

SUN VALLEY #2

Sun Valley # 2 Property Transactions

Parcel 42 (Van Home – Johnson/Jones Boundary Line Adjustment)

Facts: On August 3, 2000 Stephen Johnson (Johnson) recorded his purchase of Parcel 42 (7.6 acres) of the property referred to as Sun Valley # 2 from Robert and Gwendolyn Burton (Burton) for the purchase price of \$85,000 (Deed signed by the Burton on 7-21-2000). Later that same day Johnson recorded a deed of trust secured by parcel 42 whereby he borrowed \$10,000 from Burton. On July 25, 2000, Johnson applied for a boundary line adjustment to alter the boundary line with the adjacent Van Home parcel. PRC approved the boundary line adjustment on October 25, 2000. On April 23, 2001 Johnson recorded the sale of an undivided one-half interest in parcel 42 to Jerald and Benet Jones for the purchase price of \$40,000. (Benet Jones is a real estate broker who's business address is the same as Ollar-Burris.) On August 16, 2001 Thomas and Patricia Van Horne (Van Horne) recorded the transfer of a 0.35 acre portion of the adjacent Parcel 39 to Johnson/Jones for no apparent consideration, thereby merging that .35 acre portion of Parcel 39 with Parcel 42. Simultaneously, Johnson/Jones recorded an approved minor boundary line adjustment of parcels 39 and 42 which caused Parcel 42 (7.6 acres) to be renumbered as Parcel 58 (8.0 acres), and Parcel 39 (3.4 acres) was renumbered as Parcel 56 (3.0 acres; Parcel 56 later became Parcel 60 (13.1 acres) in October 2001 after the Van Horne Sun Valley # 1 boundary line adjustment).

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.

Section 66412(d) of the Subdivision Map Act provides that boundary line adjustments of four or fewer adjacent parcels are exempt from section 66426.

Analysis: Boundary line adjustments such as the one involving Parcel 42 are normally exempted from the requirements of Section 66426 by Section 66412(d), exempting from normal Map Act requirements lot line adjustments between 4 or fewer adjoining parcels "where the land taken from one parcel is added to an adjoining parcel, and where a greater number of parcels than originally existed is not thereby created." (Id.) Here, however, it is more likely than not that the purpose of the boundary line adjustment was to facilitate the later 3 lot division accomplished with the recording of the Newman Parcel Map (discussed below).

The applicable minimum lot size is 100,000 square feet, or just slightly less than 2.3 acres net (Zoning: RA-B100 (minimum lot size 2.3 acres net, General Plan Designation: Rural Estate, 2.3 – 4.6 acre minimum lot size). Pursuant to Placer

County Code section 17.54.040(A), minimum lot area "shall be defined as the gross area of the lot excluding all road easements, for lots less than five acres in area."

The Newman Parcel Map divided Parcel 58 into 3 parcels: 1 (APN 86: 2.3 acres net), 2 (APN 87: 2.3 acres net) and, 3 (APN 88: 2.38 acres net). Prior to the recording of the Newman Parcel Map, what became Parcels 86 and 87 each increased in size due to the Van Home – Johnson/Jones Boundary Line Adjustment. According to the final Parcel Map (Newman, P-75774), what became Parcel 86 is 2.30 acres net. Similarly, Parcel 87 is 2.30 acres net. Ponderosa/Sun Valley Road borders Parcels 86 and 87 to the east and runs between Parcels 87 and 88 to the south. (Parcel 88 did not receive any additional land as part of the boundary line adjustment but is 2.38 acres net and thus complies with the minimum lot size.) In order to determine compliance with the minimum lot size, the area of the road easements (ie. for adjoining Ponderosa/Sun Valley Road) is excluded. The net areas for Parcels 86 and 87 of 2.3 acres each just barely comply with the minimum lot size of 2.3 acres. However, if the (.35) acres gained in the Van Home boundary line adjustment is deducted, neither Parcel 86 or 87 would comply with the applicable minimum lot size requirements in the approved configuration.

Thus, it appears more likely than not that the purpose of the boundary line adjustment was to facilitate the division of the adjoining parcel. In other words, Van Home gave Jones/Johnson, for no apparent consideration, the extra land they needed to in order to qualify for a 3 parcel division. Without the extra (.35) acres a 3 way division would not have been permissible. The provisions of the Subdivision Map Act are to be read together "in the context of the statutory framework as a whole." (*Kalway v. City of Berkeley*, 151 Cal.App.4th 827, 833. (2007).) The exemption from Map Act requirements set forth in Section 66412(d) for boundary line adjustments applies only "where a greater number of parcels than originally existed is not thereby created." (*Id.*) Here, the purpose of the boundary line adjustment was to facilitate division of the subject property.

Together, the boundary line adjustment, the gratuitous transfer of property, the subsequent parcel map and related transactions (discussed below) provide evidence that the parties were working together pursuant to a common plan to accomplish the divisions analyzed herein and in the related portion of this Report regarding Sun Valley #1.

Parcel 58 (Newman Parcel Map)

(Formerly Parcel 42)

Facts: On July 25, 2000, Johnson submitted an application to divide Parcel 58 into 3 separate parcels. (P-75774) PRC approved the tentative map on October 25,

2000. On January 31, 2002 Johnson/Jones recorded the sale of parcel 58 (8.0 acres) to Larry and Leslie Newman (Newman) for the purchase price of \$370,000. On August 27, 2003 Newman recorded Parcel Map P-75774 which divided parcel 58 into 3 parcels: 1 (APN 86: 2.3 acres net), 2 (APN 87: 2.3 acres net) and, 3 (APN 88: 2.38 acres net).

