

WEIMAR CROSS #1

Weimar Cross # 1 Property Transactions

Parcel 60 (Van Horne/Mary Smith Trust Boundary Line Adjustment)

Facts: On January 16, 2004 Mary Smith (also known as Michelle Ollar-Burris and Michelle Ollar) acting as trustee of the Mary Smith Living Trust (MST) recorded her purchase of Parcel 60 (92.6 acres) of the property known as Weimar Cross # 1 from Earthco, a Nevada Corporation (James W. Scott, President, signed the Deed for Earthco) for the price of \$1,500,000. Later that same day Smith recorded a deed of trust secured by Parcel 60 whereby she borrowed \$1,000,000 from Earthco. The deed of trust contains an attached "Release Clause." The attachment is actually entitled "Partial Release Addendum To The All Inclusive Deed Of Trust And Assignment Of Rents". 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 purchased property. On February 11, 2004 MST and Van Horne recorded a boundary line adjustment (MBR 11248, approved by the Parcel Review Committee (PRC) on 10-8-2003) which transferred a (.49) acre portion of Parcel 60 to Thomas and Patricia Van Horne (Van Horne) and transferred to MST a 1.44 acre portion of the adjacent parcel 63 from Van Horne for no apparent consideration (Grant Deed notes the sales price as \$-0-). JKL Surveying was the surveyor for the recorded boundary line adjustment. This boundary line adjustment causes parcel 60 to be renumbered parcel 69 (92.1 acres).

Before Earthco transferred its property to MST, it applied for a 4 parcel division of then Parcel 60 (92.6 acres) on September 28, 2003. The Earthco application proposed a 4 parcel split of Parcel 60, but in a different configuration than eventually approved for MST. The proposed parcel map submitted with the Earthco application identified the boundary line adjustment with Van Horne as "tentative". The Earthco Parcel Map was approved the PRC on October 22, 2003. The primary difference between the Parcel Map proposed by Earthco and the one recorded by MST is that the boundary line between parcels 3 and 4 was redrawn. On the Earthco proposed map an existing lake was part of proposed parcel 3; in the map recorded by MST the boundary line between parcels 3 and 4 was redrawn so that the existing lake moved from parcel 3 to 4.

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 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 4 lot split accomplished with the Swan Parcel Map (P-76099; discussed below), and the Grass Valley Associates Parcel Map (DPM 2004-0297; discussed in the Weimar Cross #2 portion of this report.

The applicable minimum lot size is 100,000 square feet, or just slightly less than 2.3 acres (Zoning: RA-B100 (minimum lot size 2.3 acres, 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."

Given the applicable minimum lot size of 2.3 acres net, it appears that a 4 way split by Swan of Parcel 74 (10.3 acres) would not have been possible without the boundary line adjustment. Parcel 1 of that division lies north of East Weimar Cross Road, while parcels 2, 3 and 4 lie south of the Road. What became Parcel 1 of Swan Parcel Map received an additional 1.38 acres from the Van Home MST boundary line adjustment. Parcel 1 then met the minimum parcel size of 2.32 acres net, but only because it benefited from 1.38 acres added to that parcel. Without the additional property from that split, Parcel 1 would have been approximately 1.4 acres short of the required minimum parcel size. Thus, the parcel division created by the Swans was likely contemplated and facilitated by the boundary line adjustment, pursuant to a common plan to divide the subject property multiple times without obtaining a subdivision map.

Thus, it appears more likely than not that the purpose of the boundary line adjustment was to facilitate the division of the adjoining parcels. In other words, Van Home gave MST the extra land needed to in order to qualify for a 4 parcel split. Without the extra 1.38 acres, a 4 parcel split 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. The boundary line modification, and the resulting subsequent divisions of property should have been the subject of a tentative and final subdivision map.

Parcel 69 (Mary Smith Trust Parcel Map)

(Formerly Parcel 60)

Facts: On March 1, 2004 MST recorded Parcel Map P-76042 which divided parcel 69 into 4 parcels: 1 (APN: 73: 21.7 acres), 2 (APN 74: 10.3 acres), 3 (APN 75: 19.3 acres), and 4 (APN 76: 41.4 acres). Surveyor for the recorded Parcel Map was JKL Surveying. As noted above, the recorded Parcel Map is similar to that proposed by Earthco in September 2003, except that the boundary line between parcels 3 and 4 was redrawn. On the Earthco proposed map an existing lake was part of proposed parcel 3; on the map recorded by MST the boundary line between parcels 3 and 4 was redrawn so that the existing lake moved from parcel 3 to 4.

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: 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. The boundary line adjustment described above assisted in configuring the parcels to accommodate the parcel divisions that followed. The configuration of the MST Parcel Map parcels appear designed to facilitate the multiple divisions which follow in fairly rapid succession. It appears more likely than not that the boundary line adjustment between the parcels, as well as the subsequent divisions of those parcels (described below), were part of a common plan to divide the subject property without obtaining a tentative and final subdivision map. The divisions of former Parcel 60 and Van Home's adjacent Parcel 63 should be counted together in order to determine compliance with Section 66426. A tentative and final subdivision map should have been prepared for the resulting subdivision.

In fact, Sierra Brokers Real Estate (Wes Burris and Michelle Ollar-Burris) later marketed the multiple residential parcels resulting from the successive divisions of Parcels 63 and 60 as a common residential development with a "3 Acre Private Lake" (all parcels have lake access), "Underground Utilities," and "Private Paved Roads." (See attached sales materials.)

Parcel 73 (Proposed Knoblich Parcel Map)

(Formerly Parcel 69)

Facts: On March 15, 2004 MST recorded a sale of an undivided one-half interest in parcel 73 (21.7 acres) to Thomas Van Home (Van Home) for \$155,000. One week

later, in separate transactions both recorded on March 22, 2004, MST and Van Home each sold an undivided twenty-five percent interest in parcel 73 to Gregory Knoblich for \$165,000 each. Later that same day MST and Van Home record a joint deed of trust secured by Parcel 73 whereby they lend Knoblich a total of \$136,500. Knoblich also obtained an Option Agreement, dated March 12, 2004, to purchase the remaining one-half interest for \$330,000. Knoblich paid \$5.00 for the option to purchase. On May 21, 2004 Smith and Van Home jointly recorded the sale of their remaining undivided one-half interest in Parcel 73 to Knoblich for \$330,000. Also on May 21, 2004, Smith and Van Home recorded another joint deed of trust secured by Parcel 73 whereby they loaned Knoblich an additional \$164,000. Each of the Van Home/MST deeds of trust contain an attachment 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 property purchased by Knoblich.

In addition, each of the 3 deeds transferring MST's and Van Home's interests to Knoblich contain restrictions prohibiting overhead utilities and permanent mobile/modular homes. As noted below, this requirement was also noted in Knoblich's purchase agreement papers. This 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 (ie. 1 (APN: 73: 21.7 acres), 2 (APN 74: 10.3 acres), 3 (APN 75: 19.3 acres), and 4 (APN 76: 41.4 acres)) to subsequent purchasers. These restrictions then "run with the land" to include all parcels created through further division of the affected property. Sierra Brokers Real Estate (Wes Burris and Michelle Ollar-Burris) later marketed the multiple residential parcels resulting from the successive divisions of Parcels 63 and 60 as a common residential development with a "3 Acre Private Lake" (all parcels have lake access), "Underground Utilities," and "Private Paved Roads." (See attached sales materials.)

Together, Knoblich paid \$660,000 for Parcel 73 in separate transactions in March and May 2004. However, Van Home acquired a 50% interest in the property in March of 2004 for \$155,000. Thus, one week before Knoblich acquired a one-half interest in the property for a total of \$330,000, Van Home acquired his one-half interest for only \$155,000. Sierra Brokers Real Estate, Inc. (Michelle Ollar-Burris and Wes Burris) represented both the seller and buyer in the transactions. The Seller (MST) retained the right to create easements or reservations after close of escrow, so long as they "did not affect the servient parcel owners ability to subdivide their property into fewer parcels than would be otherwise allowed." (Property Disclosure Addendum, dated March 4, 2004: MST/Knoblich.) Also, deed restrictions must be placed on the deeds for future property owners prohibiting overhead utilities and permanent mobile homes. (Id.) In addition, the purchase documents noted that there is a near-by pond referred to as "Forest Lake." "A corporation will be formed with the purchasers of each of the 4 parcels located at

720 East Weimar Cross Roads and Tom Van Home, who owns 11 contiguous acres at 700 East Weimar Cross Roads, as officers of the corporation. The corporation will set fees for the maintenance of Forest Lake and for liability insurance that will protect the officers and owners."

According to disclosure documents, Knoblich has been a friend of Wes Burris, husband of Michelle Ollar-Burris, aka Mary Smith (Trustee of the Mary Smith Trust), for over 30 years. Knoblich was previously married to Geri Bray and is involved in divorce proceedings. On June 10, 2004, a lis pendens (aka Notice of Pendency of Action) was filed and recorded against Parcel 73 by Geri Bray, related to the divorce proceedings (Placer County Case No. SDR 22434). Deposition testimony by Ollar-Burris in the Bray/Knoblich divorce case indicated that required balloon payments on the notes related to this property are overdue, but that foreclosure proceedings had not been initiated and were not planned. (Depo. of Michelle Burris, p. 21-22.)

Knoblich applied for a 4 parcel division of Parcel 73 (PLMD 2004-0298) on June 17, 2004. (The same day Van Home submitted his application for a 4 parcel split of Weimar Cross # 2 Parcel discussed *infra*.) The PRC approved the Knoblich 4 parcel tentative parcel map on July 28, 2004. (On the same day, the PRC approved a tentative parcel map for the Weimar Cross # 2 Parcel (PMLD 2004-0297) discussed *infra*.) The tentative parcel map expired on July 28, 2007, without the completion of a final map. Activity related to the parcel map was apparently suspended in November of 2004, possibly due to the Geri Bray lis pendens. The proposed Parcel Map would have created 4 parcels: 1 (2.44 acres), 2 (4.03 acres), 3 (2.62 acres) and 4 (13.84). The applicant/surveyor for the proposed Parcel Map was George Wasley Planning/JKL Surveying, the same surveyor as for the MST recorded Parcel Map (P-76042). The applicable minimum parcel is 2.3 acres net. (Zoning: RA-B100 (minimum lot size 2.3 acres, General Plan Designation: Rural Estate, 2.3 – 4.6 acre minimum lot size.) Thus, further division of proposed Parcel 4 (13.84 acres) appears possible.

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: Ollar-Burris and Van Home are involved together in many transactions which have created multiple divisions of property and they are likely agents working in concert to divide property and should be considered a single subdivider for purposes of the Subdivision Map Act. Further evidence that they are working in concert is established by the boundary line adjustment described above and Van Home's purchase of a one half interest in Parcel 73 (from MST) for one half of the price paid by Knoblich just one week later. The circumstances described above make it more likely than not that the Knoblich Parcel Map is part of a common plan to divide the subject property multiple times through a series of successive parcel maps. Knoblich has been friends with Wes Burris for over 30 years. In addition, the sale to Knoblich does not appear to have been an arm's length transaction.

The "Release Clause" contained in the Van Home/MST deed of trust (which provides a formula for paying down the principal amount of the note and 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, Knoblich's proposed Parcel 4 (13.84 acres) appears designed to facilitate further division of that parcel.

The circumstances and timing of the subject transactions make it more likely than not that Smith, Van Home and Knoblich were working in concert to create the subject divisions, including the further divisions proposed by Knoblich. Thus, they should be considered a single subdivider for purposes of determining compliance with Section 66426. A tentative and final subdivision map should have been obtained the resulting and planned divisions. The Knoblich tentative parcel map expired on July 28, 2007 with recordation of a final map. Any new applications to divide the subject parcel should be scrutinized for compliance with Section 66426.

Parcel 74 (Swan Parcel Map)

(Formerly Parcel 69)

Facts: On March 10, 2004 Smith recorded the sale of parcel 74 (10.3 acres) to Martin and Kimberly Swan (Swan) for the purchase price of \$640,000. Later that same day Michelle Ollar-Burris (Ollar-Burris) and Van Horne recorded a deed of trust secured by a piece of property located in the City of Loomis, California whereby they lend Swan \$70,000. Also on March 10, 2004, Swan recorded a deed of trust in favor of Auburn Community Bank (loan amount unknown). That deed of trust contains a "Partial Releases" provision. 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 property purchased by Swan.

In addition, the deed transferring Parcel 74 from MST to Swan contains restrictions prohibiting overhead utilities and permanent mobile/modular homes. This 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. MST included similar deed restrictions in each of the deeds used to transfer the MST parcels (ie. 1 (APN: 73: 21.7 acres), 2 (APN 74: 10.3 acres), 3 (APN 75: 19.3 acres), and 4 (APN 76: 41.4 acres)) to subsequent purchasers. These restrictions then "run with the land" to include all parcels created through further division of the affected property. Sierra Brokers Real Estate (Wes Burris and Michelle Ollar-Burris) later marketed the multiple residential parcels resulting from the successive divisions of Parcels 63 and 60 as a common residential development with a "3 Acre Private Lake" (all parcels have lake access), "Underground Utilities," and "Private Paved Roads." (See attached sales materials.)

On March 29, 2004 (just 19 days after Swan's purchase of the property) an application for 4 parcel division was submitted by George Wasley Planning & JKL Surveying on behalf of Swan. The Swan Parcel Map was approved by the PRC on April 21, 2004. On March 7, 2005 Swan recorded Parcel Map P-76099 which divided parcel 74 into 4 parcels: 1 (APN 77: 2.3 acres net), 2 (APN 78: 2.3 acres net) 3 (APN 79: 3.1 acres net), and 4 (APN 80: 2.6 acres net). Approximately six months later Swan recorded a full reconveyance stating that they had repaid the \$70,000 loaned to them by Ollar-Burris and Van Horne on March 10, 2004.

On the date of their purchase, March 10, 2004, the Swans, Glen & Grace Ikeda, and Mary Smith (on behalf of MST) all recorded a Lake Easement Agreement, creating easements for access to Forest Lake. On February 10, 2005, the Forest Lake Association Lake Maintenance Agreement and Declaration was recorded by the President of the Forest Lake Association, Michelle Ollar-Burris. The By-Laws of the Corporation were signed by Mary Swan as Secretary on February 8, 2005.

