

WHITEHAWK RIDGE

Whitehawk Ridge Property Transactions

Parcel 53 (Van Home/Douglas Boundary Line Adjustment)

Facts: A 16 parcel subdivision map was approved for Kevin Woody in 1992. The Woody Subdivision was re-approved and the tentative map modified and extended on March 13, 2001. The modified map reduced the number of lots to 12, primarily due to new restrictions on development in steeply sloped areas. (Over 32 acres of the property has slopes in excess of 30%.) The 12 lot subdivision was approved with 30 separate conditions of approval totaling 16 pages. The proposed subdivision was originally the subject of a CEQA negative declaration analysis. Per the conditions, the tentative subdivision map had a revised expiration date of August 27, 2002.

On May 31, 2002 Thomas and Patricia Van Home (Van Home) recorded their purchase of parcels 52 (39.3 acres) and 53 (45.0 acres) of the property known as Whitehawk Ridge from Kevin Woody for the price of \$406,000. (See separate memo regarding Mr. Woody's prior subdivision map application.) Later that same day, Van Home recorded a deed of trust secured by parcels 52 and 53 whereby he borrowed \$210,660 from Stockmans Bank. Nearly seven months later on December 30, 2002 Van Home recorded the sale of Parcel 53 to Bruce Douglas (Douglas) for the purchase price of \$270,000.

The Grant Deed from Van Home to Douglas reserved a 50 foot easement "for access, drainage and utilities" along what later became Whitehawk Ridge Court. (The road is in the same or a substantially similar location as the previously proposed Whitehawk Way, the primary access road for the approved Woody tentative subdivision map.) It appears that the legal description of the reserved easement was created by JKL Surveying (it is similar in font, style and format to the legal descriptions prepared by Joyce K. Lorell for the Van Home-Douglas boundary line adjustment). The apparent purpose of this easement was to provide access to Van Home's property from Ponderosa Way.

On January 15, 2003, the PRC approved a boundary line adjustment between the Van Home and Douglas parcels. On December 8, 2003, Van Home and Douglas recorded an approved boundary line adjustment (MBR-11177) of Parcel 52 and Parcel 53, which transferred 26.34 acres from the Douglas Parcel (53) to Van Home, and transferred 1.14 acres from the Van Home Parcel (52) to the Douglas Parcel (surveyor was JKL Surveying). Also on December 8, 2003, Douglas recorded the transfer of a 26.34 acre portion of Parcel 53 to Van Home for no apparent consideration (Deed notes sales price as \$-0-). Immediately thereafter Van Home recorded the transfer of two portions of parcel 52 totaling 1.14 acres to Douglas for no consideration (Deed notes sales price as \$-0-). Parcel 53 was then renumbered as Parcel 58 (20.14 acres) and Parcel 52 was renumbered as Parcel 60 (64.54 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 a 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 apparent that the purpose and result of these boundary line modifications was to facilitate later division of the affected parcels. Parcel 4 (10 acres gross) from the Douglas Parcel Map (which became APN 72) received an extra 1.14 acres as a result of the Van Home-Douglas boundary line adjustment. That allowed the creation of a 10 acre parcel south of Whitehawk Ridge Court; a parcel that was then eligible for further division given the applicable 5 acre minimum parcel size. As described below, APN 72 (10 acres gross) was later divided into 2 parcels by the Cavoit Parcel Map.

The applicable minimum parcel size was 5 acres gross (Zoning: F-B X5 PDO.2). For parcels of 5 acres or more, the gross parcel size (without deduction for road easements, etc.) is used to determine compliance with the minimum parcel size. (Placer County Code § 17.54.040(A).) Thus, the extra land received from the boundary line adjustment allowed Parcel 4 (10 acres) to be just large enough to facilitate later division. Similarly, as explained below, the boundary line adjustment also facilitated the Van Home Parcel Map and the further divisions which followed. For example, the property which became Parcel 1 (5.6 acres gross) from the Van Home Parcel Map, received approximately 2 acres from the adjoining Douglas parcel as a result of the boundary line adjustment. Thus, Van Home Parcel 1 would not have met the minimum parcel size without the boundary line adjustment. Here, it is apparent that the purpose and result of the boundary line modifications were to facilitate the parcel divisions which followed.

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, it appears that the purpose of the boundary line adjustment was to facilitate the parcel

divisions which follow. The boundary line modification, and the resulting subsequent divisions of property should have been the subject of a tentative and final subdivision map.

Parcel 58 (Douglas Parcel Map)

(Formerly Parcel 53)

Facts: As noted above, on December 30, 2002 Van Home recorded the sale of Parcel 53 to Bruce Douglas (Douglas) for the purchase price of \$270,000. On March 26, 2003 Bruce Douglas submitted an application to divide Parcel 58 (27 acres) into 4 parcels. (The Surveyor was Wheat Land Surveying.) PRC approved the tentative map on May 21, 2003. The applicable minimum parcel size was 5 acres (Zoning: F-B X5 PDO.2). For parcels of 5 acres or more, the gross parcel size (without deduction for road easements, etc.) is used. (Placer County Code § 17.54.040(A).) On December 27, 2004 Douglas recorded Parcel Map P-75998 which divided parcel 58 (27 acres) into 4 parcels: 1 (APN 69: 5.2 acres), 2 (APN 70: 5.0 acres), 3 (APN 71: 6.7 acres), and 4 (APN 72: 10.0 acres) (surveyor was Wheat Land). As noted above, the December 30, 2002 Grant Deed from Van Home to Douglas reserved 50 foot easement "for access, drainage and utilities" along what later become Whitehawk Ridge Court. The apparent purpose of this easement was to provide access to Van Home's property from Ponderosa Way. Parcel 72 (10 acres) created by the Douglas Parcel Map, lies to the south of Whitehawk Ridge Court, while Parcels 69 (5.2 acres), 70 (5.0 acres), 71 (6.7 acres) all lie to the north. Given the applicable minimum parcel size of 5 acres, Parcel 72 (10 acres) was eligible for further division.

On May 27, 2005 Douglas recorded the sale of parcels 69 (5.22 acres) and 71 (6.74 acres) to James and Heidi Guertin (Guertin) for the purchase prices of \$250,000 and \$230,000 respectively. Later that day Douglas recorded a deed of trust secured by parcels 69 and 71 whereby he loaned Guertin \$330,000. As described below, Parcel 72 (10 acres) was sold to Steven Cavolt and then divided into two parcels.

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

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

Analysis: The property which became APN 72 (10 acres gross) received an extra 1.14 acres as a result of the Van Home-Douglas boundary line adjustment. That

allowed the creation of a 10 acre parcel south of Whitehawk Ridge Court; a parcel that would be eligible for further division. It is more likely than not that the Van Home-Douglas boundary line adjustment and the divisions which follow were done pursuant to a common plan to divide the subject property through a series of four parcel (or fewer) divisions. The common plan is evidenced by the reservation in the Van Home to Douglas Deed for an access directly across the Douglas parcel (i.e. Whitehawk Ridge Court), located to facilitate the divisions which follow; the boundary line adjustment designed to facilitate later division of the Douglas 10 acre parcel south of Whitehawk Ridge Court as well as other divisions; and the creation, through a series multiple parcel maps, of a subdivision which is remarkably similar to the subdivision previously proposed by Woody and approved by the County in March 2001. Through the use of multiple parcel maps, the dividers avoided many of the 30 separate conditions of approval which had been placed on the Woody tentative subdivision map. Van Home could have assumed Woody's tentative subdivision map and completed creation of that subdivision. Instead, Van Home and the other subdividers pursued a series of parcel map divisions with an end result very similar to the proposed Woody subdivision.

Thus, Van Home, Douglas and the other subdividers of the subject property should be considered a single subdivider for purposes of determining compliance with Section 66426. A tentative and final subdivision map should have been obtained for the resulting divisions.

Parcel 72 (Cavolt Parcel Map)

(Formerly Parcel 58)

Facts: On January 18, 2005 Douglas recorded the sale of Parcel 72 (10.0 acres) to Steven Cavolt for the purchase price of \$330,000. Later that same day, Douglas recorded a deed of trust secured by Parcel 72 whereby he loaned Cavolt \$278,000. Cavolt applied to the County for a two parcel division on May 13, 2005. (DPM-2005-0457.) The PRC approved the tentative parcel map on June 15, 2005. Cavolt then recorded Parcel Map DPM-20050457 on February 17, 2006 which divided parcel 72 into 2 parcels: 1 (APN 75: 5.0 acres), and 2 (APN 76: 5.0 acres) (surveyor was Michael Martin). On March 3, 2006, Cavolt transferred APN 76 (2) (5.0 acres) to S. Cavolt Investments, Inc. for no apparent consideration.

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 explained above, the property which became Parcel 72 (10 acres) (as a result of the Douglas Parcel Map) received an extra 1.14 acres as a result of the Van Home-Douglas boundary line adjustment. That allowed the creation of the 10 acre parcel south of Whitehawk Ridge Court; a parcel eligible for further division. Without the additional 1.14 acres, APN 72 would have been only 8.8 acres in size and ineligible for a 2 parcel division given the applicable minimum lot size of 5 acres. (Zoning: F-B X5 PDO.2)

It is more likely than not that Van Home-Douglas boundary line adjustment and the divisions which follow were done pursuant to a common plan to divide the subject property through a series of four parcel (or fewer) divisions. The common plan is evidenced by the reservation in the Van Home to Douglas Deed for an access directly across the Douglas parcel (i.e. Whitehawk Ridge Court), located to facilitate the divisions which follow; the boundary line adjustment designed to facilitate later division of the Douglas 10 acre parcel south of Whitehawk Ridge Court as well as other divisions; and the creation, through a series multiple parcel maps, of a subdivision which is remarkably similar to the subdivision proposed by Woody and previously approved by the County. Through the use of multiple parcel maps, the subdividers avoided many of the 30 separate conditions of approval which had been placed on the Woody tentative subdivision map. Van Home could have assumed Woody's tentative subdivision map and completed creation of that subdivision. Instead, Van Home and the other subdividers pursued a series parcel map divisions with an end result very similar to the proposed Woody subdivision. It is more likely than not that this was done pursuant to a common plan, not by subdividers "acting entirely independently." (55 Op.Atty Gen. Cal. 414 (1972).)

Thus, Van Home, Douglas, Cavolt and the other subdividers of the subject property should be considered a single subdivider for purposes of determining compliance with Section 66426. A tentative and final subdivision map should have been obtained for the resulting divisions.

Parcel 52 (Van Home Parcel Map)

Facts: A 16 parcel subdivision map was approved for Kevin Woody in 1992. The Woody Subdivision was re-approved and the tentative map modified and extended on March 13, 2001; the modified map reduced the number of parcels to 12, primarily due to new restrictions on development in steeply sloped areas. On May 31, 2002, Thomas and Patricia Van Home (Van Home) recorded their purchase of parcels 52 (39.3 acres) and 53 (45.0 acres) of the property known as White Hawk Ridge from Kevin Woody for the price of \$406,000. (See separate memo regarding Mr. Woody's prior subdivision map application.) Later that same day, Van Home recorded a deed of trust secured by parcels 52 and 53 whereby he borrowed \$210,660 from Stockmans Bank.

Nearly seven months later, on December 30, 2002, Van Home recorded the sale of Parcel 53 to Bruce Douglas (Douglas) for the purchase price of \$270,000. The Grant Deed from Van Home to Douglas reserved a 50 foot easement "for access, drainage and utilities" along what was later named Whitehawk Ridge Court. It appears that the legal description of the reserved easement was created by JKL Surveying (it is similar in font, style and format to the legal descriptions prepared by Joyce K. Lorell for the Van Home-Douglas boundary line adjustment). The apparent purpose of this reservation/easement was to provide access to Van Home's property from Ponderosa Way, across the parcel transferred to Douglas. On December 8, 2003, Van Home and Douglas recorded an approved boundary line adjustment (MBR-11177) of Parcel 52 and Parcel 53, which transferred 26.34 acres from the Douglas Parcel (53) to Van Home, and transferred 1.14 acres from the Van Home Parcel (52) to the Douglas Parcel. Parcel 53 was then renumbered as Parcel 58 (20.14 acres) and Parcel 52 was renumbered as Parcel 60 (64.54 acres).

On or about January 22, 2003, George Wasley Planning & JKL Surveying, on behalf of Van Home, submitted an application to divide Parcel 60 (64.54 acres) into 4 separate parcels plus a 25.4 acre remainder. The tentative parcel map was approved by the PRC on February 11, 2003. On June 30, 2004, Van Home recorded Parcel Map P-75969, dividing former Parcel 60 (64.54 acres) into 4 parcels: 1 (APN 64: 5.6 acres), 2 (APN 65: 8.01 acres), 3 (APN 66: 12.05 acres) and 4 (APN 67: 10.11 acres)(surveyor was JKL Surveying). The division also left a 25.44 acre remainder piece which has very steep slopes (i.e. more than 30%) and is not suitable for development. However, the Van Home Parcel Map created two parcels capable of further division given the applicable 5 acre gross minimum parcel size: parcels 3 (12.05 acres) and 4 (10.11 acres). (Zoning: F-B X5 PDO.2) As

explained below, parcels 3 and 4 were later each divided into 2 separate parcels by the Link/ Seaton/Megalodon and Bates/Burris Parcel Maps.

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 explained above, the Van Home-Douglas boundary line adjustment facilitated division of the Douglas 10 acre parcel south of Whitehawk Ridge Court into two 5 acres parcels. Similarly, the boundary line adjustment also facilitated the Van Home Parcel Map and the further divisions which followed. The property which became Parcel 1 (5.6 acres) from the Van Home Parcel Map, received approximately 2 acres from the adjoining Douglas parcel as a result of the boundary line adjustment. Without that additional 2 acres, the divisions in the Van Home Parcel Map, in the approved configuration, would not have been possible. Parcel 1 would not have met the minimum parcel size of 5 acres. Although the Van Home property likely still could have divided into 4 separate parcels without benefit of the 2+ acres from the boundary line modification, it appears it could not have been divided in such a way as to result in the creation of 2 parcels which were each large enough (i.e. over 10 acres in size) to themselves be further divided. It is more likely than not that the boundary line adjustment was devised to facilitate the multiple divisions which follow. It is also more likely than not that this was done pursuant to

a common plan, not by subdividers "acting entirely independently." (55 Op. Atty Gen. Cal. 414 (1972).)

