



# *The County of El Dorado*

*Chief Administrative Office*  
*Don Ashton, Chief Administrative Officer*

*Facilities Division*

*Phone (530)621-5890 Fax (530)295-2524*

## *INTEROFFICE MEMORANDUM*

Date: May 15, 2018  
To: Rommel Pabalinas, Planning Department  
From: Angelo Troquato, Facilities Division  
Subject: Planning Commission review Old Depot Court parcel purchase

Mel,

The Board of Supervisors today approved (Legistar item #2, 18-0696) the signing of Purchase and Sale Agreement #2997 for the acquisition of two parcels located at 40 and 50 Old Depot Court, Placerville, parcel numbers 327-250-37-100 and 327-250-38-100.

The parcels are being purchased to be developed as either a neighborhood or community park with features that may include a bicycle park or toddler play lot.

Facilities are now officially requesting the Planning department to conduct the analysis required for a Finding of Consistency with the General Plan for the acquisition of the Old Depot properties.

The County has 90 days from the date escrow is opened to conduct the due diligence on the two parcels. As part of the due diligence, a work order will be issued for GEOCON Consulting, Inc., to conduct a Phase 1 and Phase 2 study of the parcels.

The following documents are enclosed:

- Legistar item # 2, 18-0696
- Parcel map 47-132
- Record of Survey map 25-13
- Assessor parcel info 327-250-37-100
- Assessor parcel info 327-250-38-100
- Prelim title report

Questions let me know

## EXHIBIT A

**CONSENT CALENDAR**

1. [18-0780](#) Clerk of the Board recommending the Board approve the Minutes from the special meeting of the Board of Supervisors on May 2, 2018 and the regular meeting of the Board of Supervisors of May 8, 2018.

**GENERAL GOVERNMENT - CONSENT ITEMS**

2. [18-0696](#) Chief Administrative Office, Facilities Division, recommending the Board consider the following:
  - 1) Approve and authorize the Chair to sign the Purchase and Sale Agreement and Joint Escrow Instructions No. 2997 with the owners of Assessor's Parcel No. 327-250-37-100 and 327-250-38-100 (commonly known as 40 and 50 Old Depot Court, Placerville) for \$315,000 and direct staff to continue its due diligence concerning the potential purchase;
  - 2) Authorize an escrow deposit of \$1,000; and
  - 3) Authorize the Facilities Manager to sign any subsequent escrow and related documents.

**FUNDING:** Accumulated Capital Outlay Fund. (General Fund Contribution)

3. [18-0715](#) Chief Administrative Office, Central Fiscal and Facilities Divisions, recommending the Board approve and authorize the Chair to sign Resolution **091-2018** amending the Fiscal Year 2017-18 approved Personnel Resolution adding 1.0 Administrative Analyst I and deleting 1.0 Administrative Technician (vacant) in the Chief Administrative Office.

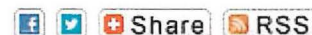
**FUNDING:** General Fund.

4. [18-0762](#) Clerk of the Board recommending the Board approve corrected Minutes for agenda item number 31 approved on February 13, 2018 pertaining to the El Dorado Hills Apartments project. The Minutes are being corrected to reflect the Board's motion which included two additional conditions of approval as demonstrated in the Planning and Building Department Staff Memo dated February 12, 2018 pertaining to:
  - 1) The provision of Public Open Space; and
  - 2) The Intelligent Transportation Systems Master Plan Program.The approved Minutes reflect the condition pertaining to the ITS Master Plan Program and did not reflect the condition pertaining to the Provision of Public Open Space. (Refer Item 31, 2/13/18, File 18-0193 Attachment S)



BOS Home Search Agenda Items Calendar Boards and Commissions People

Live & Archived Proceedings



Details Reports

File #: 18-0696 Version: 1

Type: Agenda Item Status: Approved

File created: 4/20/2018 In control: Board of Supervisors

On agenda: 5/15/2018 Final action: 5/15/2018

Title: Chief Administrative Office, Facilities Division, recommending the Board consider the following: 1) Approve and authorize the Chair to sign the Purchase and Sale Agreement and Joint Escrow Instructions No. 2997 with the owners of Assessor's Parcel No. 327-250-37-100 and 327-250-38-100 (commonly known as 40 and 50 Old Depot Court, Placerville) for \$315,000 and direct staff to continue its due diligence concerning the potential purchase; 2) Authorize an escrow deposit of \$1,000; and 3) Authorize the Facilities Manager to sign any subsequent escrow and related documents. FUNDING: Accumulated Capital Outlay Fund. (General Fund Contribution)

Attachments: 1. A - 40 and 50 Old Depot Court PSA No. 2997, 2. Executed Agreement 2997

Related files: 16-0188, 18-0254, 16-0679, 18-0067

History (1) Text

Title

Chief Administrative Office, Facilities Division, recommending the Board consider the following:

- 1) Approve and authorize the Chair to sign the Purchase and Sale Agreement and Joint Escrow Instructions No. 2997 with the owners of Assessor's Parcel No. 327-250-37-100 and 327-250-38-100 (commonly known as 40 and 50 Old Depot Court, Placerville) for \$315,000 and direct staff to continue its due diligence concerning the potential purchase;
2) Authorize an escrow deposit of \$1,000; and
3) Authorize the Facilities Manager to sign any subsequent escrow and related documents.

FUNDING: Accumulated Capital Outlay Fund. (General Fund Contribution)

Body

DEPARTMENT RECOMMENDATION

Chief Administrative Office, Facilities Division, recommending the Board consider the following:

- 1) Approve and authorize the Chair to sign the Purchase and Sale Agreement and Joint Escrow Instructions No. 2997 with the owners of Assessor's Parcel No. 327-250-37-100 and 327-250-38-100 (commonly known as 40 and 50 Old Depot Court, Placerville) for \$315,000 and direct staff to continue its due diligence concerning the potential purchase;
2) Authorize an escrow deposit of \$1,000;



3) Authorize the Facilities Manager to sign any subsequent escrow and related documents.

### **DISCUSSION / BACKGROUND**

On March 8th, 2016, the Board authorized the Chief Administrative Officer, or designee, to enter into negotiations with the property owners of 40 and 50 Old Depot Court in Placerville.

The General Plan and the Parks Masterplan identify three levels of park service, Neighborhood, Community and Regional. The Parks Masterplan Park Acreage Analysis (Page 65, Table 12) shows the level of service for each area. We are deficient 140 acres of Neighborhood Parks, and 65 Acres of Regional Parks. However, classification of park types is not exact: regional parks may function as community parks, and both of these may function as neighborhood parks, depending on location and types of features.

A neighborhood park is intended to be used primarily by people living within walking or biking distance, or approximately 1/2 mile for children and range in 2 to 10 acres. The property on Old Depot Road is desirable because it is close to Herbert Green School, is accessible by walking or biking and is located adjacent to the El Dorado Trail. This site is suitable for a bike park which could make this a Regional Park because of the feature. In the Parks Masterplan (Page 101) recommendation NP1 is to assist with establishing neighborhood parks in the more densely populated areas of the County not served by a community services or other special district. These areas are Diamond Springs, El Dorado, Shingle Springs, Camino/Pollock Pines, and the areas surrounding the City of Placerville. This property would serve the Diamond Springs/El Dorado area.

The Facilities Division has now reached acceptable terms and conditions with the property owners. The next step in this land acquisition process is moving forward with a Purchase and Sale Agreement (PSA). Board approval of the PSA would allow Facilities to begin a more rigorous due diligence process. A conceptual plan will be prepared to identify the improvements and design that will fit the parcel and shall be presented at a later date if the PSA is approved.

#### **CEQA Analysis:**

CEQA Guideline 15325(f) exempts acquisition of land for park purposes. The proposed acquisition is categorically exempt from review pursuant to CEQA Guideline section 15325 (f), which exempts acquisition of property for park purposes. The County is not presently contemplating changes to the existing use of the property if the park facility does not proceed as planned. Any future use or disposition of the property for projects other than a park is expressly conditioned on CEQA compliance. A notice of exemption will be filed following Board approval of the PSA.

### **ALTERNATIVES**

The Board could decline to execute PSA No. 201-O1811/2640 and terminate the acquisition process.

### **OTHER DEPARTMENT / AGENCY INVOLVEMENT**

Parks Division

**CAO RECOMMENDATION / COMMENTS**

It is recommended that the Board approve this item.

**FINANCIAL IMPACT**

A General Fund contribution to the County's Accumulated Capital Outlay Fund was included in the FY 2017-18 Adopted Budget for this purpose. There is no change in Net County Cost.

**CLERK OF THE BOARD FOLLOW UP ACTIONS**

Return executed PSA to Division for processing.

**STRATEGIC PLAN COMPONENT**

Infrastructure

**CONTACT**

Russ Fackrell  
Facilities Manager

Vickie Sanders  
Parks Manager





**Inter-County Title Co.**  
*Of El Dorado County*

596 Main Street  
Placerville, CA 95667  
(530) 622-3135  
(530) 622-0897 (Fax)

---

---

**AMENDED PRELIMINARY REPORT**

**IMPORTANT**

When replying refer to:  
Order No.: PV-228672-CH  
Escrow officer: Courtney Hileman  
Email: courtney.hileman@ictitle.com

**PROPERTY:** 40 & 50 Old Depot Court  
Placerville, CA 95667

In response to the above referred application for a Policy of Title Insurance, Inter-County Title Co. of El Dorado County hereby reports that it is prepared to cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance by First American Title Insurance Company describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage of said Policy or Policies are set forth in Exhibit A attached. The policy to be issued may contain an arbitration clause. When the amount of insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Exhibit A. Copies of the Policy forms should be read. They are available from the office that issued this Report.

**Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters that are not covered under the terms of the title insurance policy and should be carefully considered.**

**It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.**

This Report (and any supplements or amendments thereto) is issued solely for the purpose of facilitating the issuance of a Policy of Title Insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a Policy of Title Insurance, a Binder or Commitment should be requested.

Dated as of **April 17, 2018 at 7:30 A.M.**

The form of Policy of Title Insurance contemplated by this Report is:

- ALTA/CLTA Homeowner's Policy (1-1-08)
- 2006 ALTA Standard Coverage Owner's Policy (6-17-06)
- 2006 ALTA Extended Coverage Loan Policy (6-17-06)

The estate or interest in the land hereinafter described or referred to covered by this Report is a fee.

Title to said estate or interest at the date hereof is vested in:

**John Faber, an unmarried man, Troy Faber, a married as his sole and separate property and Jeremy Faber, a married man as his sole and separate property, all as joint tenants**

rm/jl

The land referred to in this report is described in the Schedule attached hereto entitled "DESCRIPTION."

