



# COMMUNITY DEVELOPMENT AGENCY

## DEVELOPMENT SERVICES DIVISION

<http://www.edcgov.us/DevServices/>

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**PLACERVILLE OFFICE:**

2850 Fairlane Court, Placerville, CA 95667  
**BUILDING**  
(530) 621-5315 / (530) 622-1708 Fax  
[bldgdept@edcgov.us](mailto:bldgdept@edcgov.us)  
**PLANNING**  
(530) 621-5355 / (530) 642-0508 Fax  
[planning@edcgov.us](mailto:planning@edcgov.us)

**LAKE TAHOE OFFICE:**

3368 Lake Tahoe Blvd., Suite 302  
South Lake Tahoe, CA 96150  
(530) 573-3330  
(530) 542-9082 Fax  
[tahoebuild@edcgov.us](mailto:tahoebuild@edcgov.us)

### MEMORANDUM

**DATE:** May 17, 2019

**TO:** El Dorado County Agricultural Commissioners

**FROM:** Emma Carrico-Assistant Planner

**SUBJECT:** Access for Vino De Oro Winery  
ADM19-0023  
Assessor's Parcel Number: 095-0241-45

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The applicant is establishing a new winery at APN 095-021-45. This is a PA-40 zoned parcel in an Agricultural District, thus under Zoning Code 130.40.400 a winery is permitted by right. As specified in the project narrative (Exhibit A) the winery would not be open to the public outside of a potential two to four private special events per year in the future once the business is established.

The parcel is accessed by Derby Lane, a private non-county maintained road. Under zoning code 130.40.400-G-5.d, "A winery that is not open to the public and does not provide on-site sales may be accessed by a non-county maintained road." However, under Zoning Code 130.40.400-G-5.a an administrative permit shall be required following a recommendation by the Agricultural Commission.

Please review the application and provide a recommendation on whether the existing access from Derby Lane is sufficient for the proposed use.

Sincerely,

Emma Carrico, Assistant Planner

Attachments:

Exhibit A-Project Narrative  
Exhibit B-Private Road Maintenance Agreement



## COMMUNITY DEVELOPMENT SERVICES PLANNING AND BUILDING DEPARTMENT

6 PM 4:02

2850 Fairlane Court, Placerville, CA 95667

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Phone: (530) 621-5355 [www.edcgov.us/Planning/PlanningDepartment](http://www.edcgov.us/Planning/PlanningDepartment)

APPLICATION FOR: **ADMINISTRATIVE PERMIT** FILE # ADM19-0023

ASSESSOR'S PARCEL NO.(s) 095-021-45

PROJECT NAME/REQUEST: (Describe proposed use) Vino De Oro, Vineyard And Winery

APPLICANT/AGENT Dina Santos  
Mailing Address 7460 Derby Lane, Somerset CA 95684  
P.O. Box or Street \_\_\_\_\_ City \_\_\_\_\_ State & Zip \_\_\_\_\_  
Phone ( ) \_\_\_\_\_ EMAIL: \_\_\_\_\_  
PROPERTY OWNER Dina Santos & John Avila  
Mailing Address 7460 Derby Lane, Somerset CA 95684  
P.O. Box or Street \_\_\_\_\_ City \_\_\_\_\_ State & Zip \_\_\_\_\_  
Phone ( 916 ) 835-0340 EMAIL: defense@dinasantos.ca

LIST ADDITIONAL PROPERTY OWNERS ON SEPARATE SHEET IF APPLICABLE

ENGINEER/ARCHITECT \_\_\_\_\_  
Mailing Address \_\_\_\_\_  
P.O. Box or Street \_\_\_\_\_ City \_\_\_\_\_ State & Zip \_\_\_\_\_  
Phone ( ) \_\_\_\_\_ EMAIL: \_\_\_\_\_  
LOCATION: The property is located on the south side of Derby Lane  
N/E/W/S street or road  
2.000 feet/miles South N/E/W/S of the intersection with Oro Ranch Road  
major street or road  
in the Mt. Aukum/Somerset area. PROPERTY SIZE 44 acres  
acreage / square footage  
X \_\_\_\_\_ Date 5/15/19  
signature of property owner or authorized agent

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FOR OFFICE USE ONLY

Date 05/16/19 Fee \$ 119.00 Receipt # \_\_\_\_\_ Rec'd by EAC Census \_\_\_\_\_  
Zoning PA-40 GPD AL Supervisor Dist 2 Sec \_\_\_\_\_ Twn \_\_\_\_\_ Rng \_\_\_\_\_

ACTION BY: DIRECTOR

ZONING ADMINISTRATOR

Hearing Date \_\_\_\_\_

Approved \_\_\_\_\_ Denied \_\_\_\_\_  
Findings and/or conditions attached

Approved \_\_\_\_\_ Denied \_\_\_\_\_  
Findings and/or conditions attached

APPEAL: \_\_\_\_\_  
Title \_\_\_\_\_

Approved \_\_\_\_\_ Denied \_\_\_\_\_

*Application Revised 11/2017*

Vino De Oro  
7460 Derby Lane  
Somerset, CA 95864  
9168-835-6340

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**Vino De Oro Business Narrative**

We are producing Premium Quality grapes and will produce wine, which we plan on selling direct to consumer via internet Wine Club and through special events. We have 10 years' experience in the wine industry from vineyard management, tasting room sales, wine events and wine club memberships. Vino De Oro is owned by John Avila and Dina Santos, a married couple.