Thus, Van Home, Douglas, Cavolt, and the other subdividers of the subject property should be considered a single subdivider for purposes of determining compliance with Section 66426. A tentative and final subdivision map should have been obtained for the resulting divisions.

Parcel 66 (Link/ Seaton/Megalodon Parcel Map)

(Formerly Parcel 60)

Facts: On September 8, 2004 Van Home recorded the sale of an undivided one-half interest in Parcel 66 (12.0 acres, Parcel 3 from the Van Home Parcel Map) to Gary and Nancy Link and an undivided one-half interest to Dennis Seaton (Link/Seaton) for the purchase price of \$280,500. The Van Home to Link/Seaton Grant Deed contains restrictions prohibiting overhead utilities and permanent mobile/modular homes. On February 25, 2005, George Wasley & JKL Surveying submitted, on behalf of Link/Seaton, an application to Placer County proposing to divide Parcel 66 into two separate parcels. (DPM 2005-0209) On May 22, 2006, Link/Seaton recorded sale of the property to Joseph and Stephanie Mirando for \$465,000. The property was later sold/transferred to Megalodon Enterprises, Inc. Joseph Mirando is the President of Megalodon Enterprises. On December 28, 2006, Megalodon Enterprises, Inc. recorded a final Parcel Map dividing Parcel 66 into 2 parcels: 1 (APN 77: 5.41 acres) and 2 (APN 78: 6.54 acres) (surveyor 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 a tentative and final subdivision maps, the division will be held to constitute a violation of section 66426.

Analysis: As explained above, the Van Home-Douglas boundary line adjustment facilitated the Van Home Parcel Map and the further divisions which followed. The property which became Parcel 1 (5.6 acres) from the Van Home Parcel Map, received approximately 2 acres from the adjoining Douglas parcel as a result of the boundary line adjustment. Without that additional 2 acres, division of the Van Home property in the approved configuration would not have been possible. Although the Van Home property likely still could have divided into 4 separate parcels without benefit of the 2+ acres from the boundary line modification, it appears it could not have been divided in such a way as to result in the creation of 2 parcels which were each large enough (i.e. over 10 acres in size) to themselves be further divided. It appears that the boundary line adjustment was devised to facilitate the multiple divisions which follow. It is also more likely than not that this was done pursuant to a common plan, not by subdividers "acting entirely independently." (55 Op.Atty Gen. Cal. 414 (1972).)

Parcel 3 (12.05 acres) from the Van Home Parcel map was large enough to facilitate a two parcel split given the applicable 5 acre gross minimum parcel size. A common plan is also reflected in the placement of Whitehawk Ridge Court, the placement of boundary lines between parcels 3 and 4 of the Van Home Parcel Map, and the boundary line with the adjoining Douglas property, were all designed to accomplish the divisions described herein. In addition, the deed restrictions prohibiting overhead utilities and permanent mobile/modular homes reflect 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. These restrictions then "run with the land" to include all parcels created through further division of the affected property.

It is more likely than not that the divisions resulting from the Megalodon Enterprises Parcel Map were part of a common plan to divide the property through a series of 4 parcel (or fewer) divisions. What started as two adjoining parcels both owned by Van Home in 2002, by December 2006 had become 11 separate parcels through the divisions described herein. Thus, Van Home, Douglas, Cavolt, Megalodon and the other subdividers of the subject property should be considered a single subdivider for purposes of determining compliance with Section 66426. A tentative and final subdivision map should have been obtained for the resulting divisions.

Parcel 67 (Bates/WAM Parcel Map)

(Formerly Parcel 60)

Facts: On September 27, 2004 Van Home recorded the sale of an undivided one-half interest in Parcel 67 (10.11 acres gross) to William and JoAnn Bates and an undivided one-half interest to Michelle Ollar-Burris and Wesley Burris acting as the trustees of the WAM Trust (Bates/WAM) for the purchase price of \$270,000. The Van Home to Bates/WAM Grant Deed contains restrictions prohibiting overhead utilities and permanent mobile/modular homes, identical to the restrictions discussed above regarding the Link/Seaton/Megalodon parcel. (Bates is/was a tenant at the Burris residence at 267 Silver Bend Way.) Later that same day Van Home recorded a deed of trust secured by Parcel 67 whereby he loaned Bates/WAM an unstated amount. On November 18, 2004 George Wasley Planning & JKL Surveying, on behalf of Bates/WAM, applied for a two parcel division of the property. On January 12, 2005, the PRC approved the tentative parcel map. On December 9, 2005 Bates/WAM recorded Parcel Map DPM-20040786 which divided Parcel 67 into 2 parcels: 1 (APN 73: 5.11 acres gross); and 2 (APN 74: 5.0 acres gross) (surveyor 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 lots into four or fewer parcels 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 a tentative and final subdivision maps, the division will be held to constitute a violation of Section 66426.

Analysis: As explained above, the Van Home-Douglas boundary line adjustment facilitated the Van Home Parcel Map and the further divisions which followed. The property which became Parcel 1 (5.6 acres) from the Van Home Parcel Map, received approximately 2 acres from the adjoining Douglas parcel as a result of the boundary line adjustment. Without that additional 2 acres, division of the Van Home property in the approved configuration would not have been possible. Although the Van Home property likely still could have divided into 4 separate parcels without benefit of the 2+ acres from the boundary line modification, it likely could not have been divided in such a way as to result in the creation of 2 parcels which were each large enough (i.e. over 10 acres in size) to themselves be further divided. It is more likely than not that the boundary line adjustment was devised to facilitate the multiple divisions which follow. It is also more likely than not that this was done pursuant to a common plan, not by subdividers "acting entirely independently." (55 Op.Atty Gen. Cal. 414 (1972).)

The property divided by Bates/WAM, Parcel 4 (10.11 acres) from the Van Home Parcel map, was just large enough to facilitate a two parcel split given the 5 acre gross minimum parcel size. It is more likely than not that the placement of Whitehawk Ridge Court, the placement of boundary lines between parcels 3 and 4 of the Van Home Parcel Map, and the boundary line with the adjoining Douglas property, were all designed to accomplish the divisions described herein. In addition, Van Home and Burris are involved in multiple divisions of many different properties, while Bates is/was a tenant at the Burris residential compound.

In addition, the deed restrictions prohibiting overhead utilities and permanent mobile/modular homes reflect 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. These restrictions then "run with the land" to include all parcels created through further division of the affected property. Identical deed restrictions appear in the deeds transferring Van Home Parcels 1 (APN 64: 5.7 acres) and 2 (APN 65: 8.0 acres) to separate buyers in August and December 2004. As noted above, identical restrictions also appear in the Van Home to Link/Seaton Grant Deed.

It is more likely than not that the divisions resulting from the Bates/WAM Parcel Map were part of a common plan to divide the property through a series of 4 parcel (or fewer) divisions. What started as two adjoining parcels both owned by Van Home in 2002, by December 2006 had become 11 separate parcels through the divisions described herein. Thus, Van Home, Douglas, Cavolt, Megalodon, Bates/WAM and the other subdividers of the subject property should be considered a single subdivider for purposes of determining compliance with Section 66426. A tentative and final subdivision map should have been obtained for the resulting divisions.

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

Owner/Subdivider	Date of Purchase	Date of Parcel Map Application	Date Parcel Map Recorded/Surveyor For Final Map	Number of Parcels After Division
Van Horne/Douglas Boundary Line Adjustment	Van Horne: May 31, 2002 Douglas: December 30, 2002	January 2003. (Approved by PRC on January 15, 2003)	December 8, 2003 (JKL Surveying)	Boundary Line Adjustment
Van Horne, Thomas and Patricia	May 31, 2002	January 22, 2003	June 30, 2004 (JKL Surveying)	4
Douglas, Bruce	December 30, 2002	March 26, 2003	December 27, 2004 (Wheat Land Surveying)	4
Bates, William & JoAnn Burris, Wesley & Ollar-Burris, Michelle (WAM Trust)	September 27, 2004	November 18, 2004	December 9, 2005 (JKL Surveying)	2
Link, Gary & Nancy Seaton, Dennis Mirando, Joseph & Stephanie Megalodon Enterprises, Inc.	Link/Seaton: September 8, 2004 Mirando/Megalodon: May 22, 2006	February 25, 2005	December 28, 2006 (JKL Surveying)	2
Cavolt, Steven	January 18, 2005	May 13, 2005	February 17, 2006 (Michael Martin)	2

Similarities Between The Approved Whitehawk Ridge Tentative Subdivision And The Actual Division Of Parcels 52 And 53

A tentative subdivision map submitted by Kevin Woody was approved by the County in 1992 which proposed to divide parcels 52 and 53 of the property known as Whitehawk Ridge into 16 separate parcels. An open lot between parcels 4 and 5 was to be used as a children's play and picnic area, and a large unused remainder north of parcels 9 - 16 was also included in the proposed subdivision. (The remainder area has slopes in excess of 30% and is apparently not suitable for development.)

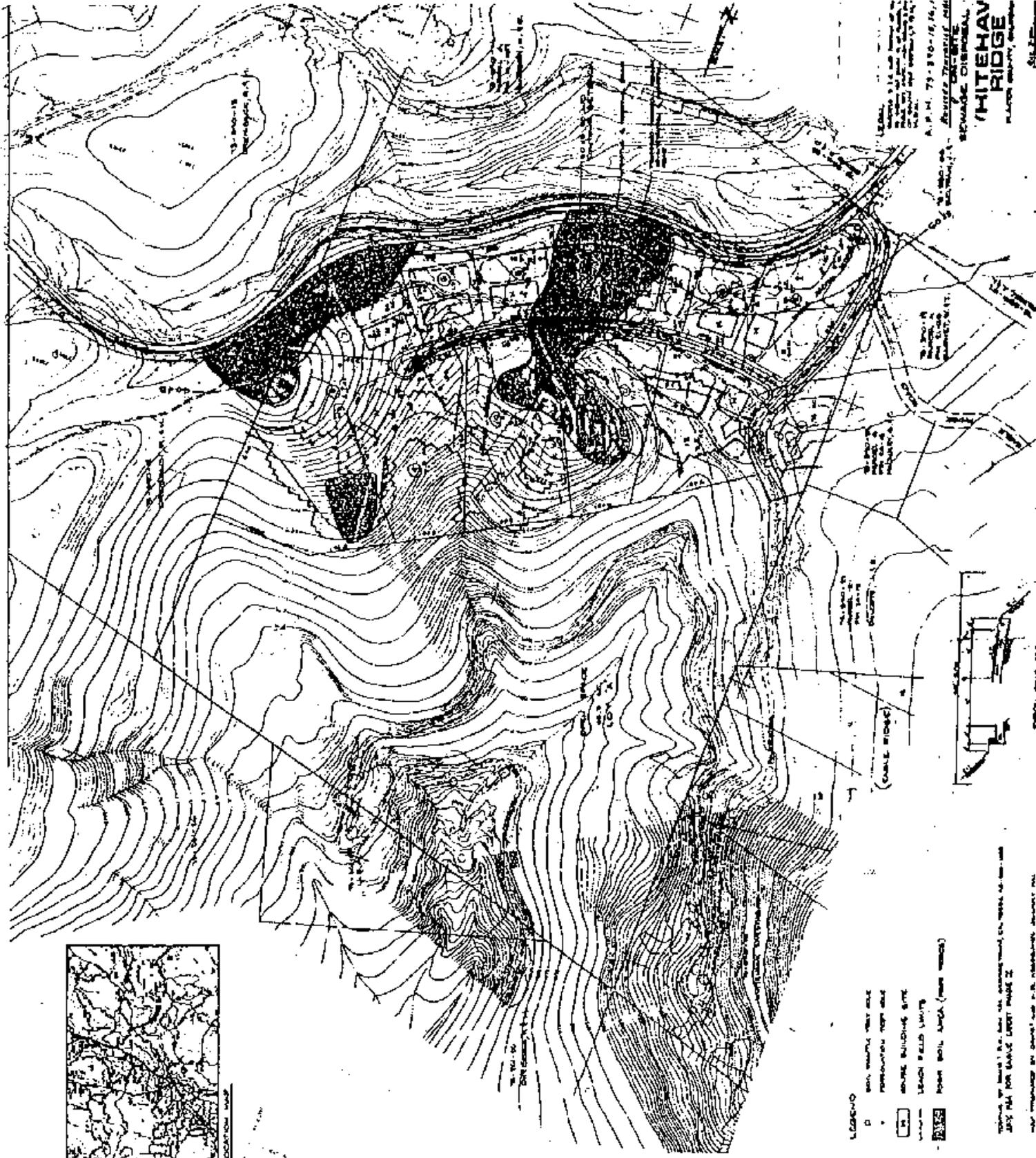
The tentative subdivision map was re-approved and extended by the Placer County Board of Supervisors, most recently on March 13, 2001. At that time, the subdivision was reduced from 16 parcels to 12, primarily due to new restrictions on developments planned for steeply sloped areas. (Over 32 acres of the property has slopes in excess of 30%.) The 12 parcel subdivision was approved with 30 separate conditions of approval covering 16 pages. The proposed subdivision was originally the subject of a CEQA negative declaration analysis. Per the conditions, the tentative subdivision map had a revised expiration date of August 27, 2002. Van Home purchased the property from Woody in May of 2002, with the tentative map still active. The tentative map was then allowed to expire.

The parcel map division process began with a boundary line adjustment which facilitated later divisions. Then, using successive parcel maps, former Parcels 52 and 53 became 11 separate parcels through the divisions described in this report. These divisions also created a road (reserved in easements beginning with Van Home's first transfer of a portion of the property) in a very similar position to the previously proposed Whitehawk Way (now known as Whitehawk Ridge Court). The parcels are laid out north and south of Whitehawk Ridge Court in a manner similar to the lay out of the approved Whitehawk Ridge tentative subdivision map.

