

**EXCEPTIONS**  
(continued)

13. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein as disclosed by the document

Entitled: Subordination Agreement  
Lessor: Richard H. Bush and Leslie H. Bush, as Co-Trustees of The Bush Living Trust dated March 4, 1988, as amended and restated April 25, 2003  
Lessee: Madrona Vineyards Limited Partnership, a California limited partnership  
Recording Date: September 11, 2013  
Recording No.: 2013-0047603-00, of Official Records  
Reference: Winery Lease

The present ownership of the leasehold created by said lease and other matters affecting the interest of the lessee are not shown herein.

14. A deed of trust to secure an indebtedness in the amount shown below,

Amount: \$60,000.00  
Dated: June 16, 2014  
Trustor/Grantor Paul Hannaford Bush and Margaret Clark Bush, Trustee of the Bush 2005 Trust established May 24, 2005; and Richard H. Bush and Leslie H. Bush, Co-Trustees of The Bush Living Trust dated March 4, 1988, as amended and restated April 25, 2003, also known as and who acquired title as Richard H. Bush and Leslie H. Bush, Co-Trustees of The Bush Living Trust dated March 4, 1988  
Trustee: Farm Credit West, PCA  
Beneficiary: Farm Credit West, PCA  
Loan No.: 8137617  
Recording Date: July 3, 2014  
Recording No.: 2014-0024850-00, of Official Records

Affects: The herein described Land and other land.

15. Any interest of the persons shown below, whose possible interest is disclosed by their joinder in executing the document referenced below.

Interest of: Paul Hannaford Bush and Margaret Clark Bush, Trustee of the Bush 2005 Trust established May 24, 2005  
Document: Deed of Trust...  
Recording Date: July 3, 2014  
Recording No.: 2014-0024850-00, of Official Records

16. Any invalidity or defect in the title of the vestees in the event that the trust referred to herein is invalid or fails to grant sufficient powers to the trustee(s) or in the event there is a lack of compliance with the terms and provisions of the trust instrument.

If title is to be insured in the trustee(s) of a trust, (or if their act is to be insured), this Company will require a Trust Certification pursuant to California Probate Code Section 18100.5.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

**EXCEPTIONS**

(continued)

17. The transaction contemplated in connection with this Report is subject to the review and approval of the Company's Corporate Underwriting Department. The Company reserves the right to add additional items or make further requirements after such review.

**END OF EXCEPTIONS**

**NOTES**

- Note 1.** Note: The charge for a policy of title insurance, when issued through this application for title insurance, will be based on the Short Term Rate.
- Note 2.** Pursuant to Government Code Section 27388.1, as amended and effective as of 1-1-2018, a Documentary Transfer Tax (DTT) Affidavit may be required to be completed and submitted with each document when DTT is being paid or when an exemption is being claimed from paying the tax. If a governmental agency is a party to the document, the form will not be required. DTT Affidavits may be available at a Tax Assessor-County Clerk-Recorder.
- Note 3.** Note: Property taxes for the fiscal year shown below are PAID. For proration purposes the amounts were:
- |                    |                |
|--------------------|----------------|
| Tax ID No.:        | 048-090-04-100 |
| Fiscal Year:       | 2017-2018      |
| 1st Installment:   | \$4,204.41     |
| 2nd Installment:   | \$4,204.41     |
| Exemption:         | \$7,000.00     |
| Land:              | \$92,576.00    |
| Improvements:      | \$710,428.00   |
| Personal Property: | \$0.00         |
| Code Area:         | 055-028        |
| Bill No.:          | 034021         |
- Note 4.** Note: There are NO conveyances affecting said Land recorded within 24 months of the date of this report.
- Note 5.** Furnish recording instructions with the documents to be recorded in this transaction. Said instructions must address each requirement made herein, list any endorsements to be issued with the policy and specify the recording order of any documents furnished.
- The Company reserves the right to add additional items or make further requirements after review of the requested instructions prior to recording the documents or issuing any requested endorsement.
- The Company also reserves the right to charge any applicable additional fees for any endorsement requested.
- Note 6.** If a county recorder, title insurance company, escrow company, real estate broker, real estate agent or association provides a copy of a declaration, governing document or deed to any person, California law requires that the document provided shall include a statement regarding any unlawful restrictions. Said statement is to be in at least 14-point bold face type and may be stamped on the first page of any document provided or included as a cover page attached to the requested document. Should a party to this transaction request a copy of any document reported herein that fits this category, the statement is to be included in the manner described.
- Note 7.** Any documents being executed in conjunction with this transaction must be signed in the presence of an authorized Company employee, an authorized employee of an agent, an authorized employee of the insured lender, or by using Bancserv or other approved third-party service. If the above requirements cannot be met, please call the company at the number provided in this report.