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: The facts and circumstances described herein make it more likely than not that MST, Ollar-Burnis and Van Home worked in concert pursuant to a common plan to accomplish the divisions described herein, including the divisions obtained by the Swans. The boundary line adjustment between MST and Van Home, as well as the configuration of the parcels created by the MST Parcel Map reflect a common plan to divide the property multiple times, through a series of successive parcel maps. For example, given the applicable minimum lot size of 2.3 acres net, a 4 way division by Swan of Parcel 74 (10.3 acres) would not have been possible without the Van Home boundary line adjustment. Parcel 1 of that division lies north of East Weimar Cross Road, while parcels 2, 3 and 4 lie south of the road. Parcel 1 met the minimum parcel size of 2.32 acres net, but benefited from the 1.38 acres added to that parcel in the MST/Van Home boundary line adjustment described above. Without the additional property from that split, Parcel 1 would have been approximately 1.4 acres short of the required minimum parcel size. All of the relevant parcel maps, including the Swan Parcel Map, were drawn by the same surveyor: JKL Surveying (working with George Wasley Planning). Thus, the parcel division recorded by Swan was likely contemplated and facilitated by the boundary line adjustment, pursuant to a common plan to divide the subject property multiple times without obtaining a subdivision map. The creation of the Forest Lake easements and Association are further evidence of this plan; as are the uniform deed restrictions prohibiting above ground power lines and mobile/modular homes.

In addition, Swan's parcel map application was submitted to the County just 19 days after Swan purchased the property. This timing suggests, along with the other facts described above, that the Swan Parcel Map was part of a common plan to divide the subject property multiple times through a series of successive parcel maps. The timing indicates that the common plan was conceived and in place before Swan purchased their property and applied for their parcel map. The "Partial Releases" provision of the Auburn Community Bank (described above, which provides a formula for paying down the principal amount of the note and release of the deed of trust as to individual 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. It is more likely than not that the subject parcel divisions, including those accomplished by the Swan Parcel Map, were part of a common plan, rather than divisions by subdividers "acting entirely independently." (55 Op.AttyGen.Cal. 414)

Accordingly, MST, Ollar-Burris, Van Home and the Swans should be considered a single subdivider for purposes of determining compliance with Section 66426. A tentative and final subdivision should have been obtained for resulting property divisions. After recording of the Swan Parcel Map, what began as 1 parcel (92 acres) had become 7 parcels (not including the approved Knoblich 4 parcel map) with more divisions to follow.

Parcel 75 (Ikeda Parcel Map)

(Formerly Parcel 69)

Facts: On March 8, 2004 MST recorded the sale of Parcel 75 (19.3 acres) to Glen and Grace Ikeda acting as the trustees of the Glen and Grace Ikeda Family Trust (Ikeda) for the purchase price of \$580,000.

The deed transferring Parcel 75 from MST to Ikeda contains restrictions prohibiting overhead utilities and permanent mobile/modular homes. This 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. MST included similar deed restrictions in each of the deeds used to transfer the MST parcels (ie. 1 (APN: 73: 21.7 acres), 2 (APN 74: 10.3 acres), 3 (APN 75: 19.3 acres), and 4 (APN 76: 41.4 acres)) to subsequent purchasers. These restrictions then "run with the land" to include all parcels created through further division of the affected property. Sierra Brokers Real Estate (Wes Burris and Michelle Ollar-Burris) later marketed the multiple residential parcels resulting from the successive divisions of Parcels 63 and 60 as a common residential development with a "3 Acre Private Lake" (all parcels have lake access), "Underground Utilities," and "Private Paved Roads." (See attached sales materials.)

Ikeda submitted a parcel map application on November 29, 2004, proposing to divide Parcel 75 into 4 parcels. George Wasely/JKL Surveying submitted the

application on behalf of Ikeda. The Parcel Map was approved by the PRC on January 12, 2005. Ikeda then recorded Parcel Map DPM-2004-0832 on September 19, 2005 which divided Parcel 75 into 4 parcels: 1 (APN 85: 11.1 acres), 2 (APN 86: 2.36 acres net), 3 (APN 87: 2.37 acres net), and 4 (APN 88: 2.73 acres net). As described below, Parcel 85 is later divided into 4 separate parcels by the Boice Parcel Map.

On March 10, 2004, the Swans, Glen & Grace Ikeda, and Mary Smith (on behalf of MST) all recorded a Lake Easement Agreement, creating easements for access to Forest Lake. On February 10, 2005 the Forest Lake Association Lake Maintenance Agreement and Declaration was recorded by the President of the Forest Lake Association, Michelle Ollar-Burris. The By-Laws of the Corporation were signed by Mary Swan as Secretary on February 8, 2005.

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: The facts and circumstances described herein make it more likely than not that MST, Ollar-Burris and Van Home worked in concert pursuant to a common plan to accomplish the divisions described herein, including the divisions obtained by Ikeda. The boundary line adjustment between MST and Van Home, as well as the configuration of the parcels created by the MST Parcel Map reflect a common plan to divide the property multiple times. The configuration of the parcels reflects a conscious effort to create multiple 4 parcel splits. For example, Parcels 86, 87 and 88 of the Ikeda Parcel Map are just over 2.3 acres net in size (ie. the minimum parcel size). The remaining parcel 85 (11.14 acres) is large enough to accommodate further division, and is later divided as explained below. All of the relevant parcel maps, including the Ikeda Parcel Map, were drawn by the same surveyor: JKL Surveying (working with George Wasley Planning). It is more likely than not that this configuration is part of a common plan to create multiple splits of the subject property. The creation of the Forest Lake easements and Association are further evidence of this plan; as are the uniform deed restrictions prohibiting above ground power lines and mobile/modular homes.

Accordingly, MST, Ollar-Burris, Van Home, Swan and Ikeda should be considered a single subdivider for purposes of determining compliance with Section 66426. After recording of the Ikeda Parcel Map, what was 1 parcel in January 2004 had become 10 parcels by September 2005 (not including the approved Knoblich 4 parcel tentative parcel map), with more divisions to follow. It is more likely than not that this was accomplished pursuant to a common plan, not by subdividers "acting

entirely independently." (55 Op.AttyGen.Cal. 414) Accordingly, a tentative and final subdivision map should have been obtained for these divisions.

Parcel 85 (Boice Parcel Map)

(Formerly Parcel 75)

Facts: On October 28, 2005 Ikeda recorded the sale of parcel 85 (11.1 acres) to Eric and Kathleen Boice (Boice) for the purchase price of \$575,000. George Walsey Planning & JKL Surveying, on behalf of Boice, then submitted a parcel map application to Placer County on December 2, 2005, proposing to divide parcel 85 into separate parcels. The PRC approved the application for a tentative parcel map December 21, 2005. Boice recorded their Parcel Map (DPM 2005-1120) on December 28, 2006, creating 4 parcels: 1 (APN 46: 2.33 acres net), 2 (APN 45: 2.4 acres net), 3 (APN 44: 2.3 acres net), 4 (APN 43: 2.3 acres net). The surveyor for the final Parcel Map was JKL Surveying.

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: The facts and circumstances described herein make it more likely than not that MST, Ollar-Burris and Van Home worked in concert pursuant to a common

plan to accomplish the divisions described herein, including the divisions obtained by Boice. The boundary line adjustment between MST and Van Horne, as well as the configuration of the parcels created by the MST Parcel Map reflect a common plan to divide the property multiple times. The configuration of the parcels reflects a conscious effort to create multiple 4 parcel splits. For example, Parcels 86, 87 and 88 of the Ikeda Parcel Map are generally just over 2.3 acres net in size (ie. the minimum parcel size). The remaining parcel 85 (11.14 acres) is just large enough to accommodate the 4 parcel split accomplished by the Boice Parcel Map. Each of the 4 parcels created by the Boice Parcel Map just meet the minimum parcel size of 2.3 acres net (1 (46: 2.3 acres net), 2 (45: 2.4 acres net), 3 (44: 2.3 acres net), 4 (43: 2.3 acres net)). (Zoning: RA-B100 (minimum lot size 2.3 acres, General Plan Designation: Rural Estate, 2.3 – 4.6 acre minimum lot size.) This is further evidence of a common plan. All of the relevant parcel maps, including the Boice Parcel Map, were drawn by the same surveyor: JKL Surveying (working with George Wasley Planning). It is more likely than not that this configuration is part of a common plan to create multiple splits of the subject property. The creation of the Forest Lake easements and Association are further evidence of this plan; as are the uniform deed restrictions prohibiting above ground power lines and mobile/modular homes.

Accordingly, MST, Ollar-Burris, Van Horne, Swan, Knoblich, Ikeda, FLG and Boice should be considered a single subdivider for purposes of determining compliance with Section 66426. A tentative and final subdivision should have been obtained for the resulting property divisions. After recording of the FLG (discussed below) and Boice Parcel Maps, what was 1 parcel in January 2004 had become 16 parcels by December 2006 (not including the approved Knoblich 4 parcel tentative parcel map), with more divisions to follow. The resulting development has a common internal road and drainage system, complete with common access to Forest Lake and an Association that runs and maintains the common area. It is more likely than not that this was accomplished pursuant to a common plan, not by subdividers "acting entirely independently." (55 Op.AttyGen.Cal. 414) In fact, Sierra Brokers Real Estate (Wes Burris and Michelle Ollar-Burris) later marketed the multiple residential parcels resulting from the successive divisions of Parcels 63 and 60 as a common residential development with a "3 Acre Private Lake" (all parcels have lake access), "Underground Utilities," and "Private Paved Roads." (See attached sales materials.)

Accordingly, a tentative and final subdivision map should have been obtained for these divisions.

Parcel 76 (Forest Lake Group Parcel Map)

(Formerly Parcel 69)

Facts: On December 1, 2004 the Mary Smith Trust (MST) recorded the sale of parcel 76 (41.4 acres) to Forest Lake Group, LLC (FLG) for the purchase price of

\$730,000. Later that same day Smith recorded two separate deeds of trust secured by parcel 76 whereby she loaned FLG a total of \$574,595. There was also a separate deed of trust recorded on December 1, 2004 in favor of Orville Telstad, reflecting a loan of \$500,000 to FLG. The first MST deed of trust (\$490,000) and the Telstad deed of trust (\$500,000) each contain an attachment 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 parcel purchased by FLG.

The deed transferring Parcel 76 from MST to FLG contains restrictions prohibiting overhead utilities and permanent mobile/modular homes. This 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. MST included similar deed restrictions in each of the deeds used to transfer the MST parcels (ie. 1 (Knoblich, APN: 73: 21.7 acres), 2 (Swan, APN 74: 10.3 acres), 3 (Ikeda, APN 75: 19.3 acres), and 4 (FLG, APN 76: 41.4 acres)) to subsequent purchasers. These restrictions then "run with the land" to include all parcels created through further division of the affected property. Sierra Brokers Real Estate (Wes Burris and Michelle Ollar-Burris) later marketed the multiple residential parcels resulting from the successive divisions of Parcels 63 and 60 as a common residential development with a "3 Acre Private Lake" (all parcels have lake access), "Underground Utilities," and "Private Paved Roads." (See attached sales materials.)

On February 15, 2005, FLG submitted an application to divide Parcel 76 into 4 parcels. The application was submitted by George Wasley Planning & JKL Surveying. On March 2, 2006 FLG recorded Parcel Map DPM-2005-0154 which divided parcel 76 into 4 parcels: 1 (APN 32: 5.12 acres, includes Forest Lake and related easements), 2 (APN 31: 5.0 acres), 3 (APN 30: 8.1 acres), and 4 (APN 29: 23.3 acres). Parcel 4 is then sold to Avanti Centrae on March 10, 2006 and Centrae later divided that parcel into 4 parcels: 1 (APN 48: 2.3 acres net), 2 (APN 49: 3.2 acres net), 3 (APN 50: 5.0 acres) and 4 (APN 51: 12.3 acres).

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: The facts and circumstances described herein make it more likely than not that MST, Ollar-Burris and Van Horne worked in concert and pursuant to a common plan to create the divisions described herein, including the divisions obtained by FLG. The boundary line adjustment between MST and Van Horne, as well as the configuration of the parcels created by the MST Parcel Map reflect a common plan to divide the property multiple times. The configuration of the parcels reflects a conscious effort to create multiple 4 parcel splits. Parcel (4) (23.3 acres) of the FLG Parcel Map is configured in such a way as to facilitate a subsequent 4 parcel split. That parcel was sold to Avanti Centrae on March 10, 2006 and then split into 4 parcels: 1 (APN 48: 2.3 acres net), 2 (APN 49: 3.2 acres net), 3 (APN 50: 5.0 acres) and 4 (APN 51: 12.3 acres). All of the relevant parcel maps, including the FLG Parcel Map, were drawn by the same surveyor: JKL Surveying (working with George Wasley Planning). It is more likely than not that this configuration is part of a common plan to create multiple 4 parcel splits of the subject property. The creation of the Forest Lake easements and Association are further evidence of this plan; as are the uniform deed restrictions prohibiting above ground power lines and mobile/modular homes.

In addition the "Partial Releases" attachment to the MST/Telstad deeds of trust (which provide a formula for paying down the principal amount of the note and release of the deed of trust as to individual future parcels) illustrates that future division of the FLG parcel was planned and anticipated at the time of sale; it is further evidence of a common plan to divide the property.

Accordingly, MST, Ollar-Burris, Van Horne, Swan, Knoblich, Ikeda, FLG and Boice should be considered a single subdivider for purposes of determining compliance with Section 66426. A tentative and final subdivision should have been obtained for the resulting property divisions. After recording of the FLG and Boice Parcel Maps, what was 1 parcel in January 2004 had become 16 parcels by December 2006 (not including the approved Knoblich 4 parcel tentative parcel map), with more divisions to follow. The resulting development has a common

internal road and drainage system, complete with common access to Forest Lake and an Association that runs and maintains the common area. It is more likely than not that this was accomplished pursuant to a common plan, not by subdividers "acting entirely independently." (55 Op.AttyGen.Cal. 414) Accordingly, a tentative and final subdivision map should have been obtained for these divisions.