Thus, the successive parcel maps resulted in a residential development very similar to that approved by the County in 2001. The successive individual parcel maps were approved, however, without many of the conditions of approval required of the proposed Woody subdivision. In addition, the potential environmental impacts of the Woody tentative subdivision map were analyzed by a CEQA initial study and negative declaration. By contrast, the individual parcel maps were determined to be exempt from CEQA analysis.

The proposed and abandoned Whitehawk Ridge tentative subdivision map illustrates the differences between proper tentative subdivision map review, and prohibited successive parcel maps. Through the use of successive parcel maps, the owners obtained similar results to the previously proposed subdivision, without CEQA analysis of the potential environmental impacts and without compliance with

many of the County's rules and conditions which would have been applicable to a tentative subdivision map.

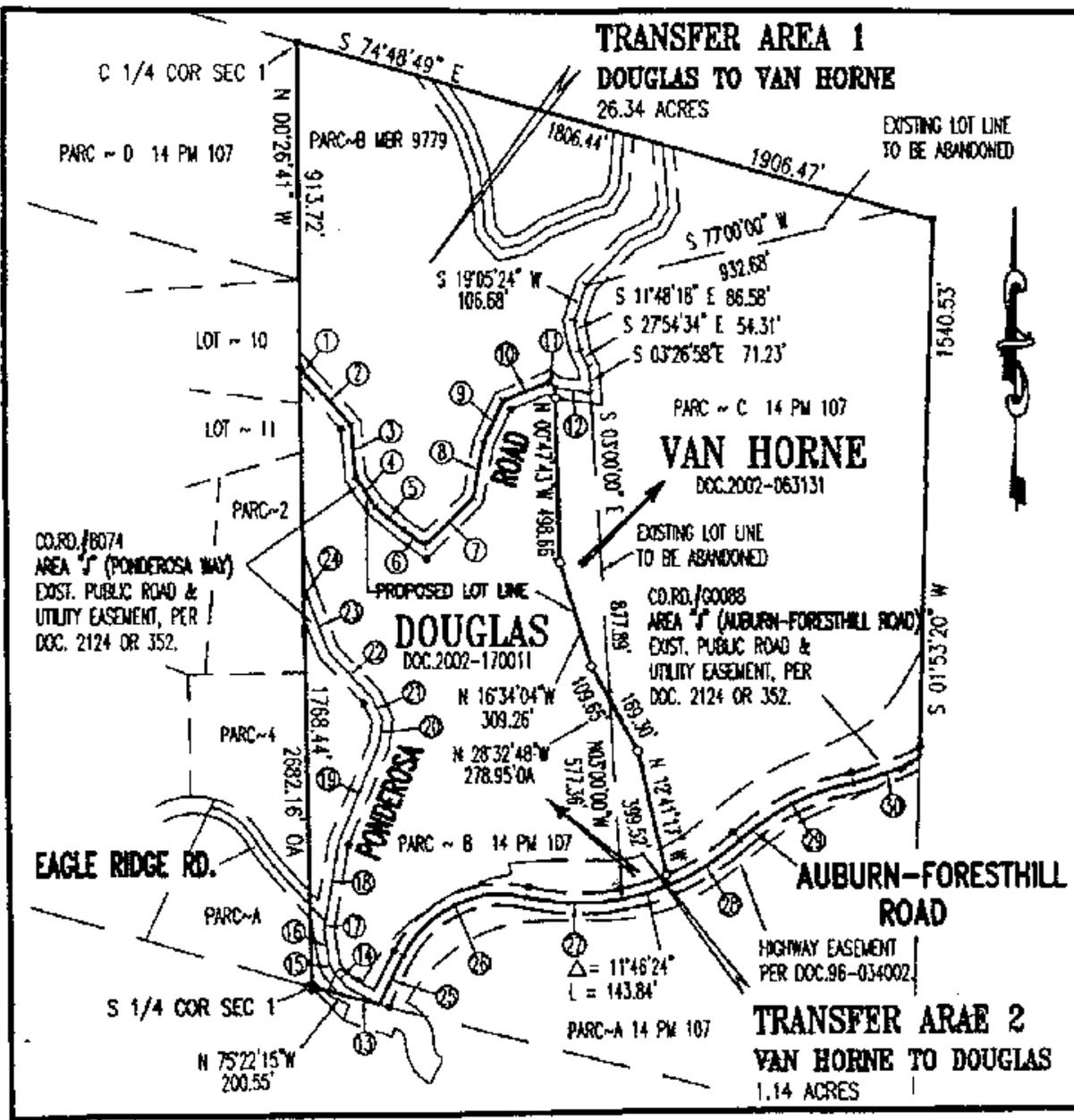


- LEGEND**
- ROADS
 - RAILROADS
 - CABLE RIDGE
 - LEACH FIELD LIMITS
 - POOR SOIL AREA (SEE NOTES)



A.P. 14, 79-370-16 (16)
 SEWAGE DISPOSAL
 MITEHAVA RIDGE
 1:50,000
 1979

NOT TO BE USED FOR NAVIGATION
 THIS MAP FOR LAND USE PURPOSES ONLY
 NOT TO BE USED FOR NAVIGATION PURPOSES



CO. RD. #8074

AREA "J" (PONDEROSA WAY)

1	S 38°23'39"E	34.96'
2	S 42°08'08"E	184.13'
3	S 05°03'00"E	150.57'
4	S 33°09'26"E	98.77'
5	S 50°34'42"E	107.66'
6	S 54°41'24"E	75.86'
7	N 46°12'12"E	195.70'
8	N 11°49'35"E	160.80'
9	N 25°09'29"E	130.71'
10	N 67°50'54"E	142.30'
11	S 51°35'06"E	24.60'
12	S 81°47'10"E	102.61'

CO. RD. #8074

AREA "J" (PONDEROSA WAY)

13	N 62°51'29"W	103.50'
14	N 40°58'57"W	66.56'
15	N 20°42'13"W	21.32'
16	N 09°06'16"W	98.74'
17	N 12°13'46"E	20.90'
18	N 10°38'48"E	232.83'
19	N 23°33'48"E	302.82'
20	N 07°43'34"E	75.22'
21	N 24°57'10"W	70.83'
22	N 44°08'38"W	178.26'
23	N 20°10'07"W	158.36'
24	N 18°13'07"W	44.97'

AREA "J" (AUBURN-FORESTHILL ROAD) CO. RD. #0088

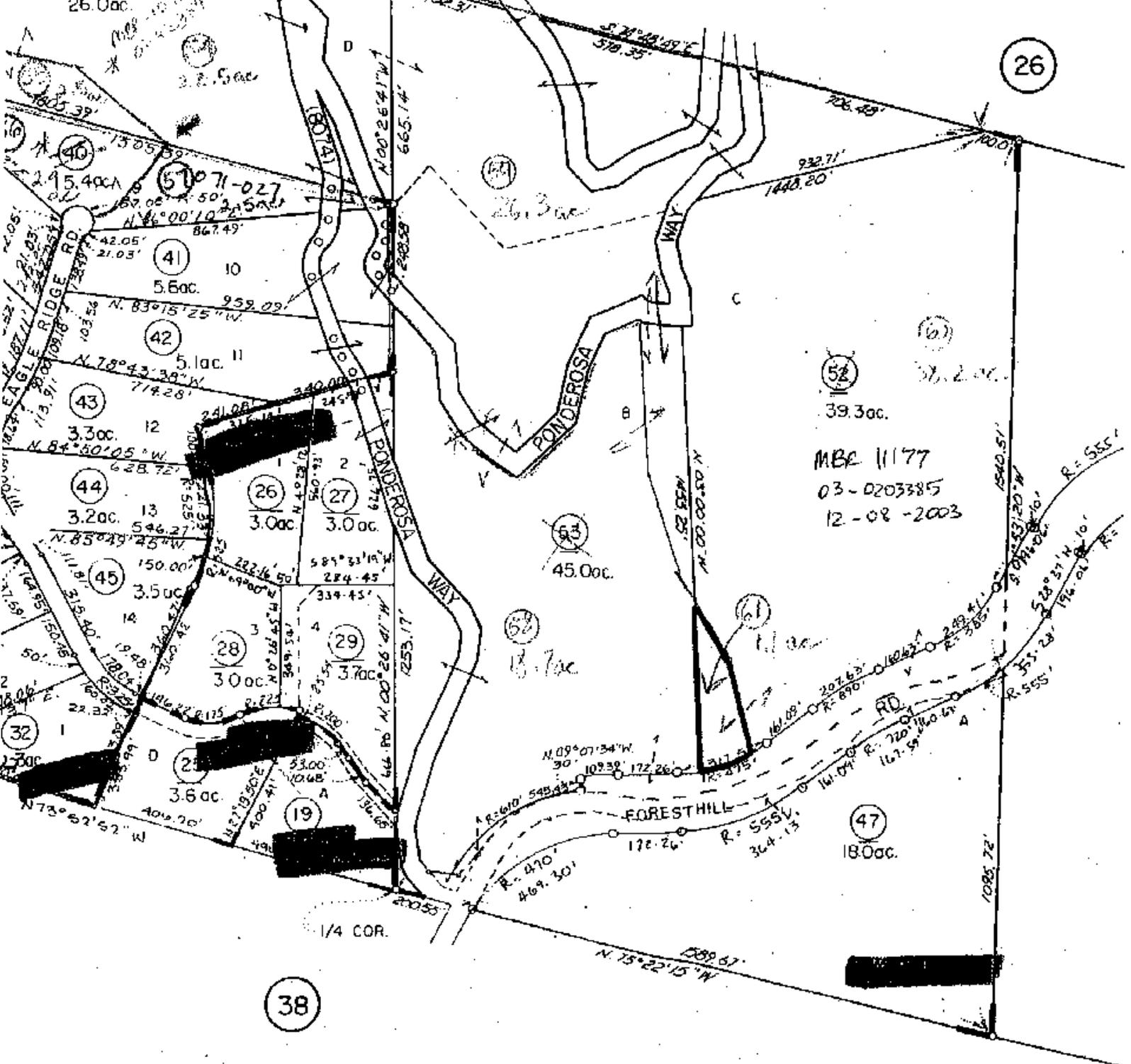
25	N 27°48'15" E	157.38'
26	R = 320.00' Δ = 75°35'47" L = 422.21'	
27	R = 700.00' Δ = 34°40'29" L = 423.63'	
28	R = 700.00' Δ = 20°16'07" L = 247.63'	
29	R = 720.00' Δ = 29°25'51" L = 369.84'	
30	R = 720.00' Δ = 16°13'52" L = 203.97'	

OWNER / APPLICANT:
 ASSESSOR'S PARCEL: 073-390-052
THOMAS VAN HORNE
 6286 ELVAS AVENUE
 SACRAMENTO, CA 95814
 ASSESSOR'S PARCEL: 073-390-053
BRUCE DOUGLAS
 P.O. BOX 8162
 AUBURN, CA 95604



EXHIBIT "B" FOR MBR 11177
THOMAS S. VAN HORNE
 BEING A PORTION OF THE
E. 1/2 OF SEC. 1, T.13 N., R.9 E., M.D.M.
 IN THE UNINCORPORATED TERRITORY OF
PLACER COUNTY, CALIFORNIA
 SCALE: 1" = 400' JANUARY, 2003
JKL SURVEYING

25 of Excerpt from Placer Co. Assessor's Archived maps
 POR. SEC. 1 & 6 T. 13 N., R. 9 & 10 E., M.D.
 Survey M.O.R. Bk. 4, Pg. 74
 Parcel M.O.R. Bk. 5, Pg. 159 P-70734
 Parcel M.O.R. Bk. 10, Pg. 45, P-72227
 Parcel M.O.R. Bk. 14, Pg. 107, P-73253
 Parcel M.O.R. Bk. 14 Pg. 113 P-73168



NOTE:
 CAN'T COMBINE
 PARCELS DUE TO
 DIFFERENT
 TRACS.

MBE 11177
 03-0203385
 12-08-2003

0130-2003

COUNTY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP, THAT THE 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 THAT THIS MAP IS TECHNICALLY CORRECT, PURSUANT TO THE AUTHORITY CONFERRED BY ORDINANCE NO. 1587 OF THE BOARD OF SUPERVISORS AND IN CONFORMANCE WITH THE TERMS OF THE DEDICATION, THE FOLLOWING IS HEREBY ORDERED:

- 1. PUBLIC UTILITY EASEMENTS ARE HEREBY ACCEPTED ON BEHALF OF THE PUBLIC.
2. EASEMENTS OFFERED FOR DEDICATION TO PUBLIC USE AND DESIGNATED AS AREAS HERE BY NOT ACCEPTED AT THIS TIME, BUT THE COUNTY RESERVES THE RIGHT TO DO SO IN THE FUTURE.

ANY ACCEPTANCE AS FOR PUBLIC USE ONLY, THE COUNTY DOES NOT ASSUME ANY MAINTENANCE RESPONSIBILITIES.

DATED: 12/27/04

FILE NO. 04-0001-012704
PLACER COUNTY SURVEYOR



RECORDER'S STATEMENT

FILED THIS 27th DAY OF DECEMBER, 2004
AT THE COUNTY CLERK'S OFFICE, PLACER COUNTY, CALIFORNIA.