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: As described above, Van Home facilitated division of the property into three parcels by providing, with no apparent consideration, the extra land needed to meet the minimum parcel size (2.3 acres net) for Parcels 86 and 87. This does not appear to have been an arm's length transaction.

In addition, it appears that at least some of the subsequent transfers of Parcels 86 and 87 (described below) were not arms length transactions; e.g., some of the transfers occurred without any apparent consideration. Taken together, the transactions involving the boundary line adjustment with Van Home, the subsequent parcel map, and the transfers of the resulting parcels (86, 87 and 88), provide evidence that Van Home, Johnson, Jones, Newman, JPCO, LLC, Ollar-Burris (through the WAM Trust), and Porpiglia were all proceeding pursuant to a common plan to create these and other divisions.

Parcel 86 (Later Transfers)

(Formerly Parcel 58)

Facts: On the same day as the Newman Parcel Map recorded, August 27, 2003, Newman recorded the transfer of Parcel 86 (2.6 acres) to Stephen Johnson for no apparent consideration (Grant Deed indicates sales price is ("\$-0-")). (As described below, Newman also recorded the transfer of Parcel 87 to Johnson on 8-27-2003 for no apparent consideration.) On February 4, 2004, Johnson recorded the transfer of Parcel 86 to Michelle Ollar-Burris and Wesley Burris acting as the trustees of the WAM Trust for no apparent consideration (Grant Deed indicates sales price is ("\$-0-")). The Grant Deed from Johnson to WAM was signed by Johnson on 8-25-03, but not recorded for over 5 months. (In fact, Johnson signed the Grant Deed to WAM 2 days before the Parcel Map and transfer from Newman to Johnson recorded). On March 7, 2005 WAM recorded the sale of an undivided two-thirds interest in Parcel 86 to Randy Porpiglia and Heather Perry, husband & wife (Porpiglia), and an undivided one-third interest in parcel 86 to James and Taloa Perry (Perry) for the purchase price of \$154,000. Later that same day Ollar-Burris

recorded a deed of trust secured by Parcel 86 whereby she loaned Porpiglia and Perry \$104,000. (Porpiglia has rented property from Ollar-Burris and has previously identified his business address as 267B Silver Bend Way, Auburn, the Burris compound. Heather Perry and James Perry are believed to be father and daughter.) In a transfer recorded on October 24, 2007, Porpiglia and Perry sold Parcel 86 back to WAM for \$144,000 (\$10,000 less than paid in March 2005).

Parcel 86 Transfers

Date of Recording	Transferor	Transferee	Reported Sales Price (according to Grant Deed)
8-27-2003 (same day as recording of Newman Parcel Map)	Larry & Leslie Newman	Stephen Johnson	\$-0-
2-4-2004 (Deed was signed by Johnson on 8-25-03)	Johnson	WAM Trust	\$-0-
3-7-2005	WAM Trust	Porpiglia and Perry	\$ 154,000
10-24-2007	Porpiglia and Perry	WAM Trust	\$144,000

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: As described above, Van Home facilitated division of the property into three parcels by providing, with no apparent consideration, the extra land needed to meet the minimum parcel size (2.3 acres net) for Parcels 86 and 87. This does not appear to have been an arm's length transaction.

In addition, it appears that at least some of the subsequent transfers of Parcels 86 and 87 (described below) were not arms length transactions; e.g., some of the transfers occurred without any apparent consideration. Taken together, the transactions involving the boundary line adjustment with Van Home, the subsequent parcel map, and the transfers of the resulting parcels (86, 87 and 88), provide evidence that Van Home, Johnson, Jones, Newman, JPCO, LLC, Ollar-Burris (through the WAM Trust), and Porpiglia were all proceeding pursuant to a common plan to create these and other divisions.

Parcel 87 (Later Transfers)

(Formerly Parcel 58)

Facts: On the same day as the Newman Parcel Map recorded, August 27, 2003, Newman recorded the transfer of Parcel 87 (2.7 acres) to Stephen Johnson for no apparent consideration (Grant Deed indicates sales price was "\$-0-"). (As described above, Newman also recorded the transfer of Parcel 86 to Johnson on 8-27-2003 for no apparent consideration.) Johnson then recorded the sale of parcel 87 to JPCO, LLC (JPCO) for the purchase price of \$150,000 on February 16, 2005. Later that same day JPCO recorded the sale of parcel 87 to Van Home for the purchase price of \$150,000 (John Pimentel (believed to be the brother of Patricia Van Home (deceased)) signed the Grant Deed on behalf of JPCO). Less than a month later on March 2, 2005 Van Home recorded the sale of parcel 87 to Randy Porpiglia and Heather Perry (husband & wife) for the purchase price of \$154,000. Porpiglia has rented property from Ollar-Burris and has previously identified his business address as 267B Silver Bend Way, Auburn, the Burris compound.

Parcel 87 Transfers

Date of Recording	Transferor	Transferee	Reported Sales Price (according to Grant Deed)
8-27-2003 (same day as recording of Newman Parcel Map)	Larry & Leslie Newman	Stephen Johnson	\$-0-
2-16-2005	Johnson	JPCO, LLC	\$ 150,000
2-16-2005	JPCO, LLC	Van Home	\$ 150,000
3-2-2005	Van Home	Porpiglia/Perry (husband & wife)	\$ 154,000

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.