At the date hereof exceptions to coverage in addition to the printed exceptions and exclusions contained in said policy form would be as follows:

1. General and special property taxes, and any assessments collected with taxes, including utility assessments, are a lien not yet payable to be levied for the fiscal year 2018 - 2019.
2. The lien of supplemental taxes, if any, assessed pursuant to the provisions of Chapter 3.5 (commencing with Section 75) of the Revenue and Taxation Code of the State of California.
3. Any taxes, assessments or charges that may be due El Dorado Irrigation District by reason of the land being situated in said District, Improvement District, or by reason of any service received from said District.
4. Rights of the public in and to any portion of the herein described premises as may lie within any public or private road including Old Depot Court.
5. An easement as designated and so delineated on the Record of Survey referred to in the description herein for the purposes stated herein and incidental purposes:

FOR : road and public utility purposes  
 AFFECTS : the southerly portion of Tract 3 being Parcel B herein described

6. A deed of trust to secure an indebtedness in the amount shown below and any other obligations secured thereby:

AMOUNT : \$310,000.00  
 TRUSTOR : John Faber, Troy Faber, Jennifer Faber, Josh Faber, Carrie Faber, Jeremy Faber  
 TRUSTEE : Inter-County Title Co.  
 BENEFICIARY : John H. Mirande, Trustee of the Mirande Family 1992 Trust  
 RECORDED : September 22, 2003  
 INSTRUMENT NO. : 2003-0097563-00  
 RE-RECORDED : November 12, 2003  
 INSTRUMENT : 2003-0116192-00

An assignment of the beneficial interest under said deed of trust names:

AS ASSIGNEE : John H. Mirande and Margaret A. Mirande, as Trustees of the Mirande Family Trust, U/A dated April 15, 1991  
 RECORDED : September 17, 2004  
 INSTRUMENT NO. : 2004-0075262-00

An assignment of the beneficial interest under said deed of trust names:

AS ASSIGNEE : Melanie Elizabeth Mirande, Lisa Ann Lind, John Edward Mirande, James Robert Mirande and Kathleen Patricia Thompson each as to an undivided 1/5 interest  
 RECORDED : September 6, 2006  
 INSTRUMENT NO. : 2006-0060844-00



**NOTE:** For proration purposes, the general and special taxes for the fiscal year shown below are:

FISCAL YEAR : 2017-2018  
 FIRST INSTALLMENT : \$1,434.58 Paid  
 SECOND INSTALLMENT : \$1,434.58 Paid  
 ASSESSED LAND VALUE : \$273,673.00  
 ASSESSED IMPROVEMENT VALUE : NONE  
 EXEMPTIONS : NONE  
 PARCEL NUMBER : 327-250-37-100

**NOTE:** For proration purposes, the general and special taxes for the fiscal year shown below are:

FISCAL YEAR : 2017-2018  
 FIRST INSTALLMENT : \$773.62 Paid  
 SECOND INSTALLMENT : \$773.62 Paid  
 ASSESSED LAND VALUE : \$140,506.00  
 ASSESSED IMPROVEMENT VALUE : \$2,317.00  
 EXEMPTIONS : NONE  
 PARCEL NUMBER : 327-250-38-100

**NOTE:** Unless shown in the body of this preliminary report, there appear of record no transfers or agreements to transfer the land described herein recorded during the period of 24 months prior to the date of this report, except as follows: NONE

**NOTE: NOTICE OF CALIFORNIA WITHHOLDING REQUIREMENTS**

In accordance with Section 18662 of the Revenue and Taxation Code, a buyer may be required to withhold an amount equal to 3 1/3 percent of the sales price in the case of a disposition of California real property interest by either:

1. A seller who is an individual or when the disbursement instruction authorize the proceeds to be sent to a financial intermediary of the seller, OR
2. A corporate seller that has no permanent place of business in California.

The buyer may become subject to penalty for failure to withhold an amount equal to the greater of 10 percent of the amount required to be withheld or five hundred dollars (\$500).

However, notwithstanding any other provision included in the California statutes referenced above, no buyer with be required to withhold any amount or be subject to penalty for failure to withhold if:

1. The sales price of the California real property conveyed does not exceed one hundred thousand dollars (\$100,000.00), OR
2. The seller executes a written certificate, under the penalty of perjury, certifying that the seller is a corporation with a permanent place of business in California, OR
3. The seller, who is an individual, executes a written certificate, under the penalty of perjury, of any of the following:

- A. That the California real property being conveyed is the seller's principal residence (within the meaning of Section 121 of the Internal Revenue Code).
- B. That the California real property being conveyed is or will be exchanged for property of the kind (within the meaning of Section 1031 of the Internal Revenue Code), but only to the extent of the amount of gain not required to be recognized for California income tax purposes under Section 1031 of the Internal Revenue Code.
- C. That the California real property has been compulsorily or involuntarily converted (within the meaning of Section 1033 of the Internal Revenue Code) and that the seller intends to acquire property similar or related in service or use so as to be eligible for nonrecognition of gain for California income tax purposes under Section 1033 of the Internal Revenue Code.
- D. That the California real property transaction will result in a loss for California income tax purposes.

**NOTE:** The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than the certain dollar amount set forth in any applicable arbitration clause, all arbitrable matters shall be arbitrated at the option of either First American Title Insurance Company or the Insured as the exclusive remedy of the parties. If you desire to review the terms of the policy, including any arbitration clause that may be included, contact the office that issued this Commitment or Report to obtain a sample of the policy jacket for the policy that is to be issued in connection with your transaction.

**NOTE: CALIFORNIA "GOOD FUNDS" LAW**

Effective January 1, 1990, California Insurance Code Section 12413.1, (Chapter 598, Statutes of 1989), prohibits a title insurance company, controlled escrow company, or underwritten title company from disbursing funds from an escrow or sub-escrow account, (except for funds deposited by **WIRE TRANSFER**) until the day these funds are made available to the depositor pursuant to Part 229 of Title 12 of the Code of Federal Regulations, (Reg. CC). Items such as **CASHIER'S, CERTIFIED** or **TELLER'S CHECKS** may be available for disbursement on the business day following the business day of deposit; however, other forms of deposits may cause extended delays in closing the escrow or sub-escrow.

**NOTE:** This report is subject to a minimum cancellation charge of \$450.00, as required by Section 12404 of the California Insurance Code and Rule 2 of Department of Insurance Bulletin No. NS-35E.

**NOTE:** All maps attached hereto are provided for your convenience as a guide to the general location of the subject property. The accuracy of said maps is not guaranteed, nor are they a part of any policy, report or guarantee to which they may be attached.

## DESCRIPTION

All that certain real property situated in the County of El Dorado, State of California, more particularly described as follows:

**PARCEL A:**

PARCEL 2, as shown on that certain Parcel Map filed in the office of the County Recorder of said County on August 30, 2001, in Book 47 of Parcel Maps, Page 132.

**Assessor's Parcel No. 327-250-38-100**

**PARCEL B:**

Tract 3, as shown on that certain Record of Survey filed in the office of the County Recorder of said County on August 30, 2001, in Book 25 of Record of Surveys, Page 13.

**Assessor's Parcel No. 327-250-37-100**



escription: El Dorado, CA Record Map - Book Page 25.13 Page: 1 of 1  
Order: fgfb Comment:

25-13

25-13

# RECORD OF SURVEY

BEING PARCEL 1 OF P.M. 47 - 132 AND A PORTION OF THE SOUTHEAST 1/4 OF SECTION 24 T.10N., R.10E., M.D.M. COUNTY OF EL DORADO STATE OF CALIFORNIA

SCALE: 1"=50' MAY 25, 2000  
PREPARED BY: PATTERSON DEVELOPMENT

### BASIS OF BEARINGS

THE MERIDIAN OF THIS SURVEY IS IDENTICAL TO THAT OF R.S. 20-14, AND IS TRUE NORTH.



### REFERENCES

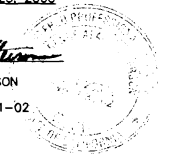
- R.S. 20-14
- O.R. 62-112
- O.R. 96-263
- O.R. 455-230
- O.R. 485-10
- O.R. 894-533
- O.R. 924-454
- O.R. 934-704
- O.R. 2514-366
- O.R. 3261-17
- O.R. 4177-610
- O.R. 471-514

### ENGINEER'S STATEMENT:

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS' ACT AT THE REQUEST OF EL DORADO IRRIGATION DISTRICT, EL DORADO COUNTY ASSOCIATION OF REALTORS, INC., AND CURTIS SEXTON, ON FEBRUARY 25, 2000

*Lawrence A. Patterson*

LAWRENCE A. PATTERSON  
R.C.E. 26342  
LIC. EXP. DATE: 03-31-02



### COUNTY SURVEYOR'S STATEMENT:

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE LAND SURVEYORS' ACT.

THIS 31<sup>ST</sup> DAY OF JAN, 20 01

*Daniel S. Russell*

DANIEL S. RUSSELL L.S. 5017  
COUNTY SURVEYOR  
COUNTY OF EL DORADO

12-31-01  
LICENSE EXPIRATION DATE

*Richard L. Briner*

RICHARD L. BRINER L.S. 5084  
ASSOCIATE LAND SURVEYOR  
COUNTY OF EL DORADO

6-30-03  
LICENSE EXPIRATION DATE



### RECORDER'S STATEMENT:

FILED THIS 30<sup>th</sup> DAY OF August, 2001, AT 11:44:00, IN BOOK 25 OF RECORD OF SURVEYS AT PAGE 13, AT THE REQUEST OF EL DORADO IRRIGATION DISTRICT, EL DORADO COUNTY ASSOCIATION OF REALTORS, INC., AND CURTIS SEXTON.