BY: [Signature]
COUNTY CLERK

PLACER COUNTY RECORDER

PARCEL MAP P-75998

BEING A PORTION OF PARCELS B AND C, 14/PM/107
C. 1/2 OF SEC. 1, T. 13 N., R. 9 E., M. 0.1K
IN THE UNINCORPORATED TERRITORY OF
PLACER COUNTY, CALIFORNIA
SCALE: 1"=200' MARCH, 2003

WHEAT LAND SURVEYING

2678 BISHOP DRIVE SUITE 1150
SAN RAFAEL CA 94583
PH (925) 328-1079

TRUSTEE'S STATEMENT

PLACER TITLE COMPANY, A CALIFORNIA CORPORATION
UNDER DEED OF TRUST RECORDED FEBRUARY 20, 2004 AS
INSTRUMENT NUMBER 2004-001121 OF OFFICIAL RECORDS OF
PLACER COUNTY, ENCUMBERS THE LAND HEREIN SHOWN, HEREBY
ON BEHALF OF THE BENEFACTORY TO THE MARRIAGE AND FILING OF THIS
MAP IN ACCORDANCE WITH PLACER COUNTY MAP ACT, AS IN SECTION 1587,
PLACER COUNTY, CALIFORNIA.

BY: [Signature]

PRINTED NAME: [Name]

TITLE: [Title]

ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF PLACER

ON 12/27/04, BEFORE ME, THE UNDERSIGNED, A
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY
APPEARED [Name], PERSONALLY KNOWN TO ME, OR
PROVEN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE
THE PERSON(S) WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN
INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED
THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL
THIS 27th DAY OF December, 2004.

SIGNATURE: [Signature]
MY COMMISSION EXPIRES 12-31-2007
NOTARY PUBLIC IN AND FOR Commission #
THE COUNTY OF PLACER 14194074
STATE OF CALIFORNIA

TRUSTEE'S STATEMENT

PLACER TITLE OF CALIFORNIA, INC., A CALIFORNIA CORPORATION,
AS
TRUSTEE OF TRUST RECORDED
OF OFFICIAL RECORDS
IN INSTRUMENT NUMBER
OF PLACER COUNTY, ENCUMBERS THE LAND HEREIN SHOWN,
HEREBY ON BEHALF OF THE BENEFACTORY TO THE MARRIAGE AND FILING
OF THIS MAP.

BY: _____

PRINTED NAME: _____

TITLE: _____

ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF PLACER

ON 12/27/04, BEFORE ME, THE UNDERSIGNED, A
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY
APPEARED [Name], PERSONALLY KNOWN TO ME, OR
PROVEN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE
THE PERSON(S) WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN
INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED
THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL
THIS 27th DAY OF December, 2004.

SIGNATURE: [Signature]

NOTARY PUBLIC IN AND FOR

THE COUNTY OF PLACER

STATE OF CALIFORNIA



OWNER'S STATEMENT

THE UNDERSIGNED HEREBY STATE THAT THEY ARE THE OWNERS OF THE
LAND HEREIN SHOWN, AND THAT THEY HAVE NO OTHER INTEREST IN THE
LAND HEREIN SHOWN, AND THAT THEY HEREBY CONSENT TO THE
PREPARATION AND RECORDATION OF THIS MAP, THAT THE
EASEMENTS FOR AND AREAS APPURTENANT TO PARCELS DEPICTED
ON THIS MAP WILL BE CONVEYED AS SHOWN HEREON.

I HEREBY PREVIOUSLY OFFER TO DEDICATE TO PUBLIC USE PUBLIC
UTILITY EASEMENTS ON, OVER, UNDER AND ACROSS THOSE STRIPS
OF LAND DESIGNATED P.U.E. FOR ANY AND ALL UTILITY SERVICE
AND FACILITIES INCLUDING BUT NOT LIMITED TO POWER, WIRING AND
CONDUITS FOR ELECTRICAL, TELEPHONE, GAS, STORM
SEWER AND WATER SERVICES AND ALL APPURTENANCES
THERE TO TOGETHER WITH THE RIGHT TO TRIM AND REMOVE TREES
AND VEGETATION.

AND I HEREBY IRREVOCABLY OFFER TO DEDICATE TO PUBLIC USE
FOR ROAD PURPOSES AND ALL PURPOSES INCORPORATED THEREIN TO
INCLUDING BUT NOT LIMITED TO ALL UTILITY SERVICE AND FACILITIES
ACROSS THOSE AREAS DESIGNATED AS AREAS AS SHOWN ON THIS
MAP.

[Signature] DATE 12/29/04

ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF PLACER

ON 12/29/04, BEFORE ME, THE UNDERSIGNED, A
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY
APPEARED [Name], PERSONALLY KNOWN TO ME, OR
PROVEN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE
THE PERSON(S) WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN
INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED
THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL
THIS 29th DAY OF December, 2004.

SIGNATURE: [Signature]

MY COMMISSION EXPIRES 12-31-2007

NOTARY PUBLIC IN AND FOR Commission #

STATE OF CALIFORNIA 14194074

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
ORDINANCES AT THE REQUEST OF BRUCE A. DOUGLAS ON DECEMBER
22, 2003. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY
COMPLIES TO THE APPROVED OR CONDITIONALLY APPROVED
TENTATIVE MAP, IF ANY, THAT ALL MONUMENTS ARE OF THE
CHARACTER AND OCCUPY THE POSITIONS INDICATED, THAT THE
MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE
RETRACED.

DATED: [Signature]
ROBERT L. WHEAT, L.S. NO. 8753
EXPIRATION DATE: 12-31-06

PAR - 2 14 PM 107

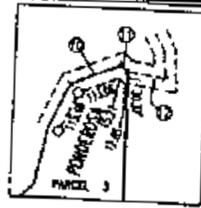


FIG. 1 1/2 P. 1/1-1/2 BRASS CAP STAMPED L.S. 3040-1977 (1)(X)

LOT - 9
5 MAPS 23

REMAINDER 32 P.M. 2

CO. RD. #0074
AREA "A" (POMONOSA WAY)
NORTH LINE AREA "B"

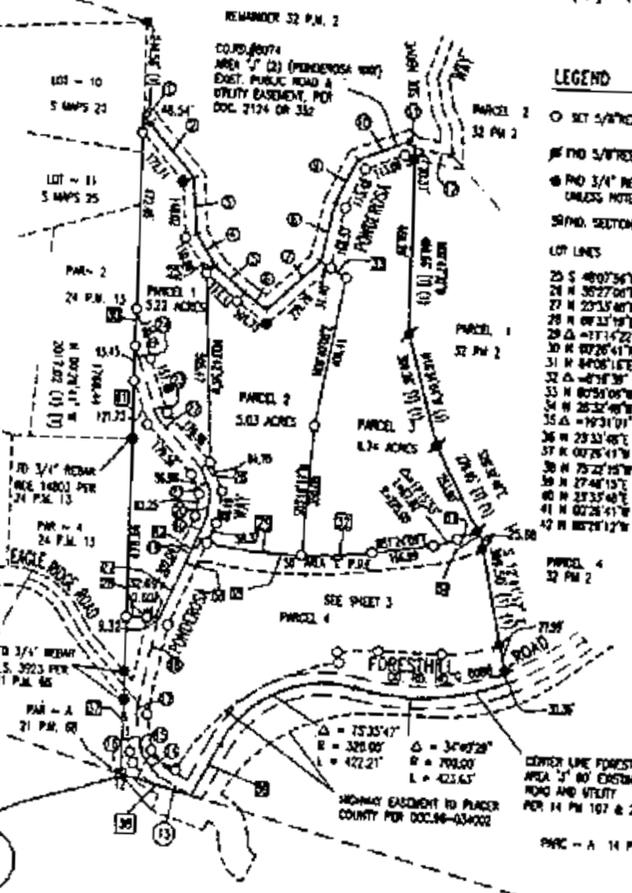
- 1 S 3023.30'E 34.91'
- 2 S 4208.08'E 384.13'
- 3 S 0920.02'E 150.57'
- 4 S 3309.28'E 98.77'
- 5 S 5034.42'E 107.64'
- 6 S 5441.24'E 75.88'
- 7 N 4012.12'E 195.70'
- 8 N 1144.32'E 160.80'
- 9 N 2509.29'E 130.71'
- 10 N 8730.54'E 142.30'
- 11 S 5133.06'E 24.43'
- 12 S 8147.10'E 402.38'

LOT - 10
5 MAPS 23

LOT - 11
5 MAPS 25

CO. RD. #0074
AREA "A" (POMONOSA WAY)

- 13 N 8251.29'W 103.30'
- 14 N 4236.53'W 68.54'
- 15 N 2042.12'W 21.32'
- 16 N 8824.16'W 93.74'
- 17 N 1213.66'E 20.26'
- 18 N 4026.48'E 232.63'
- 19 N 2333.48'E 312.82'
- 20 N 4743.34'E 75.22'
- 21 N 2657.10'W 70.83'
- 22 N 4408.38'W 178.24'
- 23 N 2910.99'W 158.26'
- 24 N 1813.99'W 44.97'



RECORD DATA

- (1) 32 PM 2
- (2) 14 PM 107
- [] TOTAL

LEGEND

- SET 5/8" REBAR & CAP STAMPED L.S. 3753
- SET 5/8" REBAR & CAP STAMPED L.S. 7378 (1)
- FIG. 1 1/2 P. 1/1-1/2 BRASS CAP STAMPED L.S. 3040 (2) UNLESS NOTED
- FIG. 3/4" REBAR INCEDED L.S. 2846 (2) UNLESS NOTED
- S/4" SECTION CORNER AS NOTED
- LOT LINES
- 25 S 4807.56'W 30.35'
- 26 N 3827.00'E 30.43'
- 27 N 2233.80'E 283.30' L&A #1
- 28 N 0933.19'E 89.80' [1]
- 29 Δ = 3314.72' R = 1325.00' L = 754.02'
- 30 N 0226.41'W 90.28'
- 31 N 8405.16'E 50.87'
- 32 Δ = 4678.30' R = 1325.00' L = 191.42'
- 33 N 8058.00'W 81.40' [1]
- 34 N 2832.48'W 25.65'
- 35 Δ = 1931.01' R = 1325.00' L = 451.54' [1]
- 36 N 2932.48'E 229.30'
- 37 N 0928.41'W 421.30' [1]
- 38 N 7522.15'W 200.55' [1]
- 39 N 2748.13'E 197.58'
- 40 N 2333.48'E 54.20'
- 41 N 0228.41'W 158.68'
- 42 N 8878.12'W 30.00'

NOTES

1. SOURCE OF BEARS AND BOUNDS : 02-0170011, 02-0201308 AND 03-0201377
2. A "DECLARATION OF ROAD INTERFERENCE AGREEMENT" AFFECTING PARCELS 1, 2, 3, AND 4 IS BEING RECORDED CONCURRENTLY HERewith IN INSTRUMENT NO. 26521-172-742, D.R.P.C.
3. AREA "A" IS A 50.00 FOOT WIDE EASEMENT FOR ROAD AND FRONTY AND PUBLIC UTILITY PURPOSES AND IS APPURTENANT TO PARCELS 2, 3, AND 4.
4. THE EASEMENT RECORDED IN BOOK 150 PAGE 474 REFERS TO DITCHES, CANYONS AND STREAMS AND CANNOT BE PLOTTED.

BASIS OF BEARING

ALL BEARINGS IN THIS SURVEY ARE BASED UPON MONUMENTS FOUND OR AS ESTABLISHED PER P-75999 FILED IN BOOK 32 OF PARCEL MAPS AT PAGE 02 PLACER COUNTY RECORDS

PARCEL MAP P-75998

BEING A PORTION OF PARCELS B AND C, 14/PM/107
C 1/2 OF SEC. 1, T. 13 N., R. 7 E., M. 24,
IN THE UNINCORPORATED TERRITORY OF
PLACER COUNTY, CALIFORNIA
SCALE: 1"=200' MARCH 2003

WHEAT LAND SURVEYING

2678 BISHOP DRIVE, SUITE # 150
SAN FRANCISCO, CA 94133
PH: (415) 328-1079

CORNER DATA

13 N 87°31'28"W 103.50'
 14 N 40°50'37"W 86.50'
 15 N 20°43'13"W 21.32'
 16 N 80°04'14"W 88.74'
 17 N 52°13'44"E 20.80'
 18 N 10°30'48"E 132.85'
 19 N 27°33'44"E 302.82' (1)

LOT LINES

27 N 27°35'45"E 283.50' (1) Lot #1
 28 N 89°35'19"E 89.61'
 29 S 81°14'22"E R=1325.00 L=238.92'
 31 N 84°08'18"E 58.82'
 32 S 84°18'37"E R=1325.00 L=191.42'
 34 N 28°23'48"W 26.00'
 35 S 17°31'01"W R=1325.00 L=451.34(1)
 36 N 27°33'44"E 239.30' (1) Lot #2
 37 N 82°16'17"W 421.30' (1)
 38 N 29°21'15"W 204.50' (1)
 39 N 27°46'18"E 157.50' (1)
 40 N 27°45'48"E 54.20' (1)

SEE SHEET 2

RECORD DATA

- (1) 32 PM 2
- (2) 14 PM 107
- (1) TOOL
- (1-4) MONUMENT TO MONUMENT

LEGEND

- SET 5/8" REBAR & CAP STAMPED L.S. 7573
- ⊗ FND 5/8" REBAR & CAP STAMPED L.S. 7379 (1)
- ⊗ FND 3/4" REBAR TAGGED L.S. 7046 (2) UNLESS NOTED
- FINAL SECTION CORNER AS NOTED

NOTES

1. SOURCE OF METES AND BOUNDS : 02-0170011, 03-0203386 AND 03-0203387
2. A DECLARATION OF ROAD MAINTENANCE AGREEMENT AFFECTING PARCELS 1, 2, 3, AND 4 IS BEING RECORDED CONCURRENTLY HEREWITH IN INSTRUMENT NO. 2008-0718-001, A.R.P.C.
3. AREA "A" IS A 50.00 FOOT WIDE EASEMENT FOR ROAD AND PRIVATE AND PUBLIC UTILITY PURPOSES AND IS APPURTENANT TO PARCELS 2, 3, AND 4.
4. THE EASEMENT RECORDED IN BOOK 120 PAGE 474 REFERS TO DITCHES, CANYONS AND STREAMS AND CANNOT BE PLOTTED.
5. SEE SHEET #2 FOR BOUNDARY