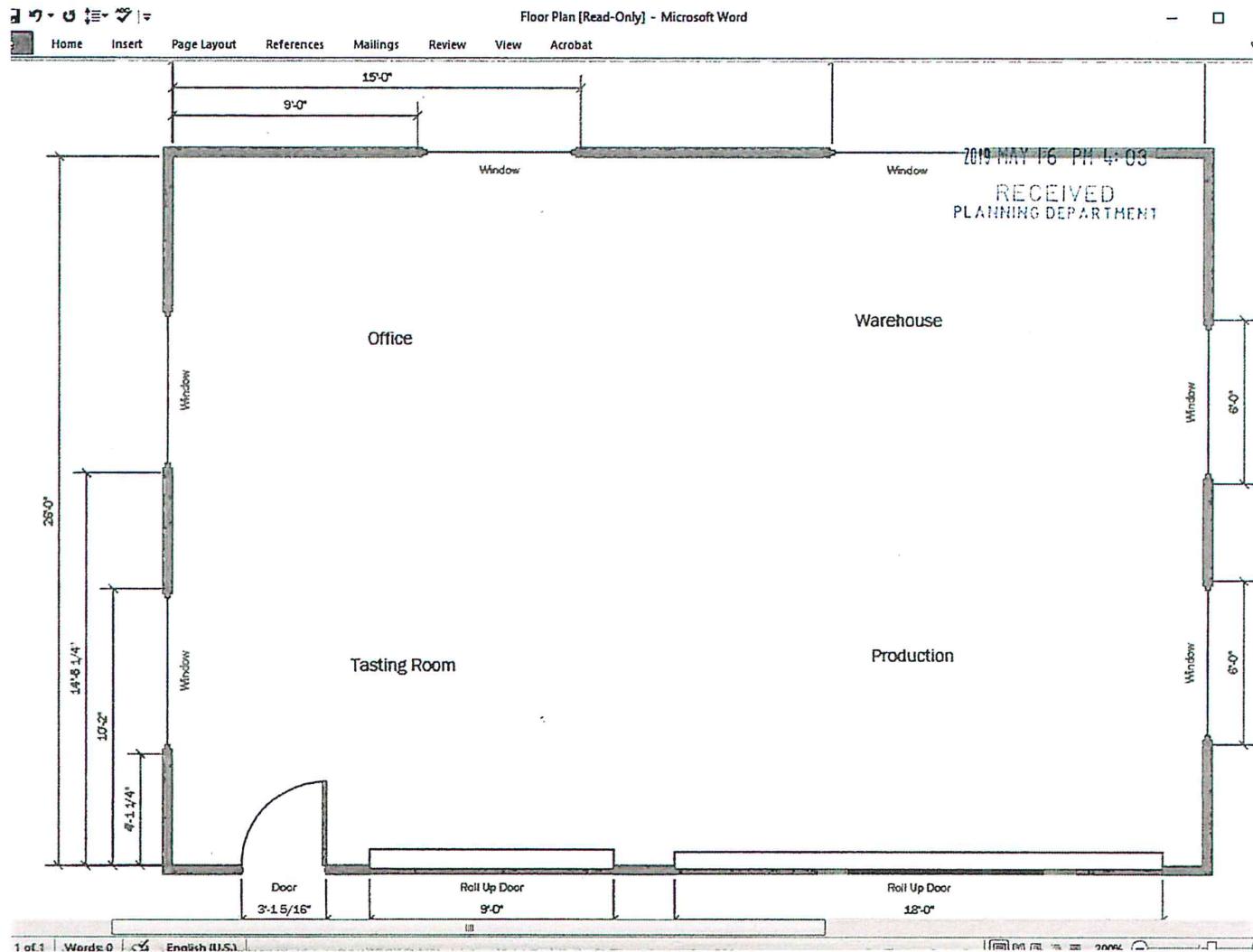
We have a 44-acre property located in Fair Play AVA, which is an American Viticultural Area in El Dorado County, California. We are zoned as RA-40. Currently we have 5 1/2 acres of vineyard planted with Cabernet Sauvignon, Malbec, Tempranillo, Grenache and Graciano Grapes. Our vineyard has only recently been grafted to the specific varietals and we hope to get a partial crop this year. Eventually, we hope to yield 20 tons of fruit that will produce approximately 40, sixty gallon Barrels of wine. This will yield roughly 1,000 cases of wine per year.

The winery building is 858 square feet, with two roll up doors and a standard door. The building was erected in 1980. The building is located approximately 350 feet from the nearest property line.

Our property is accessed from Derby Lane, which is located off of Omo Ranch Road. Derby Lane is a privately maintained road. We participate in a road maintenance agreement to maintain Derby Lane. The Road Maintenance agreement was created by the original owners of our property in 1980, when they granted an easement to other neighboring parcels. The easement is 50 feet in width and runs from Omo Ranch road to our parcel. We have always contributed and complied with the Road Maintenance Agreement and will continue to do so. A copy of the recorded Maintenance Agreement is attached.

Vino De Oro will not be open to the public. Our business plan is to focus on an internet driven business with special events that will mainly be held in Sacramento, California. As the business grows, we would like to eventually host an average of 2-4 private events per year.