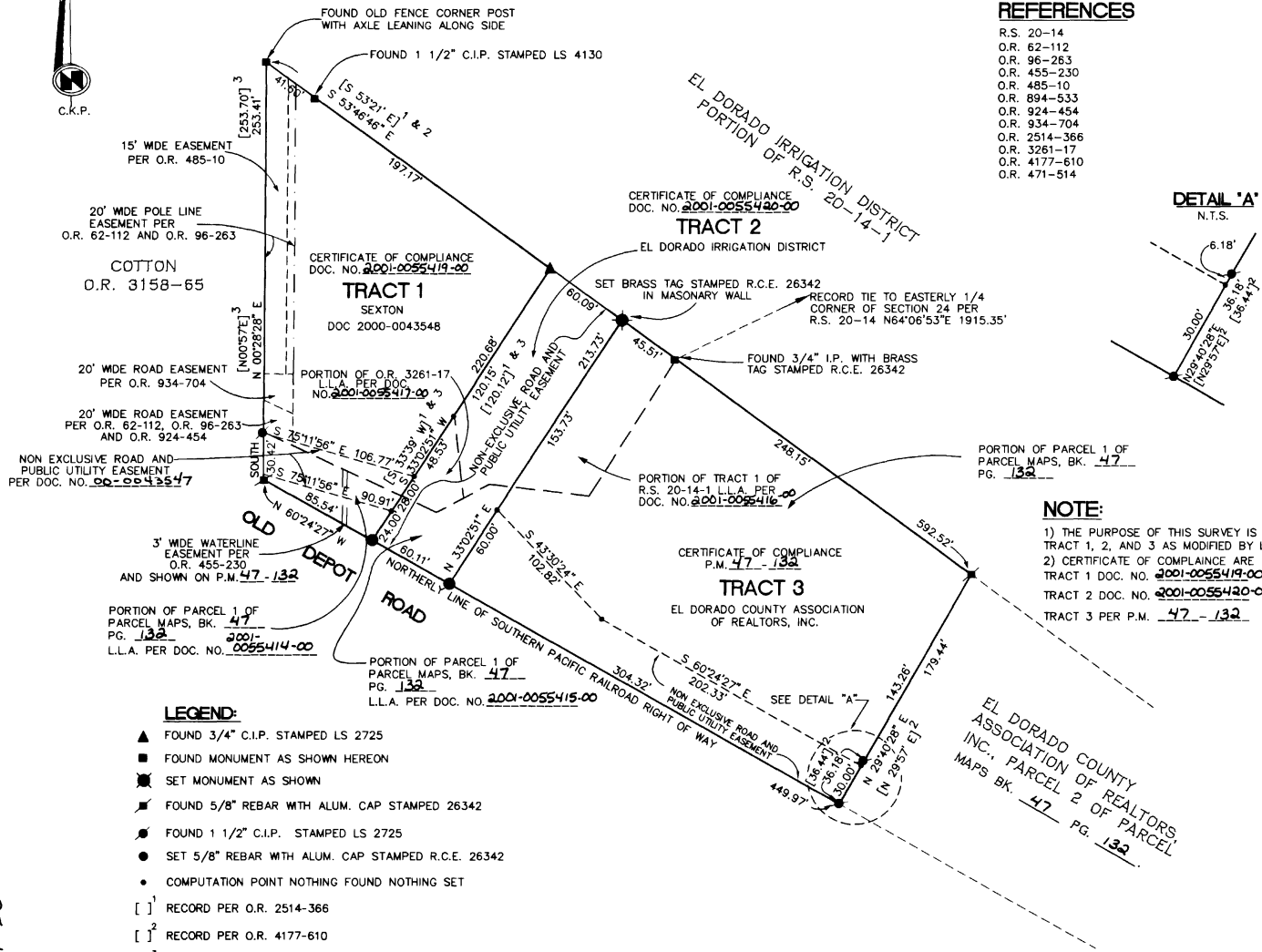
DOCUMENT NO. 2001-0055418-00

*William E. Schultz*

WILLIAM E. SCHULTZ  
COUNTY RECORDER, CLERK  
COUNTY OF EL DORADO

BY *Jennifer Bridges*  
DEPUTY

25-13



DETAIL 'A'  
N.T.S.

### NOTE:

- 1) THE PURPOSE OF THIS SURVEY IS TO SHOW TRACT 1, 2, AND 3 AS MODIFIED BY L.L.A.
- 2) CERTIFICATE OF COMPLIANCE ARE AS FOLLOWS:  
TRACT 1 DOC. NO. 2001-0055419-00  
TRACT 2 DOC. NO. 2001-0055420-00  
TRACT 3 PER P.M. 47 - 132

### LEGEND:

- ▲ FOUND 3/4" C.I.P. STAMPED LS 2725
- FOUND MONUMENT AS SHOWN HEREON
- SET MONUMENT AS SHOWN
- FOUND 5/8" REBAR WITH ALUM. CAP STAMPED 26342
- FOUND 1 1/2" C.I.P. STAMPED LS 2725
- SET 5/8" REBAR WITH ALUM. CAP STAMPED R.C.E. 26342
- COMPUTATION POINT NOTHING FOUND NOTHING SET
- [ 1 ] RECORD PER O.R. 2514-366
- [ 2 ] RECORD PER O.R. 4177-610
- [ 3 ] RECORD PER O.R. 3261-17

EXISTING ASSESSORS PARCEL NUMBERS : 327-250-10, 11, 12, & 13

25-13

## Exhibit A (06-03-11)

### CLTA STANDARD COVERAGE POLICY - 1990 EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
- (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
  - (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
  - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
  - (c) resulting in no loss or damage to the insured claimant;
  - (d) attaching or created subsequent to Date of Policy; or
  - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

### EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.  
Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

### CLTA/ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE (02-03-10) EXCLUSIONS

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
  - a. building;
  - b. zoning;
  - c. land use;
  - d. improvements on the Land;
  - e. land division; and
  - f. environmental protection.

This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.

2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
4. Risks:
  - a. that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;
  - b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
  - c. that result in no loss to You; or
  - d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.
5. Failure to pay value for Your Title.
6. Lack of a right:



- a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
  - b. in streets, alleys, or waterways that touch the Land.
- This Exclusion does not limit the coverage described in Covered Risk 11 or 21.
7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.

### LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

- 1 For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

Your Deductible Amount:	Our Maximum Dollar Limit of Liability:
Covered Risk 16: 1.00% of Policy Amount Shown in Schedule A or \$2,500.00 (whichever is less)	\$10,000.00
Covered Risk 18: 1.00% of Policy Amount Shown in Schedule A or \$5,000.00 (whichever is less)	\$25,000.00
Covered Risk 19: 1.00% of Policy Amount Shown in Schedule A or \$5,000.00 (whichever is less)	\$25,000.00
Covered Risk 21: 1.00% of Policy Amount Shown in Schedule A or \$2,000.00 (whichever is less)	\$5,000.00

### ALTA RESIDENTIAL TITLE INSURANCE POLICY (6-1-87) EXCLUSIONS

In addition to the Exceptions in Schedule B, you are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of any law or government regulation. This includes building and zoning ordinances and also laws and regulations concerning:
  - \* land use
  - \* improvements on the land
  - \* land division
  - \* environmental protection

This exclusion does not apply to violations or the enforcement of these matters which appear in the public records at Policy Date. This exclusion does not limit the zoning coverage described in Items 12 and 13 of Covered Title Risks.
2. The right to take the land by condemning it, unless:
  - \* a notice of exercising the right appears in the public records
  - \* on the Policy Date
  - \* the taking happened prior to the Policy Date and is binding on you if you bought the land without knowing of the taking
3. Title Risks:
  - \* that are created, allowed, or agreed to by you
  - \* that are known to you, but not to us, on the Policy Date -- unless they appeared in the public records
  - \* that result in no loss to you
  - \* that first affect your title after the Policy Date -- this does not limit the labor and material lien coverage in Item 8 of Covered Title Risks
4. Failure to pay value for your title.
5. Lack of a right:
  - \* to any land outside the area specifically described and referred to in Item 3 of Schedule A
  - OR
  - \* in streets, alleys, or waterways that touch your land

This exclusion does not limit the access coverage in Item 5 of Covered Title Risks.

### 2006 ALTA LOAN POLICY (06-17-06) EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
  - (i) the occupancy, use, or enjoyment of the Land;
  - (ii) the character, dimensions, or location of any improvement erected on the Land;
  - (iii) the subdivision of land; or
  - (iv) environmental protection;

or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
  - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
  - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
  - (c) resulting in no loss or damage to the Insured Claimant;
  - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
  - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.

5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
  - (a) a fraudulent conveyance or fraudulent transfer, or
  - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

#### **EXCEPTIONS FROM COVERAGE**

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) that arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

#### **2006 ALTA OWNER'S POLICY (06-17-06) EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
  - (i) the occupancy, use, or enjoyment of the Land;
  - (ii) the character, dimensions, or location of any improvement erected on the Land;
  - (iii) the subdivision of land; or
  - (iv) environmental protection;
 or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
  - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
  - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
  - (c) resulting in no loss or damage to the Insured Claimant;
  - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
  - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
  - (a) a fraudulent conveyance or fraudulent transfer; or
  - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

#### **EXCEPTIONS FROM COVERAGE**

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) that arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown in the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and that are not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

**ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY (07-26-10)**  
**EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
  - (i) the occupancy, use, or enjoyment of the Land;
  - (ii) the character, dimensions, or location of any improvement erected on the Land;
  - (iii) the subdivision of land; or
  - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
  - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
  - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
  - (c) resulting in no loss or damage to the Insured Claimant;
  - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27 or 28); or
  - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury, or any consumer credit protection or truth-in-lending law. This Exclusion does not modify or limit the coverage provided in Covered Risk 26.
6. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to Advances or modifications made after the Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching subsequent to Date of Policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11(b) or 25.
8. The failure of the residential structure, or any portion of it, to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This Exclusion does not modify or limit the coverage provided in Covered Risk 5 or 6.
9. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
  - (a) a fraudulent conveyance or fraudulent transfer, or
  - (b) a preferential transfer for any reason not stated in Covered Risk 27(b) of this policy.



## **Inter-County Title Co.**

*Of El Dorado County*  
596 Main Street

**Placerville, CA 95667**

(530)622-3135  
(530)622-0897 (Fax)

### **Privacy Policy Notice**

#### **Purpose of This Notice**

Title V of the Gramm-Leach-Bliley Act (GLBA) generally prohibits any financial institution, directly or through its affiliates, from sharing nonpublic personal information about you with a nonaffiliated third party unless the institution provides you with a notice of its privacy policies and practices, such as the type of information that it collects about you and the categories of persons or entities to whom it may be disclosed. In compliance with the GLBA, we are providing you with this document, which notifies you of the privacy policies and practices of First American Title Insurance Company and Inter-County Title Co. of El Dorado County.

We may collect nonpublic personal information about you from the following courses:

- . Information we received from you, such as on applications or other forms
- . Information about your transactions we secure from our files or from our affiliates or others
- . Information we receive from a consumer-reporting agency
- . Information that we receive from others involved in your transaction, such as the real estate agent or lender.

Unless it is specifically stated otherwise in an amended Privacy Policy Notice, no additional nonpublic personal information will be collected about you.

We may disclose any of the above information that we collect about our customers or former customers to our affiliates or to nonaffiliated third parties as permitted by law.

We also may disclose this information about our customers or former customers to the following types of nonaffiliated companies that perform marketing services on our behalf or with whom we have joint marketing agreements:

- . Financial service providers such as companies engaged in banking, consumer finance, securities and insurance.
- . Non-financial companies such as envelope stuffers and other fulfillment service providers.

**WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW.**

We restrict access to nonpublic personal information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

25-13

25-13

# RECORD OF SURVEY

BEING PARCEL 1 OF P.M. 47 - 132 AND A PORTION  
 OF THE SOUTHEAST 1/4 OF SECTION 24 T.10N., R.10E., M.D.M.  
 COUNTY OF EL DORADO STATE OF CALIFORNIA  
 SCALE: 1"=50' MAY 25, 2000  
 PREPARED BY: PATTERSON DEVELOPMENT

**BASIS OF BEARINGS**

THE MERIDIAN OF THIS SURVEY IS IDENTICAL  
 TO THAT OF R.S. 20-14, AND IS TRUE NORTH.



**REFERENCES**

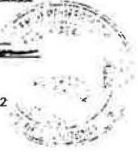
- R.S. 20-14
- O.R. 62-112
- O.R. 96-263
- O.R. 455-230
- O.R. 485-10
- O.R. 894-533
- O.R. 924-454
- O.R. 934-704
- O.R. 2514-366
- O.R. 3261-17
- O.R. 4177-610
- O.R. 471-514

**ENGINEER'S STATEMENT:**

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS' ACT AT THE REQUEST OF EL DORADO IRRIGATION DISTRICT, EL DORADO COUNTY ASSOCIATION OF REALTORS, INC. AND CURTIS SEXTON ON FEBRUARY 25, 2000

*Lawrence A. Patterson*

LAWRENCE A. PATTERSON  
 R.C.E. 26342  
 LIC. EXP. DATE: 03-31-02



**COUNTY SURVEYOR'S STATEMENT:**

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE LAND SURVEYORS' ACT.