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Analysis: As described above, Van Home facilitated division of the property into three parcels by providing, with no apparent consideration, the extra land needed to meet the minimum parcel size (2.3 acres net) for Parcels 86 and 87. This does not appear to have been an arm's length transaction.

In addition, it appears that at least some of the subsequent transfers of Parcels 86 and 87 (described below) were not arms length transactions; e.g., some of the transfers occurred without any apparent consideration. Taken together, the transactions involving the boundary line adjustment with Van Home, the subsequent parcel map, and the transfers of the resulting parcels (86, 87 and 88), provide evidence that Van Home, Johnson, Jones, Newman, JPCO, LLC, Ollar-Burris (through the WAM Trust), and Porpiglia were all proceeding pursuant to a common plan to create these and other divisions.

Parcel 88 (Later Transfers)

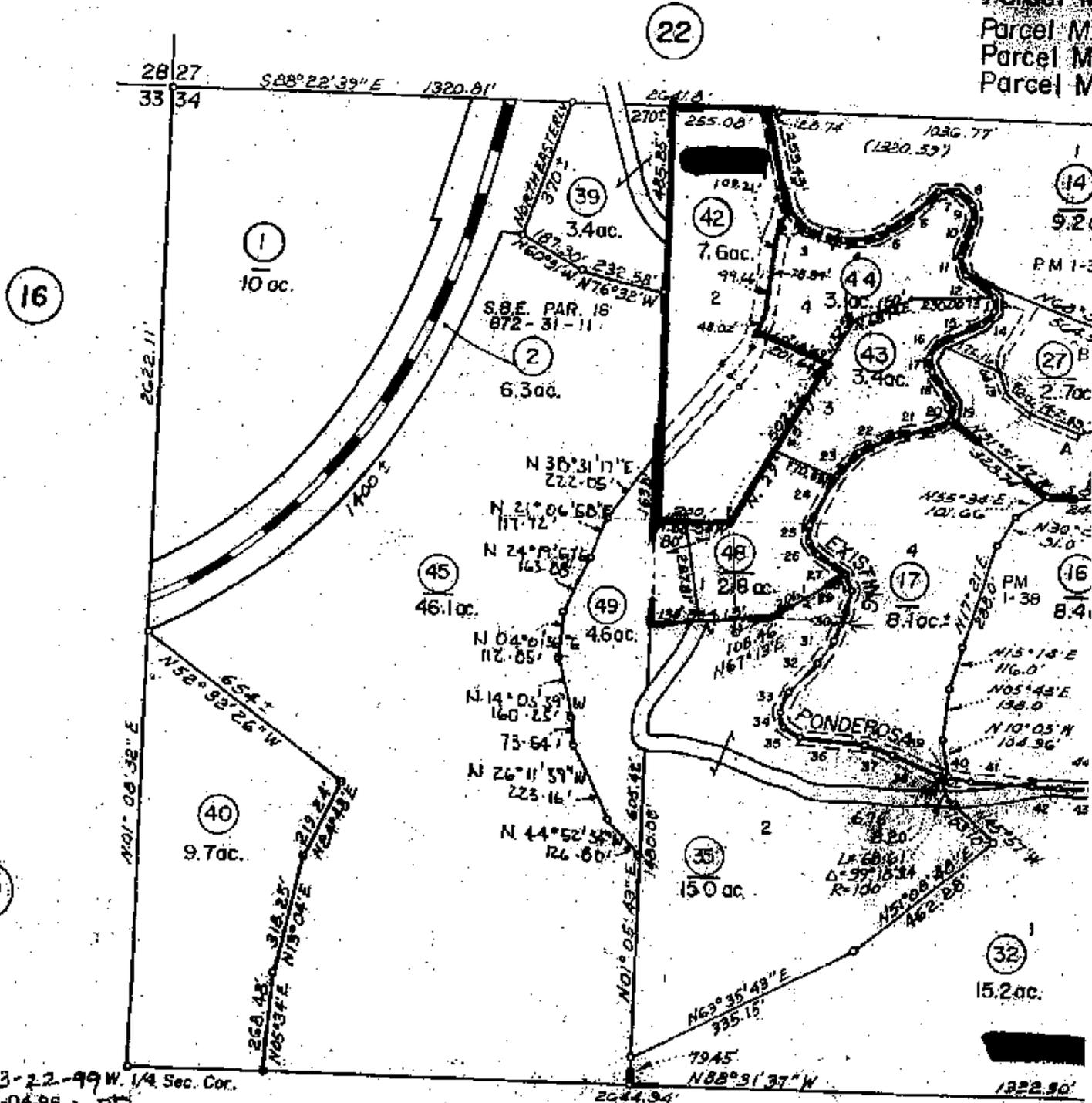
Facts: On August 27, 2003, the same day as the recording of the Newman Parcel Map and the transfers of Parcels 86 and 87 to Johnson, Larry & Leslie Newman recorded a Grant Deed to themselves, transferring Parcel 88 to themselves for no apparent consideration. The Newmans appear to hold title to Parcel 88 exactly the same way (ie. "husband and wife, as joint tenants") both before and after the transfer.

Analysis: There is no obvious reason for this transfer. It is, however, curious in light of the simultaneous transfers of Parcels 86 and 87 to Johnson, and the subsequent transfers of those parcels.