Parcel 4 (from the FLG Parcel Map) (Centrae Parcel Map)

(Formerly Parcel 76)

Facts: On March 10, 2006, Avanti Centrae (Centrae) recorded purchase of Parcel 4 (23.3 acres) from the Forest Lake Group, LLC (FLG). Centrae is an associate Real Estate Broker with Davis and Davis Associates in Roseville. On September 28, 2006 George Wasley & JKL Surveying submitted an application, on behalf of Centrae, to divide Parcel 4 into four separate parcels. The PRC approved the tentative parcel map on October 18, 2006. Centrae then recorded a parcel map (DPM 2006-0752) on March 16, 2007 which split Parcel 4 (23.3 acres) into 4 parcels: 1 (APN 48: 2.3 acres net), 2 (APN 49: 3.2 acres net), 3 (APN 50: 5.0 acres) and 4 (APN 51: 12.3 acres).

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: The facts and circumstances described herein make it more likely than not that MST, Ollar-Burris and Van Home worked in concert and pursuant to a common plan to create the divisions described herein, including the divisions obtained by FLG and then by Centrae. The boundary line adjustment between MST and Van Home, as well as the configuration of the parcels created by the MST Parcel Map reflect a common plan to divide the property multiple times. The configuration of the parcels reflects a conscious effort to create multiple 4 parcel (or less) divisions. FLG Parcel (4) (23.3 acres) was configured in such a way as to facilitate a subsequent 4 parcel division. That parcel was sold to Avanti Centrae on March 10, 2006 and then divided into 4 parcels: 48 (2.4 acres), 49 (3.4 acres), 50 (5.0 acres) and 51 (12.3 acres), in a Parcel Map recorded on March 16, 2007. Given the applicable minimum parcel size of 2.3 acres, Parcel 51 (12.3 acres) appears to have been configured to facilitate further division of that parcel. All of the relevant parcel maps, including the FLG and Centrae Parcel Maps, were drawn by the same surveyor: JKL Surveying (working with George Wasley Planning). It is more likely than not that this configuration is part of a common plan to create multiple 4 parcel (or fewer) divisions of the subject property. The creation of the Forest Lake easements and Association are further evidence of this plan; as are the uniform deed restrictions prohibiting above ground power lines and mobile/modular homes.

Sierra Brokers Real Estate (Wes Burris and Michelle Ollar-Burris) marketed the multiple residential parcels resulting from the successive divisions of Parcels 63 and 60 as a common residential development with a "3 Acre Private Lake" (all parcels have lake access), "Underground Utilities," and "Private Paved Roads." (See attached sales materials.) Similarly, marketing materials from Centrae's real estate office promote the area as a uniform residential development which provides "Multiple building sites," "Underground utilities," "Lake Access," etc. Diagrams included with the marketing materials display all of the multiple parcel map divisions discussed both in this portion of the Report, and the Weimar Cross #2 portion, as a single residential development containing 21 separate parcels. The Centrae promotional materials note that the parcel identified as "D-4" (Parcel 51 (12.3 acres)) has the potential for further division: "Opportunity Knocks! 12.25 acres zoned 2.3!!! 2.3 acre zoning in the fantastic Forest Lake area! [] Access to serene and private 3 acre lake. Area of high end homes." (See attached sales materials from Centrae.)

Accordingly, MST, Ollar-Burris, Van Home, Swan, Knoblich, Ikeda, FLG, Boice and Centrae and should be considered a single subdivider for purposes of determining compliance with Section 66426. A tentative and final subdivision should have been obtained for the resulting property divisions. After recording of the Centrae Parcel Map, what was 1 parcel in January 2004 had become 19 parcels by March 2007 (not including the approved Knoblich 4 parcel tentative parcel map or the 4 parcels discussed in the Weimar Cross #2 portion of this Report). The resulting development has a common internal road and drainage

system, complete with common access to Forest Lake and an Association that runs and maintains the common area. It is more likely than not that this was accomplished pursuant to a common plan, not by subdividers "acting entirely independently." (55 Op.AttyGen.Cal. 414) Accordingly, a tentative and final subdivision map should have been obtained for these divisions.

TABLE OF WEIMAR CROSS PARCEL MAPS
 (chronological based on date of parcel map application)

Owner/Subdivider	Date of Purchase	Date of Parcel Map Application	Date Parcel Map Recorded	Number of Parcels After Division
Van Horne/Mary Smith Trust Boundary Line Modification	MST; 1-16-2004	Approved by PRC on 10-8-2003	2-11-2004 (JKL Surveying)	Boundary line modification
Mary Smith Trust	1-16-2004	9-28-2003 (submitted by Earthco before the sale to MST, but then modified)	3-1-2004 (JKL Surveying)	4
Swan, Martin & Kimberly	3-10-2004	3-29-2004	3-7-2005 (JKL Surveying)	4
Knoblich, Gary	March and May 2004 (50% at a time)	June 17, 2004	Approved by PRC on 7-28-2004, but final map not yet recorded. (JKL Surveying prepared tentative map.)	4
Ikeda: Glen & Grace Ikeda Family Trust	March 8, 2004	November 29, 2004	September 19, 2005 (JKL Surveying)	4
Forest Lake Group, LLC	December 1, 2004	February 15, 2005	March 2, 2006 (JKL Surveying)	4
Boice, Eric & Kathleen	October 28, 2005	December 2, 2005	December 28, 2006	4

			(JKL Surveying)	
Centrae, Avanti	March 10, 2006	September 28, 2006	March 16, 2007 (JKL Surveying)	

ACCEPTED FROM THE COUNTY OF PLACER TO THE COUNTY OF PLACER MAPS (12-26)

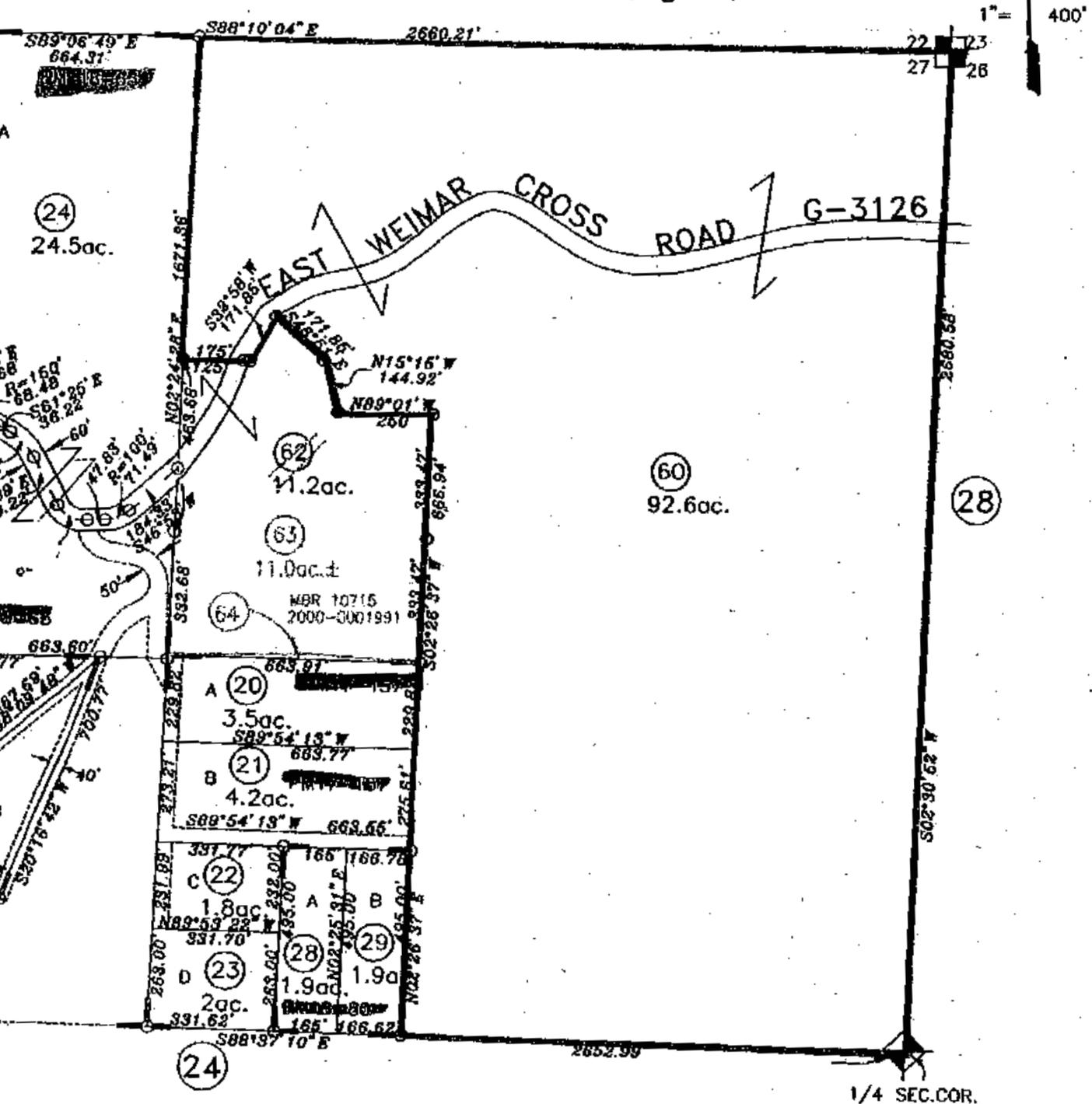
9E., M.D.B. & M. NEW PG. FOR 2001-2002

72-26

Parcel M.O.R. Bk.18, Pgs.80, 73860	01
Parcel M.O.R. Bk.18, Pgs.123, 73756	
Parcel M.O.R. Bk.22, Pg.105, 74663	
Parcel M.O.R. Bk.23, Pg. 51, 74732	
Parcel M.O.R. Bk.24, Pg.30, 74648	
Parcel M.O.R. Bk.25, Pg.60, 75013	

Bk.71

083-052



1/4 SEC.COR.

NOTE

map was prepared for assessment purposes 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.

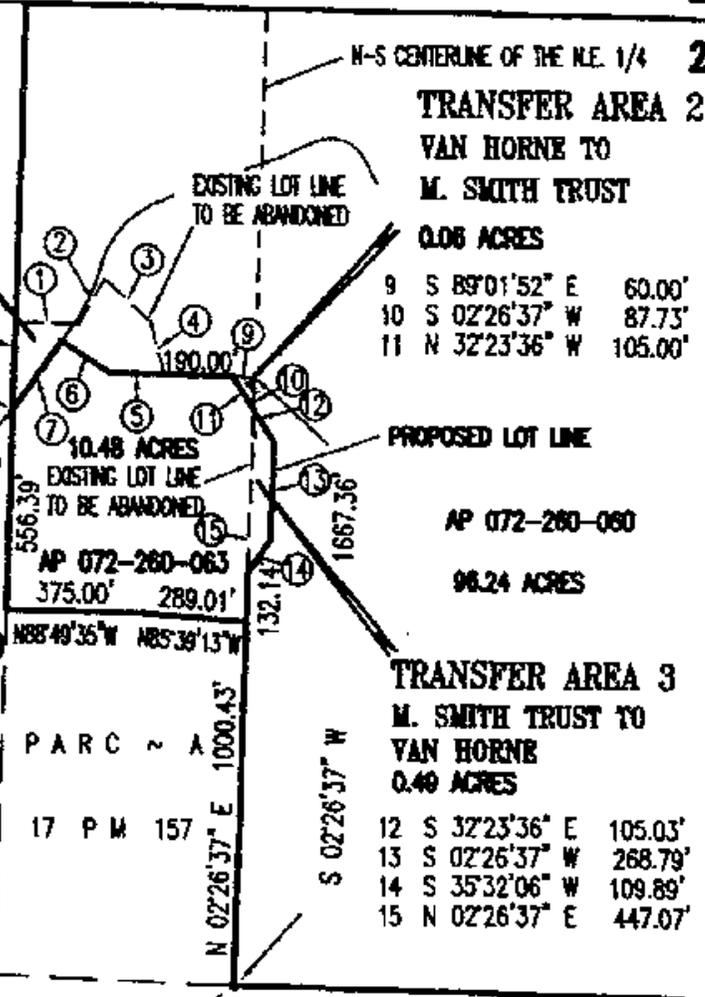
**Assessor's Map Bk.72 Pg.26
County of Placer, Calif.**

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

- 1 S 89°01'52" E 175.00'
- 2 N 30°02'00" E 140.47'
- 3 S 46°51'03" E 171.85'
- 4 S 15°15'17" E 144.92'
- 5 N 89°01'52" W 150.00'
- 6 N 56°44'40" W 156.58'
- 7 S 36°03'30" W 234.37'
- 8 N 02°24'28" E 239.97'

TRANSFER AREA 1
VAN HORNE TO
M. SMITH TRUST
1.38 ACRES

PARC ~ A
 P.O.B. AREA "1"
 18 PM 65
 PARC ~ B
 CENTERLINE COUNTY ROAD G-3126
 EAST WEIMAR CROSS ROAD



TRANSFER AREA 2
VAN HORNE TO
M. SMITH TRUST
0.06 ACRES

- 9 S 89°01'52" E 60.00'
- 10 S 02°26'37" W 87.73'
- 11 N 32°23'36" W 105.00'

AP 072-260-060
96.24 ACRES

TRANSFER AREA 3
M. SMITH TRUST TO
VAN HORNE
0.40 ACRES

- 12 S 32°23'36" E 105.03'
- 13 S 02°26'37" W 268.79'
- 14 S 35°32'06" W 109.89'
- 15 N 02°26'37" E 447.07'

SE COR OF THE SW 1/4 OF THE NE 1/4
 E 1/4 COR SEC 27

22 23
 27 26

OWNER / APPLICANT:

ASSESSOR'S PARCEL: 072-260-063
THOMAS VAN HORNE
 6186 ELVAS AVENUE
 SACRAMENTO, CA 95814

ASSESSOR'S PARCEL: 072-260-060
MARY SMITH, TRUST
 900 LINCOLN WAY
 AUBURN, CA 95603

PREPARED BY:

LS. 7379
JKL SURVEYING AND
GEORGE WASLEY PLANNING
 10936 LOVAS COURT
 GRASS VALLEY, CA 95945
 PH. (530) 477-7343

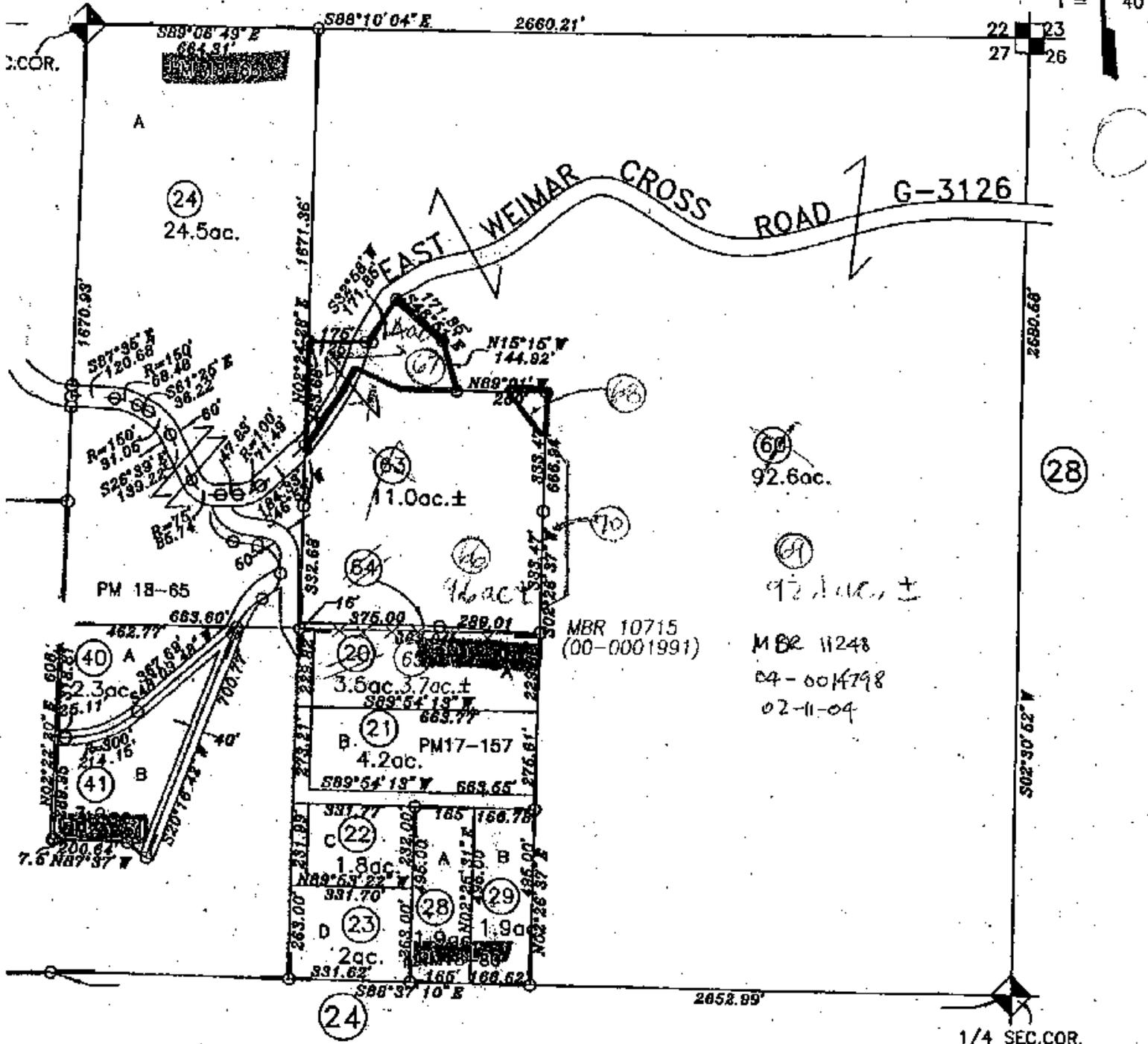
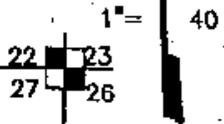


EXHIBIT "B" FOR MBR #11248
THOMAS VAN HORNE
 BEING A PORTION OF THE E 1/2 OF
SEC. 27, T.14 N., R.9 E., M.D.M.
 IN THE UNINCORPORATED TERRITORY OF
PLACER COUNTY, CALIFORNIA
 SCALE: 1" = 500' AUGUST, 2003

JKL SURVEYING

(Bk.71) Parcel M.O.R. Bk.23 Pg. 51, 74732
 Parcel M.O.R. Bk.24, Pg.30, 74648
 Parcel M.O.R. Bk.25, Pg.60, 75013

3447



75004
 2, 75012
 75035

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.72 Pg. County of Placer, Calif.

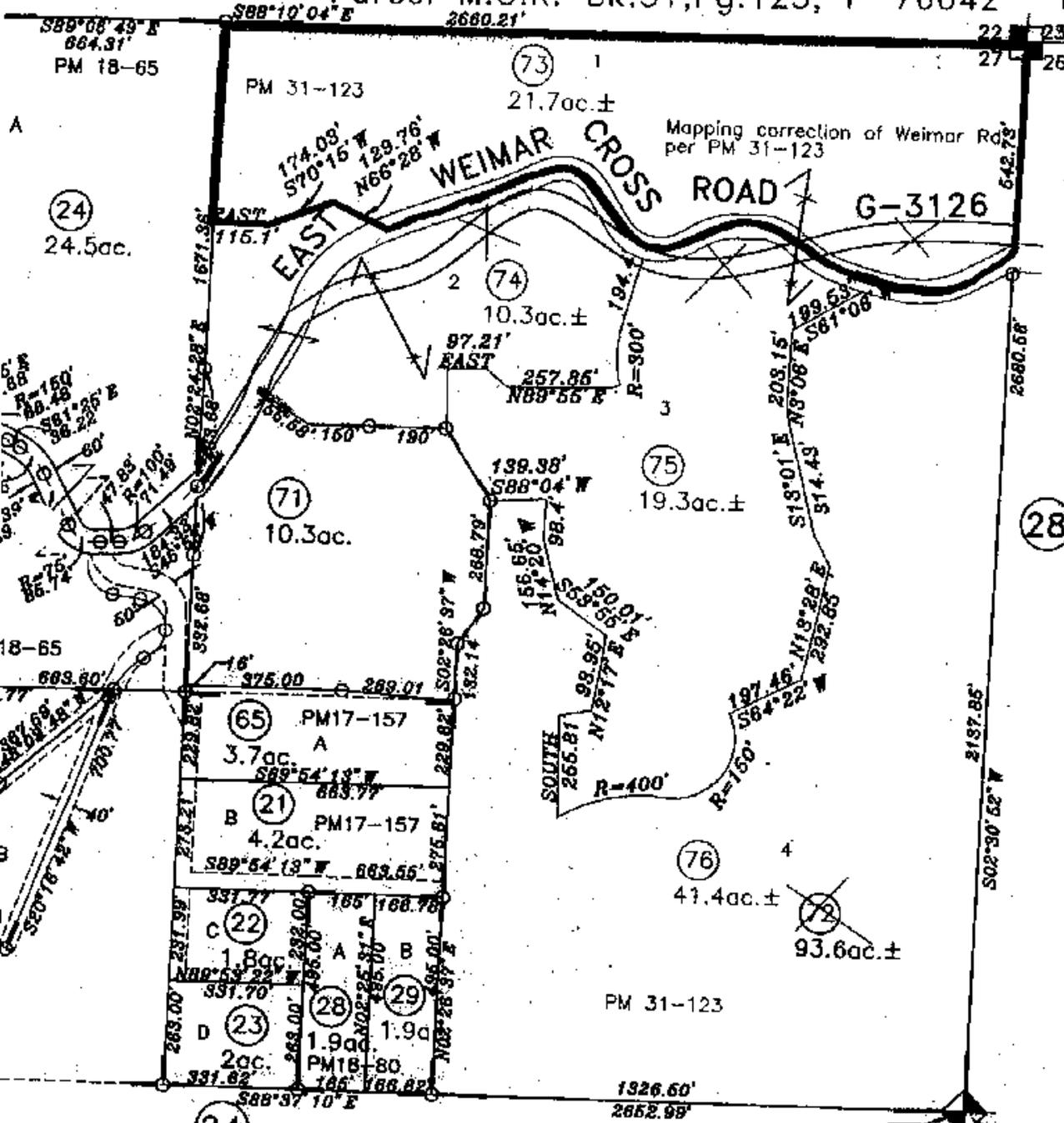
Assessor's Parcel Numbers Shown in Circles.
NOTE
 Assessor's Block Numbers Shown in Ellipses.

Parcel	M.O.R.	Bk.18, Pgs.80,	73860
Parcel	M.O.R.	Bk.18, Pgs.123,	73756
Parcel	M.O.R.	Bk.22, Pg.105,	74663
Parcel	M.O.R.	Bk.23, Pg. 51,	74732
Parcel	M.O.R.	Bk.24, Pg.30,	74648
Parcel	M.O.R.	Bk.25, Pg.60,	75013
Parcel	M.O.R.	Bk.31, Pg.123,	P-76042

083-052

Bk.71

1" = 400'



05

28

1/4 SEC.COR.

Assessor's Map Bk.72 Pg.26
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.

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

TENTATIVE PARCEL MAP FOR
GREG KNOBLICH

BEING A PORTION OF THE N.E. 1/4 OF
SECTION 27, T.14 N., R.9 E., M.D.M.
IN THE UNINCORPORATED TERRITORY OF
PLACER COUNTY, CALIFORNIA

SCALE: 1" = 100' MAY, 2004
JKL SURVEYING
GRASS VALLEY, CALIFORNIA

PREPARED BY:

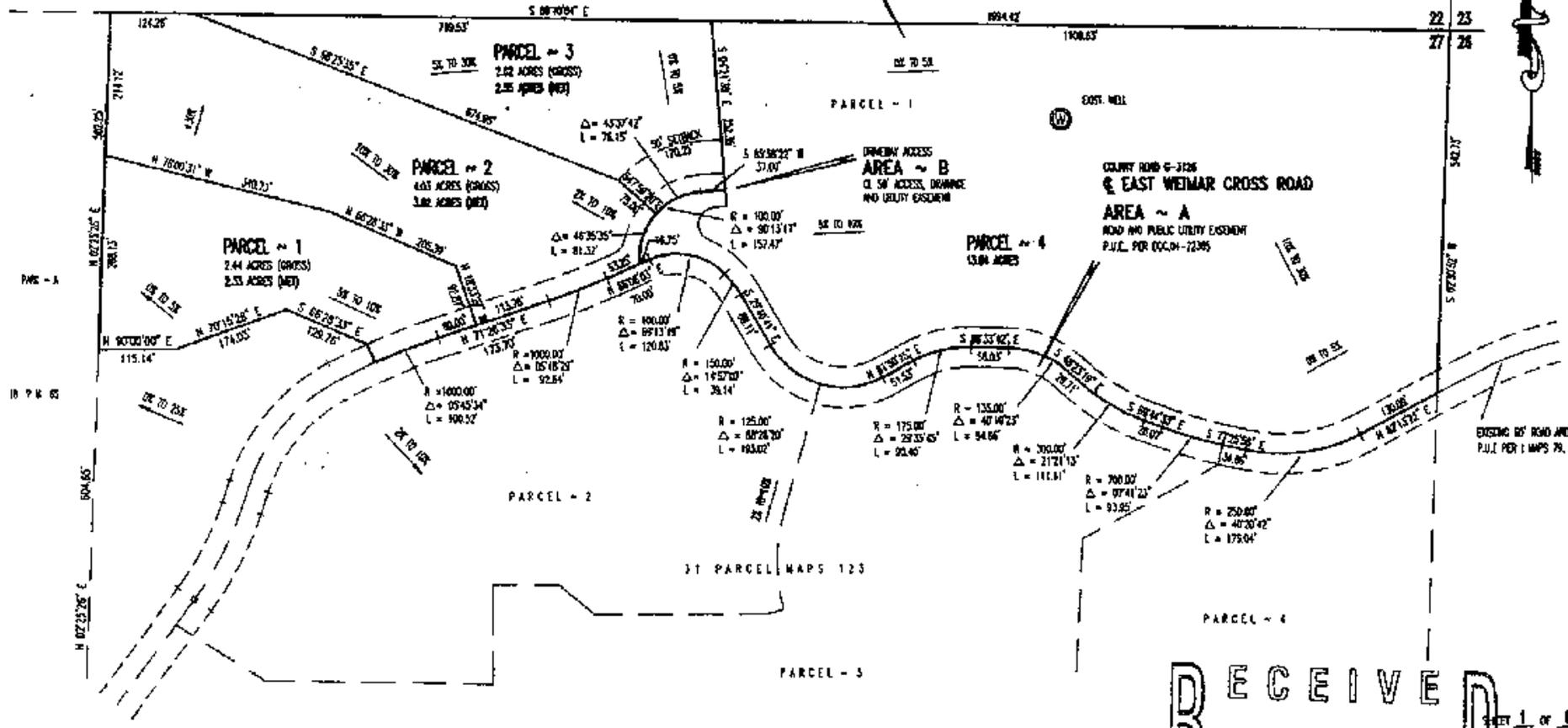
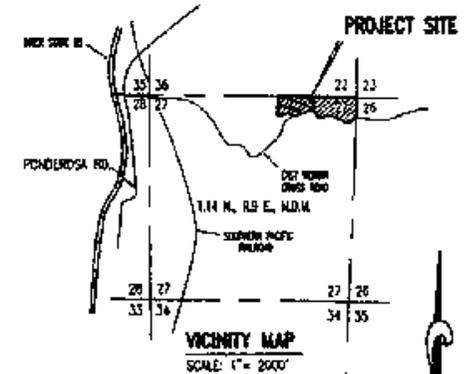
U.S. 7378
**JKL SURVEYING AND
GEORGE WASLEY PLANNING**

10556 LORNA COURT
GRASS VALLEY, CA 95948
PH. (530) 477-7343

OWNER / APPLICANT:

ASSESSOR'S PARCEL: PNT. 072-260-060
GREG KNOBLICH
2347 PROSPERITY WAY
SAN LEANDRO, CA 94578
PH. (510) 276-5049

ASSESSOR'S PARCEL: PNT. 072-260-060
KNOBLICH PROPERTY
22.93 ACRES



RECEIVED
JUN 17 2004

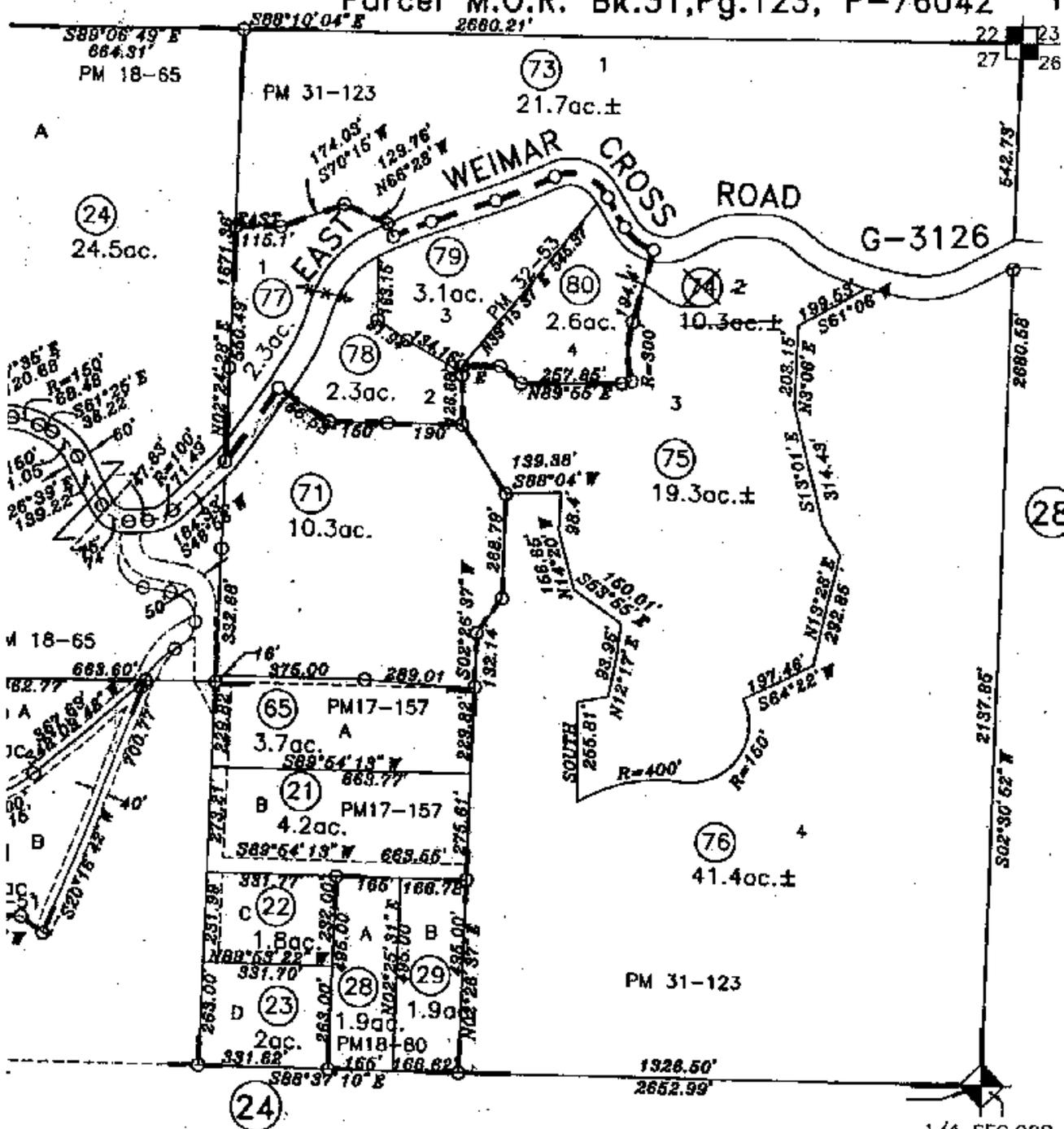
PLANNING DEPT.

Excerpt from Placer Co Assessor's Archived maps (72-26)

R.9E., M.D.B. & M. NEW PAGE FOR 2006-2007 72-26

Parcel	M.O.R.	Bk.18,	Pgs.80,	73860
Parcel	M.O.R.	Bk.18,	Pgs.123,	73756
Parcel	M.O.R.	Bk.22,	Pg.105,	74663
Parcel	M.O.R.	Bk.23,	Pg. 51,	74732
Parcel	M.O.R.	Bk.24,	Pg.30,	74648
Parcel	M.O.R.	Bk.25,	Pg.60,	75013
Parcel	M.O.R.	Bk.31,	Pg.123,	P-76042

Bk.71



1" = 400'

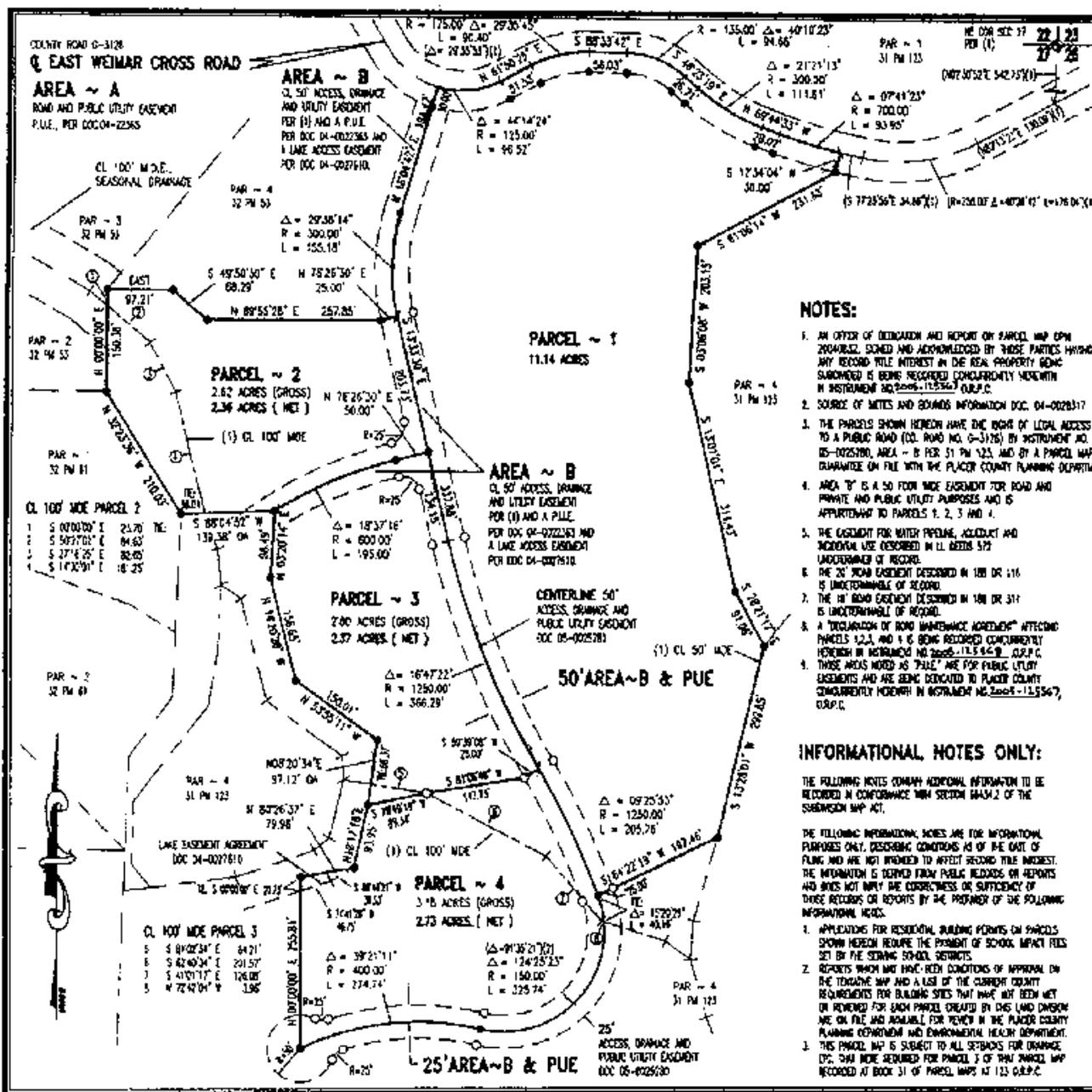
1/4 SEC. COR.

04
012
3
9

NOTE
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Assessor's Map Bk.72 Pg.26
County of Placer, Calif.

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



SURVEYOR'S STATEMENT:
THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF GLEN IKEDA IN JANUARY, 2005. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP IF ANY ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS DENOTED AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

Glen Ikeda
JOYCE K. LORTUS
REGISTRATION EXPIRES: 12-31-05



COUNTY SURVEYOR'S STATEMENT:
I HEREBY STATE THAT I HAVE EXAMINED THIS MAP, THAT THIS PARCEL MAP IS SUBSTANTIALLY THE SAME AS IT APPEARED ON 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: SEPTEMBER 15 2005
WESLEY K. ZICKER, R.C.E. 31190
PLACER COUNTY SURVEYOR
REGISTRATION EXPIRES: 6-30-06

Charles B. Shant 45 6158
BY DEPUTY: LICENSE EXPIRES 3-31-06



RECORDER'S STATEMENT:
FILED THIS 15TH DAY OF SEPTEMBER, 2005 AT 8:33 P.M. IN BOOK 32 OF PARCEL MAPS AT PAGE 96 AT THE REQUEST OF JOYCE LORTUS.

FILE NO. 00
FILE NO. 2005-115544
JIM McCANLEY
JIM McCANLEY, COUNTY RECORDER
BY: *Shant*
DEPUTY

MONUMENT LEGEND:
○ SET 5/8" REBAR & CAP STAMPED L.S. 7379 (1) 31 PM 123
● PND 5/8" REBAR & CAP STAMPED L.S. 7379 (1) (2) 05-022510
+ NOTHING FOUND, NOTHING SET

RECORD DATA:
(1) 31 PM 123
(2) 05-022510

BASIS OF BEARING:
THE MERIDIAN OF THIS SURVEY IS IDENTICAL WITH BOOK 31 OF PARCEL MAPS AT PAGE 123 AND WAS ESTABLISHED FROM THE MONUMENTS SHOWN HEREON AS FOUND.

PARCEL MAP OPM 20040832
GLEN IKEDA
BEING PARCEL 3 OF BK 31 OF PARCEL MAPS PG. 123 SITUATE WITHIN A PORTION OF THE M.E. 1/4 OF SECTION 27, T.14 N., R.9 E., M.D.M. IN THE UNINCORPORATED TERRITORY OF PLACER COUNTY, CALIFORNIA
SCALE: 1" = 100' JANUARY, 2005
JKL SURVEYING
GRASS VALLEY, CALIFORNIA

- NOTES:**
- AN OFFER OF DEED AND REPORT ON PARCEL MAP OPM 20040832, SIGNED AND ACKNOWLEDGED BY THESE PARTIES HAVING ANY RECORD TITLE INTEREST IN THE REAL PROPERTY BEING SURVEYED IS BEING RECORDED CONCURRENTLY HEREWITH IN INSTRUMENT NO. 2005-115544 O.R.P.C.
 - SOURCE OF METES AND BOUNDS INFORMATION DOC. 04-022317
 - THE PARCELS SHOWN HEREON HAVE THE RIGHT OF LEGAL ACCESS TO A PUBLIC ROAD (CC. ROAD NO. G-3176) BY INSTRUMENT NO. 05-022510, AREA ~ B PER 51 PM 123, AND BY A PARCEL MAP GUARANTEE ON FILE WITH THE PLACER COUNTY PLANNING DEPARTMENT.
 - AREA "B" IS A 50 FOOT WIDE EASEMENT FOR ROAD AND PRIVATE AND PUBLIC UTILITY PURPOSES AND IS APPURTENANT TO PARCELS 1, 2, 3 AND 4.
 - THE EASEMENT FOR WATER PIPING, AGGREGATE AND INCIDENTAL USE DESCRIBED IN L.L. 02285 572 UNDERWRITER OF RECORD.
 - THE 25' ROAD EASEMENT DESCRIBED IN 18B DR 116 IS UNDETERMINABLE OF RECORD.
 - THE 18' ROAD EASEMENT DESCRIBED IN 18B DR 311 IS UNDETERMINABLE OF RECORD.
 - A "DECLARATION OF ROAD MAINTENANCE AGREEMENT" AFFECTING PARCELS 1, 2, 3, AND 4 IS BEING RECORDED CONCURRENTLY HEREWITH IN INSTRUMENT NO. 2005-115544 O.R.P.C.
 - THOSE AREAS NOTED AS "PUE" ARE FOR PUBLIC UTILITY EASEMENTS AND ARE BEING DEDICATED TO PLACER COUNTY CONCURRENTLY HEREWITH IN INSTRUMENT NO. 2005-115544, O.R.P.C.