THIS 31<sup>st</sup> DAY OF JAN, 20 01

*Daniel Russell*

DANIEL S. RUSSELL L.S. 5017  
 COUNTY SURVEYOR  
 COUNTY OF EL DORADO

12-31-01

LICENSE EXPIRATION DATE

*Richard L. Briner*

RICHARD L. BRINER L.S. 5084  
 ASSOCIATE LAND SURVEYOR  
 COUNTY OF EL DORADO

6-30-03

LICENSE EXPIRATION DATE



**RECORDER'S STATEMENT:**

FILED THIS 30<sup>th</sup> DAY OF August, 2001

AT 11:44:00 IN BOOK 25 OF RECORD

OF SURVEYS AT PAGE 13 AT THE REQUEST OF

EL DORADO IRRIGATION DISTRICT, EL DORADO COUNTY ASSOCIATION OF REALTORS, INC. AND CURTIS SEXTON.

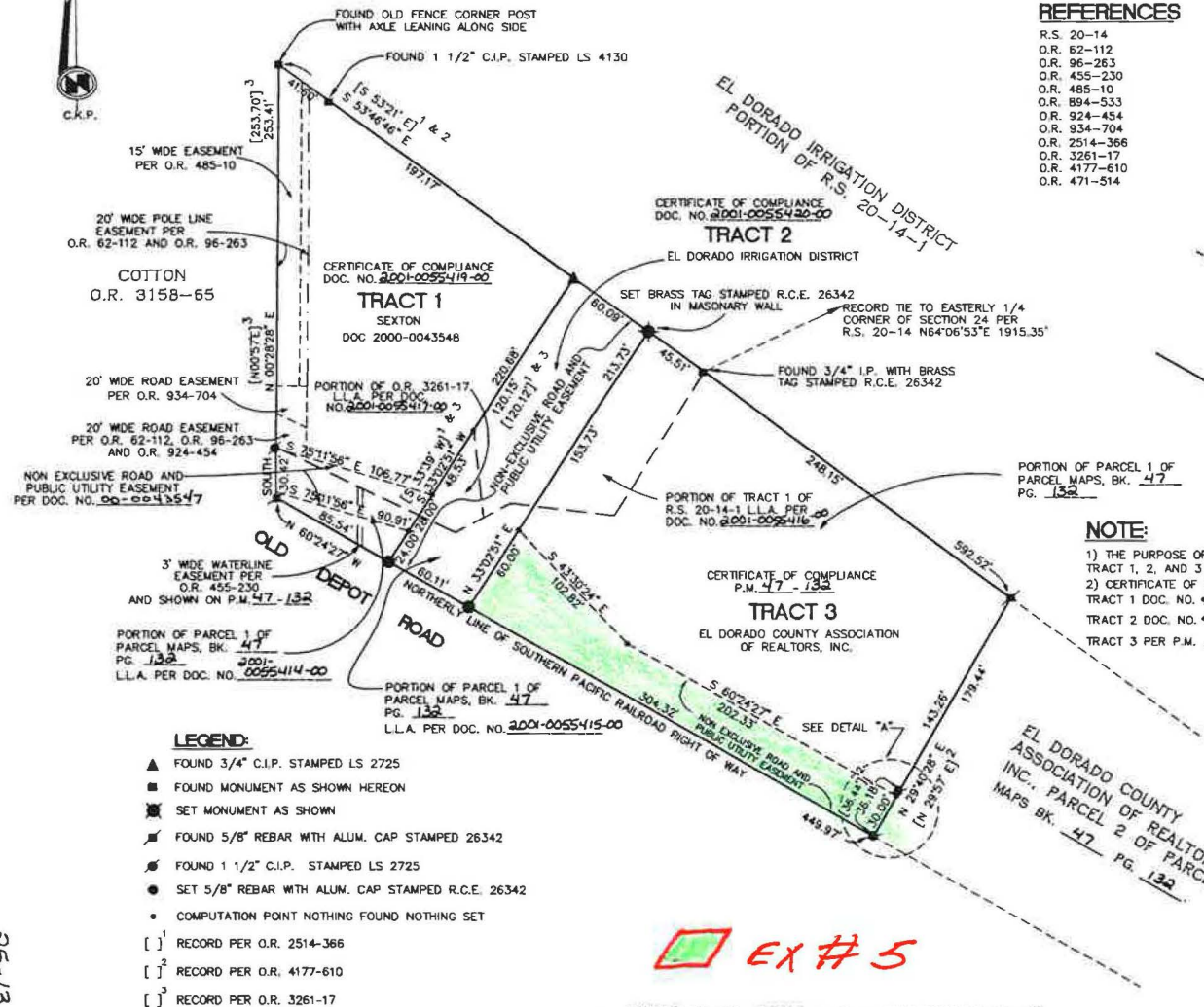
DOCUMENT NO. 2001-0055418-00

*William E. Schultz*

WILLIAM E. SCHULTZ  
 COUNTY RECORDER, CLERK  
 COUNTY OF EL DORADO

BY *Jennifer Bridges*  
 DEPUTY

25-13



**DETAIL "A"**  
 N.T.S.



**NOTE:**

- 1) THE PURPOSE OF THIS SURVEY IS TO SHOW TRACT 1, 2, AND 3 AS MODIFIED BY L.L.A.
- 2) CERTIFICATE OF COMPLIANCE ARE AS FOLLOWS:  
 TRACT 1 DOC. NO. 2001-0055419-00  
 TRACT 2 DOC. NO. 2001-0055420-00  
 TRACT 3 PER P.M. 47 - 132

**LEGEND:**

- ▲ FOUND 3/4" C.I.P. STAMPED LS 2725
- FOUND MONUMENT AS SHOWN HEREON
- SET MONUMENT AS SHOWN
- FOUND 5/8" REBAR WITH ALUM. CAP STAMPED 26342
- FOUND 1 1/2" C.I.P. STAMPED LS 2725
- SET 5/8" REBAR WITH ALUM. CAP STAMPED R.C.E. 26342
- COMPUTATION POINT NOTHING FOUND NOTHING SET
- [ ] RECORD PER O.R. 2514-366
- [ ] RECORD PER O.R. 4177-610
- [ ] RECORD PER O.R. 3261-17

EXISTING ASSESSORS PARCEL NUMBERS : 327-250-10, 11, 12, & 13

25-13

Parcel Number 327-250-37-100  
50 OLD DEPOT CT

---

Current Property Owners

FABER JOHN  
3770 SHADY CT  
PLACERVILLE CA 95667-9764  
Address change date 01/20/2006  
33.333% Ownership Joint Tenant

FABER TROY  
33.333% Ownership Joint Tenant

FABER JEREMY  
33.333% Ownership Joint Tenant

---

Assessor's information is for assessment and tax purposes only and should not be relied upon for status of development or building purposes.

Property Description

- [Assessor's Plat map 327-25](#)
- [Inactive Assessor's Plat map 327-25 \(Old map\)](#)
- [Assessor History Maps](#)
- [Assessor G.I.S. Map](#)

Abstract code: Secured  
Reference: PM 47/132/1 ( Parcel 1 of Book 47 of Parcel Maps, Page 132 )

[Parcel map 047-132](#)  
For Zoning, Flood Zone, Census Tract, etc. : "El Dorado County Planning Dept." or "Tahoe Regional Planning Agency"  
Last appraisal effective date: 10/17/2005  
Last appraisal reason: Change in portion of ownership  
Last appraiser's initials: MBG  
APN Status: 00, Active  
Primary use: 40, Vacant industrial land  
The **USE** is only reviewed at the time of last taxable event and may not be a legal use.  
Tax Rate Area: 078-100 Mother Lode Union school district

---

**2017-2018  
Taxable Property Values**

Property Type	Value
Land	273,673
Land Total	273,673
Total Roll	273,673
Net Roll	273,673

---



## Event List

Roll	Date	APN Status	Event Status	Seq.	Type	Stmt. Status	I.D.	Stmt. #	Value
2017	01/01/2017	Annual Roll	Active	1	Roll	Paid		093921	273,673
2016	01/01/2016	Annual Roll	Active	1	Roll	Paid		093477	268,307
2015	01/01/2015	Annual Roll	Active	1	Roll	Paid		092887	264,278
2014	01/01/2014	Annual Roll	Active	1	Roll	Paid		092595	259,102
2013	01/01/2013	Annual Roll	Active	1	Roll	Paid		092511	257,932
2012	01/01/2012	Annual Roll	Active	1	Roll	Paid		092458	252,875
2011	01/01/2011	Annual Roll	Active	1	Roll	Paid		092386	247,917
2010	01/01/2010	Annual Roll	Active	1	Roll	Paid		092386	246,065
2009	01/01/2009	Annual Roll	Active	1	Roll	Paid		092377	246,650
2008	01/01/2008	Annual Roll	Active	1	Roll	Paid		092195	241,814
2007	01/01/2007	Annual Roll	Active	1	Roll	Paid		091114	237,073
2006	01/01/2006	Annual Roll	Active	1	Roll	Paid		090306	232,425
2005	10/17/2005	Billed		1	Change in Ownership	Cncl'd Ex	0087345	311084S	228,248
2005	10/07/2005	Billed		1	Change in Ownership	Cncl'd Ex	0084690	311083S	229,007
2005	01/01/2005	Annual Roll	Active	1	Roll	Paid		089743	227,868
2004	01/01/2004	Annual Roll	Active	1	Roll	Paid		088881	223,400
2003	09/22/2003	Billed		1	Change in Ownership	Paid	0116191	411957S	223,400
2003	01/01/2003	Annual Roll	Active	1	Roll	Paid		088184	168,300
2002	01/01/2002	Annual Roll	Active	1	Roll	Paid		087209	165,000
2001	09/18/2001	Delinquent		1	Change in Ownership	Both Dflt	0059214	206398S	165,000
2001	08/30/2001	Billed		1	Parcel Split	Cncl'd Ex	0055416	206399S	120,229
2001	01/01/2001		Inactive	1	Roll	No Bill			120,229

		Annual Roll						
--	--	----------------	--	--	--	--	--	--

**Property Characteristics**

Area calculations and characteristics are not guaranteed.

Users should verify items such as permits,  
building areas, acreages, zoning, legal use, etc.