Excerpt from Placer Co. Assessor's
 Archived 53 maps (72-21)

N. 1/2 SEC

Parcel M
 Parcel M
 Parcel M
 Parcel M

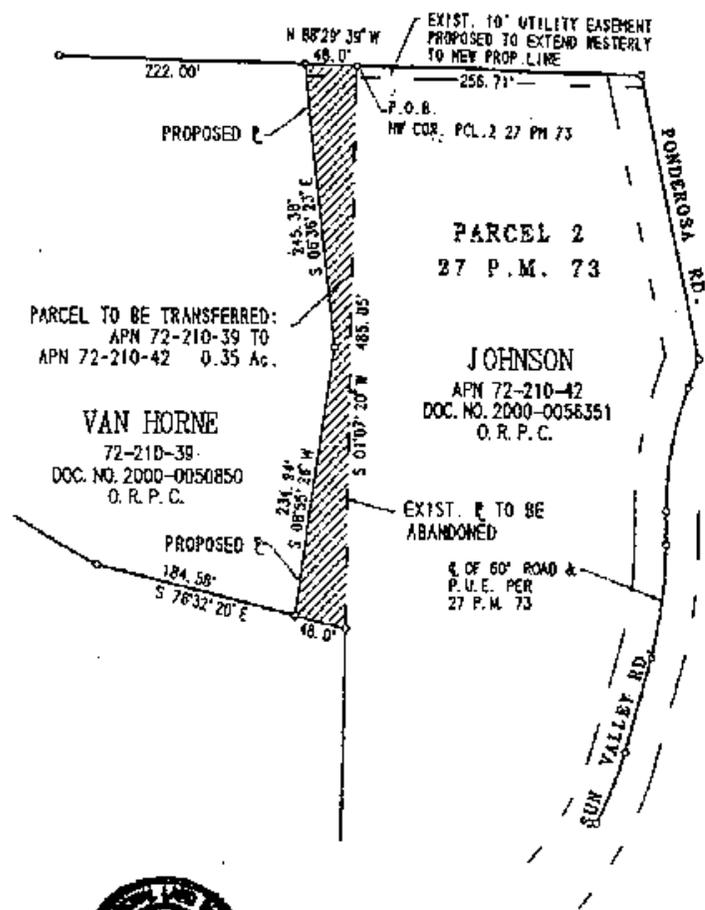


03-22-99 W. 1/4 Sec. Cor.

- 01-04-96
- 07-09-93
- 08-01-93
- 02-22-93
- 11-08-92
- 9-16-92
- 4-22-92
- 6-21-91
- 10-02-90
- 07-09-88
- 11-81
- 7-80
- 8-77
- 7-75

AUTO
 CADD

1. N12°38'W	253.23'	20. N60°00'E	42.90'	39. N80°45'W	31.56'
2. N41°28'W	75.10'	21. N79°00'E	101.50'	40. N80°45'W	59.64'
3. N73°18'W	107.60'	22. N59°05'E	109.20'	41. N86°10'W	163.40'
4. N87°21'W	83.10'	23. N59°05'E	89.70'	42. N83°35'W	88.80'
5. N87°10'W	73.80'	24. N59°05'E	48.80'	43. N83°43'W	134.50'
6. N87°10'W	73.80'	25. N59°05'E	48.10'	44. S82°08'W	90.68'
7. N87°10'W	73.80'	26. N59°05'E	48.10'		
8. N87°10'W	73.80'	27. N59°05'E	48.10'		
9. N87°10'W	73.80'	28. N59°05'E	48.10'		
10. N87°10'W	73.80'	29. N59°05'E	48.10'		
11. N87°10'W	73.80'	30. N59°05'E	48.10'		
12. N87°10'W	73.80'	31. N59°05'E	48.10'		
13. N87°10'W	73.80'	32. N59°05'E	48.10'		
14. N87°10'W	73.80'	33. N59°05'E	48.10'		
15. N87°10'W	73.80'	34. N59°05'E	48.10'		
16. N87°10'W	73.80'	35. N59°05'E	48.10'		
17. N87°10'W	73.80'	36. N59°05'E	48.10'		
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19. N87°10'W	73.80'	38. N59°05'E	48.10'		
20. N87°10'W	73.80'	39. N59°05'E	48.10'		
21. N87°10'W	73.80'	40. N59°05'E	48.10'		
22. N87°10'W	73.80'	41. N59°05'E	48.10'		
23. N87°10'W	73.80'	42. N59°05'E	48.10'		
24. N87°10'W	73.80'	43. N59°05'E	48.10'		
25. N87°10'W	73.80'	44. N59°05'E	48.10'		
26. N87°10'W	73.80'	45. N59°05'E	48.10'		
27. N87°10'W	73.80'	46. N59°05'E	48.10'		
28. N87°10'W	73.80'	47. N59°05'E	48.10'		
29. N87°10'W	73.80'	48. N59°05'E	48.10'		
30. N87°10'W	73.80'	49. N59°05'E	48.10'		
31. N87°10'W	73.80'	50. N59°05'E	48.10'		
32. N87°10'W	73.80'	51. N59°05'E	48.10'		
33. N87°10'W	73.80'	52. N59°05'E	48.10'		
34. N87°10'W	73.80'	53. N59°05'E	48.10'		
35. N87°10'W	73.80'	54. N59°05'E	48.10'		
36. N87°10'W	73.80'	55. N59°05'E	48.10'		
37. N87°10'W	73.80'	56. N59°05'E	48.10'		
38. N87°10'W	73.80'	57. N59°05'E	48.10'		
39. N87°10'W	73.80'	58. N59°05'E	48.10'		
40. N87°10'W	73.80'	59. N59°05'E	48.10'		
41. N87°10'W	73.80'	60. N59°05'E	48.10'		
42. N87°10'W	73.80'	61. N59°05'E	48.10'		
43. N87°10'W	73.80'	62. N59°05'E	48.10'		
44. N87°10'W	73.80'	63. N59°05'E	48.10'		
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OWNER: APN 72-210-42