BASIS OF BEARING

ALL BEARINGS IN THIS SURVEY ARE BASED UPON MONUMENTS FOUND OR AS ESTABLISHED FOR P-75998 FILED IN BOOK 32 OF PARCEL MAPS AT PAGE 02 PLACER COUNTY RECORDS

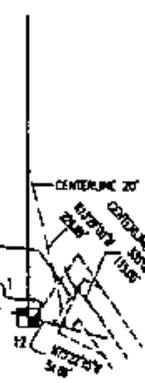
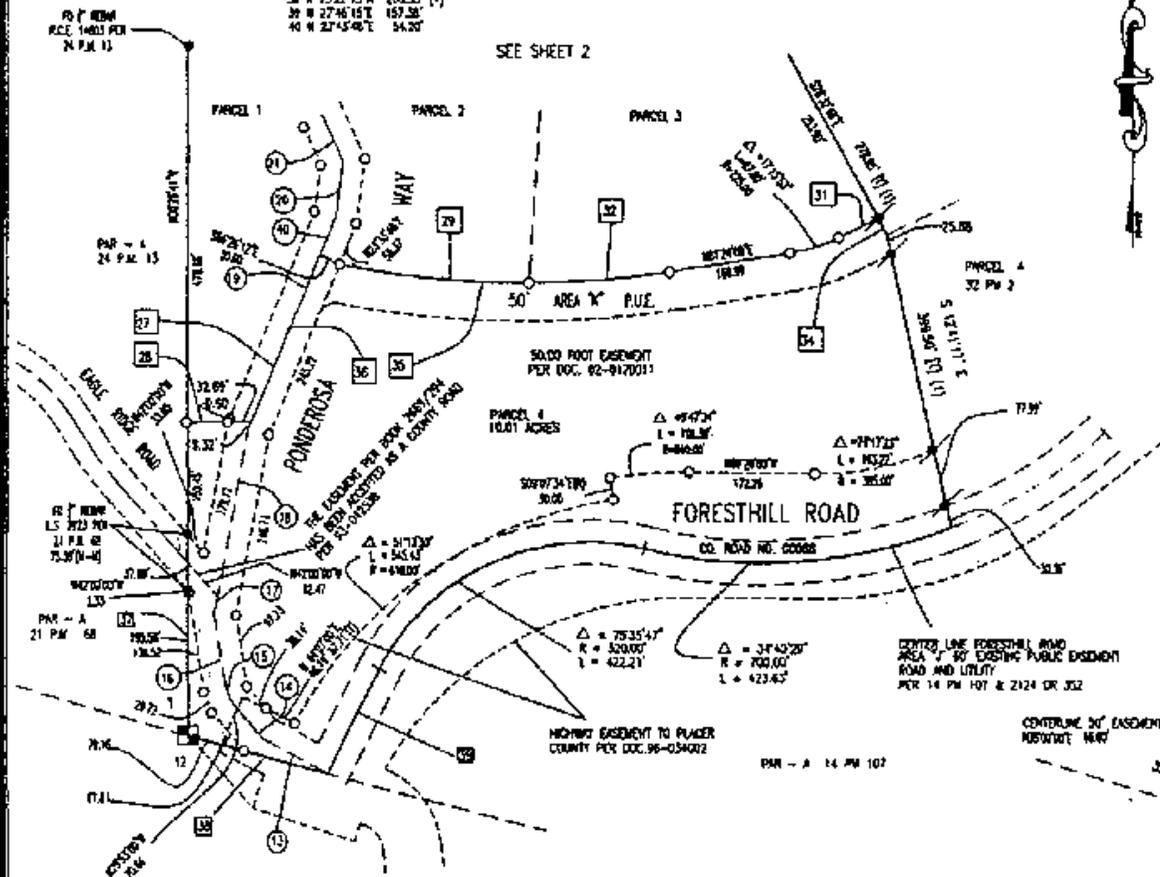
PARCEL MAP P-75998

PLACER COUNTY, CALIFORNIA

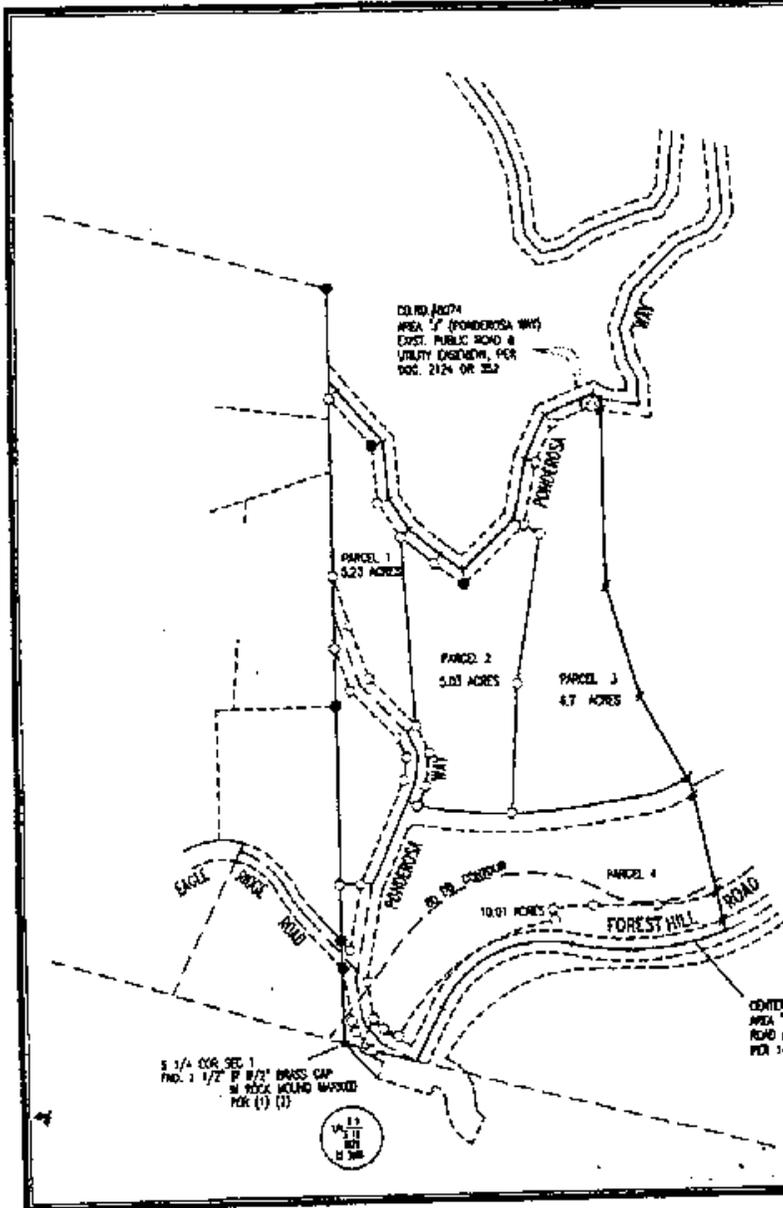
WHEAT LAND SURVEYING

2678 BISHOP DRIVE SUITE # 150
 SAN RAMON CA. 94583
 PH. (925) 326-1078

SHEET 3 OF 4



DETAIL S.W. 1/4 CORNER FOR EASEMENT PER BOOK 3164 PAGE 20
 50' WIDE EASEMENT FOR ROAD AND PUBLIC UTILITIES PER BOOK 2491 PAGE 105



ADDITIONAL INFORMATION SHEET NOTES

THIS SHEET CONTAINS ADDITIONAL INFORMATION TO BE RECORDED IN CONFORMANCE WITH SECTION 66434.2 OF THE SUBDIVISION MAP ACT.

THE INFORMATION SHOWN ON THIS SHEET IS FOR INFORMATIONAL PURPOSES ONLY, AND DESCRIBES CONDITIONS AS OF THE DATE OF PLACING. IT IS NOT INTENDED TO AFFECT RECORDS TITLE INTEREST. THE INFORMATION IS DERIVED FROM PUBLIC RECORDS OR REPORTS AND DOES NOT IMPLY THE CORRECTNESS OR SUFFICIENCY OF THOSE RECORDS OR REPORTS BY THE PREPARED OF THIS ADDITIONAL INFORMATION SHEET.

1. THE 50' OR. CONTOUR LINE ON PARCEL 4 IS THE BUILDING SET BACK LINE FROM FOREST HILL ROAD.
2. APPLICATIONS FOR RESIDENTIAL BUILDING PERMITS ON PARCELS SHOWN HEREON REQUIRE THE PAYMENT OF SCHOOL DISTRICT FEES SET BY THE SCHOOLS, DISTRICTS - FOREST HILL UNION SCHOOL DISTRICT AND THE PLACER UNION HIGH SCHOOL DISTRICT.
3. REPORTS WHICH MAY HAVE BEEN CONDITIONS OF APPROVAL ON THE ZONING MAP AND A LIST OF THE CURRENT COUNTY REQUIREMENTS FOR BUILDING SITES THAT HAVE NOT BEEN MET OR REVIEWED FOR EACH PARCEL, CREATED BY THE LAND DIVISION ARE ON FILE AND AVAILABLE FOR REVIEW IN THE PLACER COUNTY PLANNING DEPARTMENT AND ENVIRONMENTAL HEALTH DEPARTMENT.

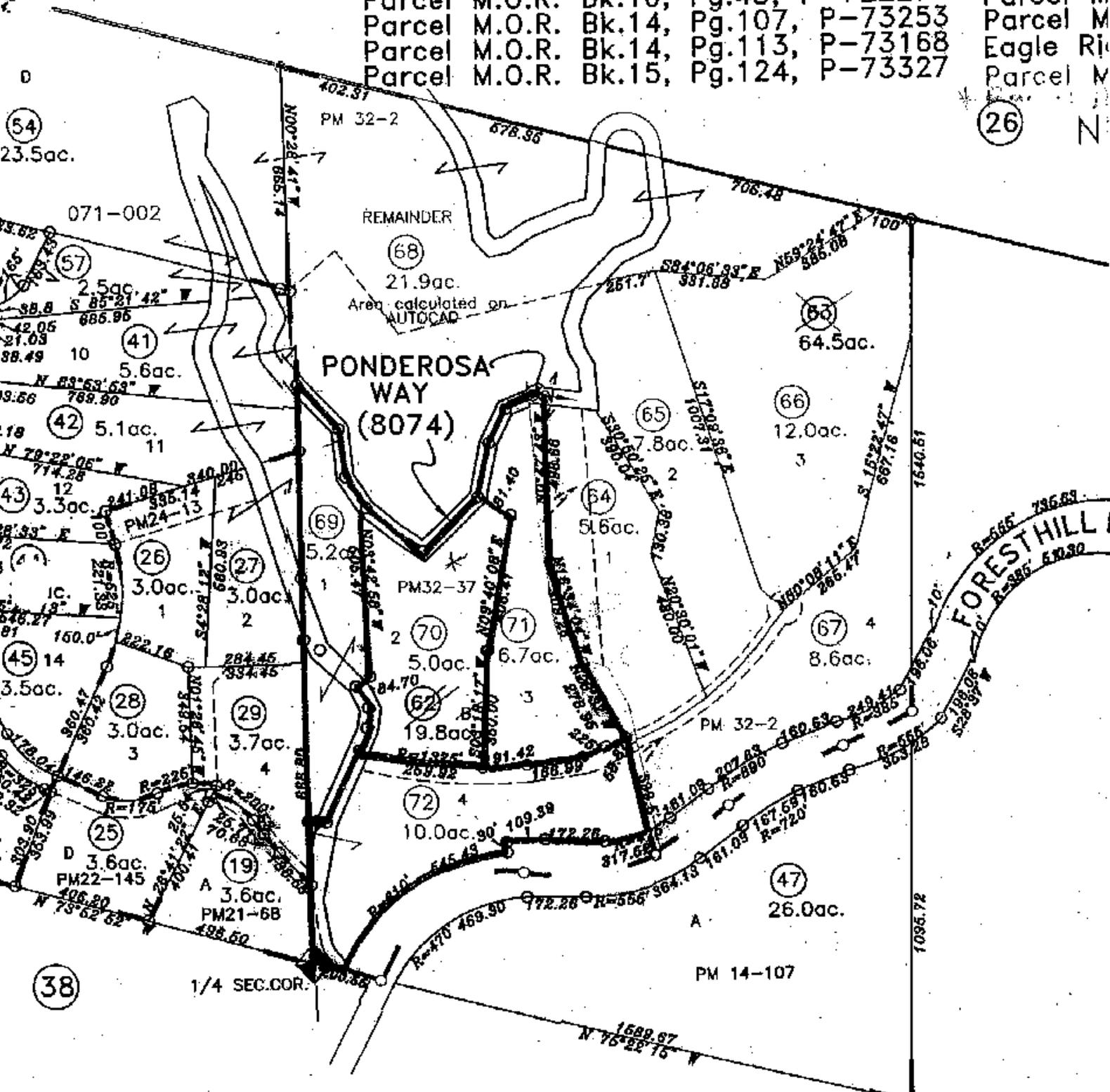
**ADDITIONAL INFORMATION SHEET
PARCEL MAP P-75998**

BEING A PORTION OF PARCELS B AND C, 14/PM/107
E. 1/2 OF SEC. 1, T. 13 N., R. 9 E., M.D.M.
IN THE UNINCORPORATED TERRITORY OF
PLACER COUNTY, CALIFORNIA
SCALE: 1"=200' MARCH, 2003

WHEAT LAND SURVEYING
2678 BISHOP DRIVE SUITE # 150
SUN RAVEN CA 95663
PH (925) 228-1078

POR. SECS. 1 & 6, T.13N., R.1

Survey	M.O.R.	Bk.4,	Pg.74	Parcel	M	
Parcel	M.O.R.	Bk.5,	Pg.159,	P-70734	Parcel	M
Parcel	M.O.R.	Bk.10,	Pg.45,	P-72227	Parcel	M
Parcel	M.O.R.	Bk.14,	Pg.107,	P-73253	Parcel	M
Parcel	M.O.R.	Bk.14,	Pg.113,	P-73168	Eagle Ri	
Parcel	M.O.R.	Bk.15,	Pg.124,	P-73327	Parcel	M



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

NOTE
 All distances on curved lines are chord measurements.