Characteristic	Change Date 08/30/2001 Value
Estimated Acreage	1.375
Topography	Gentle Slope

**Parcel Split Background**

This parcel was formed from parcel 327-250-36-100 08/30/2001

**Owner Change History**

**Recorded Document:**

Document Number: 2005-0087345  
[Click here to view recorded document 2005-0087345](#)  
 Record Change Date: 10/17/2005  
 Effective Owner Change Date: 10/17/2005  
 Proposition 13 appraisal: Yes  
 Value change: 8.33%

**Recorded Document:**

Document Number: 2005-0084690  
[Click here to view recorded document 2005-0084690](#)  
 Record Change Date: 10/07/2005  
 Effective Owner Change Date: 10/07/2005  
 Proposition 13 appraisal: Yes  
 Value change: 25%

**Recorded Document:**

Document Number: 2003-0116191  
[Click here to view recorded document 2003-0116191](#)  
 Record Change Date: 11/12/2003  
 Effective Owner Change Date: 09/22/2003  
 Proposition 13 appraisal: Yes  
 Value change: 100%  
 Document transfer tax: 374.00  
 Sales Reject reason: Insufficient Data

**Recorded Document:**

Document Number: 2001-0059214  
[Click here to view recorded document 2001-0059214](#)  
 Record Change Date: 09/18/2001  
 Effective Owner Change Date: 09/18/2001  
 Proposition 13 appraisal: Yes

Value change: 100%

Document transfer tax: 147.95

Sales Reject reason: Information is illogical or unexplainable

**Recorded Document:**

Document Number: 2001-0055416

 [Click here to view recorded document 2001-0055416](#)

Record Change Date: 08/30/2001

Effective Owner Change Date: 08/30/2001

Proposition 13 appraisal: Yes

Value change: 100%

---

Generated Tuesday April 3, 2018 14:04:39 PDT for PUBLIC at 172.19.136.45  
e-mail the Assessor [assessor@edcgov.us](mailto:assessor@edcgov.us)



Parcel Number 327-250-38-100

40 OLD DEPOT CT

---

Current Property Owners

FABER JOHN  
 3770 SHADY CT  
 PLACERVILLE CA 95667-9764  
 Address change date 01/20/2006  
 33.333% Ownership Joint Tenant

FABER TROY  
 33.333% Ownership Joint Tenant

FABER JEREMY  
 33.333% Ownership Joint Tenant

---

Assessor's information is for assessment and tax purposes only and should not be relied upon for status of development or building purposes.

Property Description

- [Assessor's Plat map 327-25](#)
- [Inactive Assessor's Plat map 327-25 \(Old map\)](#)

[Assessor History Maps](#)  
[Assessor G.I.S. Map](#)

Abstract code: Secured  
 Reference: PM 47/132/2 ( Parcel 2 of Book 47 of Parcel Maps, Page 132 )

[Parcel map 047-132](#)  
 For Zoning, Flood Zone, Census Tract, etc. : "El Dorado County Planning Dept." or "Tahoe Regional Planning Agency"  
 Last appraisal effective date: 10/17/2005  
 Last appraisal reason: Change in portion of ownership  
 Last appraiser's initials: MBG  
 APN Status: 00, Active  
 Primary use: 41, Miscellaneous improved industrial property  
 The USE is only reviewed at the time of last taxable event and may not be a legal use.  
 Tax Rate Area: 078-100 Mother Lode Union school district

---

**2017-2018  
 Taxable Property Values**

Property Type	Value
Land	140,506
Land Total	140,506
Improvement Structures	2,317
Improvement Total	2,317
Total Roll	142,823

Net Roll	142,823
----------	---------

## Event List

Roll	Date	APN Status	Event Status	Seq.	Type	Stmt. Status	I.D.	Stmt. #	Value
2017	01/01/2017	Annual Roll	Active	1	Roll	Paid		093922	142,823
2016	01/01/2016	Annual Roll	Active	1	Roll	Paid		093478	140,023
2015	01/01/2015	Annual Roll	Active	1	Roll	Paid		092888	137,922
2014	01/01/2014	Annual Roll	Active	1	Roll	Paid		092596	135,223
2013	01/01/2013	Annual Roll	Active	1	Roll	Paid		092512	134,614
2012	01/01/2012	Annual Roll	Active	1	Roll	Paid		092459	131,976
2011	01/01/2011	Annual Roll	Active	1	Roll	Paid		092387	129,389
2010	01/01/2010	Annual Roll	Active	1	Roll	Paid		092387	128,425
2009	01/01/2009	Annual Roll	Active	1	Roll	Paid		092378	128,732
2008	01/01/2008	Annual Roll	Active	1	Roll	Paid		092196	126,208
2007	01/01/2007	Annual Roll	Active	1	Roll	Paid		091115	123,734
2006	01/01/2006	Annual Roll	Active	1	Roll	Paid		090307	121,309
2005	10/17/2005	Billed		1	Change in Ownership	Cncl'd Ex	0087345	311086S	119,130
2005	10/07/2005	Billed		1	Change in Ownership	Cncl'd Ex	0084690	311085S	119,526
2005	01/01/2005	Annual Roll	Active	1	Roll	Paid		089744	118,932
2004	01/01/2004	Annual Roll	Active	1	Roll	Paid		088882	116,600
2003	09/22/2003	Billed		1	Change in Ownership	Paid	0116191	411958S	116,600
2003	01/01/2003	Annual Roll	Active	1	Roll	Paid		088185	86,700
2002	01/01/2002	Annual Roll	Active	1	Roll	Paid		087210	85,000
2001	09/18/2001	Delinquent		1	Change in Ownership	Both Dflt	0059214	206401S	85,000
2001	08/30/2001	Billed		1			0055416	206400S	67,368



					Parcel Split	Cncl'd Ex			
2001	01/01/2001	Annual Roll	Inactive	1	Roll	No Bill			67,368

**Property Characteristics**

Area calculations and characteristics are not guaranteed.

Users should verify items such as permits, building areas, acreages, zoning, legal use, etc.

Characteristic	Change Date 08/30/2001 Value
Square foot Range	25,001 Square feet - 1.0 Acre
Estimated Acreage	.706
Topography	Level
Ground Cover	Combination
Access Type	Private Easement or Right of Way
Road Type	Gravel or Rock

**Parcel Split Background**

This parcel was formed from parcel 327-250-36-100 08/30/2001

**Owner Change History**

**Recorded Document:**

Document Number: 2005-0087345  
 [Click here to view recorded document 2005-0087345](#)  
 Record Change Date: 10/17/2005  
 Effective Owner Change Date: 10/17/2005  
 Proposition 13 appraisal: Yes  
 Value change: 8.33%

**Recorded Document:**

Document Number: 2005-0084690  
 [Click here to view recorded document 2005-0084690](#)  
 Record Change Date: 10/07/2005  
 Effective Owner Change Date: 10/07/2005  
 Proposition 13 appraisal: Yes  
 Value change: 25%

**Recorded Document:**

Document Number: 2003-0116191  
 [Click here to view recorded document 2003-0116191](#)  
 Record Change Date: 11/12/2003  
 Effective Owner Change Date: 09/22/2003  
 Proposition 13 appraisal: Yes  
 Value change: 100%  
 Document transfer tax: 374.00  
 Sales Reject reason: Insufficient Data



**Recorded Document:**

Document Number: 2001-0059214  
[Click here to view recorded document 2001-0059214](#)  
Record Change Date: 09/18/2001  
Effective Owner Change Date: 09/18/2001  
Proposition 13 appraisal: Yes  
Value change: 100%  
Document transfer tax: 147.95  
Sales Reject reason: Information is illogical or unexplainable

**Recorded Document:**

Document Number: 2001-0055416  
[Click here to view recorded document 2001-0055416](#)  
Record Change Date: 08/30/2001  
Effective Owner Change Date: 08/30/2001  
Proposition 13 appraisal: Yes  
Value change: 100%

---

Generated Thursday May 3, 2018 07:56:34 PDT for PUBLIC at 172.19.136.45  
e-mail the Assessor [assessor@edcgov.us](mailto:assessor@edcgov.us)

47-132

47-132

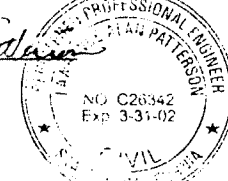
# PARCEL MAP

PORTION OF THE SOUTHEAST 1/4 OF SECTION 24 T.10N., R.10E., M.D.M.  
 COUNTY OF EL DORADO STATE OF CALIFORNIA  
 SCALE: 1"=50' FEBRUARY, 2000  
 PREPARED BY: PATTERSON DEVELOPMENT

### ENGINEER'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 EL DORADO COUNTY ASSOCIATION OF REALTORS, INC., ON FEBRUARY 25, 2000. ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

*Lawrence A. Patterson*  
 LAWRENCE A. PATTERSON  
 R.C.E. 26342  
 LIC. EXP. DATE: 03-31-02



### PLANNING DIRECTOR'S STATEMENT:

THIS MAP CONFORMS WITH THE REQUIREMENTS OF SECTION 66412 (d) AND 66467 OF THE SUBDIVISION MAP ACT.

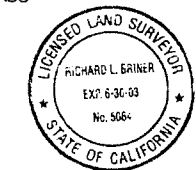
*Peter N. Maurer* DATED: 22 Aug. 2000  
 PETER N. MAURER FOR:  
 CONRAD B. MONTGOMERY  
 PLANNING DIRECTOR  
 COUNTY OF EL DORADO

### COUNTY SURVEYOR'S STATEMENT:

I HAVE EXAMINED THE MAP. THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF REQUIRED, AND ANY APPROVED ALTERATIONS THERE OF. ALL PROVISIONS OF CHAPTER 2 OF THE SUBDIVISION MAP ACT AND OF ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, IF REQUIRED, HAVE BEEN COMPLIED WITH. I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

DATED: Aug 22, 2000 **DANIEL RUSSELL**  
 LICENSE EXPIRES 12-31-01 DANIEL S. RUSSELL L.S. 5017  
 COUNTY SURVEYOR, COUNTY OF EL DORADO

BY: *Richard L. Briner*  
 ASSOCIATE LAND SURVEYOR  
 RICHARD L. BRINER L.S. 5084 LICENSE EXPIRES 06-30-03



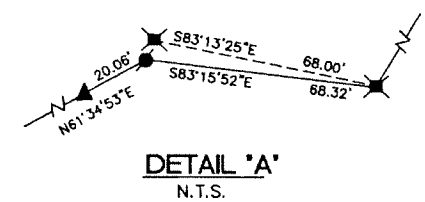
### COUNTY RECORDER'S CERTIFICATE:

I, WILLIAM E. SCHULTZ, HEREBY CERTIFY THAT Inter-County Title Company SUBDIVISION MAP GUARANTEE NUMBER M174307 WAS FILED WITH THIS OFFICE AND THAT THIS PARCEL MAP WAS ACCEPTED FOR RECORD AND FILED THIS 30th DAY OF August, 2001 AT 11:44:00 IN BOOK 47 OF PARCEL MAPS AT PAGE 132, AT THE REQUEST OF THE EL DORADO COUNTY ASSOCIATION OF REALTORS, INC.

