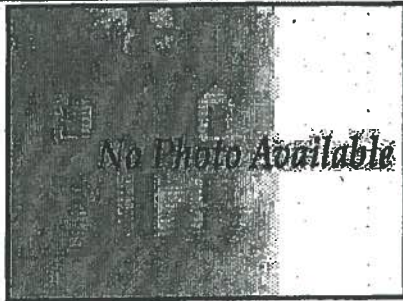


Lots and Land Agent One Page Report

Listings as of July 19, 2010 at 3:14 pm

Page: 1

ST: Sold (11/19/03) \$89,000 **7061 Sheer Bliss Rd Somerset, CA 95684-9328** **Listing Price:** \$109,000
MLS#: 30041384 01KARE **Service Level:** **Cross Street:** Caldor **Map:** ECOM 241 D-1 **VRP:** N



LO: Realty World/Keller-D'Agostini **Comm to Sell Ofc:** 4.5 **DOM:** 30
LO Ph: 530-622-9649 **Comm Type:** **CDOM:** 0
LA: Betsy Gullhot **Var/Dual Rate Comm:** No
LA Prim Ph: 800-622-1323 **Type Listing:** Exclusive Right
LA Sec Ph: 530-620-7067 **Listing Date:** 08/18/03 **Entry Date:** 08/18/03
LA Fax: 530-642-9995 **On Market Date:** **Exp Date:** **Original Price:** \$109,000
LA Email: betsyg@directcon.net **Selling Price:** \$89,000 **REO:**
CoLO: **Notice of Default:** **REO Post:**
CoLO Ph: **ExFin:** Treat As Clear
CoLA: **Terms:** Cash, Conventional
CoLA Prim Ph: **Possession:** By Agreement, Recording
CoLA Sec Ph: **Subtype:** Residential Acreage
CoLA Fax: **Minimum Building Sqft:**
CoLa Email: **CC&Rs:** No **Bonds/Asmta/Taxes:** No
Area: 12704 **B/A/T Desc:** **HOA:** No
County: El Dorado **Docs:** Public Records
APN: 041-740-3110
Zoning: unk
Zone Desc: Residential
Map Sec: **Owner Name:**
Census Tract: **Owner Phone:**
Approx Elevation: **Show:** Vacant
Subdivision: **Gate Code:**
School County: El Dorado **Current Rent:**
EL: Pioneer Union
JH: Pioneer Union School
SH: El Dorado-Union High

Acres: 10.000
Number of Lots:
Lot Dimensions: Irregular
Horse Property:
Horse Amenities:

Add Living Unit: No
Prob Use: Single Family

Cur Use: Bare Land

Dev Stat: Raw Land

Income: None

Crops: None
Vegetatn: Brush, Trees Many

Soil:
Mineral: Rights None
Rd Front: Private Road

Rd Surf: Gravel
Topo Desc: Level, Lot Grade Varies, Regular Lot, Trees Many, View Irrigatn: None
 Local

Site Loc: Dead End, Below Snow Line
Water: Domestic Well w/Pump

Sewer: Septic Needed

Improvmt: None

Prfm Res: None

Add Livn:

Out Bldg: None, Shed

Utility: Electricity To Site, Phone To Site

Equip: None
Special: Farm Animals OK

Misc:

Confidential Agent Remarks: Best to walk perimetes of parcel. east line easy to see- neighbor has cleared land to property line, well & bldgs in NE area-

Property Desc: 10 beautiful private acres, great building site with views at SW corner of parcel. Land needs some clearing- see neighbors parcel to east to see what it will look like after clearing. Old buildings have no value.

Directions to Property: Grizzly Flat Rd to RT at Caldor, right on Sheer Bliss, drive around the bend to parcel on right.

All measurements and calculations of area are approximate. Information provided by Seller/Other sources, not verified by Broker.
 All interested persons should independently verify accuracy of information. Provided properties may or may not be listed by the office/agent presenting the information.
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ERA Realty Center

Always There For You®

David Bolster
ERA Realty Center
49 Placerville Drive, Placerville, CA 95667

Mr. Ray Nutting,
Supervisor, District 2
El Dorado County Board of Supervisors
330 Fair Lane,
Placerville, Ca 95667

Dear Mr. Nutting,

I am writing on behalf of Dwayne and Anna Fisher in support their application for a variance from setbacks on their property at 7061 Sheer Bliss Rd, Somerset, Ca.