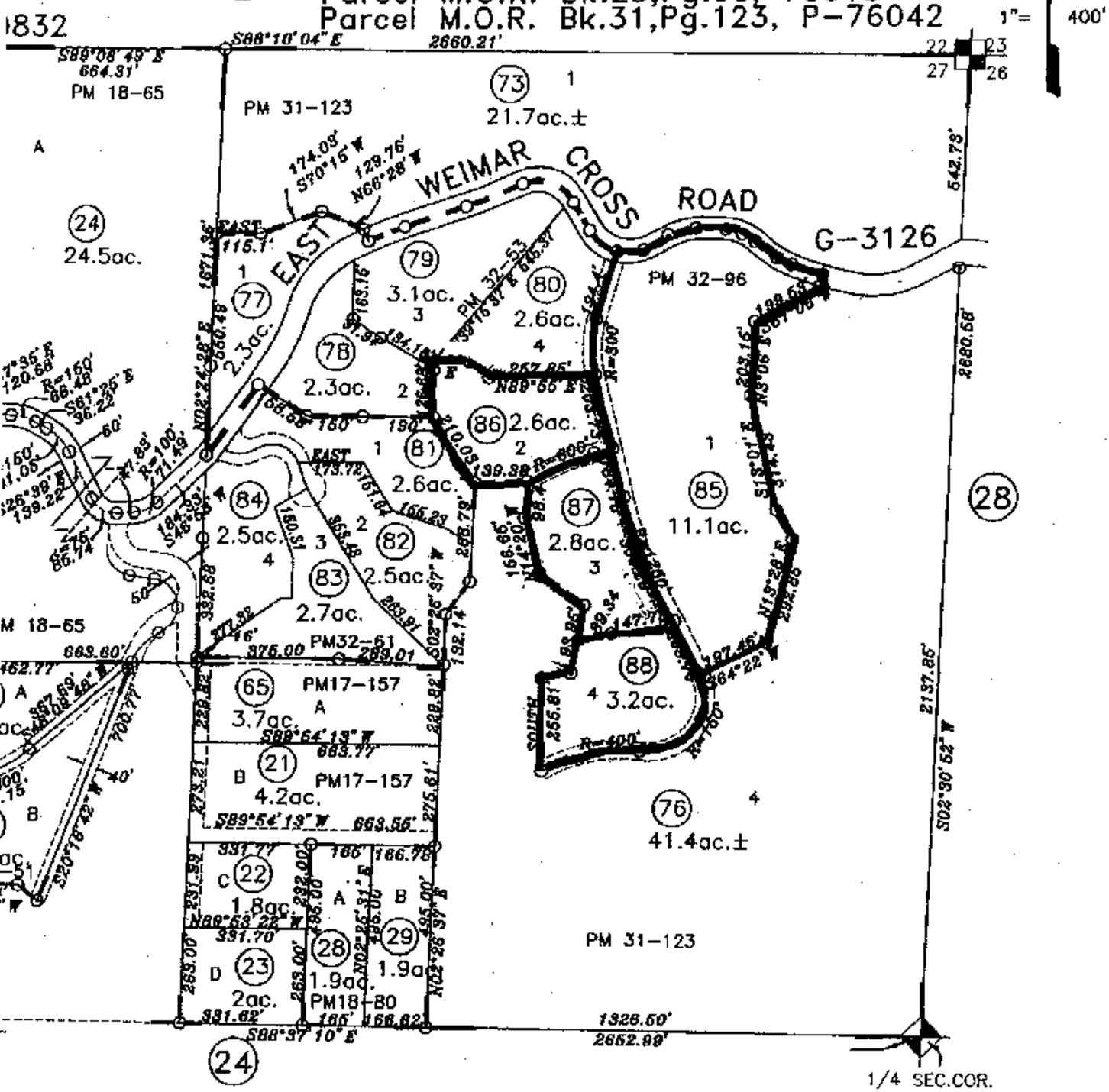
INFORMATIONAL NOTES ONLY:
THE FOLLOWING NOTES CONVEY ADDITIONAL INFORMATION TO BE RECORDED IN CONFORMANCE WITH SECTION 26434.2 OF THE SUBDIVISION MAP ACT.

THE FOLLOWING INFORMATIONAL NOTES ARE FOR INFORMATIONAL PURPOSES ONLY, DESCRIBING CONDITIONS AS OF THE DATE OF FILING AND ARE NOT INTENDED TO AFFECT RECORD TITLE INTEREST. THE INFORMATION IS DERIVED FROM PUBLIC RECORDS OR REPORTS AND DOES NOT IMPLY THE CORRECTNESS OR SUFFICIENCY OF THESE RECORDS OR REPORTS BY THE PREPARER OF THE FOLLOWING INFORMATIONAL NOTES.

- APPLICATIONS FOR RESIDENTIAL BUILDING PERMITS ON PARCELS SHOWN HEREON REQUIRE THE PRESENT OF SCHOOL IMPACT FEES SET BY THE STRONG SCHOOL DISTRICTS.
- REPORTS WHICH MAY HAVE BEEN CONDITIONS OF APPROVAL ON THE TENTATIVE MAP AND A USE OF THE CURRENT COUNTY REQUIREMENTS FOR BUILDING SITES THAT HAVE NOT BEEN MET OR REVIEWED FOR EACH PARCEL CREATED BY THIS LAND DIVISION ARE ON FILE AND AVAILABLE FOR REVIEW IN THE PLACER COUNTY PLANNING DEPARTMENT AND ENVIRONMENTAL HEALTH DEPARTMENT.
- THIS PARCEL MAP IS SUBJECT TO ALL SETBACKS FOR DRAINAGE (P.C. 264) MORE REQUIRING FOR PARCEL 3 OF THIS PARCEL MAP RECORDED AT BOOK 31 OF PARCEL MAPS AT 123 O.R.P.C.

Parcel	M.O.R.	Bk.18,	Pgs.80,	73860
Parcel	M.O.R.	Bk.18,	Pgs.123,	73756
Parcel	M.O.R.	Bk.22,	Pg.105,	74663
Parcel	M.O.R.	Bk.23,	Pg. 51,	74732
Parcel	M.O.R.	Bk.24,	Pg.30,	74648
Parcel	M.O.R.	Bk.25,	Pg.60,	75013
Parcel	M.O.R.	Bk.31,	Pg.123,	P-76042

Bk.71



04
012
3
9y

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.72 Pg.26
County of Placer, Calif.

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

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF ERIC BOICE IN AUGUST, 2006. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED CONDITIONALLY APPROVED TENTATIVE MAP IF ANY, THAT ALL MEASUREMENTS ARE OF THE CHARACTER AND DEGREE OF THE PRECISION INDICATED AND ARE SUFFICIENT TO DUBBLE THE SURVEY TO BE RETIRED.



Eric Boice 12/15/06
 JOCK KILGUS
 REGISTRAR EXPIRES 12-31-07

COUNTY SURVEYOR'S STATEMENT:

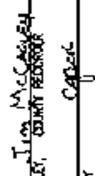
I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND THIS PARCEL MAP IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE APPROVED TENTATIVE MAP; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED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



WESLEY K. ZOOK, RICE 21180
 PLACER COUNTY SURVEYOR
 REGISTRATION EXPIRES: 6-30-08
 DATE: 08/22/06

RECORDER'S STATEMENT:

FILED THIS 22ND DAY OF AUGUST, 2006 AT 10:11 A.M. IN BOOK 33 OF PARCEL MAPS AT PAGE 002 AT THE OFFICE OF THE CLERK OF THE SUPERIOR COURT, PLACER COUNTY, CALIFORNIA.



T. J. McClellan
 PLACER COUNTY RECORDER
 DATE: 08/22/06

MONUMENT LEGEND:

- SET 5/8" PEGS & CAP STAMPED L.S. 7379 (1) 31 PM 123
- FINO 5/8" PEGS & CAP STAMPED L.S. 7379 (1) (2) 31 PM 96
- UNLESS NOTED
- ◆ FINO 5/8" PEGS & CAP STAMPED L.S. 7379 (2) (3) 00-041739
- ⊕ NOTHING FOUND, WORKING SET
- ⊕ NO DIRECT VEHICULAR ACCESS

BASIS OF BEARING:

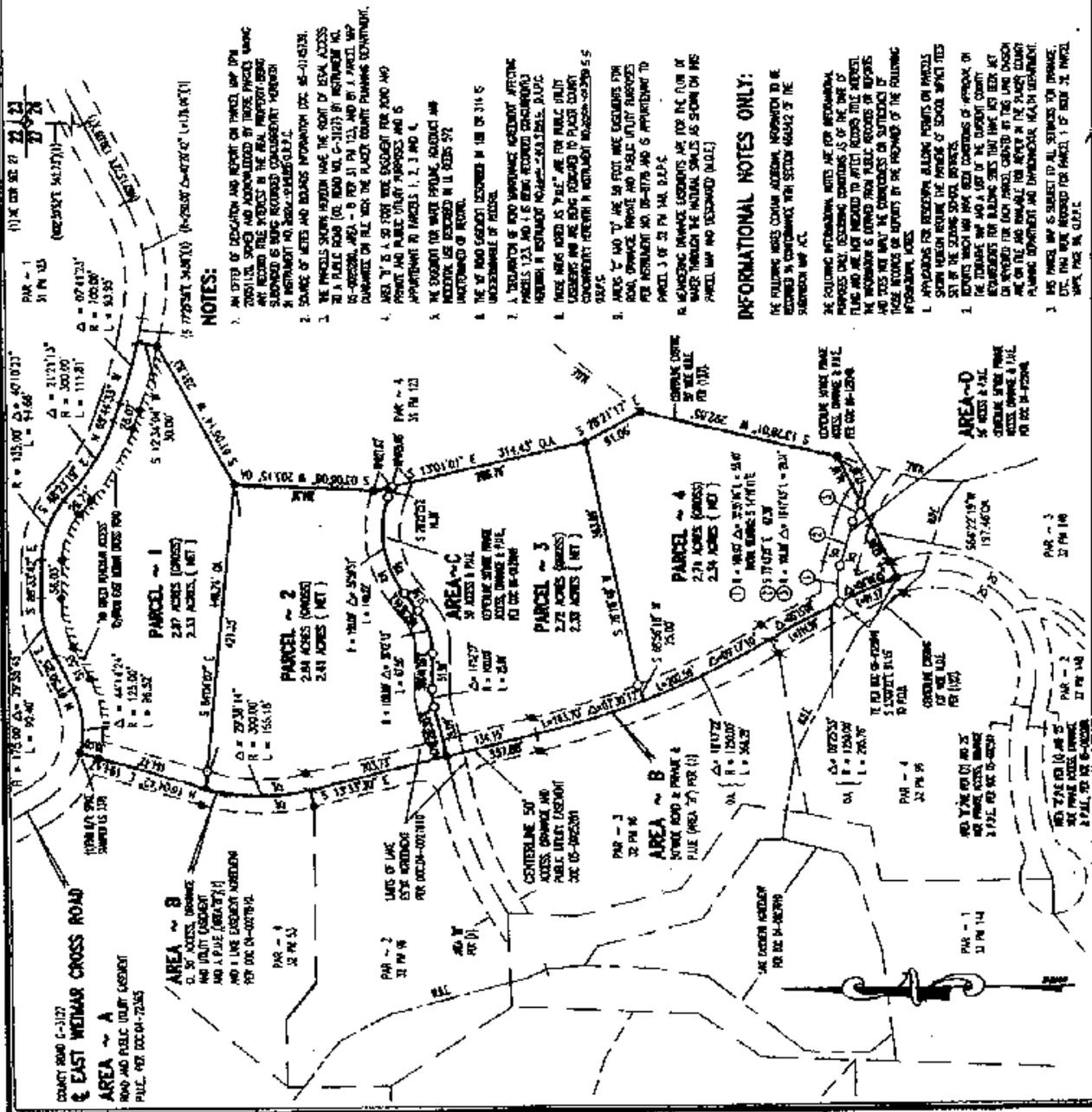
THE MEDIUM OF THIS SURVEY IS CENTRAL MERIDIAN WITH GRID 31 OF PARCEL MAPS AT PAGE 123 AND WAS ESTABLISHED FROM THE MONUMENTS SHOWN HEREON AS FOLLOWS:

PARCEL MAP DPM 20051120

ERIC BOICE

SECTION 27, T.14 N., R.9 E., M.D.M.
 IN THE UNINCORPORATED TERRITORY OF
 PLACER COUNTY, CALIFORNIA
 SCALE 1" = 100'
 AUGUST, 2006

JKL SURVEYING
 CROSS VALLEY, CALIFORNIA

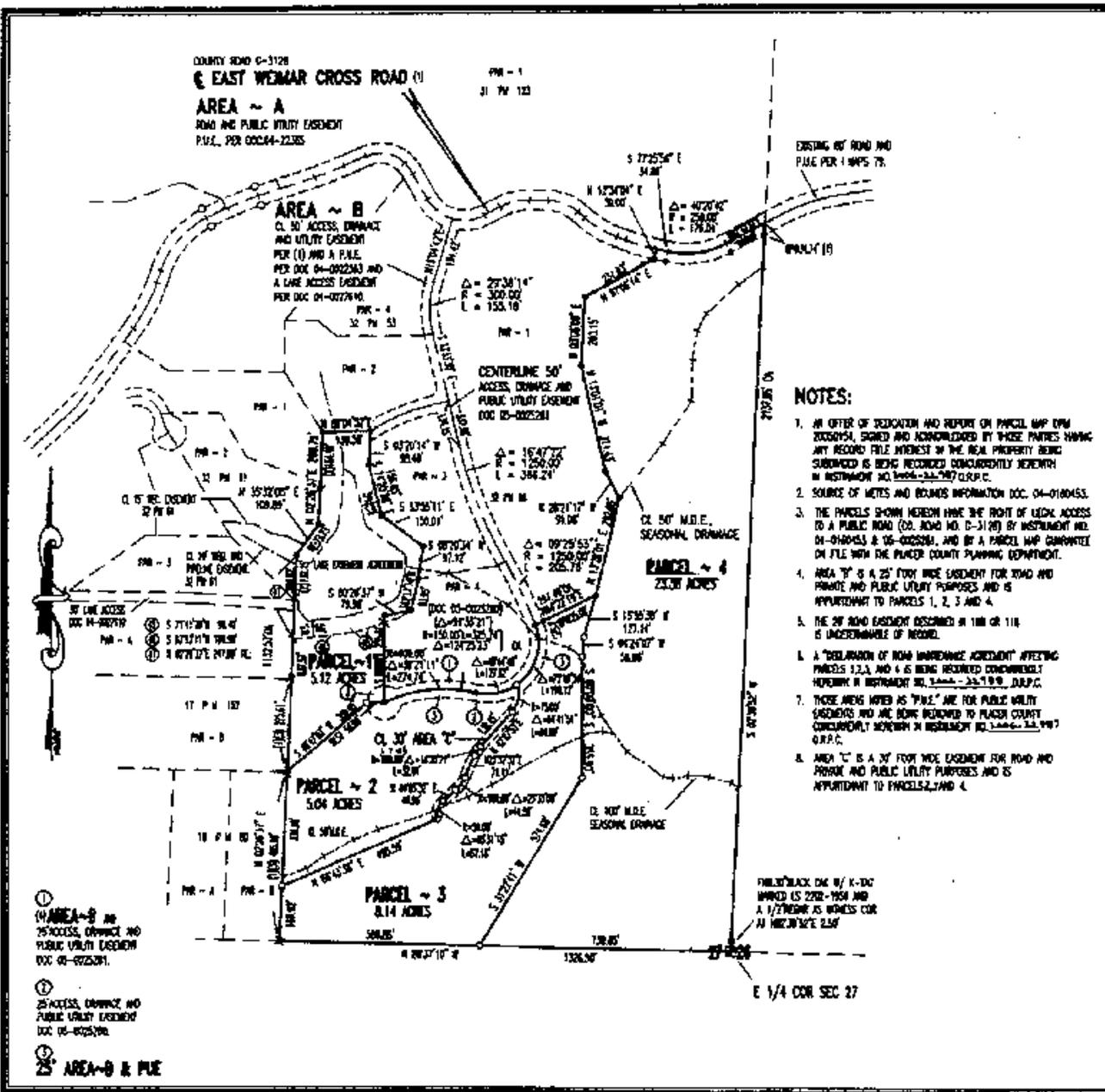


NOTES:

1. ALL DATA OF LOCATION AND BEARING ON PARCEL MAP ARE TRUSTED AS SHOWN AND NOT TO BE CHALLENGED BY THESE PARCELS, BEING SUBMITTED TO THE PUBLIC RECORDS IN THE REAL PROPERTY RECORDS. THIS PARCEL MAP IS NOT TO BE CONSIDERED AS A SUBSTITUTE FOR A PROFESSIONAL SURVEYOR'S REPORT.
2. SOURCE OF DATA AND BEARING INFORMATION ARE AS FOLLOWS:
3. THE PARCELS SHOWN HEREON HAVE THE RIGHT OF EASE ACCESS TO A PUBLIC ROAD (SEE ROAD NO. G-3107) BY INSTRUMENT NO. 00-000000, 00-000001, 00-000002, 00-000003, 00-000004, 00-000005, 00-000006, 00-000007, 00-000008, 00-000009, 00-000010, 00-000011, 00-000012, 00-000013, 00-000014, 00-000015, 00-000016, 00-000017, 00-000018, 00-000019, 00-000020, 00-000021, 00-000022, 00-000023, 00-000024, 00-000025, 00-000026, 00-000027, 00-000028, 00-000029, 00-000030, 00-000031, 00-000032, 00-000033, 00-000034, 00-000035, 00-000036, 00-000037, 00-000038, 00-000039, 00-000040, 00-000041, 00-000042, 00-000043, 00-000044, 00-000045, 00-000046, 00-000047, 00-000048, 00-000049, 00-000050, 00-000051, 00-000052, 00-000053, 00-000054, 00-000055, 00-000056, 00-000057, 00-000058, 00-000059, 00-000060, 00-000061, 00-000062, 00-000063, 00-000064, 00-000065, 00-000066, 00-000067, 00-000068, 00-000069, 00-000070, 00-000071, 00-000072, 00-000073, 00-000074, 00-000075, 00-000076, 00-000077, 00-000078, 00-000079, 00-000080, 00-000081, 00-000082, 00-000083, 00-000084, 00-000085, 00-000086, 00-000087, 00-000088, 00-000089, 00-000090, 00-000091, 00-000092, 00-000093, 00-000094, 00-000095, 00-000096, 00-000097, 00-000098, 00-000099, 00-000100.
4. THE RIGHT OF EASE ACCESS TO A PUBLIC ROAD (SEE ROAD NO. G-3107) IS SHOWN ON THIS PARCEL MAP AND IS NOT TO BE CHALLENGED BY THESE PARCELS, BEING SUBMITTED TO THE PUBLIC RECORDS IN THE REAL PROPERTY RECORDS.
5. THE RIGHT OF EASE ACCESS TO A PUBLIC ROAD (SEE ROAD NO. G-3107) IS SHOWN ON THIS PARCEL MAP AND IS NOT TO BE CHALLENGED BY THESE PARCELS, BEING SUBMITTED TO THE PUBLIC RECORDS IN THE REAL PROPERTY RECORDS.
6. THE RIGHT OF EASE ACCESS TO A PUBLIC ROAD (SEE ROAD NO. G-3107) IS SHOWN ON THIS PARCEL MAP AND IS NOT TO BE CHALLENGED BY THESE PARCELS, BEING SUBMITTED TO THE PUBLIC RECORDS IN THE REAL PROPERTY RECORDS.
7. THE RIGHT OF EASE ACCESS TO A PUBLIC ROAD (SEE ROAD NO. G-3107) IS SHOWN ON THIS PARCEL MAP AND IS NOT TO BE CHALLENGED BY THESE PARCELS, BEING SUBMITTED TO THE PUBLIC RECORDS IN THE REAL PROPERTY RECORDS.
8. THE RIGHT OF EASE ACCESS TO A PUBLIC ROAD (SEE ROAD NO. G-3107) IS SHOWN ON THIS PARCEL MAP AND IS NOT TO BE CHALLENGED BY THESE PARCELS, BEING SUBMITTED TO THE PUBLIC RECORDS IN THE REAL PROPERTY RECORDS.
9. THE RIGHT OF EASE ACCESS TO A PUBLIC ROAD (SEE ROAD NO. G-3107) IS SHOWN ON THIS PARCEL MAP AND IS NOT TO BE CHALLENGED BY THESE PARCELS, BEING SUBMITTED TO THE PUBLIC RECORDS IN THE REAL PROPERTY RECORDS.
10. THE RIGHT OF EASE ACCESS TO A PUBLIC ROAD (SEE ROAD NO. G-3107) IS SHOWN ON THIS PARCEL MAP AND IS NOT TO BE CHALLENGED BY THESE PARCELS, BEING SUBMITTED TO THE PUBLIC RECORDS IN THE REAL PROPERTY RECORDS.

INFORMATIONAL NOTES ONLY:

1. THE FOLLOWING NOTES CONSTITUTE ADDITIONAL INFORMATION TO BE CONSIDERED IN CONNECTION WITH THIS PARCEL MAP AND ARE NOT TO BE CHALLENGED BY THESE PARCELS, BEING SUBMITTED TO THE PUBLIC RECORDS IN THE REAL PROPERTY RECORDS.
2. THE FOLLOWING INFORMATION IS FOR THE INFORMATION OF THE PUBLIC AND IS NOT TO BE CHALLENGED BY THESE PARCELS, BEING SUBMITTED TO THE PUBLIC RECORDS IN THE REAL PROPERTY RECORDS.
3. THE FOLLOWING INFORMATION IS FOR THE INFORMATION OF THE PUBLIC AND IS NOT TO BE CHALLENGED BY THESE PARCELS, BEING SUBMITTED TO THE PUBLIC RECORDS IN THE REAL PROPERTY RECORDS.
4. THE FOLLOWING INFORMATION IS FOR THE INFORMATION OF THE PUBLIC AND IS NOT TO BE CHALLENGED BY THESE PARCELS, BEING SUBMITTED TO THE PUBLIC RECORDS IN THE REAL PROPERTY RECORDS.
5. THE FOLLOWING INFORMATION IS FOR THE INFORMATION OF THE PUBLIC AND IS NOT TO BE CHALLENGED BY THESE PARCELS, BEING SUBMITTED TO THE PUBLIC RECORDS IN THE REAL PROPERTY RECORDS.
6. THE FOLLOWING INFORMATION IS FOR THE INFORMATION OF THE PUBLIC AND IS NOT TO BE CHALLENGED BY THESE PARCELS, BEING SUBMITTED TO THE PUBLIC RECORDS IN THE REAL PROPERTY RECORDS.
7. THE FOLLOWING INFORMATION IS FOR THE INFORMATION OF THE PUBLIC AND IS NOT TO BE CHALLENGED BY THESE PARCELS, BEING SUBMITTED TO THE PUBLIC RECORDS IN THE REAL PROPERTY RECORDS.
8. THE FOLLOWING INFORMATION IS FOR THE INFORMATION OF THE PUBLIC AND IS NOT TO BE CHALLENGED BY THESE PARCELS, BEING SUBMITTED TO THE PUBLIC RECORDS IN THE REAL PROPERTY RECORDS.
9. THE FOLLOWING INFORMATION IS FOR THE INFORMATION OF THE PUBLIC AND IS NOT TO BE CHALLENGED BY THESE PARCELS, BEING SUBMITTED TO THE PUBLIC RECORDS IN THE REAL PROPERTY RECORDS.
10. THE FOLLOWING INFORMATION IS FOR THE INFORMATION OF THE PUBLIC AND IS NOT TO BE CHALLENGED BY THESE PARCELS, BEING SUBMITTED TO THE PUBLIC RECORDS IN THE REAL PROPERTY RECORDS.



SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF FOREST LAKE GROUP IN AUGUST, 2005. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP IF ANY. ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

Max K. Loftus
 JOYCE M. LOFTUS
 REGISTRATION EXPIRES: 12-31-07



COUNTY SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP, THAT THIS PARCEL MAP IS SUBSTANTIALLY THE SAME AS IT APPEARED ON 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.

WESLEY F. DICKER, R.C.E. 31180
 PLACER COUNTY SURVEYOR
 REGISTRATION EXPIRES: 6-30-06

DATE: Feb. 23, 2006

BY DEPUTY: *Charles A. Hunt*
 CHARLIE GRANT, L.S. 6154
 REGISTRATION EXPIRES: 3-31-06



RECORDER'S STATEMENT:

FILED THIS 2ND DAY OF MARCH, 2006 AT 2:15 P.M. IN BOOK 32 OF PARCEL MAPS AT PAGE 48 AT THE REQUEST OF JOYCE LOFTUS.

FILE # 1100

FILE NO. 2006-11996

Jim McCauley
 JIM MCCAULEY, COUNTY RECORDER

BY: *Doreen J. Johnson*
 DEPUTY

MONUMENT LEGEND:

- SET 5/8" IRON & CAP STAMPED L.S. 7379
- FND 5/8" IRON & CAP STAMPED L.S. 7379 (1)
- ⊕ FND 5/8" IRON & CAP STAMPED L.S. 7379 (2)
- ✕ FND 3/4" IRON, TAGGED L.S. 2846 (3)
- NOTHING FOUND, NOTHING SET

RECORD DATA:

- (1) 31 PM 123
- (2) 32 PM 81
- (3) 17 PM 157
- (4) 32 PM 96

BASIS OF BEARING:

THE MERIDIAN OF THIS SURVEY IS IDENTICAL WITH BOOK 31 OF PARCEL MAPS AT PAGE 123 AND WAS ESTABLISHED FROM THE MONUMENTS SHOWN HEREON AS FOUND.

PARCEL MAP DPM 20050154

FOREST LAKE GROUP

BEING PARCEL 4 OF BK. 31 OF PARCEL MAPS PG. 123 S.F.P.A. WITHIN A PORTION OF THE N.E. 1/4 OF SECTION 27, T.14 N., R.9 E., M.D.M. IN THE UNINCORPORATED TERRITORY OF PLACER COUNTY, CALIFORNIA

SCALE 1" = 300' AUGUST, 2005
 JKL SURVEYING
 GRASS VALLEY, CALIFORNIA

NOTES:

1. AN OFFER OF DEDICATION AND REPORT ON PARCEL MAP DPM 20050154, SIGNED AND ACKNOWLEDGED BY THESE PARTIES HAVING ANY RECORD FILED INTEREST IN THE REAL PROPERTY BEING SUBDIVIDED IS BEING RECORDED CONCURRENTLY HEREWITH IN INSTRUMENT NO. 2006-11997 O.R.P.C.
2. SOURCE OF METES AND BOUNDS INFORMATION DOC. 04-010455.
3. THE PARCELS SHOWN HEREON HAVE THE RIGHT OF LEGAL ACCESS TO A PUBLIC ROAD (CG. ROAD NO. G-3128) BY INSTRUMENT NO. 04-010455 & 05-002284, AND BY A PARCEL MAP GUARANTEED TO FILE WITH THE PLACER COUNTY PLANNING DEPARTMENT.
4. AREA "A" IS A 25' FOOT WIDE EASEMENT FOR ROAD AND PRIVATE AND PUBLIC UTILITY PURPOSES AND IS APPURTENANT TO PARCELS 1, 2, 3 AND 4.
5. THE 20' ROAD EASEMENT DESCRIBED IN 108 OR 118 IS UNENFORCEABLE OF RECORD.
6. A "DECLARATION OF ROAD IMPROVEMENT AGREEMENT AFFECTING PARCELS 1, 2, 3 AND 4 IS BEING REQUIRED CONCURRENTLY HEREWITH IN INSTRUMENT NO. 2006-11998, O.R.P.C.
7. THOSE AREAS NOTED AS "P.U.E." ARE FOR PUBLIC UTILITY EASEMENTS AND ARE BEING RELINQUISHED TO PLACER COUNTY CONCURRENTLY HEREWITH IN INSTRUMENT NO. 2006-11997 O.R.P.C.
8. AREA "B" IS A 30' FOOT WIDE EASEMENT FOR ROAD AND PRIVATE AND PUBLIC UTILITY PURPOSES AND IS APPURTENANT TO PARCELS 2, 3 AND 4.