NOTE
 This map was prepared for assessment
 only, and is not intended to illustrate leg
 sites or establish precedence over local
 Official information concerning size or us
 parcel should be obtained from recorded
 and local governing agencies.

BASIS OF BEARINGS

THE MERIDIAN OF THIS SURVEY IS TRUE NORTH AND IS IDENTICAL TO THAT OF 32 PM 37 BASED UPON ANOMALY SHOWN HEREON AS FOUND.

DATA TABLE

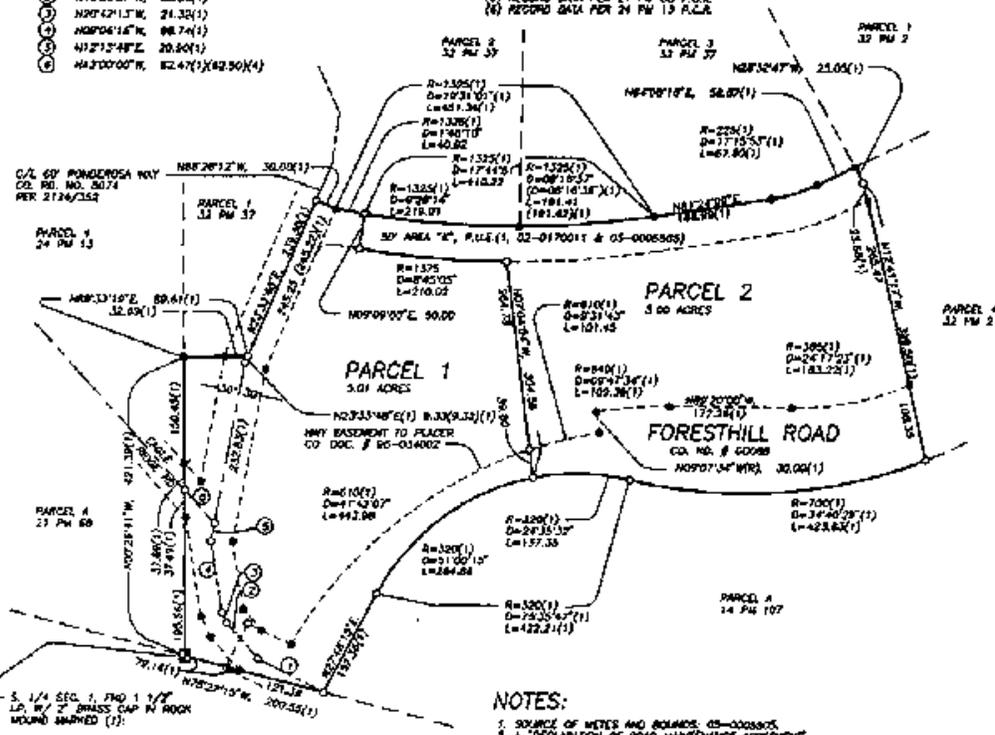
1	N82°12'27"W	103.50(1)
2	N40°58'37"W	65.68(1)
3	N07°42'15"W	21.32(1)
4	N09°04'16"W	88.74(1)
5	N12°12'48"E	20.20(1)
6	N42°00'00"W	82.47(1)(82.50)(4)

LEGEND

- SET 3/4" REBAR LAGGED L.S. 4590
- FOUND 5/8" REBAR WITH ALUMINUM CAP STAMPED L.S. 3753(1)
- FOUND 5/8" REBAR W/ CAP STAMPED L.S. 3770 32 PM 3
- ▲ FOUND 3/4" REBAR 34000 L.S. 3823 PER 21 PM 18
- CALCULATED POINT, NOTHING FOUND OR SET
- (1) RECORDED DATA PER 32 PM 37 P.C.R.
- (2) 1/4 SEC. COR. AS NOTED
- (3) RECORD DATA PER 2081/031 & 2491/100 D.R.P.C.
- (4) RECORD DATA PER 3184/045(3)(1) D.R.P.C.
- (5) RECORD DATA PER 2889/294 O.R.P.C.
- (6) RECORD DATA PER 21 PM 36 P.C.E.
- (7) RECORD DATA PER 24 PM 19 P.C.E.

PARCEL MAP DPM-20050457

BEING PARCEL 4, 32 PM 37, A PORTION OF SECTION 1,
T. 13 N., R. 9 E., M.D.M.
PLACER COUNTY, CALIFORNIA
SCALE: 1"=100'
SEPTEMBER, 2005



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 STEVEN GARDNER IN FEBRUARY OF 2005. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY, THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATE: February 17, 2005
MICHAEL S. MANLEY, P.E. 4590
EXPIRATION DATE: SEPTEMBER 30, 2006



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 THAT THIS MAP IS TECHNICALLY CORRECT.

DATE: Feb 17, 2005
WESLEY K. ZICKER, R.C.E. 31160
PLACER COUNTY SURVEYOR
EXPIRES 08-30-08



By: Chad R. Manley
DEPUTY COUNTY SURVEYOR
SIGNED FEBRUARY 23, 2005

NOTES:

1. SOURCE OF METES AND BOUNDS: 05-000505.
2. A DECLARATION OF ROAD MAINTENANCE AGREEMENT AFFECTING PARCELS 1 AND 2 IS BEING RECORDED CONCURRENTLY HEREWITH IN INSTRUMENT NO. 2005-1204 O.R.P.C.
3. AREA "K" IS A 50 FOOT WIDE EASEMENT FOR ROAD AND PRIVATE AND PUBLIC UTILITY PURPOSES AND IS APPURTENANT TO PARCELS 1 AND 2.
4. A REPORT ON PARCEL MAP NO. DPM 20050457, SIGNED AND ACKNOWLEDGED BY THESE PARTIES SHOWING ANY RECORD TITLE INTEREST IN THE REAL PROPERTY BEING SUBDIVIDED IS BEING RECORDED CONCURRENTLY HEREWITH IN INSTRUMENT NO. 2005-1204 O.R.P.C.
5. THE EASEMENT RECORDED IN BOOK 180, PAGE 474 CANNOT BE PLOTTED.

SEE SHEET 2 FOR DETAIL OF ADDITIONAL EASEMENTS AND RIGHT-OF-WAY DATA.

RECORDER'S STATEMENT

FILED THIS 17th DAY OF February, 2005, AT 2:58 P.M. IN BOOK 32
OF PARCEL MAPS AS PAGE 142, AT THE REQUEST OF MICHAEL S. MANLEY.

FILE NO. 2005-1204
PAGE: 142-143
Tina McQuibley
JAN McQuibley
COUNTY RECORDER IN AND FOR THE COUNTY OF PLACER, STATE OF CALIFORNIA
By: C. Costa
DEPUTY COUNTY RECORDER

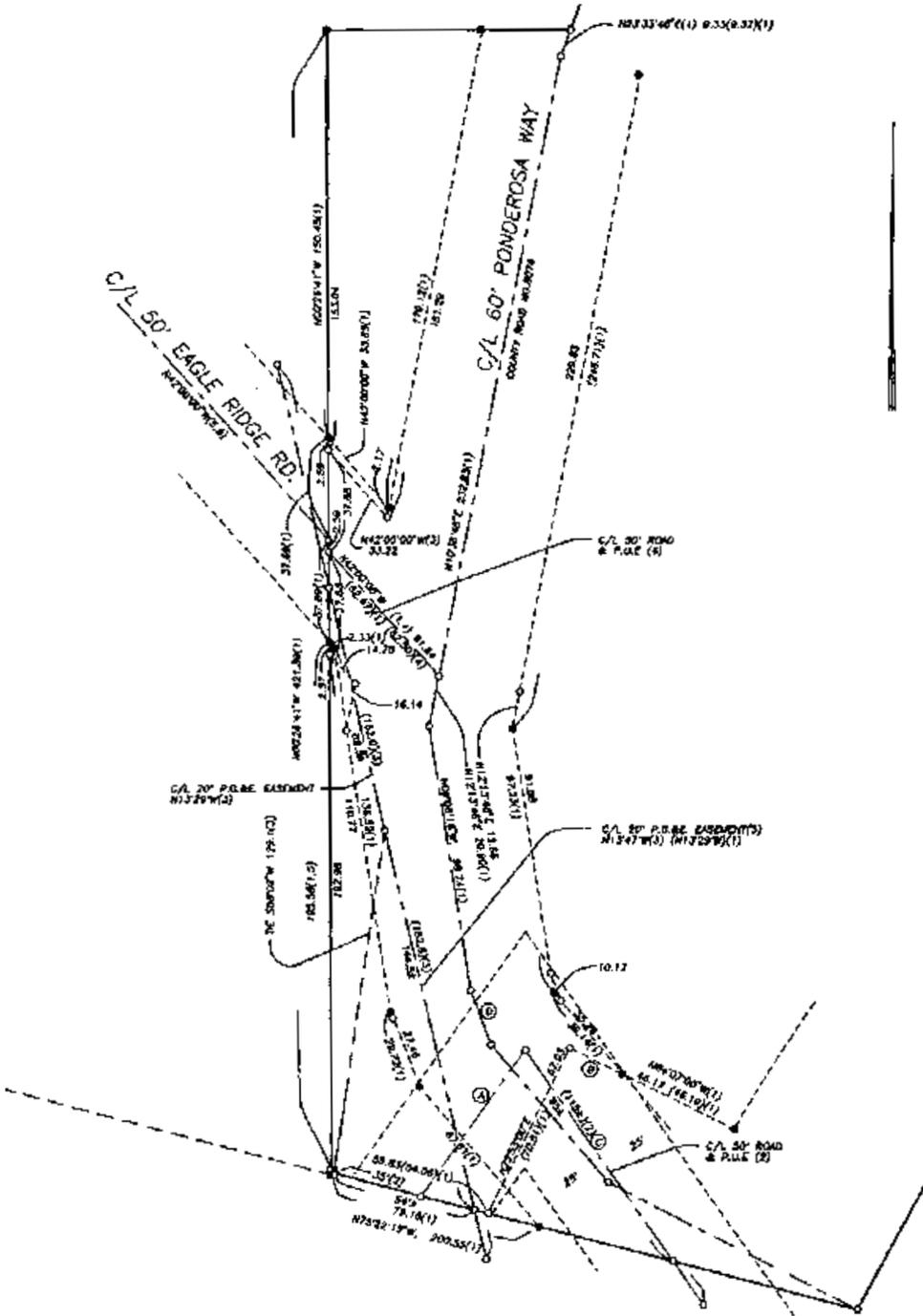
CAVOLT PARCEL MAP

DATA TABLE

- ① C/L 50' ROAD & P.U.E. (2)
N 35C 60.0'(1.2)
- ② N45°07'00"W(1) 21.54
- ③ N35°00'00"W(1.7)
- ④ N89°42'15"W, 21.3X(1)

PARCEL MAP DPM-20050457

BEING PARCEL 4, 32 PM 37, A PORTION OF SECTION 1,
T. 13 N., R. 9 E., M.D.M.
PLACER COUNTY, CALIFORNIA
SEPTEMBER, 2005



DETAIL, N.T.S. SEE PAGE 1

BOOK 2 OF PARCEL MAPS, PAGE 142

SHEET 2 OF 3

ADDITIONAL INFORMATION SHEET
PARCEL MAP DPM-20050457

BEING PARCEL 4, 32 PM 37, A PORTION OF SECTION 1,
T. 13 N., R. 9 E., M.D.M.

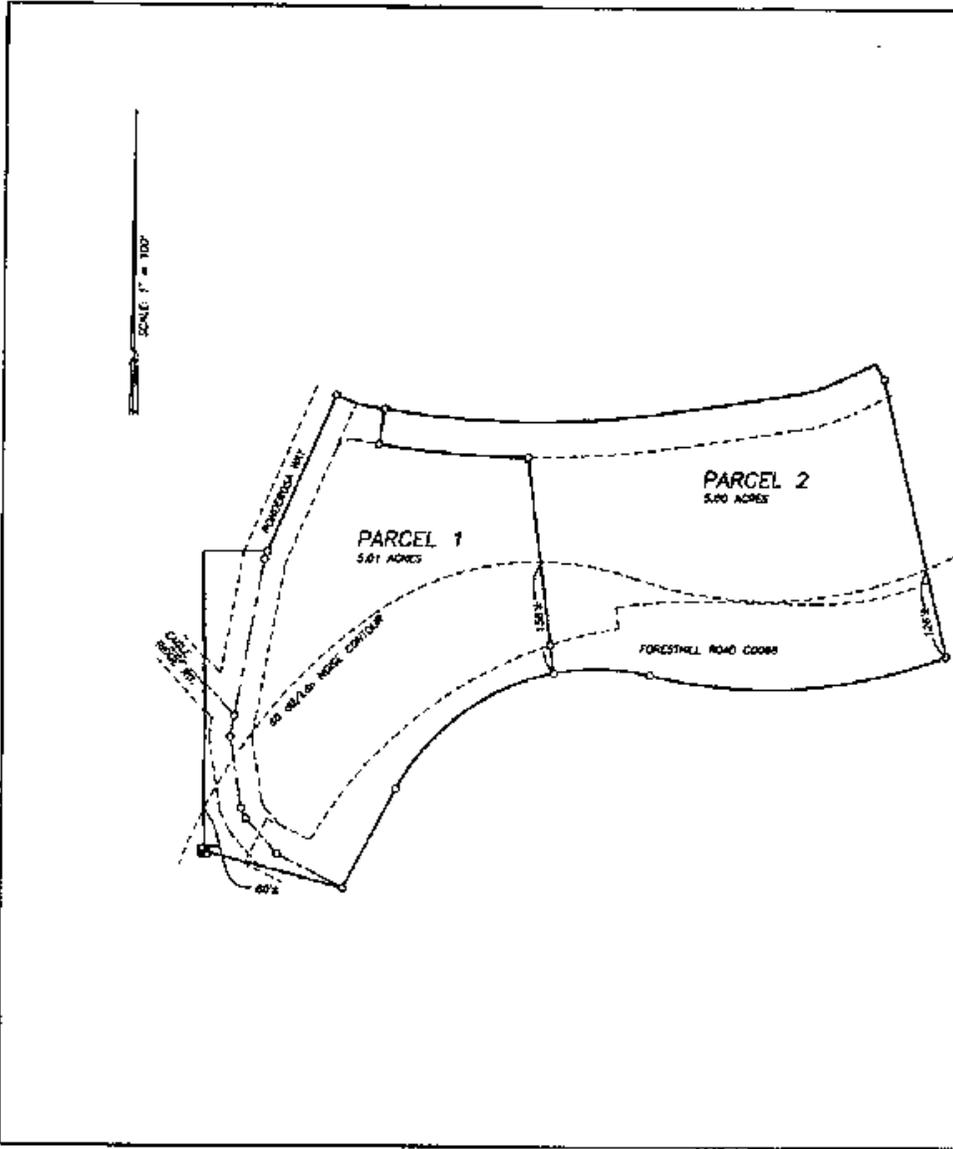
PLACER COUNTY, CALIFORNIA
SCALE: 1"=100' SEPTEMBER, 2005