DOCUMENT NUMBER 2001-0055412-00  
*William E. Schultz*  
 WILLIAM E. SCHULTZ  
 COUNTY RECORDER, CLERK  
 COUNTY OF EL DORADO

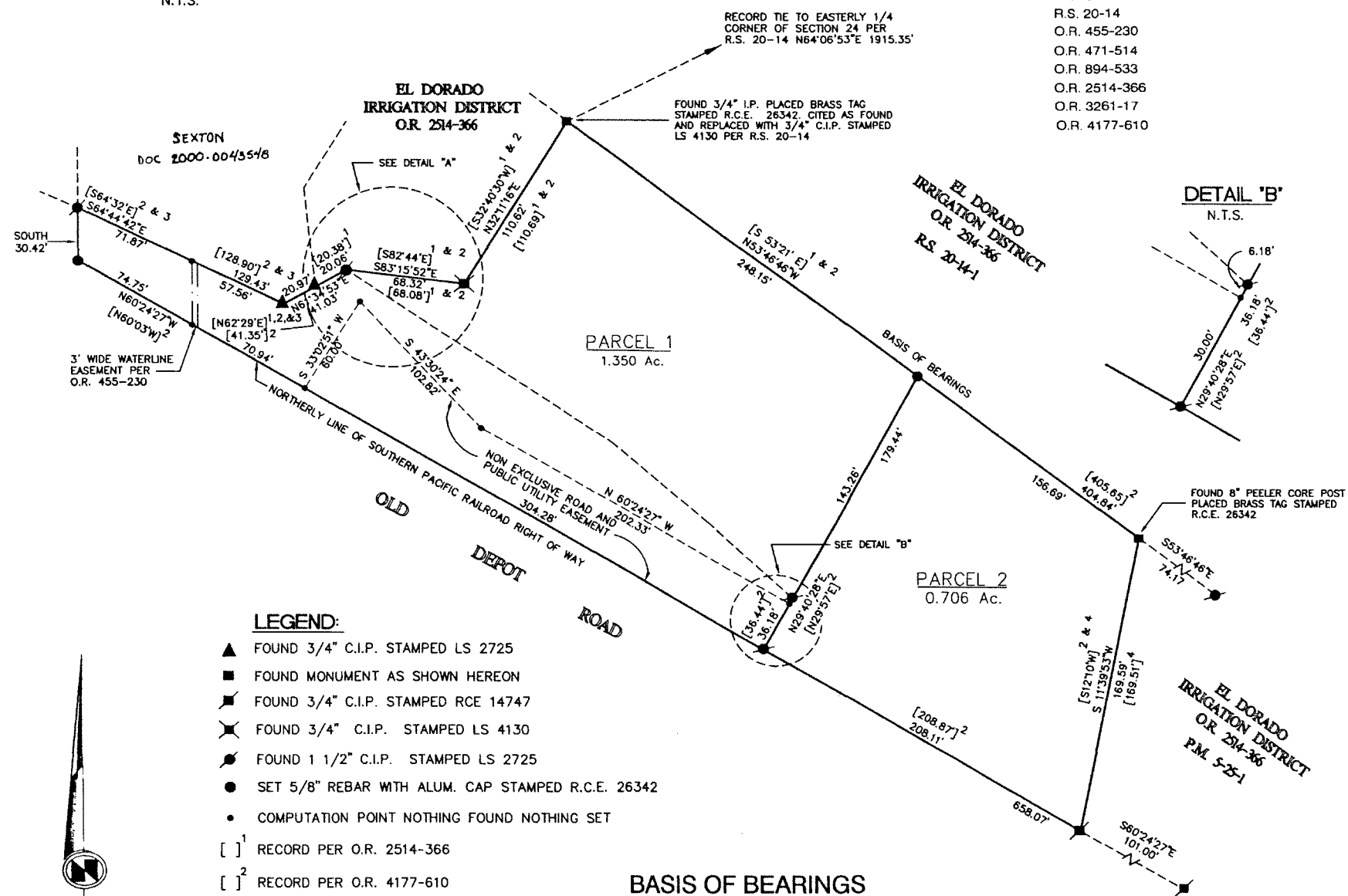
BY: *Jennifer Bridges*  
 (DEPUTY)

2001-0055413-00  
 REFER TO DOC# \_\_\_\_\_ FOR THE CONSENT  
 OF ALL PARTIES HAVING RECORD TITLE INTEREST.



### REFERENCES

- P.M. 5-25
- R.S. 20-14
- O.R. 455-230
- O.R. 471-514
- O.R. 894-533
- O.R. 2514-366
- O.R. 3261-17
- O.R. 4177-610



### LEGEND:

- ▲ FOUND 3/4" C.I.P. STAMPED LS 2725
- FOUND MONUMENT AS SHOWN HEREON
- ✱ FOUND 3/4" C.I.P. STAMPED RCE 14747
- ✱ FOUND 3/4" C.I.P. STAMPED LS 4130
- FOUND 1 1/2" C.I.P. STAMPED LS 2725
- SET 5/8" REBAR WITH ALUM. CAP STAMPED R.C.E. 26342
- COMPUTATION POINT NOTHING FOUND NOTHING SET
- [ 1 ] RECORD PER O.R. 2514-366
- [ 2 ] RECORD PER O.R. 4177-610
- [ 3 ] RECORD PER O.R. 3261-17
- [ 4 ] RECORD PER P.M. 5-25
- PRIOR PROPERTY LINE

### BASIS OF BEARINGS

THE MERIDIAN OF THIS SURVEY IS IDENTICAL TO THAT OF R.S. 20-14, AND IS TRUE NORTH.

EXISTING ASSESSOR'S PARCEL NUMBERS 327-250-12 & 13



47-132

47-132

When recorded please mail to:  
County Surveyor



El Dorado, County Recorder  
William E. Schultz Co Recorder Office  
DOC- 2001-0055413-00

Acct 4-INTER COUNTY TITLE CO  
Thursday, AUG 30, 2001 11:44:00  
Ttl Pd \$16.00 Nbr-0000177934  
JMB/C2/1-4

**OWNER'S CERTIFICATE**

THE UNDERSIGNED OWNER OF RECORD TITLE INTEREST HEREBY CONSENT TO THE PREPARATION AND FILING OF THAT CERTAIN PARCEL MAP FILED IN BOOK 47 AT PAGE 132 OF PARCEL MAPS OF OFFICIAL RECORDS OF THE COUNTY OF EL DORADO.

El Dorado County Association of Realtors, Inc.

By: *Brian Frazier*  
Brian Frazier, President

By: *Patricia*

**TRUSTEE/BENEFICIARY'S CERTIFICATE**

John H. Mirande, a married man, as his sole and separate property and Yvonne T. Olivero, Trustee of the Yvonne T. Olivero Trust dated October 5, 1992

THE UNDERSIGNED TRUSTEE/BENEFICIARY UNDER THAT CERTAIN DEED OF TRUST DATED December 8, 1993 RECORDED IN BOOK 4177 AT PAGE 612 OF OFFICIAL RECORDS OF THE COUNTY OF EL DORADO, HEREBY CONSENT TO THE PREPARATION AND FILING OF THAT CERTAIN PARCEL MAP FILED IN BOOK 47 AT PAGE 132 OF PARCEL MAPS.

*John H. Mirande*  
John H. Mirande

*Yvonne T. Olivero*  
Yvonne T. Olivero, Trustee

RECORDER'S MEMO: LEGIBILITY OF WRITING, TYPING OR PRINTING UNSATISFACTORY IN PORTIONS OF THIS DOCUMENT WHEN RECEIVED.

ALL SIGNATURES MUST BE NOTARIZED.

STATE OF CALIFORNIA

SS.

COUNTY OF EL DORADO

On December 21, 2000, before me, Renee Cornelius, a Notary Public in and for said state, personally appeared John H. Mirande,

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity and that by his/her/their signature(s) on the instrument, the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument. WITNESS my hand and official seal.

Signature: Renee Cornelius



STATE OF CALIFORNIA

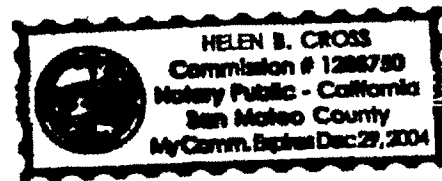
SS.

COUNTY OF San Mateo

On February 16, 2001, before me, Helen B. Cross, a Notary Public in and for said state, personally appeared Thomas T. O'Leary,

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity and that by his/her/their signature(s) on the instrument, the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument. WITNESS my hand and official seal.

Signature: Helen B. Cross



ILLEGIBLE NOTARY SEAL DECLARATION

I CERTIFY UNDER PENALTY OF PERJURY THAT THE NOTARY SEAL ON THE DOCUMENT TO WHICH THIS STATEMENT IS ATTACHED READS AS FOLLOWS:

NAME OF NOTARY HELEN B. CROSS

DATE COMMISSION EXPIRES DEC. 29, 2004

NOTARY IDENTIFICATION NUMBER 1288750  
(For Notaries commissioned after 1-1-1992)

MANUFACTURER/VENDOR IDENTIFICATION NUMBER NNA1  
(For Notaries commissioned after 1-1-1992)

PLACE OF EXECUTION OF THIS DECLARATION PLACERVILLE, CA

DATE 6/29/01

Laraine Stefan  
Signature (Print name if any)  
LARAIN STEFAN  
INTER-COUNTY TITLE CO.  
OF EL DORADO COUNTY

STATE OF CALIFORNIA

SS.

COUNTY OF El Dorado

On May 1, 2001, before me, Laraine Stefan, a Notary Public in  
and for said state, personally appeared

Brian Frazier,

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s)  
is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity and that by his/her/their signature(s) on the instrument, the person(s) or the entity  
upon behalf of which the person(s) acted, executed the instrument. WITNESS my hand and official seal.

Signature: *Laraine Stefan*



STATE OF CALIFORNIA

SS.

COUNTY OF El Dorado

On May 2, 2001, before me, Laraine Stefan, a Notary Public in  
and for said state, personally appeared

Patricia Smith,

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s)  
is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity and that by his/her/their signature(s) on the instrument, the person(s) or the entity  
upon behalf of which the person(s) acted, executed the instrument. WITNESS my hand and official seal.

Signature: *Laraine Stefan*





# RECORD OF SURVEY

BEING PARCEL 1 OF P.M. 47-132 AND A PORTION  
OF THE SOUTHEAST 1/4 OF SECTION 24 T.10N., R.10E., M.D.M.  
COUNTY OF EL DORADO STATE OF CALIFORNIA  
SCALE: 1"=50' MAY 25, 2000  
PREPARED BY: PATTERSON DEVELOPMENT

### BASIS OF BEARINGS

THE MERIDIAN OF THIS SURVEY IS IDENTICAL TO THAT OF R.S. 20-14, AND IS TRUE NORTH.