Vino De Oro has acquired licensing from TTB and ABC. We have been issued a Business License from El Dorado County, and a Sellers Permit from California Department of Tax and Fee Administration.



ecorded at the Reques' of:

hen Recorded Return to:

2019 MAY 16 PM 4:03

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ROAD MAINTENANCE AGREEMENT

The undersigned owners of property adjoining, bounding and served by that certain non-exclusive easement for road purposes, as described in the Grant of Easement, recorded on the 27 day of Oct., 1980 in the office of the Recorder of El Dorado County, California, in Book 1921 at Page 244-245 hereby agree and declare that we shall bear any and all costs required for the maintenance and repair thereon on the terms and conditions set forth:

1. Said easement shall apply to and include others owners of property served by or bounding thereon, who use said easement for ingress and egress and utilities and, specifically, including owners who acquire all or any portion of the Grantors' and/or Grantees' property, as said properties are described in the Grant of Easement.

2. Each owner (including owners who acquire a fractional share of the property owned by Grantors or Grantees) shall pay an equal share, irrespective of the size or location of their parcel, of the cost. For example, if there are three owners, each shall pay a one-third of the cost, except as otherwise provided hereinafter.

3. It is agreed that LEE G. SEAMAN and VERLIN L. SEAMAN shall not be required to the contribute to the costs of maintenance of the easement. However, this exemption is personal to them; and their heirs, successors, transferees and/or assigns shall contribute to said costs and expenses.

3. The right of way created by the easement shall be maintained in good, passable condition under all traffic and weather conditions.

4. Repairs on the said easement shall be required when a majority of the owners of property served by and bounding thereon reach an agreement that repairs are needed. Pursuant to said agreement, such owners shall obtain two bids and then shall initiate the repairs on said easement, with each owner bearing his pro-rata share of the cost and expense thereof, regardless of whether said owner shall have concurred in said agreement, provided, however, that such costs and expenses shall be shared only by those owners who use said easement for ingress and egress and/or utilities.

5. Each owner served by or bounding on said road who shall cause or allow in any manner said private road to be used, traversed or altered by vehicular traffic or otherwise, thereby causing damage to the surface thereon, shall bear as his responsibility the cost and expense of repairing such damage for this purpose, ONLY it is understood that owner shall include LEE G. SEAMAN and VERLIN L. SEAMAN.

6. If dissenting owner shall not pay his pro-rata share of the costs and expenses immediately upon receiving his bill for same, the remaining such owners shall be entitled, without further notice, to institute legal action for the collection of funds advanced on behalf of such dissenting owner and shall be entitled to recover in such action, in addition to the funds advanced, interest thereon at the rate of 10% per annum, until paid, all costs and

-1-

disbursements of such action, including the sum as and for a reasonable attorney's fee in such amount as the Court may fix.

IN WITNESS WHEREOF, we have executed this agreement this 20 day of Oct, 1980.

Accepted:

Lee G. Seaman  
Lee G. Seaman

Verlin L. Seaman  
Verlin L. Seaman

Dated: August 25, 1980.

Bernard S. Lynn, Jr.  
BERNARD S. LYNN, JR., Trustee under  
that certain Declaration of Trust  
dated September 28, 1979.

Acknowledgment - General

State of California,

} ss.

County of .....

On ..... before me, the undersigned, a Notary Public for California,  
personally appeared LEE G. SEAMAN and VERLIN L. SEAMAN  
known to me (or proved to me on the oath of .....), to be the personS whose  
nameS are subscribed to the within instrument and acknowledged to me that they executed the same.



ATTORNEYS PRINTING SUPPLY FORM NO. 6  
CC 1109 IREV 1973

Notary Public for California

Acknowledgment - General

State of California,

} ss.

County of SACRAMENTO

On September 24, 1980, before me, the undersigned, a Notary Public for California,  
personally appeared BERNARD S. LYNN, JR., Trustee under that certain Declaration of Trust  
dated September 28, 1979  
known to me (or proved to me on the oath of .....), to be the person... whose  
name... is subscribed to the within instrument and acknowledged to me that ...hc... executed the same.

## Planning Services

Home > Government > Planning

### PARCEL DATA INFORMATION

2019 MAY 16 PM 4:03

5/15/2019 *Enter  
Another  
Parcel*

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Assessor's Parcel Number: 095-021-45

#### PROPERTY INFORMATION:

STATUS		JURISDICTION		TAX RATE	MAP	ACREAGE
ON ASSESSMENT ROLL AND TAXED		COUNTY OF EL DORADO		93 - 5	RS 25/136/1	43.69

#### 2015 GENERAL PLAN LAND USE INFORMATION:

LAND USE DES.	AG DIST.	ECOLOGICAL PRESERVES	IMPORTANT BIOLOGICAL CORRIDOR	MINERAL RESOURCES	PLATTED LANDS	COMMUNITY REGIONS	RURAL CENTERS	SPECIFIC PLANS	ADOPTED PLAN NAME
AL	A								

#### 2015 ZONING INFORMATION:

ZONING DESIGNATION	DESIGN CONTROL	PLANNED DEVELOPMENT	OTHER OVERLAYS
PA-40			

#### 2004 GENERAL PLAN LAND USE INFORMATION:

LAND USE DES.	AG DIST.	ECOLOGICAL PRESERVES	IMPORTANT BIOLOGICAL CORRIDOR	MINERAL RESOURCES	PLATTED LANDS	COMMUNITY REGIONS	RURAL CENTERS	SPECIFIC PLANS	ADOPTED PLAN NAME
AL	A								