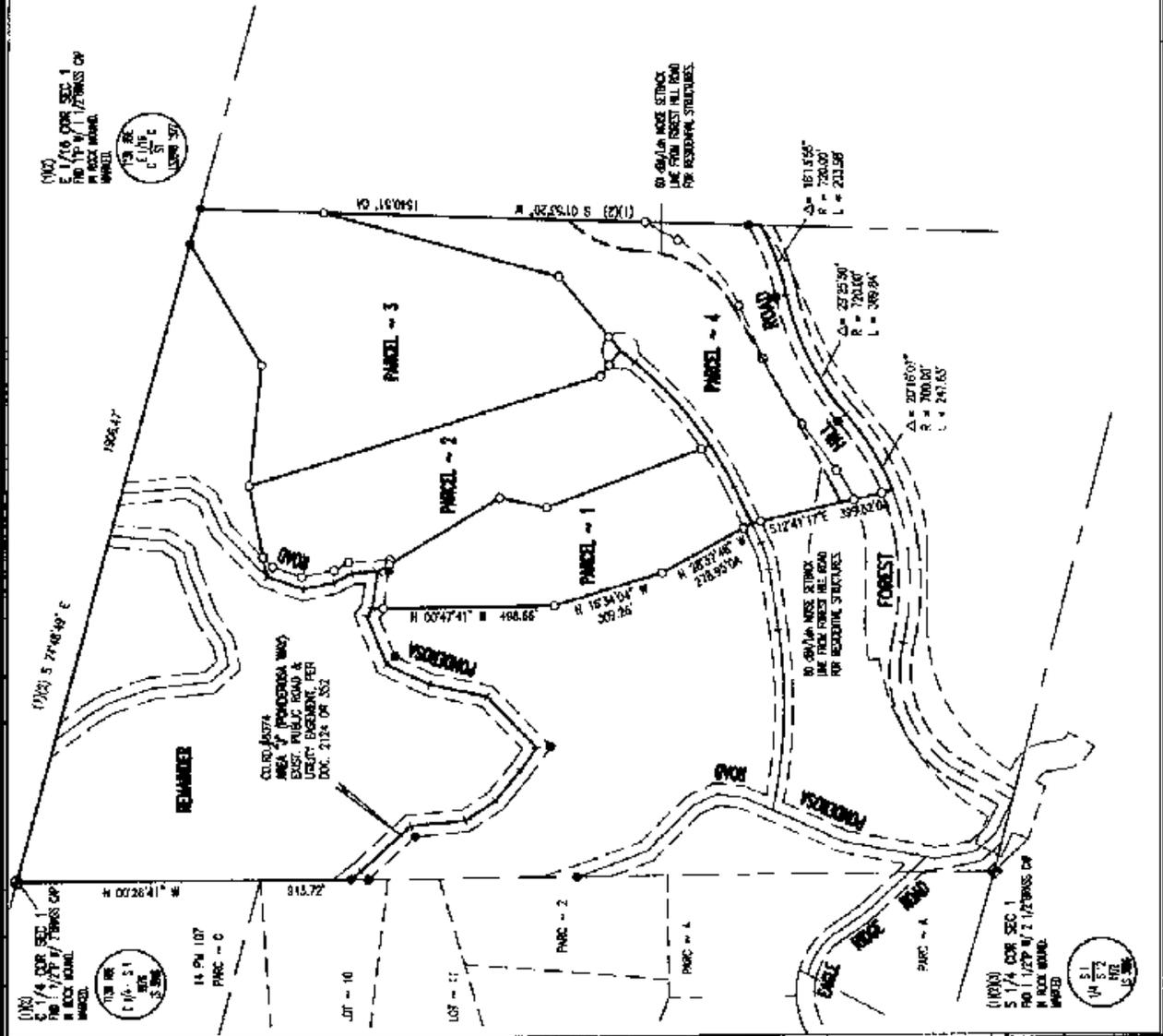
ADDITIONAL INFORMATION SHEET NOTES

THIS SHEET CONTAINS ADDITIONAL INFORMATION TO BE RECORDED
IN CONFORMANCE WITH SECTION 96634.2 OF THE SUBDIVISION
MAP ACT.

THE FOLLOWING INFORMATION SHOWN ON THIS SHEET IS FOR INFORMATIONAL
PURPOSES ONLY. DESCRIBING CONDITIONS AS OF THE DATE OF FILING.
IT IS 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 THOSE
RECORDS OR REPORTS BY THE PREPARER OF THIS INFORMATION SHEET.

1. ALL RESIDENCES SHALL BE LOCATED AT LEAST 75 FT FROM THE CENTERLINE OF FORESTHILL ROAD. FOR ANY RESIDENCE LOCATED BETWEEN THE 60' 88/100' THOSE CENTER LINE AND THE 75 FT RESIDENTIAL SETBACK LINE FROM THE CENTERLINE OF FORESTHILL ROAD, THE FOLLOWING SHALL APPLY:
 - A. ALL WINDOWS AND SLIDING GLASS DOORS SHALL BE WEATHER-STRIPPED OR MOUNTED BY LOW AIR INFILTRATION DESIGN FRAMES MEETING MASH AIR INFILTRATION STANDARDS.
 - B. ANY CONDITIONING OR OTHER SUITABLE MEANS OF VENTILATION SHALL BE PROVIDED TO ALLOW OCCUPANTS TO CLOSE DOORS AND WINDOWS FOR THE REQUIRED ADJUSTABLE ISOLATION. LEAK SYSTEMS REQUIRE OUTSIDE FRESH AIR SO THAT WINDOWS CAN BE CLOSED.
2. APPLICATIONS FOR RESIDENTIAL BUILDING PERMITS ON PARCELS SHOWN HEREON REQUIRE THE PAYMENT OF SCHOOL IMPACT FEES SET BY THE SERVING SCHOOL DISTRICTS.
3. REPORTS WHICH MAY HAVE BEEN CONDITIONS OF APPROVAL ON THE TENTATIVE MAP AND A LIST OF THE PLACER 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 AT THE PLACER COUNTY PLANNING DEPARTMENT AND ENVIRONMENTAL HEALTH DEPARTMENT.





INFORMATION SHEET NOTES:

THIS SHEET CONTAINS ADDITIONAL INFORMATION TO BE REQUIRED IN CONFORMANCE WITH SECTION 56002 OF THE SUBDIVISION MAP ACT. THE INFORMATION SHOWN ON THIS SHEET IS FOR INFORMATIONAL PURPOSES ONLY, AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION. THE INFORMATION IS NOT INTENDED TO AFFECT RECORD TITLE INTEREST. THE INFORMATION IS OBTAINED FROM PUBLIC RECORDS, SURVEY REPORTS AND DOES NOT AFFECT THE CORRECTNESS OR SUFFICIENCY OF THESE RECORDS OR REPORTS BY THE PRESENCE OF THIS ADDITIONAL INFORMATION SHEET.

REPORTS WHICH MAY HAVE BEEN CONDITIONS OF APPROVAL OF THE EXISTING MAP AND A LIST OF THE CURRENT COUNTY REQUIREMENTS FOR BUILDING SITES THAT HAVE NOT BEEN MET OR REMEDIATED 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.

**INFORMATIONAL SHEET FOR
PARCEL MAP P-75969
THOMAS S. VAN HORNE**
BEING A PORTION OF PARCEL MAP P-72383 - FILED IN 2014 PM PL 007
E. 1/2 OF SEC. 1, T.13 N., R.9 E., M.D.M.
IN THE UNINCORPORATED TERRITORY OF
PLACER COUNTY, CALIFORNIA

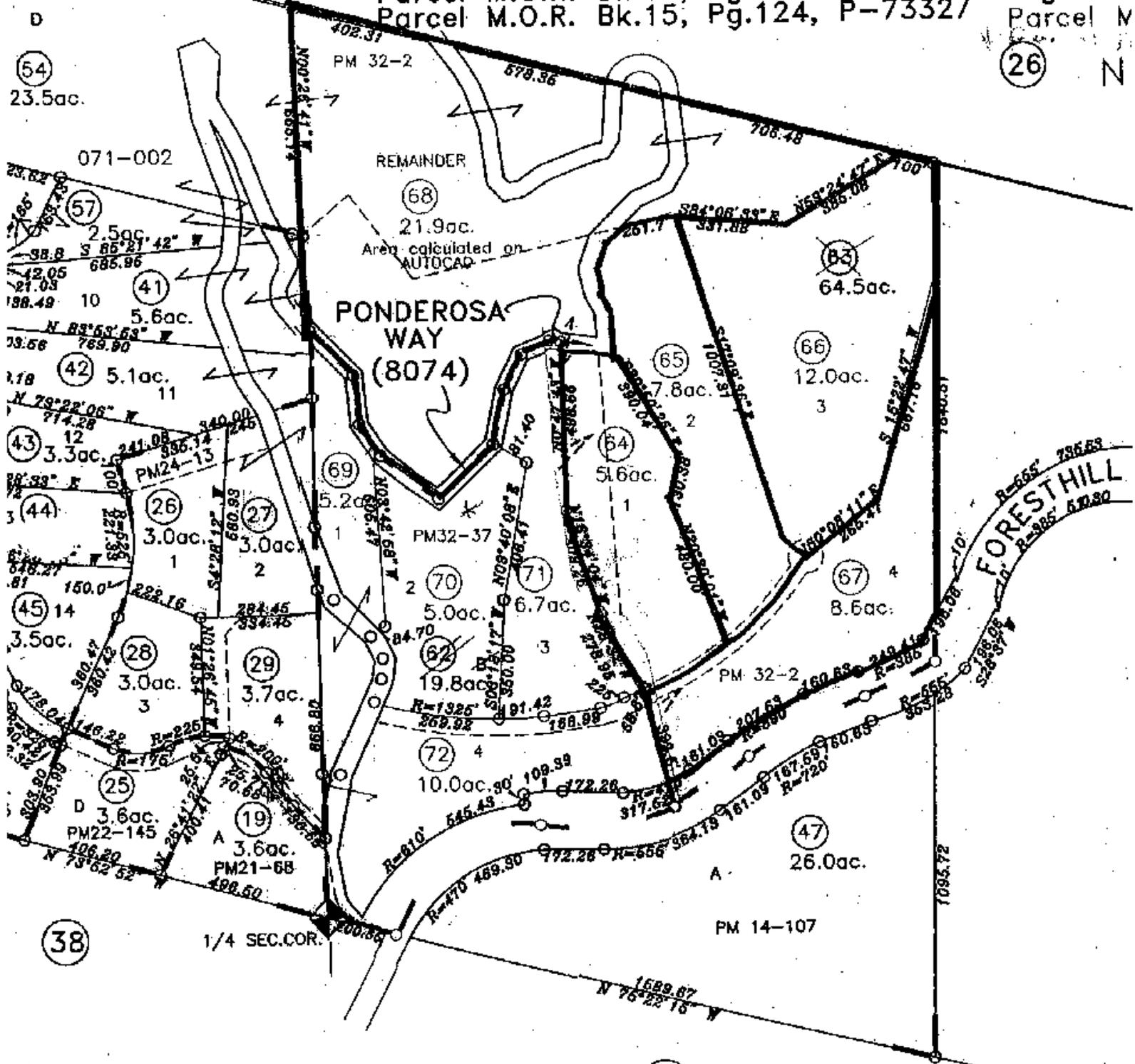
SCALE: 1"=200'
JANUARY, 2013

JKL SURVEYING
CHICO, CALIFORNIA

POR. SECS. 1 & 6, T.13N., R. 13E.

Survey	M.O.R.	Bk.4,	Pg.74	
Parcel	M.O.R.	Bk.5,	Pg.159,	P-70734
Parcel	M.O.R.	Bk.10,	Pg.45,	P-72227
Parcel	M.O.R.	Bk.14,	Pg.107,	P-73253
Parcel	M.O.R.	Bk.14,	Pg.113,	P-73168
Parcel	M.O.R.	Bk.15,	Pg.124,	P-73327

Parcel	M
Eagle Ri	
Parcel	M



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

NOTE
 All distances on curved lines are chord measurements.

NOTE
 This map was prepared for assessment only, and is not intended to illustrate lot sites or establish precedence over local Official information concerning size or use of parcel should be obtained from recorder and local governing agencies.