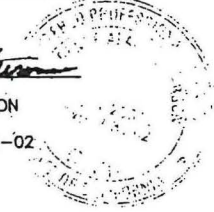
### REFERENCES

- R.S. 20-14
- O.R. 62-112
- O.R. 96-263
- O.R. 455-230
- O.R. 485-10
- O.R. 894-533
- O.R. 924-454
- O.R. 934-704
- O.R. 2514-366
- O.R. 3261-17
- O.R. 4177-610
- O.R. 471-514

### ENGINEER'S STATEMENT:

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS' ACT AT THE REQUEST OF EL DORADO IRRIGATION DISTRICT, EL DORADO COUNTY ASSOCIATION OF REALTORS, INC., AND CURTIS SEXTON ON FEBRUARY 25, 2000

*Lawrence A. Patterson*  
LAWRENCE A. PATTERSON  
R.C.E. 26342  
LIC. EXP. DATE: 03-31-02



### COUNTY SURVEYOR'S STATEMENT:

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE LAND SURVEYORS' ACT.  
THIS 31<sup>ST</sup> DAY OF JAN, 2001

DANIEL RUSSELL

DANIEL S. RUSSELL L.S. 5017  
COUNTY SURVEYOR  
COUNTY OF EL DORADO  
12-31-01  
LICENSE EXPIRATION DATE

*Richard L. Briner*

RICHARD L. BRINER L.S. 5084  
ASSOCIATE LAND SURVEYOR  
COUNTY OF EL DORADO  
6-30-03  
LICENSE EXPIRATION DATE



### RECORDER'S STATEMENT:

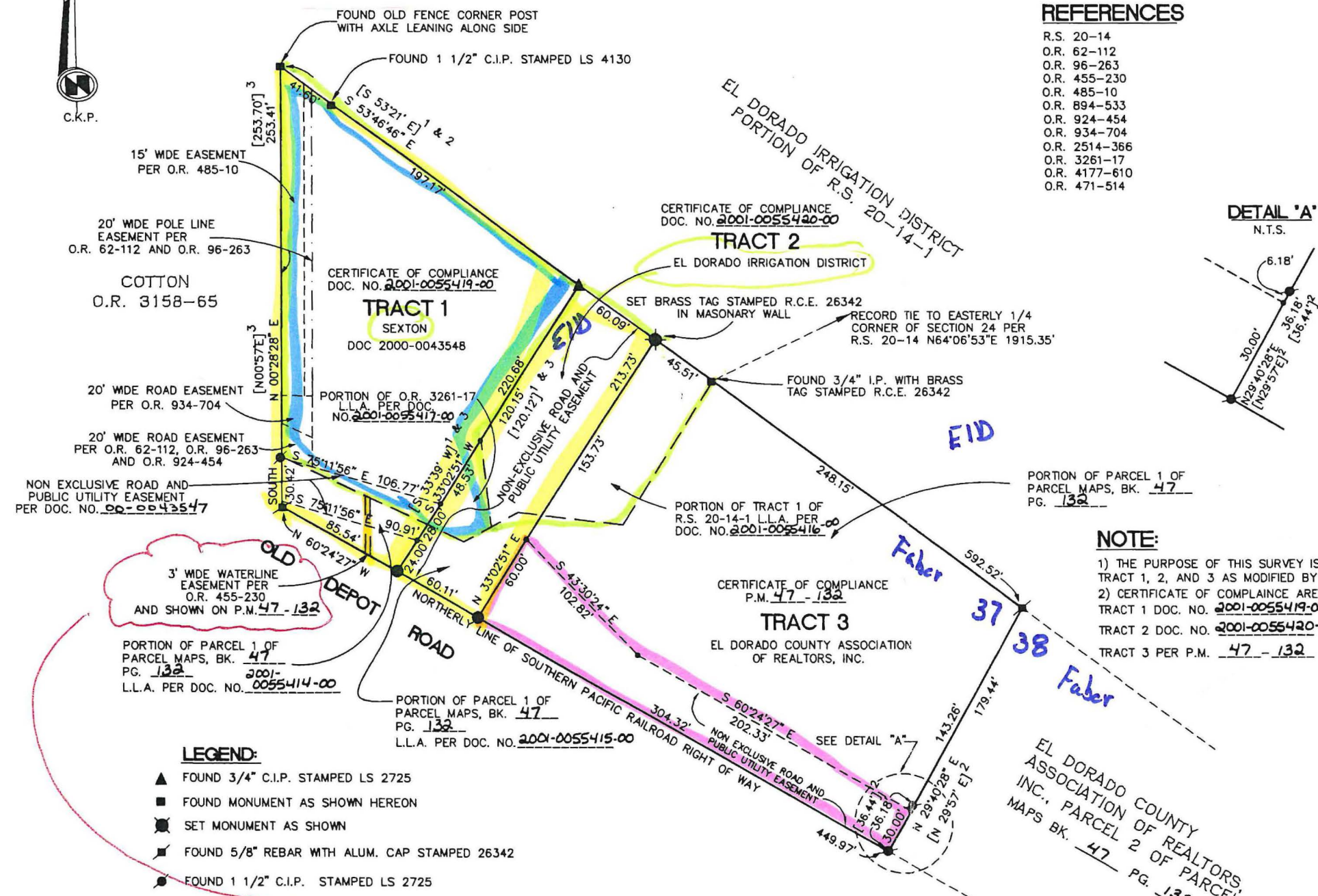
FILED THIS 30<sup>th</sup> DAY OF August, 2001,  
AT 11:44:00, IN BOOK 25 OF RECORD  
OF SURVEYS AT PAGE 13, AT THE REQUEST OF  
EL DORADO IRRIGATION DISTRICT, EL DORADO COUNTY  
ASSOCIATION OF REALTORS, INC., AND CURTIS SEXTON.

DOCUMENT NO. 2001-0055418-00

*William E. Schultz*

WILLIAM E. SCHULTZ  
COUNTY RECORDER, CLERK  
COUNTY OF EL DORADO

BY *Jennifer Bridges*  
DEPUTY



### LEGEND:

- ▲ FOUND 3/4" C.I.P. STAMPED LS 2725
- FOUND MONUMENT AS SHOWN HEREON
- SET MONUMENT AS SHOWN
- FOUND 5/8" REBAR WITH ALUM. CAP STAMPED 26342
- FOUND 1 1/2" C.I.P. STAMPED LS 2725
- SET 5/8" REBAR WITH ALUM. CAP STAMPED R.C.E. 26342
- COMPUTATION POINT NOTHING FOUND NOTHING SET
- [ 1 ] RECORD PER O.R. 2514-366
- [ 2 ] RECORD PER O.R. 4177-610
- [ 3 ] RECORD PER O.R. 3261-17

### NOTE:

- 1) THE PURPOSE OF THIS SURVEY IS TO SHOW TRACT 1, 2, AND 3 AS MODIFIED BY L.L.A.
- 2) CERTIFICATE OF COMPLIANCE ARE AS FOLLOWS:  
TRACT 1 DOC. NO. 2001-0055419-00  
TRACT 2 DOC. NO. 2001-0055420-00  
TRACT 3 PER P.M. 47-132

*This might be the same water line as Item 5 in Prelim ~~Deed~~ Positive Deed 894-533*

EXISTING ASSESSORS PARCEL NUMBERS : 327-250-10, 11, 12, & 13

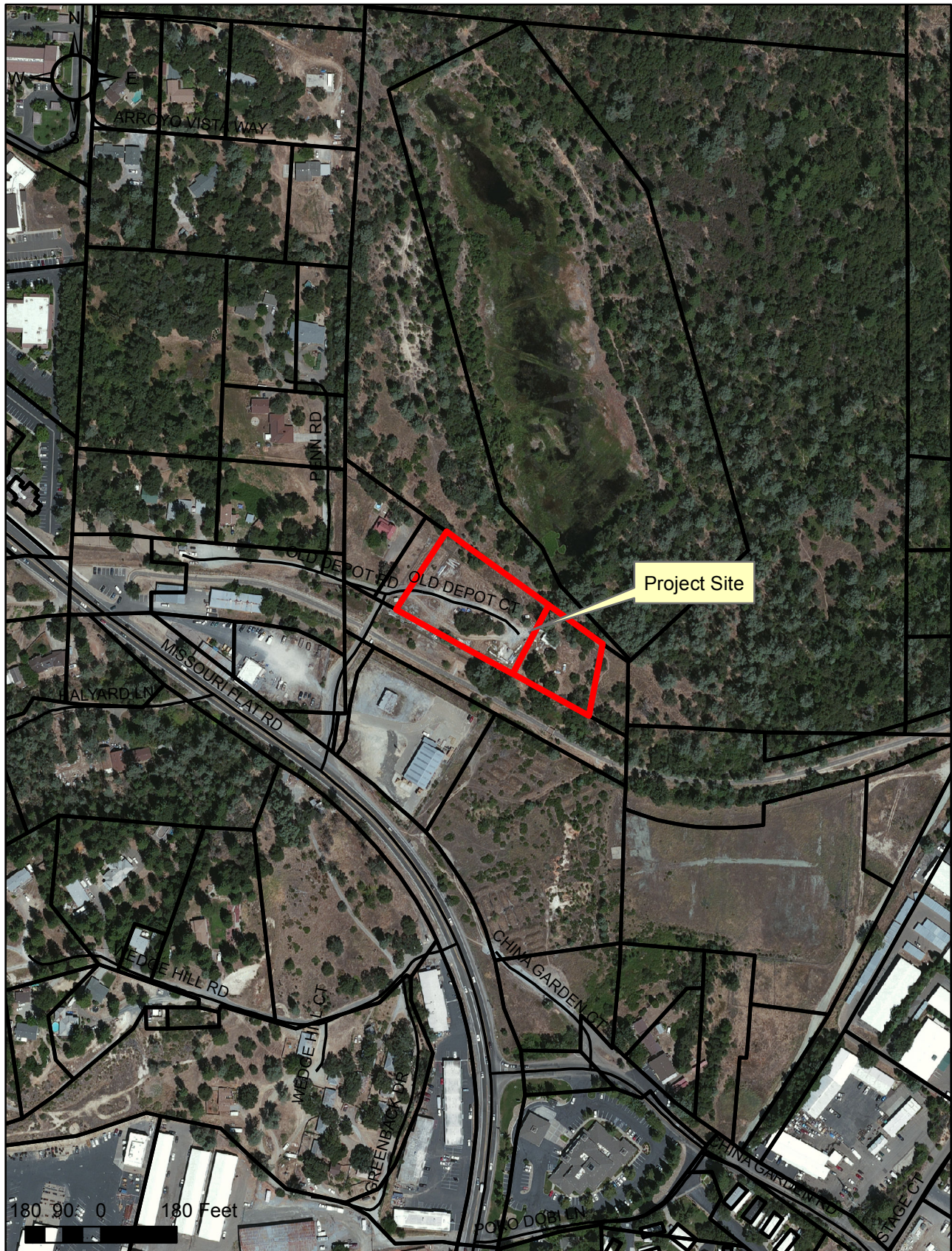
# Findings of Consistency to the General Plan/ 40 and 50 Old Depot Court Property Acquisition GOV18-0005



**Exhibit B: Location Map**



# Findings of Consistency to the General Plan/ 40 and 50 Old Depot Court Property Acquisition GOV18-0005



**Exhibit C: Aerial Photo**



POR. E. 1/2 SEC. 24, T. 10N, R. 10E, M.D.M.

