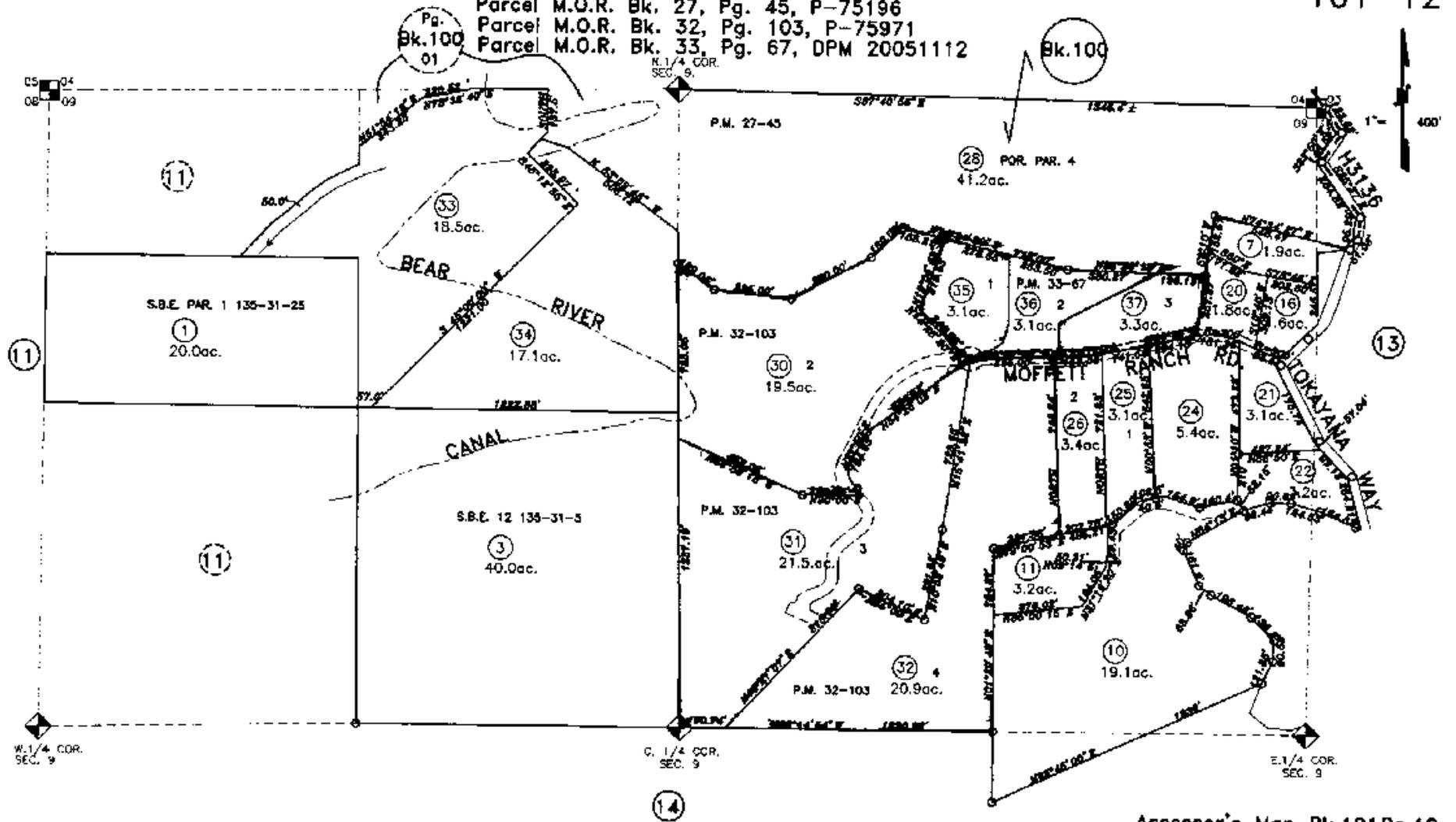
POR. N. 1/2 SEC. 9, T.14N., R.9E., M.D.B.&M.

Parcel M.O.R. Bk. 27, Pg. 45, P-75196

Parcel M.O.R. Bk. 32, Pg. 103, P-75971

Parcel M.O.R. Bk. 33, Pg. 67, DPM 20051112

101-12



01-09-2007
 02-07-2008
 11-18-2008 JAC
 Page Redrawn Per BaseMap information

NOTE
 All distances on curved lines are chord measurements.

NOTE
 This map was prepared for assessment purposes only, and is not intended to illustrate legal building sites or establish precedence over local ordinances. Official information concerning size or use of any parcel should be obtained from recorded documents and local governing agencies.

Assessor's Map Bk.101 Pg.12
 County of Placer, Calif.