When I assisted the Fishers in purchasing the property in November of 2003, the property was overgrown with brush and small trees. Since the Fishers purchased the property, they have cleared the brush and many of the smaller trees, which has significantly reduced the level of fuels and potential for wildland fire. They have also brought power to the property and installed a well.

Their investment in this property by the Fishers has dramatically improved the fire safety of not only this parcel, but of all the surrounding properties as well. By making this property more fire safe and improving the appearance of the property, they have also enhanced the market value of their property, as well as the neighboring properties.

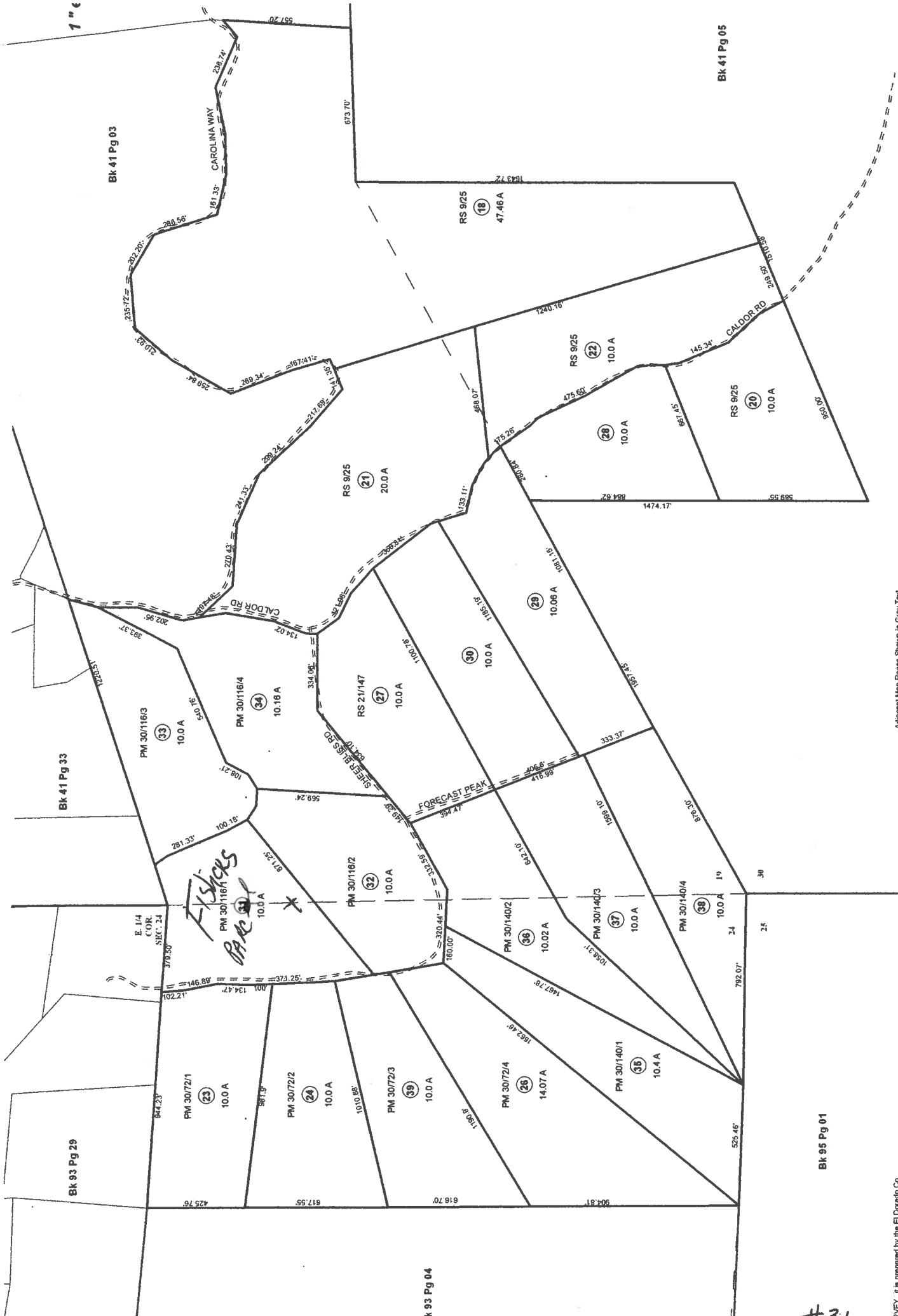
As evidence of the condition of the property in November of 2003, I have also included the Multiple Listing Service Sales Report for the property, dated 11/19/03. As you can see by the listing agent's remarks in the Property Description at the bottom of the page, the agent indicates "Land needs some clearing-see neighbors parcel to east to see what it will look like after clearing".