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS BASED UPON A FIELD SURVEY OF THE PROPERTY DESCRIBED HEREON. THE REQUIREMENTS OF THE SURVEYOR MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF MEGALODON ENTERPRISES, INC. AT PLACER COUNTY, CALIFORNIA, HAVE BEEN FULLY COMPLIED WITH. THIS PARCEL MAP IS HEREBY CERTIFIED TO BE CORRECT AND TO CONFORM WITH THE REQUIREMENTS OF THE SURVEYOR MAP ACT AND LOCAL ORDINANCE. I HEREBY CERTIFY THAT THIS PARCEL MAP IS HEREBY CERTIFIED TO BE CORRECT AND TO CONFORM WITH THE REQUIREMENTS OF THE SURVEYOR MAP ACT AND LOCAL ORDINANCE. I HEREBY CERTIFY THAT THIS PARCEL MAP IS HEREBY CERTIFIED TO BE CORRECT AND TO CONFORM WITH THE REQUIREMENTS OF THE SURVEYOR MAP ACT AND LOCAL ORDINANCE.



J. L. BUTLER
SURVEYOR
PLACER COUNTY, CALIFORNIA
REGISTRATION EXPIRES: 12-31-04

COUNTY SURVEYOR'S STATEMENT:

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



J. L. BUTLER
COUNTY SURVEYOR
PLACER COUNTY, CALIFORNIA
REGISTRATION EXPIRES: 12-31-04

RECORDER'S STATEMENT:

PAID THIS 25th DAY OF SEPTEMBER 2005, THE FEE OF \$1500.00 FOR THE RECORDING OF THIS PARCEL MAP AS REQUIRED BY SECTION 211.1, PLACER COUNTY ORDINANCE.

RECORDED BY: J. L. BUTLER
PLACER COUNTY RECORDER
DATE: 9-21-05

MONUMENT LEGEND:

○ SET 5/10/05 & COP STAMPED L.S. 2579
● SET 5/10/05 & COP STAMPED L.S. 2579 (1) UNLESS NOTED. (2) 14 IN DIA.
+ NOTHING FOUND, NOTHING SET

BASIS OF BEARING:

ALL BEARINGS IN THIS SURVEY ARE BASED UPON MONUMENTS FOUND AS ESTABLISHED IN BOOK 33 OF PARCEL MAPS AT PAGE 2, PLACER COUNTY RECORDS.

PARCEL MAP DPM 20050209

MEGALODON ENTERPRISES, INC.

3000 PINE BLVD. SUITE 200
PLACER COUNTY, CALIFORNIA 95671

E. 1/2 OF SEC. 1, T.13 N., R.9 E., M.D.M.

PLACER COUNTY, CALIFORNIA

SOME 1-10' APART, 2005

J.L. SURVEYING
CALIFORNIA

1000
E. 1/2 SEC. 1
T.13 N.
R.9 E.
M.D.M.

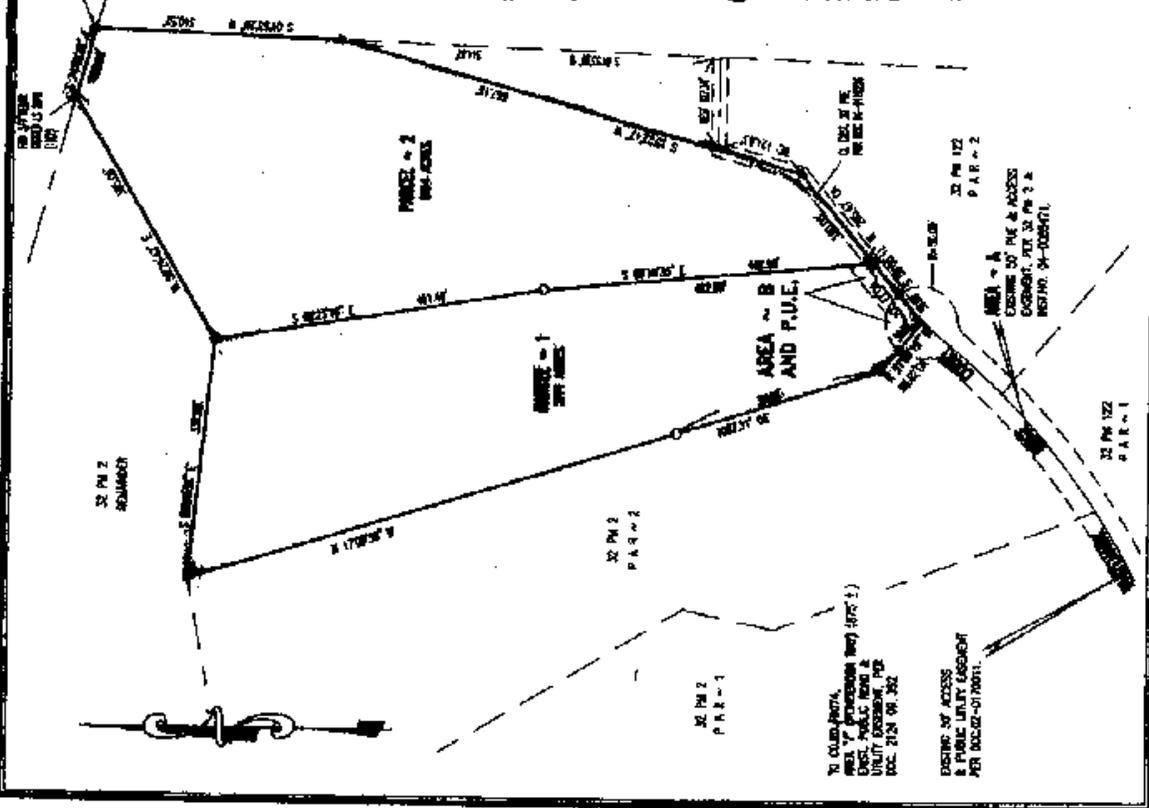
MERION, BUTLER, CROSS, WALLEY ASSOCIATES
1200 W. 10TH ST.
SACRAMENTO, CA 95811

NOTES:

1. THE CENTER OF BOUNDARY AND CORNER OF PARCEL MAP 2005-0209, WHICH IS LOCATED AT THE INTERSECTION OF THE EAST AND WEST LINES OF PARCEL MAP 2005-0209, IS THE CORNER OF PARCEL MAP 2005-0209. THE CENTER OF BOUNDARY AND CORNER OF PARCEL MAP 2005-0209, WHICH IS LOCATED AT THE INTERSECTION OF THE EAST AND WEST LINES OF PARCEL MAP 2005-0209, IS THE CORNER OF PARCEL MAP 2005-0209.
2. THERE ARE NO OTHER MONUMENTS OR MARKS IN THIS AREA.
3. THESE AREAS ARE NOT TO BE USED FOR PUBLIC MARKET PURPOSES AND ARE NOT TO BE USED FOR PUBLIC MARKET PURPOSES.
4. AREA A IS AN EXISTING PAVED DRIVE TO PLACER COUNTY PER DEC. 04-000001 AND IS A 10' WIDE DRIVE TO BE EXISTING FOR ROAD AND DRIVE USE. PUBLIC UTILITY LINES AND IS APPLICABLE TO PARCELS 1, 2, 3, 4 AND 5 OF THIS PARCEL MAP AS SHOWN ON PAGE 1.
5. THE PUBLIC UTILITY LINES ARE THE PROPERTY OF THE PUBLIC UTILITY COMPANY AND ARE NOT TO BE USED FOR PUBLIC MARKET PURPOSES.
6. A TYPICAL 10' WIDE DRIVE TO BE EXISTING FOR ROAD AND DRIVE USE. PUBLIC UTILITY LINES AND IS APPLICABLE TO PARCELS 1, 2, 3, 4 AND 5 OF THIS PARCEL MAP AS SHOWN ON PAGE 1.
7. AREA 1, 2, 3, 4, 5 AND 6 ARE NOT TO BE USED FOR PUBLIC MARKET PURPOSES AND ARE NOT TO BE USED FOR PUBLIC MARKET PURPOSES.

INFORMATIONAL NOTES ONLY:

1. THE FOLLOWING INFORMATION IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT TO BE USED FOR PUBLIC MARKET PURPOSES. THE INFORMATION IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT TO BE USED FOR PUBLIC MARKET PURPOSES.
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9. THE INFORMATION IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT TO BE USED FOR PUBLIC MARKET PURPOSES.
10. THE INFORMATION IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT TO BE USED FOR PUBLIC MARKET PURPOSES.



TO OBTAIN FULLY
A PUBLIC UTILITY DESIGN
UTILITY DESIGN PER
DEC. 2104 OR 2105

EXISTING OF ACCESS
A PUBLIC UTILITY DESIGN
PER DEC. 2104-2105

32 PM 122
PAR - 1

32 PM 122
PAR - 2

32 PM 2
PAR - 1

32 PM 2
PAR - 2

32 PM 2
PAR - 2

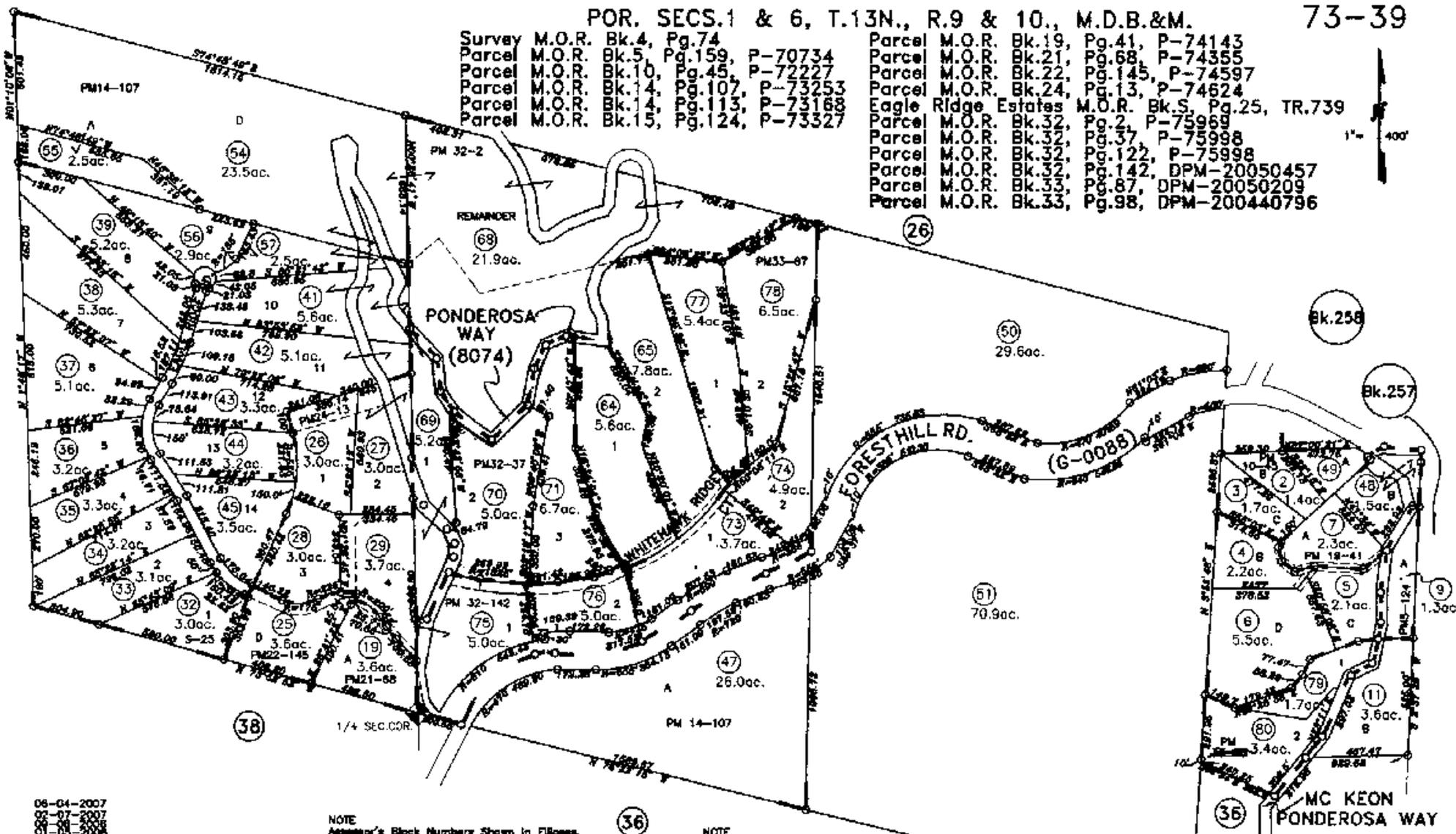
32 PM 2
REMARKS

POR. SECS. 1 & 6, T.13N., R.9 & 10., M.D.B.&M.

73-39

Survey M.O.R. Bk.4, Pg.74
 Parcel M.O.R. Bk.5, Pg.159, P-70734
 Parcel M.O.R. Bk.10, Pg.45, P-72227
 Parcel M.O.R. Bk.14, Pg.107, P-73253
 Parcel M.O.R. Bk.14, Pg.113, P-73168
 Parcel M.O.R. Bk.15, Pg.124, P-73327

Parcel M.O.R. Bk.19, Pg.41, P-74143
 Parcel M.O.R. Bk.21, Pg.68, P-74355
 Parcel M.O.R. Bk.22, Pg.145, P-74597
 Parcel M.O.R. Bk.24, Pg.13, P-74624
 Eagle Ridge Estates M.O.R. Bk.S, Pg.25, TR.739
 Parcel M.O.R. Bk.32, Pg.2, P-75969
 Parcel M.O.R. Bk.32, Pg.37, P-75998
 Parcel M.O.R. Bk.32, Pg.122, P-75998
 Parcel M.O.R. Bk.32, Pg.142, DPM-20050457
 Parcel M.O.R. Bk.33, Pg.87, DPM-20050209
 Parcel M.O.R. Bk.33, Pg.98, DPM-200440796



06-04-2007
 02-07-2007
 02-08-2006
 01-18-2005
 07-22-2004
 04-29-2004
 01-07-2004
 01-30-2002
 BMJ
 Page Redrawn Per BaseMap Information
 PREVIOUSLY POR. BK.73 Pgs.26&36

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

NOTE
 All distances on curved lines are chord measurements.

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

Assessor's Map Bk.73 Pg.39
 County of Placer, Calif.