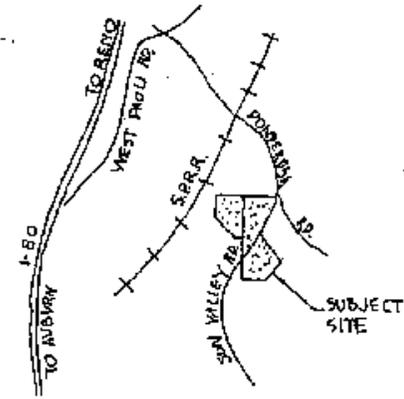
STEPHEN J. JOHNSON
13620 LI MOON WAY, SUITE 240
ALBURN, CA 95603

APN 72-210-39
THOMAS & PATRICIA VAN HORNE
6125 ELVAS AVE.
SACRAMENTO, CA 95819

LAND SURVEYOR:
WILLIAM H. CAREY, JR.
CAREY SURVEYING & MAPPING
P.O. BOX 424
GRASS VALLEY, CA 95945
(530) 273-6394

EXISTING ACREAGE:
APN 72-210-42: 7.65 Ac.
APN 72-210-39: 3.40 Ac.

PROPOSED ACREAGE:
APN 72-210-42: 8.0 Ac.
APN 72-210-39: 3.05 Ac.



VICINITY MAP
N. T. S.



MBR #10848

EXHIBIT 'B'
MINOR BOUNDARY LINE ADJUSTMENT
BEING A PORTION OF THE NW 1/4 OF SECTION 34
T14N-R9E M.D.B. & M.

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF PLACER
CALIFORNIA
SCALE 1" = 100'

MAY 2001

CAREY SURVEYING & MAPPING



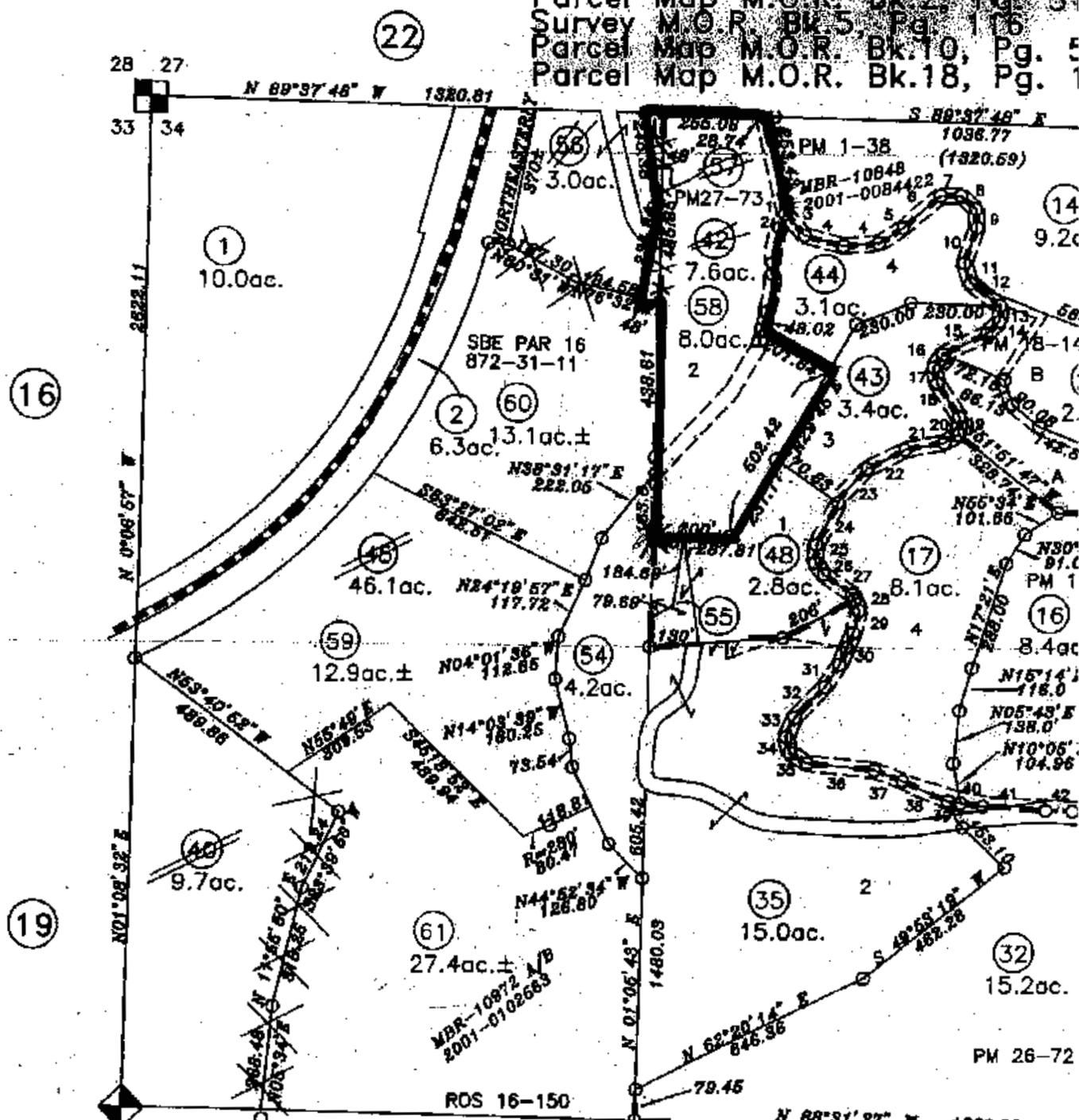
William H. Carey

Excerpt from Placer Co Assessor's
 archived maps. (72-21)