#### 2004 ZONING INFORMATION:

ZONING DESIGNATION	DESIGN CONTROL	PLANNED DEVELOPMENT	OTHER OVERLAYS
RA-40			

#### DISTRICTS:

FIRE	CSD	SCHOOL	WATER
PIONEER FPD		PIONEER UNION	UNASSIGNED

#### FLOOD ZONE INFORMATION (See Note below):

FIRM PANEL NUMBER & REVISION	PANEL REVISION DATE	FLOOD ZONE	FLOOD ZONE BUFFER	FLOODWAY
06017C1025E	09/26/2008	X		

#### MISCELLANEOUS DATA:

SUPERVISORIAL DISTRICT	AG PRESERVE	RARE PLANT MITIGATION AREA	MISSOURI FLAT MC&FP
2 SHIVA FRENTZEN			No

#### REMARKS:

No Eligibility Review Required

NOTE: The flood zone information presented here is based solely on data derived from the FEMA Flood Information Rate Maps, and does not include data from any other flood studies.

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL THIS DEED AND TAX STATEMENTS TO:

NAME: Dina Santos & John Avila  
ADDRESS: 7480 Derby Lane  
CITY: Mount Aukum, Ca 95658  
STATE:

Title Order No. 0901-2929562  
Escrow No. 2081287-KS  
Assessor's Parcel No. 095-021-45-100  
Date March 13, 2008



El Dorado, County Recorder  
William Schultz Co Recorder Office  
DOC- 2008-0013814-00

Acct 3-FIRST AMERICAN TITLE CO  
Tuesday, MAR 25, 2008 14:30:18  
Ttl Pd \$481.70 Nbr-0001072138

2019 MAY 16 PM

JLR/C1/1-2 RECEIVED  
PLANNING DEPART

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### GRANT DEED

The undersigned declares that the documentary transfer tax is \$469.70 and is computed on the full value of the interest or property conveyed. The property is located in the city of Mount Aukum.

Unincorporated Area

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
Wells Fargo Bank, N.A., as Trustee for ABFC 2006-OPT1 Trust, ABFC  
asset-backed Certificates, Series 2006-OPT1.

PCOS  
FILED

does hereby GRANT to

Dina L. Santos and John P. Avila, wife and husband as joint tenants  
the following described real property in the City of Mount Aukum, County  
of El Dorado, State of California:

Unincorporated Area

For a complete Legal Description see Exhibit "A" attached hereof and made  
apart hereof.

In Witness Whereof, said corporation has caused its corporate name and/or seal to  
be affixed hereto and this instrument to be executed by its officers thereunto  
duly authorized.

Wells Fargo Bank, N.A., as Trustee for  
ABFC 2006-OPT1 Trust, ABFC  
Asset-Backed Certificates, Series 2006-OPT1.  
By: Option One Mortgage Corporation  
As Its Attorney in Fact

Meredith Dinkel  
Assistant Secretary

STATE OF CALIFORNIA, COUNTY OF orange }ss.

On Mar. 20, 2008 before me, Jacob Arias, Notary  
Public, personally appeared Meredith Dinkel

, who proved to me on the basis of satisfactory evidence to be the  
person whose name is subscribed to the within instrument and  
acknowledged to me that he executed the same in his authorized capacity,  
and that by his signature on the instrument the person, or the entity  
upon behalf of which the person acted, executed the instrument. I  
certify under PENALTY OF PERJURY under the laws of the State of  
California that the foregoing paragraph is true and correct.

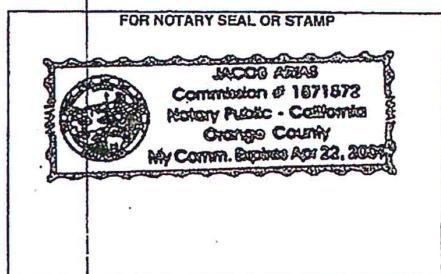
WITNESS my hand and official seal.

Signature

  
JACOB ARIAS

MAIL TAX STATEMENTS AS DIRECTED ABOVE

SSSI 270A REV. 1/08



013814

Order Number: 0901-2929562  
Page Number: 5

**LEGAL DESCRIPTION**

Real property in the unincorporated area of the County of El Dorado, State of California, described as follows:

THE NORTH THREE-FOURTHS OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE NORTH THREE-FOURTHS OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 8 NORTH, RANGE 12 EAST, M.D.B.&M.

EXCEPTING THEREFROM ANY PORTION AS DEEDED IN BOOK 2007 AT PAGE 490 OF THE OFFICIAL RECORDS OF THE COUNTY.

ALSO EXCEPTING FROM A PORTION OF THE NORTHWEST QUARTER OF SAID SECTION 8, WELLS FARGO BANK, NATIONAL ASSOCIATION, AS SUCH TRUSTEE, AND TO ITS SUCCESSORS AND ASSIGNS, THE RIGHT TO RECEIVE FROM THE S. G. KERRICK CORPORATION, ITS SUCCESSORS AND ASSIGNS A 50% SHARE IN ANY NET PROFITS DERIVED FROM THE EXTRACTION OF ANY AND ALL MINERALS, ORES, METALS OF EVERY KIND AND CHARACTER, OIL, GAS, COAL OR OTHER MINERALS THEREON FROM THE ABOVE DESCRIBED REAL PROPERTY