The Fishers should be recognized for their responsible stewardship of their property, which has enhanced the safety, beauty, and value of both their own property, and surrounding properties.

Sincerely,

David Bolster

POR. SEC 24, T.9N., R.12E., & POR SEC'S. 19 & 30, T.9N., R.13E., M.D.M.



Adjacent Map Pages Shown in Grey Text
 Assessor's Block Numbers Shown in Ellipses
 Assessor's Parcel Numbers Shown in Circles

Assessor's Map
 County of El

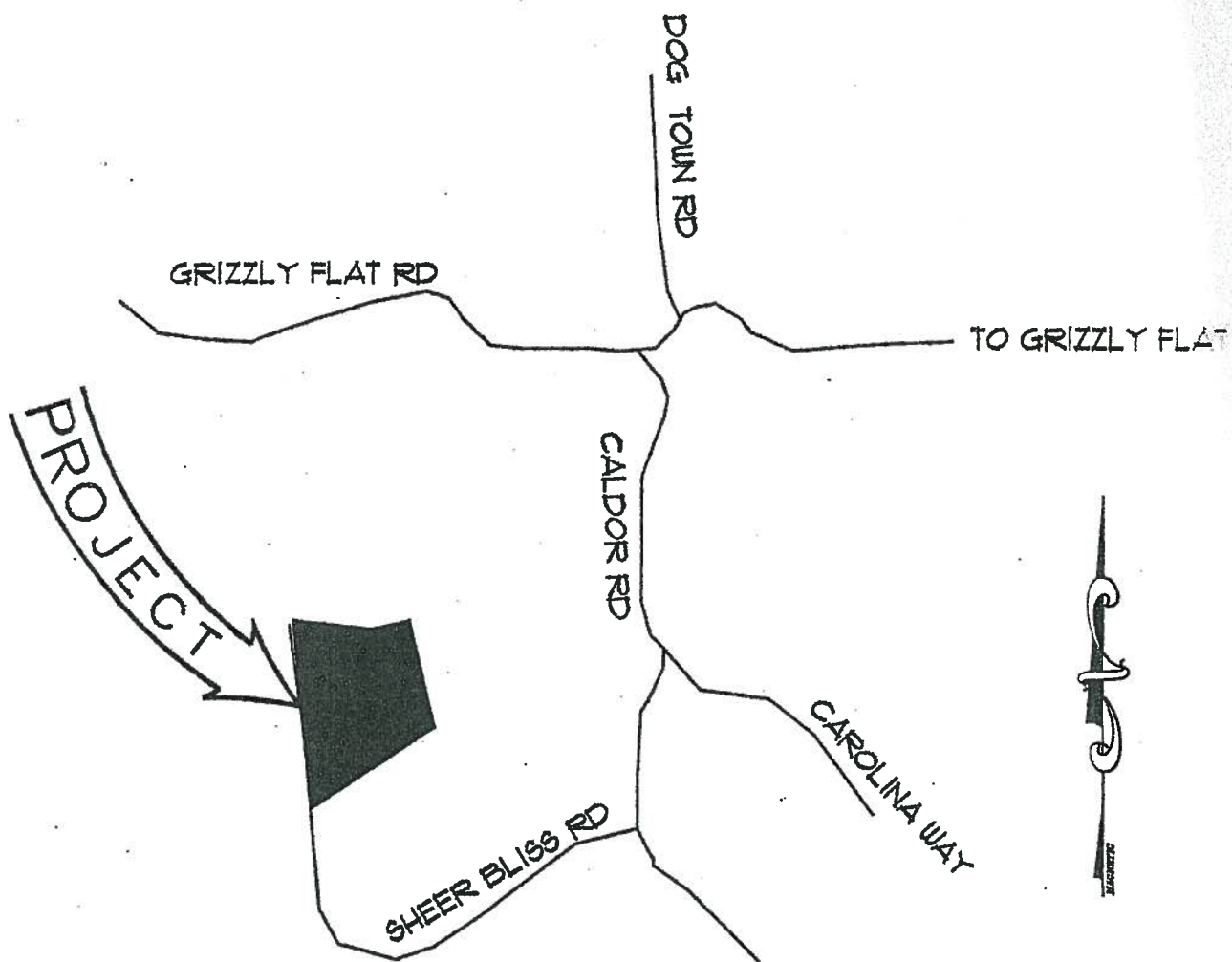
Rev. July 31, 2007