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N.1/2 SEC.34, T.14

Survey M.O.R. Bk. 3, Pg. 73
 Parcel Map M.O.R. Bk. 1, Pg. 31
 Parcel Map M.O.R. Bk. 2, Pg. 31
 Survey M.O.R. Bk. 5, Pg. 176
 Parcel Map M.O.R. Bk. 10, Pg. 5
 Parcel Map M.O.R. Bk. 18, Pg. 1



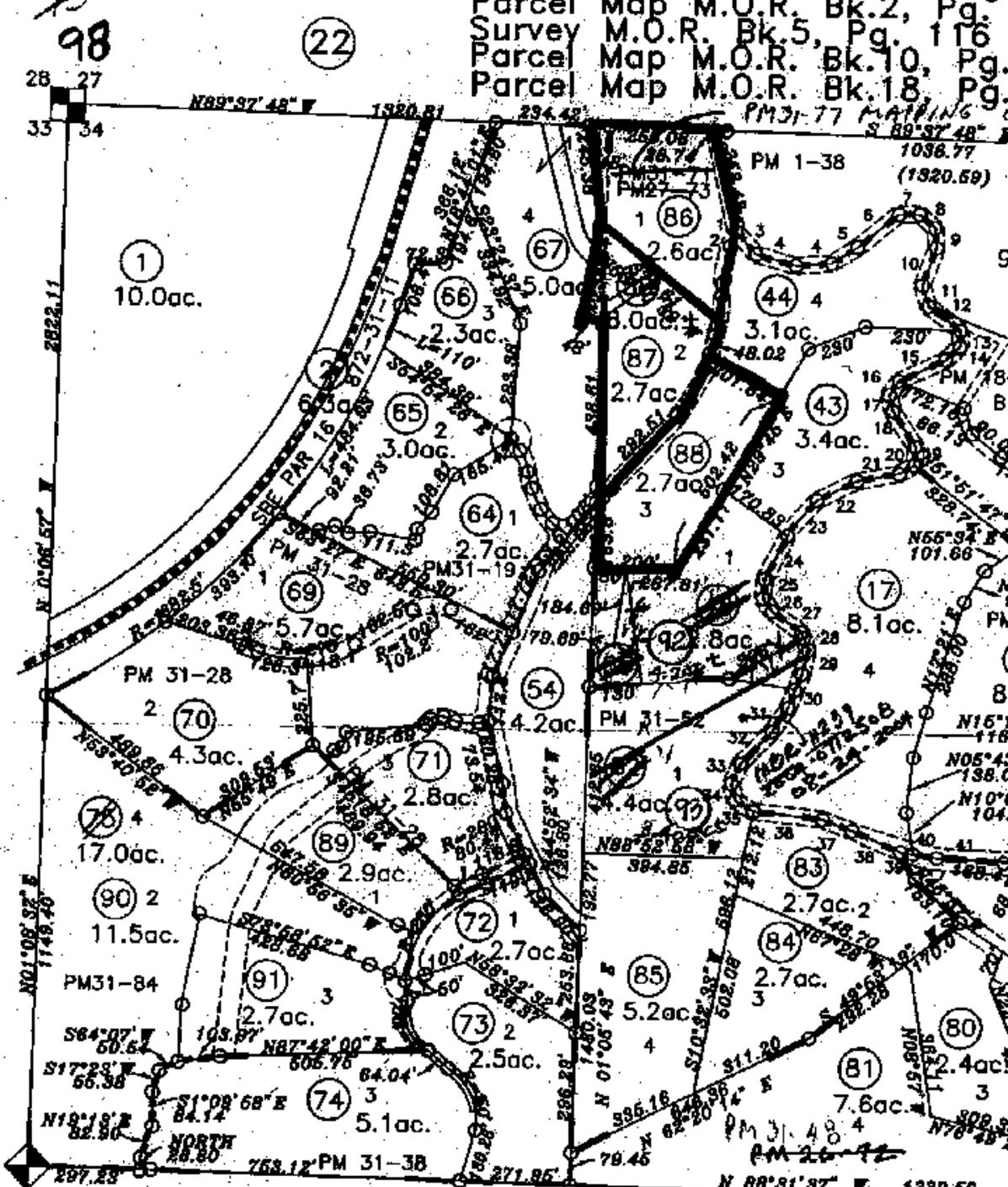
W.1/4 SEC. COR.