NOTE
 Assessor's Block Numbers Shown in Ellipses.
 Assessor's Parcel Numbers Shown in Circles.

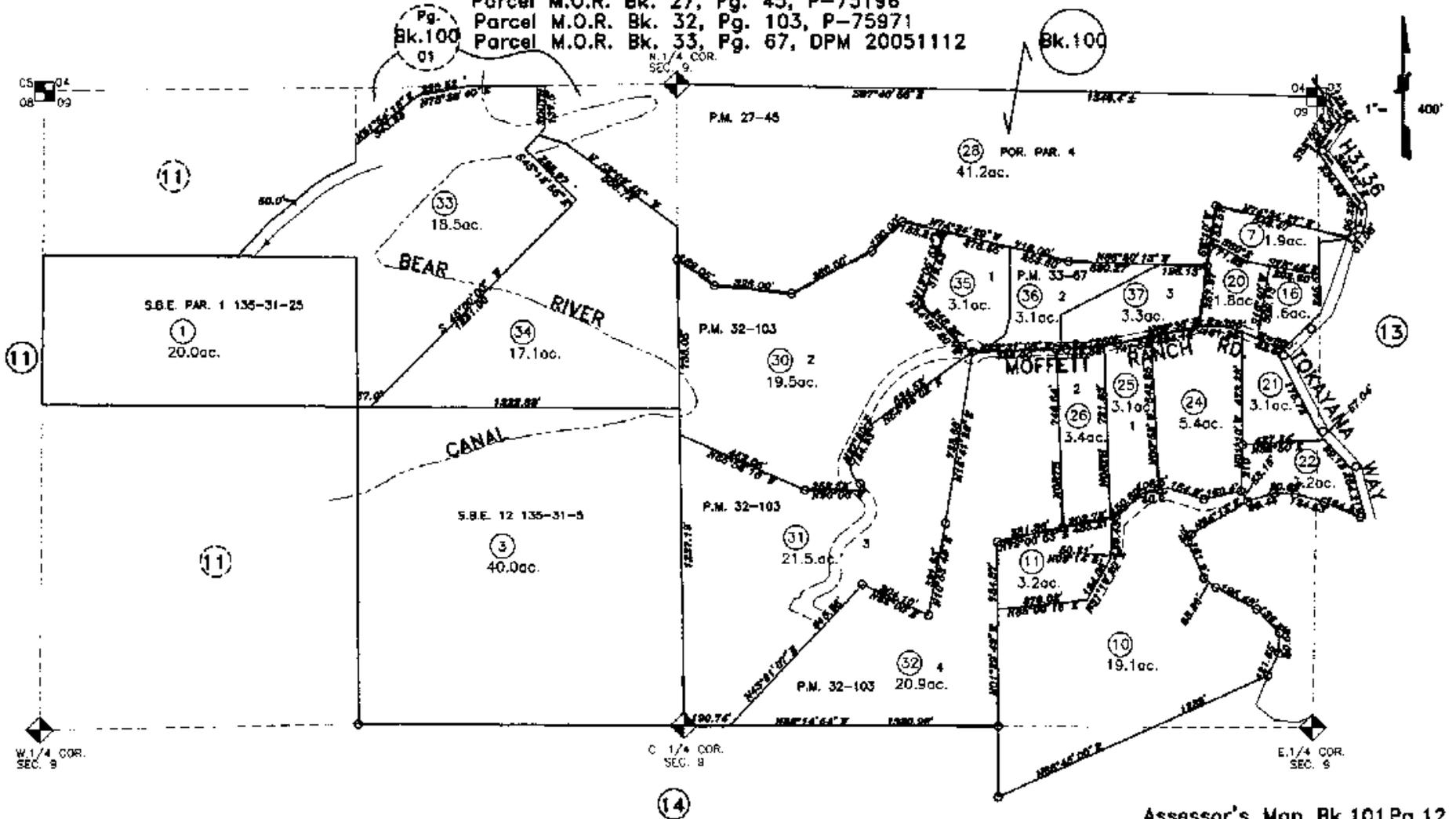
POR. N. 1/2 SEC.9, T.14N., R.9E., M.D.B.&M.

Parcel M.O.R. Bk. 27, Pg. 45, P-75196

Parcel M.O.R. Bk. 32, Pg. 103, P-75971

Parcel M.O.R. Bk. 33, Pg. 67, DPM 20051112

101-12



05 04
08 09

04 03
09 08



W. 1/4 COR.
SEC. 9

C. 1/4 COR.
SEC. 9

E. 1/4 COR.
SEC. 9

01-08-2007
02-07-2006
11-18-2005 JAC
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Assessor's Map Bk.101Pg.12
County of Placer, Calif.

NOTE
Assessor's Block Numbers Shown in Ellipse.
Assessor's Parcel Numbers Shown in Circles.