Acres are Estimates

1121

DWAYNE & ANNA FISHER
1140 Los Palos Ct.
Pittsburg, CA 94565

10 JUL -7 PM 1:00
RECEIVED
PLANNING DEPARTMENT



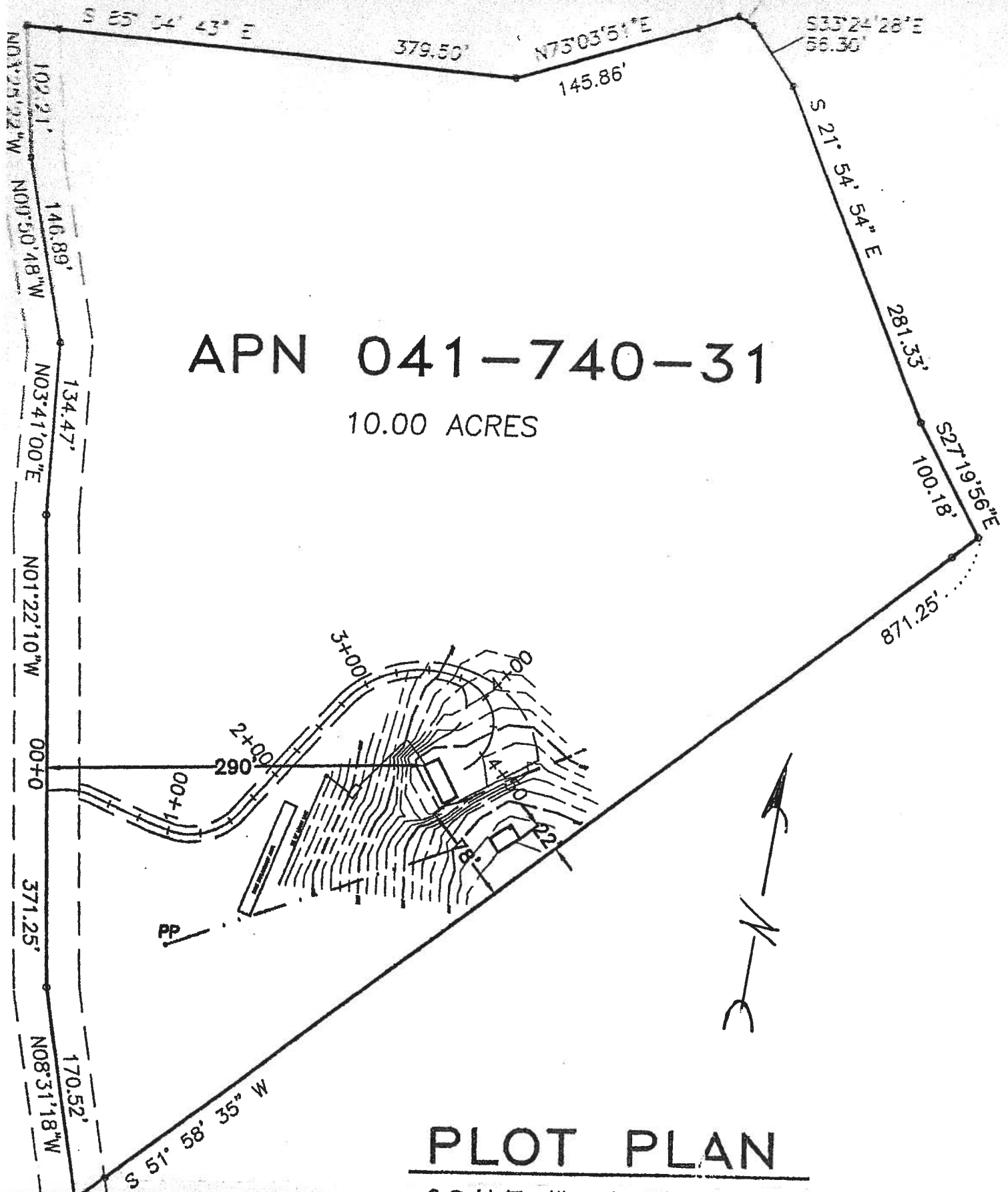
VICINITY MAP

NO SCALE

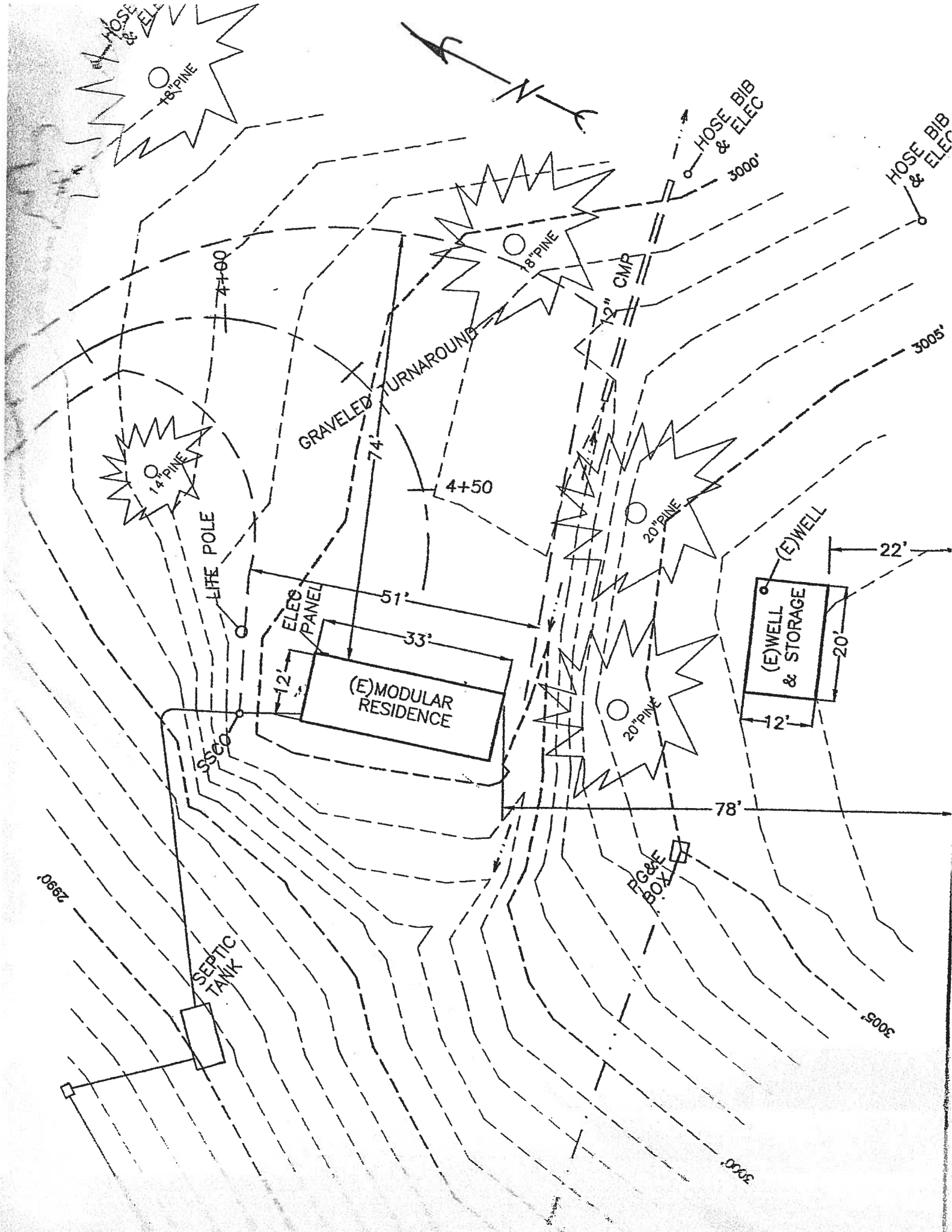
7061 SOMERSET, CA.