1. N112°38'W 253.23	11. N174°1'W 54.70	20. N60°00'E 42.80	30. N21°03'E 90.60
2. N41°29'W 75.10	12. N53°07'W 97.40	21. N79°00'E 101.50	31. N32°34'E 69.00
3. N74°55'W 101.60	13. N01°25'W 40.50	22. N63°03'E 109.20	32. N43°22'E 110.00
4. N85°21'W 89.10	14. N46°54'E 46.50	23. N42°03'E 89.70	33. N23°05'E 55.00
5. N57°39'W 74.50	15. N64°35'E 123.80	24. 26°17'E 146.80	34. N13°58'W 42.00
6. S49°40'W 128.10	16. N33°28'E 42.20	25. N03°19'W 48.10	35. N56°21'W 52.20
7. S89°49'W 51.00	17. N13°28'W 41.50	26. N35°43'W 39.00	36. N84°09'W 171.10
8. S48°38'W 50.70	18. N33°20'W 104.60	27. N54°34'W 88.40	37. N69°18'W 78.70
9. S03°32'W 47.60	19. N04°09'E 44.80	28. N22°42'W 47.80	38. N65°46'W 128.00
10. N19°27'W 97.70		29. N13°37'W 60.30	

Survey M.O.R. Bk.16, Pg.150 #

Excerpt from Placer Co Assessor's maps (72-21)

Survey M.O.R. Bk. 3, Pg. 73
 Parcel Map M.O.R. Bk. 1, Pg. 1
 Parcel Map M.O.R. Bk. 2, Pg. 1
 Survey M.O.R. Bk. 5, Pg. 116
 Parcel Map M.O.R. Bk. 10, Pg. 1
 Parcel Map M.O.R. Bk. 18, Pg. 1



W. 1/4 SEC. COR.

1. N112°38' W 253.29	11. N17°41' W 64.70	20. N80°00' E 42.80	30. N21°05' E 91
2. N41°29' W 76.10	12. N53°07' W 87.40	21. N79°00' E 101.50	31. N32°34' E 61
3. N74°55' W 101.80	13. N01°25' W 40.50	22. N68°08' E 109.20	32. N43°22' E 11
4. N86°21' W 89.10	14. N48°54' E 48.50	23. N42°03' E 89.70	33. N23°05' E 61
5. N67°39' W 74.80	15. N04°35' E 129.80	24. 26°17' E 148.80	34. N13°58' W 41
6. S48°40' W 128.10	16. N38°28' E 42.20	25. N03°19' W 48.10	35. N58°21' W 61
7. S89°49' W 61.00	17. N13°28' W 41.50	26. N36°43' W 39.00	36. N24°09' W 11
8. S48°38' W 60.70	18. N33°20' W 104.60	27. N64°34' W 88.40	37. N69°16' W 71
9. S03°32' W 47.80	19. N04°09' E 44.80	28. N22°42' W 47.80	38. N85°46' W 12
10. N18°27' W 97.70		29. N13°37' W 60.30	

- 03-02-2005
- 01-22-2004
 - 08-26-2003
 - 07-02-2003
 - 04-07-2003
 - 02-05-2003
 - 12-26-2002
 - 03-20-2002
 - 01-25-2002
 - 10-03-2000
 - 03-22-99

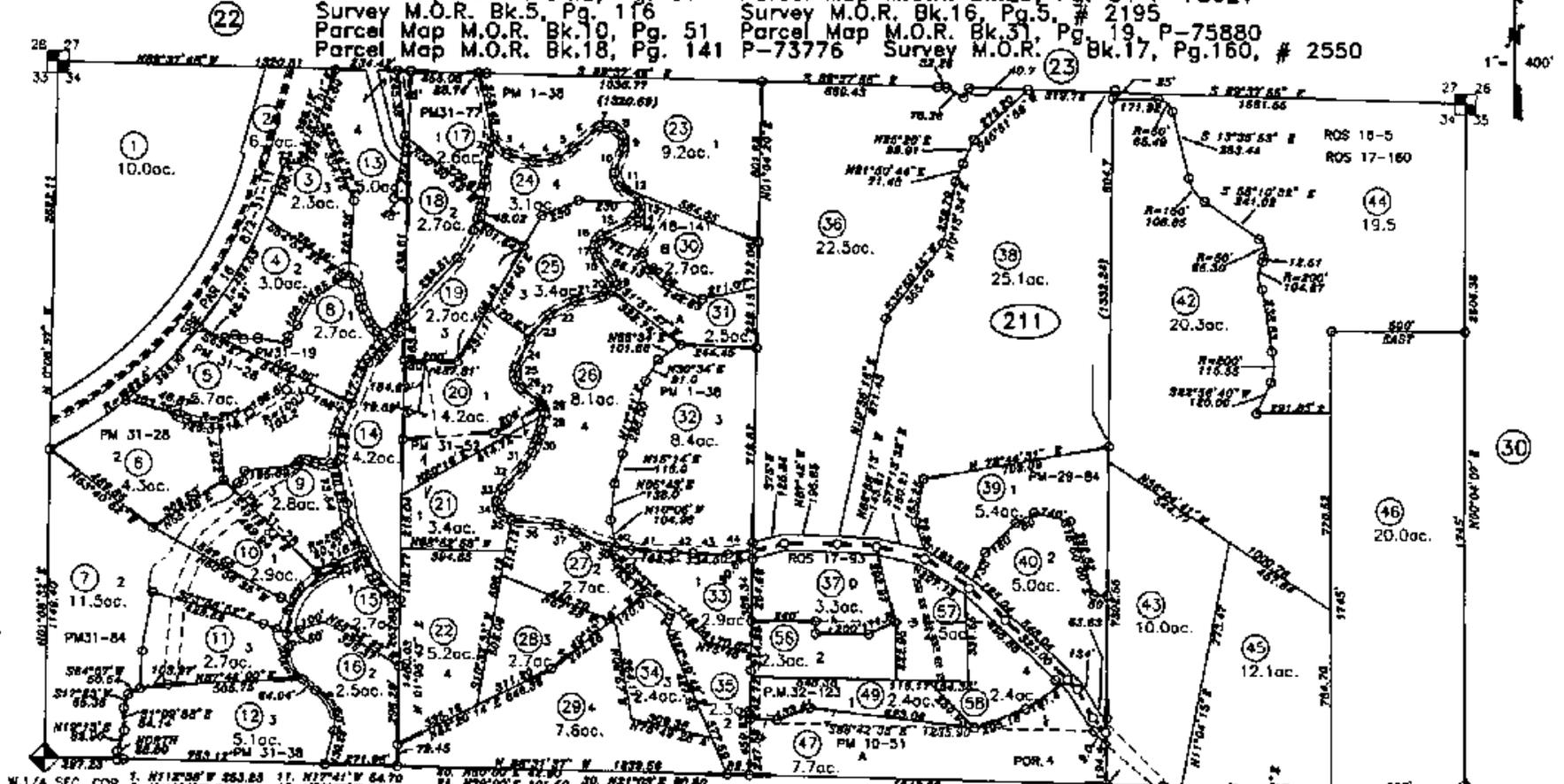
Survey M.O.R. Bk. 16, Pg. 150 # 1335
 Parcel M.O.R. Bk. 31, Pg. 28
 Parcel M.O.R. Bk. 31, Pg. 38, P-75851
 Parcel M.O.R. Bk. 31, Pg. 48, P-75882
 Parcel M.O.R. Bk. 31, Pg. 52, P-75783