APN: 095-021-45-100

**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: Jocelyn Arros  
DATE COMMISSION EXPIRES: 4/22/09  
NOTARY IDENTIFICATION # 1571572  
(FOR NOTARIES COMMISSIONED AFTER 1-1-1992)  
MANUFACTURER/VENDOR ID # 14NA1  
(FOR NOTARIES COMMISSIONED AFTER 1-1-1992)  
PLACE OF EXECUTION OF THIS DECLARATION: PLACERVILLE  
DATE 03/25/08 FIRST AMERICAN TITLE CO.  
BY: Laura Arros

First American Title

03/25/2008.20080013814

# 7460 Derby Ln, Somerset, CA 95684-9325, El Dorado County



MLS Beds	1,876	1,903,136	\$427,000
MLS Baths	1980	RUR HMST	03/25/2008
Yr Built	Type	MLS Sale Date	

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## Owner Information

Owner Name:	Santos Dina L	Tax Billing Zip:	95684
Owner Name 2:	Avila John P	Tax Billing ZIP + 4 Code:	9325
Tax Billing Address:	7460 Derby Ln	Owner Occupied:	Yes
Tax Billing City & State:	Somerset, CA		

## Location Information

Census Tract :	314.02	Comm College District Code:	Los Rios
Mailing Carrier Route:	H001	Elementary School District:	Pioneer Un
Subdivision:	Strawberry Heights	Flood Zone Code:	X
Zoning:	RA-40	Flood Zone Panel:	06017C1025E
Traffic:	Row Easeme	Flood Zone Date:	09/26/2008
School District :	El Dorado Un		

## Tax Information

APN:	095-021-45-100	Block ID:	1
Tax Area :	093005	Lot # :	12
Water Tax Dist:	El Dorado Co	% Improved:	53%
Fire Dept Tax Dist:	Pioneer		
Legal Description:	RS 25/136/1		

## Assessment & Tax

Assessment Year	2017	2016	2015
Assessed Value - Total	\$435,500	\$432,000	\$328,000
Assessed Value - Land	\$205,000	\$202,500	\$153,500
Assessed Value - Improved	\$230,500	\$229,500	\$174,500
YOY Assessed Change (\$)	\$3,500	\$104,000	
YOY Assessed Change (%)	0.81%	31.71%	

Tax Year	Total Tax	Change (\$)	Change (%)
2015	\$3,519		
2016	\$4,606	\$1,087	30.88%
2017	\$4,629	\$23	0.5%

## Characteristics

Lot Acres:	43.69	Full Baths:	3
Lot Sq Ft:	1,903,136	Half Baths:	1
Building Sq Ft:	1,876	Water:	Well
Stories:	1	Year Built:	1980
Condition:	Average	Effective Year Built:	1980
Quality:	Average	Building Type:	Single Family
Total Units:	1	County Use Code :	Rural Improved Over 20 Ac
Total Rooms:	5	Universal Land Use :	Rural Homesite
Bedrooms :	3	# of Buildings:	1
Total Baths:	4		

Courtesy of Michael Mechill, MetroList Services, Inc

The data within this report is compiled by CoreLogic from public and private sources. The data is deemed reliable, but is not guaranteed. The accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

## Property Detail

Generated on 05/15/2019

Page 1 of 3

## Listing Information

Listing Number:	<b>70127672</b>	Selling Date:	<b>03/25/2008</b>
Status:	<b>Closed</b>	Selling Price:	<b>\$427,000</b>
Status Change Date:	<b>03/26/2008</b>	Listing Agent Name:	<b>Doug Hus</b>
Listing Date:	<b>12/17/2007</b>	Listing Office Name:	<b>CAPITAL VALLEY REALTY GROUP</b>
Listing Price:	<b>\$429,900</b>	Selling Broker Name:	<b>COLDWELL BANKER RESIDENTIAL BROKERAGE</b>
Original Listing Price:	<b>\$540,000</b>	Selling Agent Name:	<b>Sean Russell</b>
Pending Date:	<b>02/17/2008</b>		
<b>Listing Number</b>	<b>60018939</b>	<b>40076778</b>	<b>122102820</b>
<b>Status</b>	<b>Canceled</b>	<b>Closed</b>	<b>Closed</b>
<b>Listing Date</b>	<b>02/22/2006</b>	<b>10/11/2004</b>	<b>07/01/2001</b>
<b>Listing Price</b>	<b>\$869,000</b>	<b>\$529,000</b>	<b>\$399,500</b>
<b>Original Listing Price</b>	<b>\$869,000</b>	<b>\$529,000</b>	<b>\$450,000</b>
<b>Selling Date</b>		<b>02/22/2005</b>	<b>08/16/2002</b>
<b>Selling Price</b>	<b>\$0</b>	<b>\$500,000</b>	<b>\$385,000</b>
<b>Listing Cancellation Date</b>	<b>03/30/2006</b>		