327:25

1" = 200'

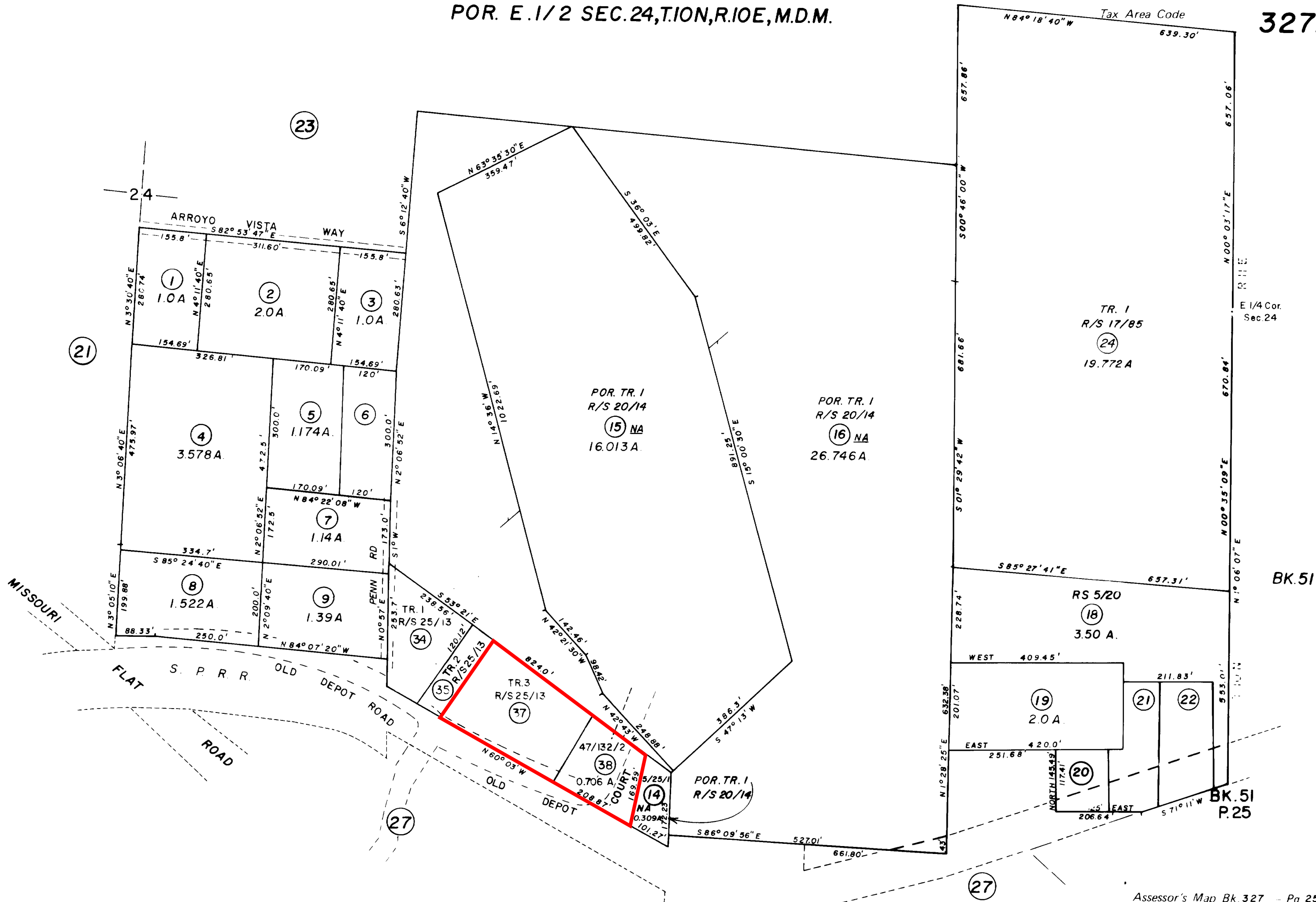
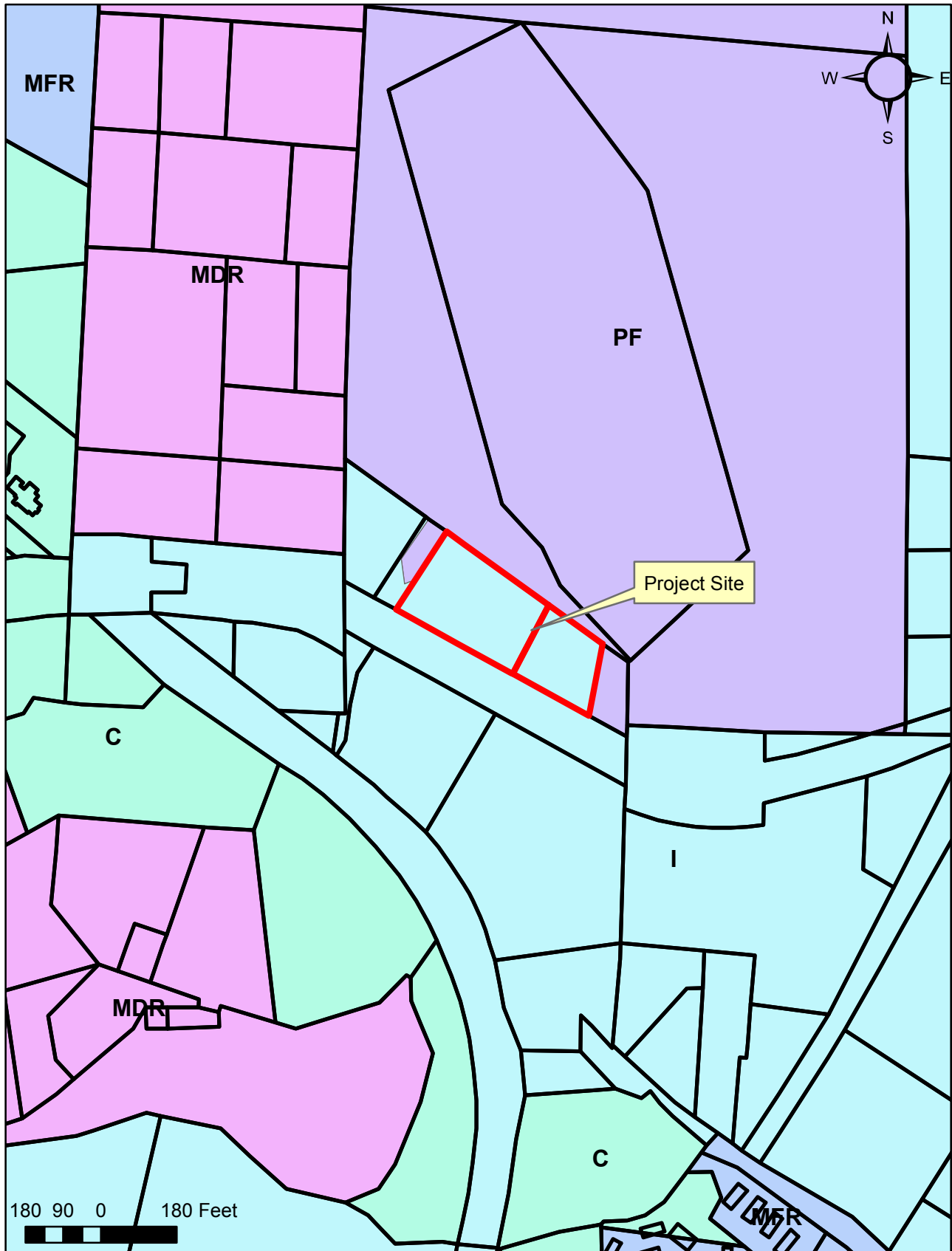


EXHIBIT D

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

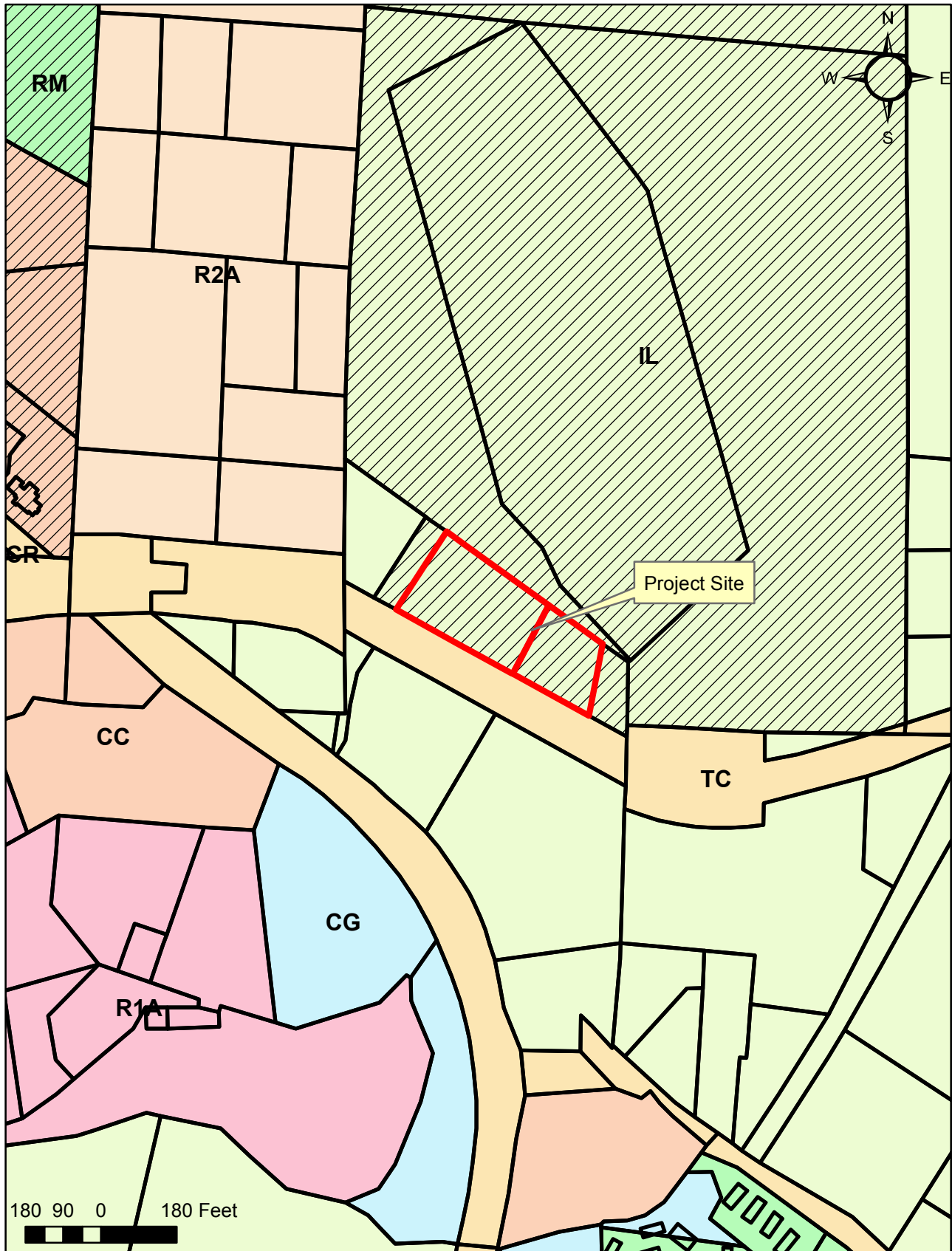
NOV 26 2018

# Findings of Consistency to the General Plan/ 40 and 50 Old Depot Court Property Acquisition GOV18-0005



**Exhibit E: General Plan Land Use Map**

# Findings of Consistency to the General Plan/ 40 and 50 Old Depot Court Property Acquisition GOV18-0005



**Exhibit F: Zoning Map**