Survey M.O.R. Bk. 17, Pg. 93 #2459

N.1/2 SEC.34, T.14 N., R.9 E., M.D.B.&M.

Survey M.O.R. Bk. 3, Pg. 73 Parcel Map M.O.R. Bk.26, Pg. 72 P-75300
 Parcel Map M.O.R. Bk. 1, Pg. 38 Parcel Map M.O.R. Bk.27, Pg. 73 P-75370
 Parcel Map M.O.R. Bk.2, Pg. 31 Parcel Map M.O.R. Bk.29, Pg. 84 P-75621
 Survey M.O.R. Bk.5, Pg. 116 Survey M.O.R. Bk.16, Pg.5, # 2195
 Parcel Map M.O.R. Bk.10, Pg. 51 Parcel Map M.O.R. Bk.31, Pg. 19, P-75880
 Parcel Map M.O.R. Bk.18, Pg. 141 P-73776 Survey M.O.R. Bk.17, Pg.160, # 2550

72-21



W. 1/4 SEC. COR. 1. N112°38'W 263.83 11. N127°41'W 64.70 20. N80°00'E 82.70 30. N21°00'E 80.80
 2. N41°28'W 75.16 12. N52°07'W 97.40 21. N70°00'E 101.60 31. N32°34'E 89.80
 3. N74°30'W 161.80 13. N01°20'W 40.80 22. N63°03'E 109.40 32. N52°22'E 110.00
 4. N80°21'W 29.10 14. N49°24'E 48.50 23. N42°07'E 88.90 33. N52°05'E 55.00
 5. N57°30'W 74.80 15. N84°35'E 183.80 24. S87°17'E 148.80 34. N13°58'W 48.00
 6. S48°40'W 128.10 16. N33°28'E 42.90 25. N03°16'W 48.10 35. N88°21'W 52.80
 7. S88°48'W 81.00 17. N13°22'W 41.50 26. N35°45'W 36.00 36. N97°08'W 271.10
 8. S28°32'W 30.70 18. N33°20'W 104.60 27. N64°34'W 82.40 37. N88°18'W 93.70
 9. S23°32'W 27.60 19. N04°09'E 44.80 28. N22°42'W 47.80 38. N85°45'W 128.00
 10. N18°21'W 97.20 29. N10°37'W 40.50 29. N22°42'W 47.80 39. N80°43'W 31.30
 30. N21°00'E 80.80 31. N32°34'E 89.80 40. N80°45'W 56.84
 31. N32°34'E 89.80 32. N52°22'E 110.00 41. N88°10'W 183.40
 32. N52°22'E 110.00 33. N52°05'E 55.00 42. N80°33'W 66.80
 33. N52°05'E 55.00 34. N13°58'W 48.00 43. N89°43'W 134.60
 34. N13°58'W 48.00 35. N88°21'W 52.80 44. S22°05'W 20.80
 35. N88°21'W 52.80 36. N97°08'W 271.10 36. N97°08'W 271.10

Parcel M.O.R. Bk. 32, Pg. 123
 Survey M.O.R. Bk.16, Pg.150 # 1335
 Parcel M.O.R. Bk. 31, Pg. 28
 Parcel M.O.R. Bk. 31, Pg. 38, P-75851
 Parcel M.O.R. Bk. 31, Pg. 48, P-75882
 Parcel M.O.R. Bk. 31, Pg. 52, P-75783

Parcel M.O.R. Bk. 31 Pg. 84
 Parcel M.O.R. Bk. 31 Pg. 77
 Survey M.O.R. Bk.17, Pg.93 #2459

PONDEROSA WAY (G2119)

Assessor's Map Bk.72 Pg.21
 County of Placer, Calif.

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.

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