## Last Market Sale & Sales History

Recording Date:	<b>03/25/2008</b>	Deed Type:	<b>Grant Deed</b>		
Settle Date :	<b>Tax: 03/20/2008 MLS: 03/25/2008</b>	Owner Name:	<b>Santos Dina L</b>		
Sale Price:	<b>\$427,000</b>	Owner Name 2:	<b>Avila John P</b>		
Price Per Sq Ft :	<b>\$227.61</b>	Seller Name:	<b>Wells Fargo Bank Na 2006-Opt1</b>		
Document Number:	<b>13814</b>	Title Company:	<b>First American Title</b>		
Sale Type:	<b>Full</b>				
<b>Recording Date</b>	<b>03/25/2008</b>	<b>11/01/2007</b>	<b>02/22/2005</b>	<b>09/20/2004</b>	<b>08/16/2002</b>
<b>Settle Date</b>	<b>03/20/2008</b>	<b>10/15/2007</b>	<b>02/10/2005</b>	<b>09/20/2004</b>	<b>08/03/2002</b>
<b>Sale Price</b>	<b>\$427,000</b>	<b>\$552,500</b>	<b>\$500,000</b>		<b>\$385,000</b>
<b>Nominal</b>				<b>Y</b>	
<b>Owner Name</b>	<b>Santos Dina L</b>	<b>Wells Fargo Bank Na 2006-Opt1</b>	<b>Delatorre Jose</b>	<b>High Helen</b>	<b>High Helen Trust</b>
<b>Seller Name</b>	<b>Wells Fargo Bank Na 2006-Opt1</b>	<b>Alliance Title</b>	<b>High Helen Trust</b>	<b>High George W</b>	<b>Seaman Lee G &amp; V L Trust</b>
<b>Document Number</b>	<b>13814</b>	<b>68490</b>	<b>14321</b>	<b>75653</b>	<b>60383</b>
<b>Deed Type</b>	<b>Grant Deed</b>	<b>Trustee's Deed (Foreclosure)</b>	<b>Grant Deed</b>	<b>Affidavit</b>	<b>Grant Deed</b>
<b>Title Company</b>	<b>First American Title</b>	<b>Alliance Title Co</b>	<b>First American Title</b>	<b>Attorney Only</b>	<b>Old Republic Title</b>
<b>Recording Date</b>	<b>08/16/2002</b>				
<b>Settle Date</b>	<b>08/05/2002</b>				
<b>Sale Price</b>					
<b>Nominal</b>	<b>Y</b>				
<b>Owner Name</b>	<b>Seaman Kenneth L</b>				
<b>Seller Name</b>	<b>Seaman Lee G</b>				
<b>Document Number</b>	<b>60382</b>				
<b>Deed Type</b>	<b>Affidavit</b>				
<b>Title Company</b>	<b>Old Republic Title</b>				

## Mortgage History

<b>Mortgage Date</b>	<b>02/01/2013</b>	<b>03/25/2008</b>	<b>05/26/2006</b>	<b>02/22/2005</b>
<b>Mortgage Amount</b>	<b>\$325,400</b>	<b>\$341,600</b>	<b>\$612,000</b>	<b>\$400,000</b>
<b>Mortgage Lender</b>	<b>Bank Of America</b>	<b>Bank Of America</b>	<b>Option One Mtg Corp</b>	<b>Aegis Wholesale Corp</b>
<b>Borrower Name</b>	<b>Santos Dina L</b>	<b>Santos Dina L</b>	<b>Delatorre Jose</b>	<b>Delatorre Jose</b>
<b>Borrower Name 2</b>	<b>Avila John P</b>	<b>Avila John P</b>		
<b>Mortgage Purpose</b>	<b>Refi</b>	<b>Resale</b>	<b>Refi</b>	<b>Resale</b>
<b>Mortgage Type</b>	<b>Conventional</b>	<b>Conventional</b>	<b>Conventional</b>	<b>Conventional</b>
<b>Interest Rate Type</b>			<b>Adjustable Int Rate Loan</b>	<b>Adjustable Int Rate Loan</b>