APN 041-740-31

10.00 ACRES

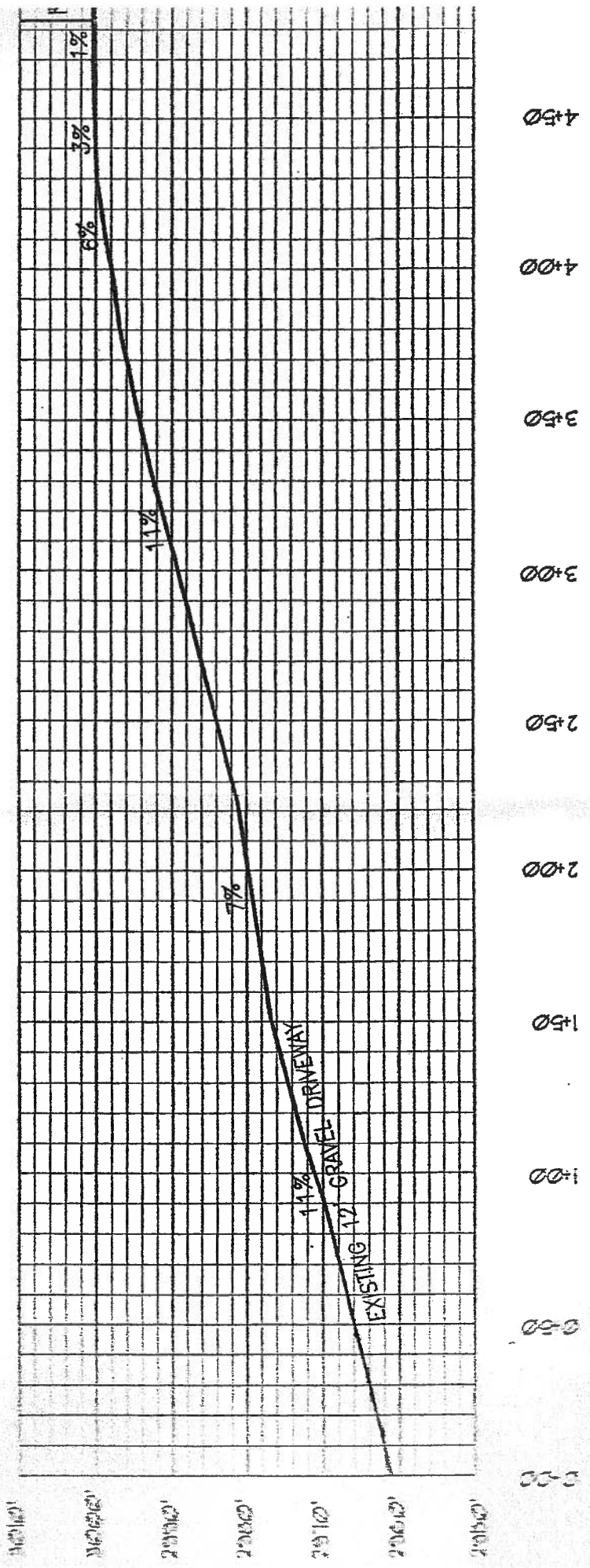


PLOT PLAN



DRIVEWAY PROFILE

HORIZONTAL SCALE - 1" = 50'
 VERTICAL SCALE - 1" = 20'



0+50 0+75

0+00 0+25 0+50

240'
230'
220'
210'
200'

4+50
4+00
3+50
3+00
2+50
2+00
1+50
1+00
0+50
0+00