PHOTOGRAPHIC COPY OF K-120 W/INDO L.S. 2782-1958 AND A 1/2" IRON IS W/INDO FOR A 1/2" IRON SET 25'

E 1/4 COR SEC 27

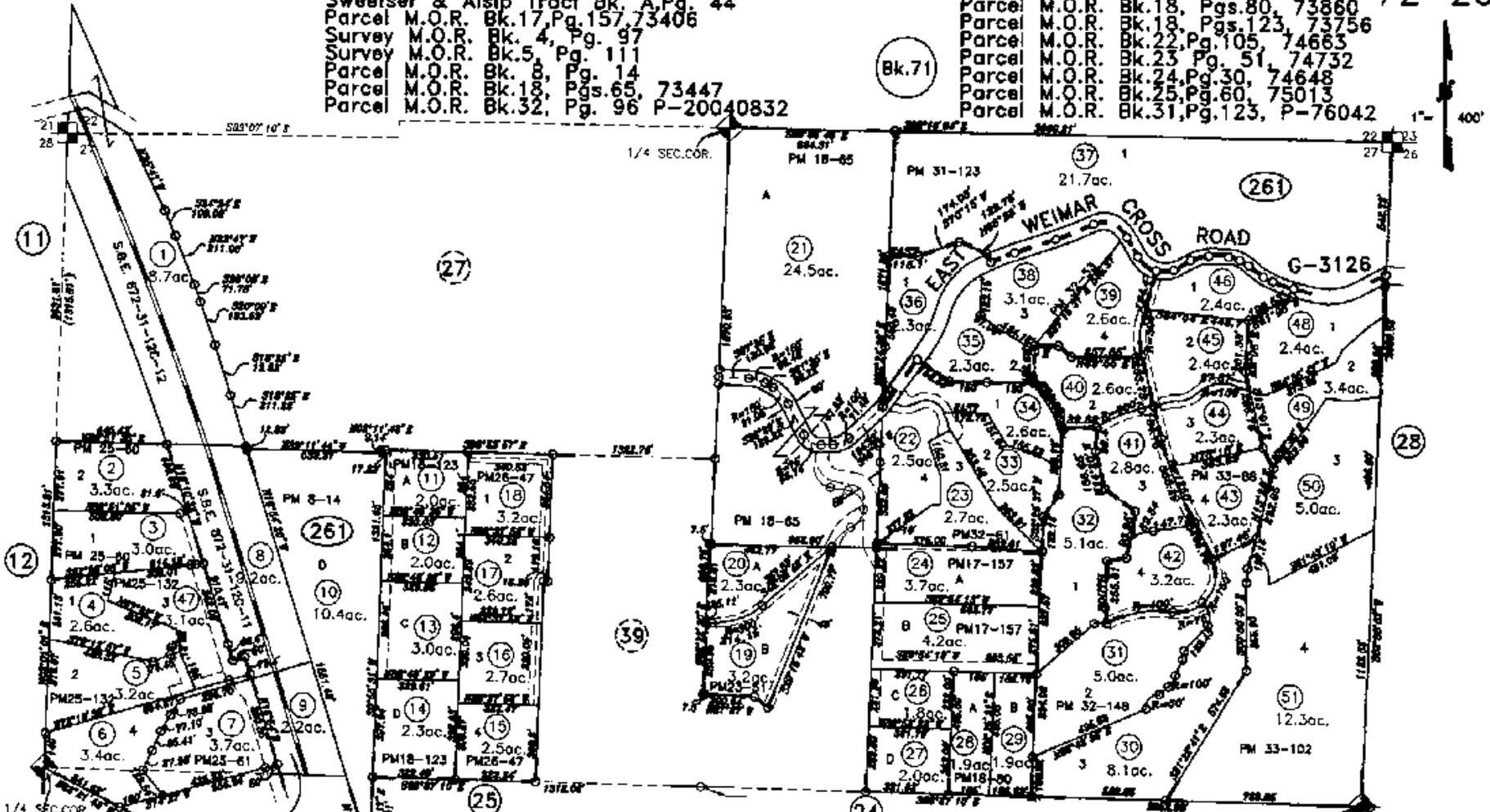
- ① AREA-B AND 25' ACCESS, DRAINAGE AND PUBLIC UTILITY EASEMENT DOC 05-002284.
- ② 25' ACCESS, DRAINAGE AND PUBLIC UTILITY EASEMENT DOC 05-002284.
- ③ AREA-B & P.U.E.

POR. N. 1/2 SEC. 27, T.14N., R.9E., M.D.B. & M.

72-26

Sweetser & Aisip Tract Bk. A, Pg. 44
 Parcel M.O.R. Bk.17, Pg.157, 73406
 Survey M.O.R. Bk. 4, Pg. 97
 Survey M.O.R. Bk.5, Pg. 111
 Parcel M.O.R. Bk. 8, Pg. 14
 Parcel M.O.R. Bk.18, Pgs.65, 73447
 Parcel M.O.R. Bk.32, Pg. 96 P-20040832

Parcel M.O.R. Bk.18, Pgs.80, 73860
 Parcel M.O.R. Bk.18, Pgs.123, 73756
 Parcel M.O.R. Bk.22, Pg.105, 74663
 Parcel M.O.R. Bk.23, Pg. 51, 74732
 Parcel M.O.R. Bk.24, Pg.30, 74648
 Parcel M.O.R. Bk.25, Pg.60, 75013
 Parcel M.O.R. Bk.31, Pg.123, P-76042



1/4 SEC. COR.
 06-07-2007
 10-28-2009
 08-03-2006
 07-09-2005
 10-08-2004
 09-01-2004
 05-07-2004
 01-10-2004
 04-24-2000
 04-24-2000
 04-08-99 SCS 09-04-2007
 Page Redrawn Per BaseMap Information.

Parcel M.O.R. Bk.33, Pg.88, DPM20051120
 Parcel M.O.R. Bk.25, Pg.61, 75004
 Parcel M.O.R. Bk.25, Pg.132, 75012
 Parcel M.O.R. Bk.26, Pg.47, 75035
 Parcel M.O.R. Bk.32, Pg.53, 76099
 Parcel M.O.R. Bk.32, Pg.61, DPM 20040297

Parcel M.O.R. Bk.32, Pg.148, DPM 20050154
 Parcel M.O.R. Bk.33, Pg.102, DPM 20060752

NOTE
 This map was prepared for assessment purposes only, and is not intended to illustrate legal building area 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. 72 Pg. 26
 County of Placer, Calif.
 Assessor's Parcel Numbers Shown in Circles.
 NOTE
 Assessor's Block Numbers Shown in Ellipses.

NOTE
 All distances on curved lines are chord measurements.

Custom Weimar Lots



3 Acre Private Lake

Sierra Brokers Real Estate

Call Wes Burris 530- 887-1782

Lot 3A 2.8 Acres Lake Frontage	\$349,000.00
Lot 4A 3.2 Acres Lake Frontage	\$299,000.00
Lot 1B 2.6 Acres Lake Access	\$272,000.00
Lot 3B 2.6 Acres Lake Access	\$289,000.00
Lot 4B 2.6 Acres Lake Access	\$282,000.00
Lot 1C 5.0 Acres Lake Frontage	\$368,000.00
Lot 2C 5.1 Acres Lake Access	\$330,000.00

- **3 Acre Private Lake**
- **Underground Utilities**
- **Private Paved Road**
- **Spectacular Views**

Address

Lot 4D - 742 East Weimar Crossroads

City

Weimar, CA



Opportunity Knocks!

12.25 acres zoned 2.3!!!

Reduced to: \$419,000

2.3 acre zoning in the fantastic new Forest Lake area! Only a mile off I-80, 12 min to Auburn.
Highly rated school district. Access to serene and private 3 acre lake. Area of high end homes.

- Multiple Building Sites!
- Wonderful views!
- Private and Quiet
- Underground Utilities
- 15 GPM Well
- Seasonal Stream
- Great Hilltop sites!
- Lake Access
- Great School District
- P&M Complete
- EZ Commute
- Artesian Well



Avanti Centrae

Associate Broker

Davis and Davis Associates

2237 Douglas Blvd, Suite 125

Roseville, CA 95661

Mobile: 530-591-3669

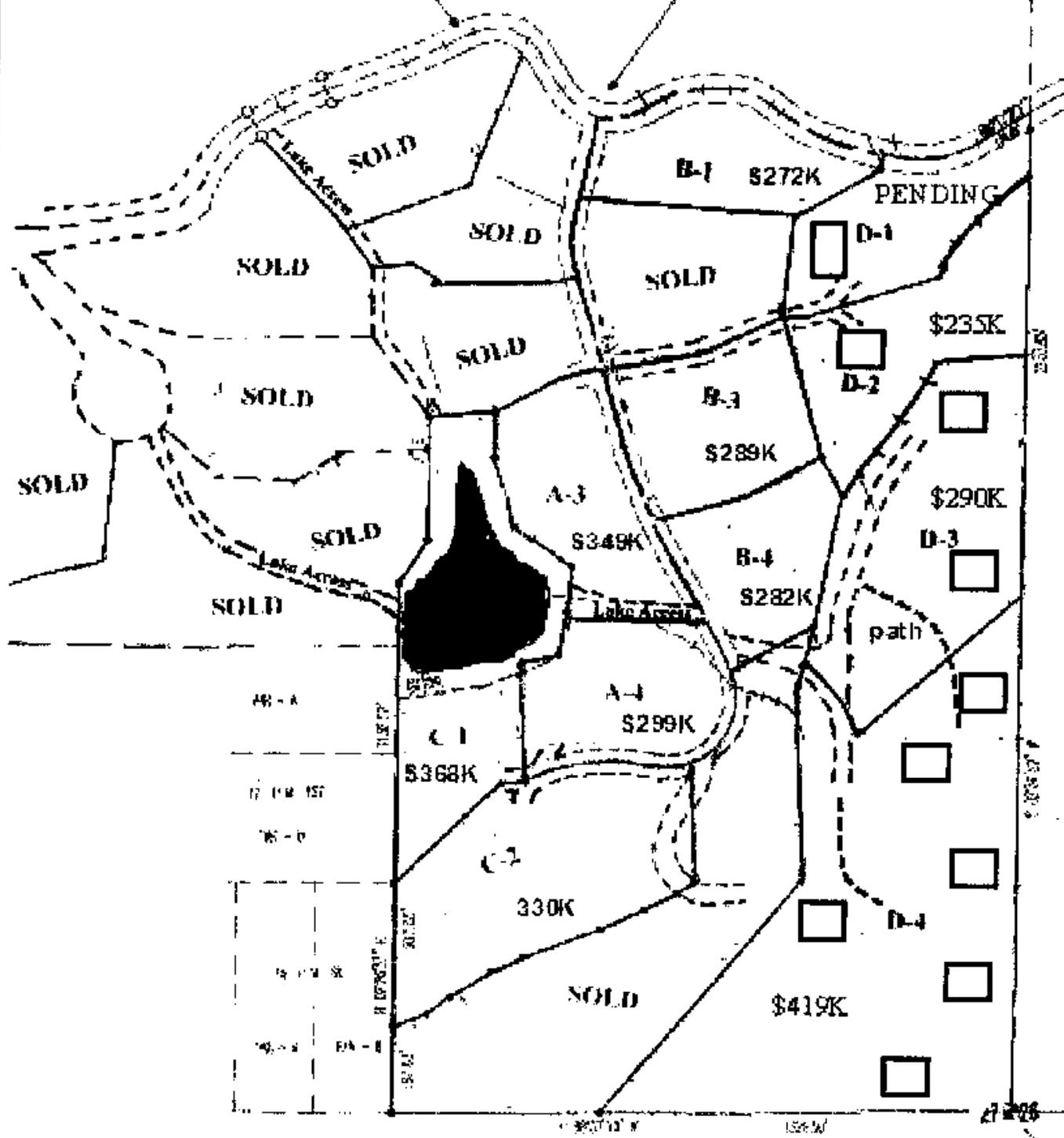
Web: <http://www.centrae.com/lake.html>



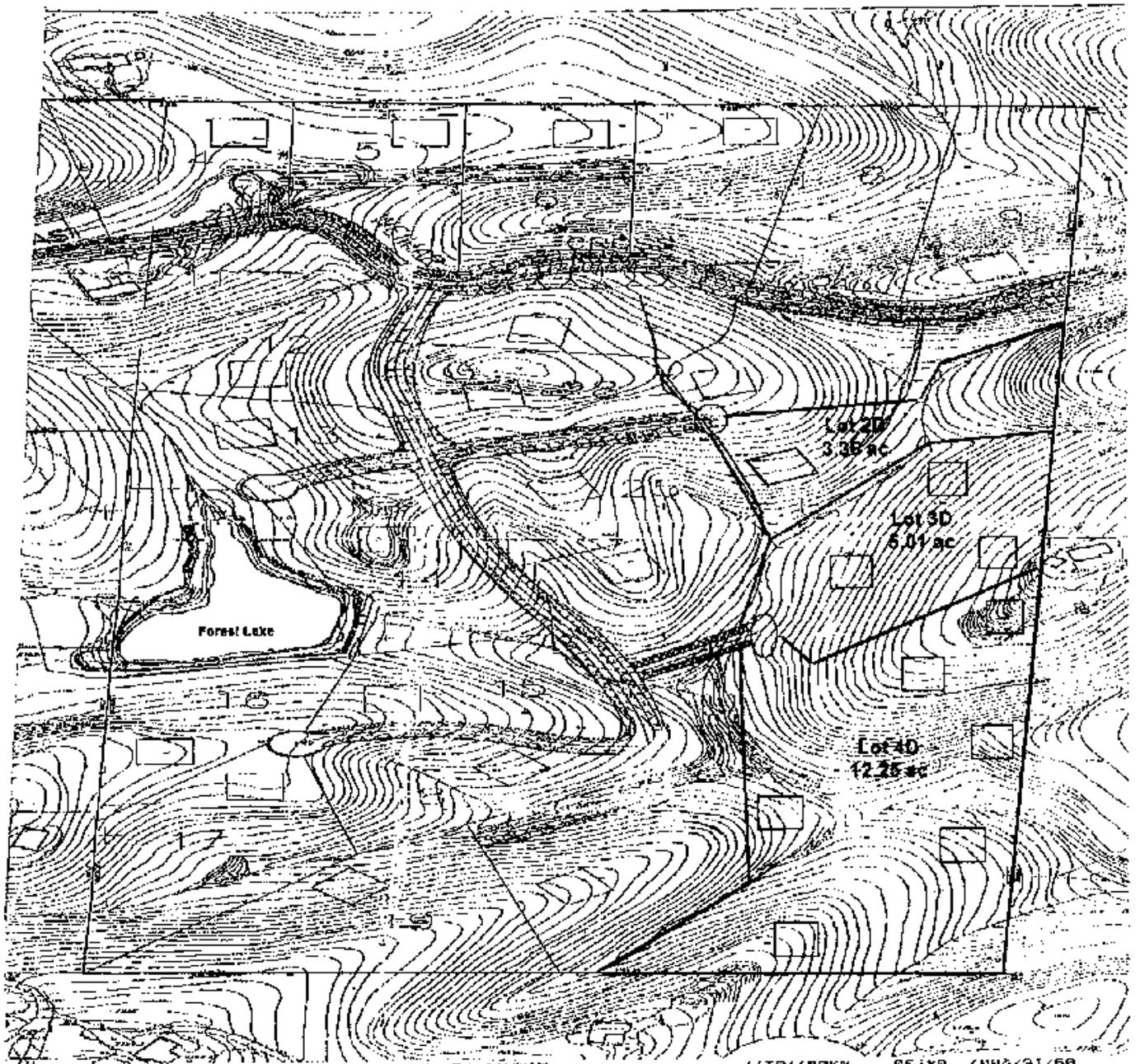
East Weimar Cross Roads

Forest Lake Lane

27° 21'



5 17



Page: 11/01

AVANT'S CENTRA

MORRIS/6277

89/10/2007 04:30