Courtesy of Michael Mechill, MetroList Services, Inc

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## Property Detail

Generated on 05/15/2019

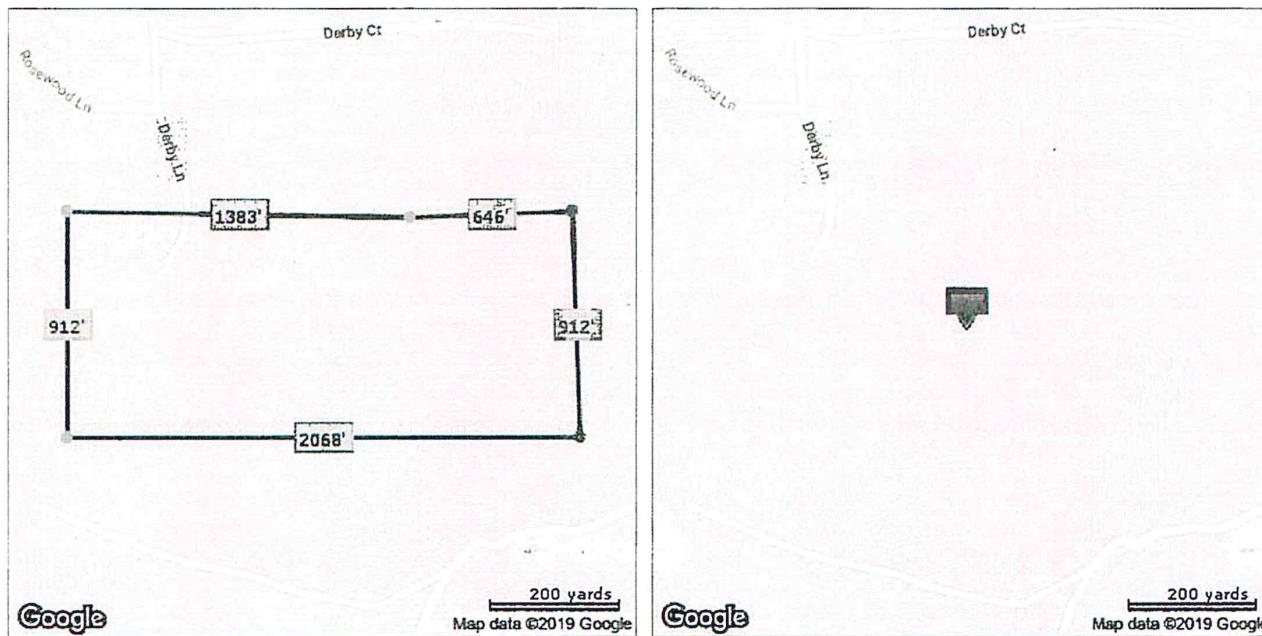
Page 2 of 3

<b>Mortgage Int Rate</b>	8.15	6.25
<b>Mortgage Term</b>	30	30
<b>Mortgage Term Code</b>	Years	Years

### Foreclosure History

Document Type	Notice Of Trustee's Sale	Notice Of Default
<b>Default Date</b>	06/15/2007	
<b>Foreclosure Filing Date</b>	09/24/2007	06/18/2007
<b>Recording Date</b>	09/25/2007	06/20/2007
<b>Document Number</b>	60961	40760
<b>Default Amount</b>		\$14,028
<b>Final Judgment Amount</b>	\$644,101	
<b>Original Doc Date</b>	05/26/2006	05/26/2006
<b>Original Document Number</b>	35703	35703

### Property Map



\*Lot Dimensions are Estimated

Courtesy of Michael Mechill, MetroList Services, Inc

The data within this report is compiled by CoreLogic from public and private sources. The data is deemed reliable, but is not guaranteed. The accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

**Property Detail**

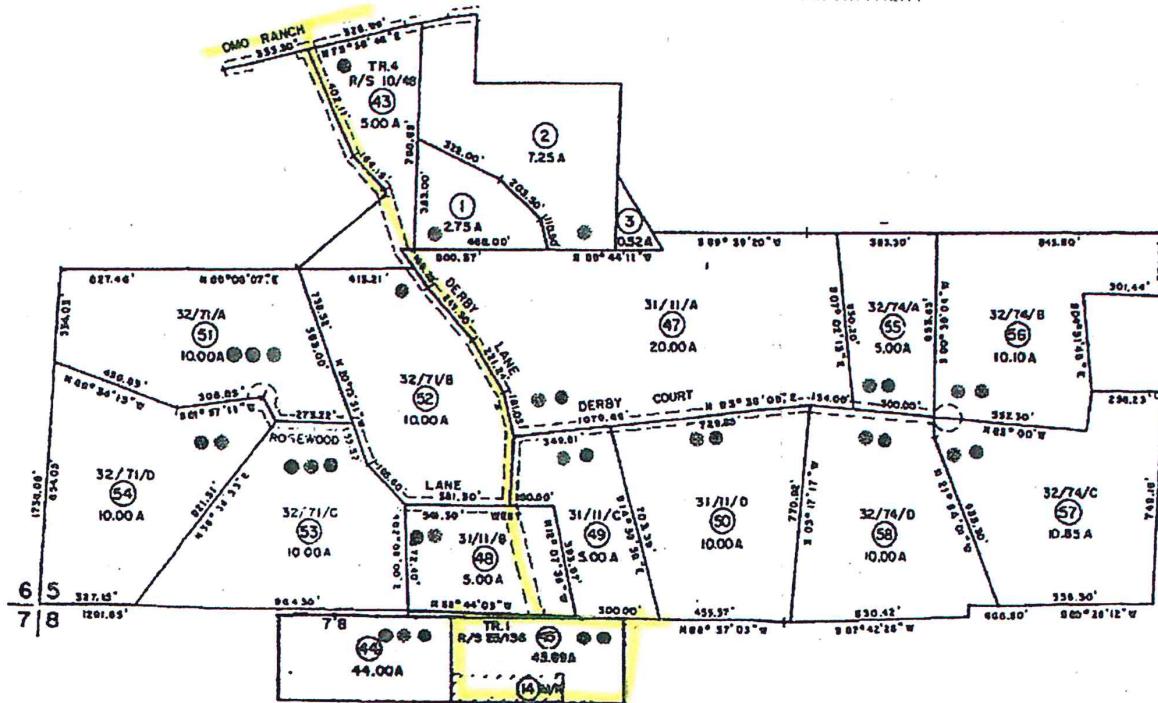
Generated on 05/15/2019

Page 3 of 3

- Derby Lane
- Derby Court
- Upper Derby Lane
- Land Only

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## EXISTING ACCESSORIES

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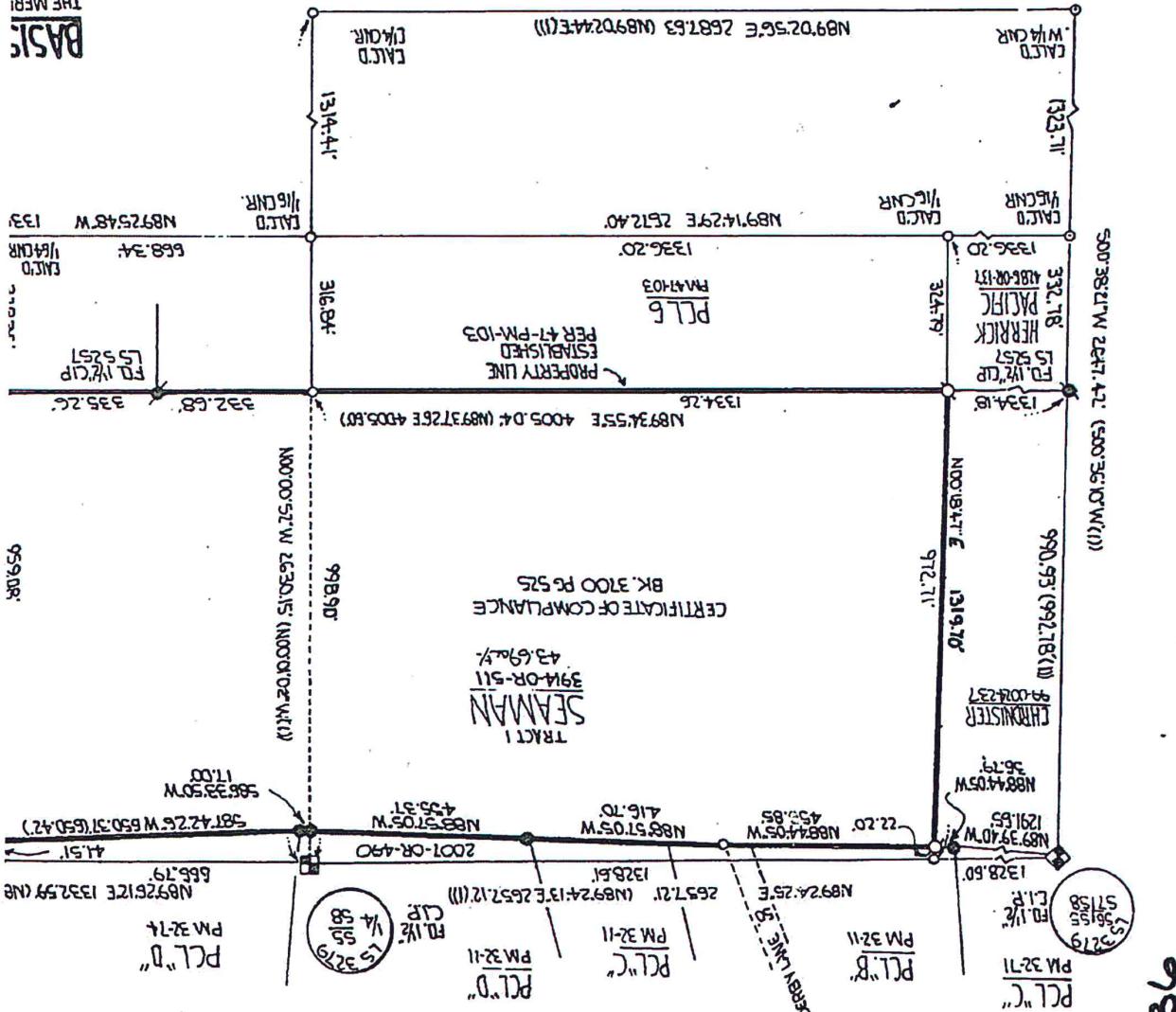
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NOTE THE PUR  
IS TO DEL DESCRIBE  
PAGE 51 OF EL DC

THE MERIT  
IS IDENTI  
BASIC

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25-136

## SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS AT THE REQUEST OF LEE G. SEAMAN IN JUNE, 2002.

R. G. Hillman

R. G. HILLMAN  
RCE 29265  
LICENSE EXPIRES 3-31-03



671333.35'(W)  
666.80

EA CNR.  
CALC'D  
1/16 ENR.

ANSCHUTZ  
2818-0R-525

10027  
10027  
5000/16  
5000/16

668.84  
FD. 1/4 CLP  
LS 430

CLS  
7-PAH03

668.84  
FD. 1/4 CLP  
LS 430

## F BEARING

N OF THIS SURVEY  
TO THAT OF PM 29-135.

E OF THIS SURVEY IS  
THE THAT PARCEL  
IN BOOK 3914 AT  
THE OFFICIAL RECORDS  
DO COUNTY.

William Schultz  
WILLIAM E. SCHULTZ  
EL DORADO COUNTY RECORDER CLERK

Jeanie French  
DEPUTY

## LEGEND

- SECTION CNR. FD. AS DESCRIBED
- 1/4 CNR. FD. AS DESCRIBED
- FD. 3/4 CLP STMP'D LS 3961
- FD AS DESCRIBED
- SET 3/4 CLP STMP'D RCE 29265
- O NOTHING FD. NOTHING SET

(1) RECORD PER PM 47-103  
(2) RECORD PER PM 29-135

## REFERENCES

2007-0R-490  
PM 29-135  
PM 47-103  
PM 32-74  
PM 31-11  
PM 32-71  
DOC. NO. 99-24237  
CERTIFICATE OF COMPLIANCE BK 3700, PG 325

## RECORD of SURVEY

LEE G. SEAMAN

BEING A PORTION OF THE NORTH 1/2 OF SECTION 8, T8N, R12E M.D.M.  
COUNTY OF EL DORADO STATE OF CALIFORNIA

R. G. HILLMAN  
218 CHANNEL HILL RD  
AUBURN, CA 95603  
(530) 823-9530

Scale: 1" = 200'

EL No. 95-021-45

JULY, 2002

SHEET 1 OF 1

25-136

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