2018 NOV -2 PM 2:03

RECEIVED  
PLANNING DEPARTMENT

HORIZON



TOWER, LLC

Site Name: **BAVARIAN HILLS**

Site ID: **CA4075**

Site Address: **2560 HIGH HILL RD.  
PLACERVILLE, CA 95667**

Project: **MULTI-TENANT  
TELECOMMUNICATIONS  
FAUX MONOPINE SITE**

SITE NAME:  
BAVARIAN HILLS  
SITE ID:  
CA4075  
SITE ADDRESS:  
2560 HIGH HILL RD., PLACERVILLE, CA 95667

**SITE INFORMATION**

THIS SCOPE OF WORK FOR THIS PROJECT IS LIMITED TO A FACILITY WHICH IS UNMANNED, AND NOT FOR HUMAN INHABITATION.  
ACCESSIBILITY COMPLIANCE IS NOT REQUIRED IN ACCORDANCE WITH THE 2018 CALIFORNIA BUILDING CODE SECTION 11B-203.3 MACHINE-RECYCLED SPACES.

**ADA COMPLIANCE**

THIS PROJECT CONSISTS OF A NEW 125'-0" A.G.L. STEALTH MONOPINE PILE THAT WILL BE DESIGNED TO HOLD A MINIMUM OF A TELECOMMUNICATIONS FACILITY.  
THE PROPOSED LEASE AREA IS APPROXIMATELY 1.86 AC. FT.

POINT OF CONNECTION FOR POWER IS AN EXISTING ELECTRICAL TRANSFORMER.  
FINAL LOCATION OF UTILITIES TO BE VERIFIED WITH APPROPRIATE COMPANIES.  
TELEPHONE POINT OF CONNECTION WILL BE DETERMINED AT A FUTURE DATE.

THE APPLICANT SHALL OBTAIN CERTIFICATION FROM A CALIFORNIA REGISTERED PROFESSIONAL ENGINEER THAT A PROPOSED COMMUNICATIONS TOWER WILL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CURRENT STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWERS AND ANTENNA SUPPORTING STRUCTURES PUBLISHED BY THE ELECTRICAL, INDUSTRIAL, ASSOCIATION OF TELECOMMUNICATIONS INDUSTRY ASSOCIATION AND APPLICABLE REQUIREMENTS OF THE COUNTY'S BUILDING CODE.

**PROJECT NARRATIVE**



**VICINITY MAP**

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES, NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PREVENT WORK NOT CONFORMING TO THE LATEST APPLICABLE VERSION OF THESE CODES.

1. 2018 CALIFORNIA BUILDING CODE (CBC)
2. 2018 CALIFORNIA FIRE CODE
3. 2018 CALIFORNIA MECHANICAL CODE
4. 2018 CALIFORNIA PLUMBING CODE
5. 2018 CALIFORNIA ELECTRICAL CODE
6. CALIFORNIA ENERGY EFFICIENCY STANDARDS CODE (CEES) 2016 EDITION REVISED JULY 2018, AND ALL APPLICABLE LOCAL & STATE ORDINANCES, CODES AND REGULATIONS AND 2018 CALIFORNIA STATE STANDARDS CODE AMENDMENTS
7. LOCAL BUILDING CODE
8. CITY/COUNTY ORDINANCES
9. IBC/ATC

**BUILDING CODES**

LANDLORD:  
RICHARD H. BUSH AND LESLIE H. BUSH  
2560 HIGH HILL RD.  
PLACERVILLE, CA 95667

**SITE ACCESS CONTACT / APPLICANT:**

HORIZON TOWER  
117 TOWN & COUNTRY DRIVE, SUITE A  
DANVILLE, CA 94028  
SUZIE DENHAMORE  
PH: 925-314-1113 EXT. 243  
FAX: 925-314-1114

**ENGINEER:**

DIAMOND ENGINEERING SERVICES  
4555 PARK RD.  
BONICIA, CA 94510  
CONTACT: ERIC UNREINHEIL P.E.  
EUC @diamondeng.com

**SURVEYOR:**

QUIET REAR LAND SERVICES INC.  
4147 SERRAVALLE, SUITE "C"  
DUBLIN, CA 94568  
CONTACT: NEWMAN GROUP  
PH: 925-734-8785

**PROJECT TEAM**

**CONSTRUCTION DATA:**

ZONING: TP2 & PA-20  
ZONING CLASSIFICATION: TIMBER PRODUCTION ZONE & PLANNED RESIDENTIAL  
OCCUPANCY GROUP: U, UNMANNED WIRELESS TELECOMMUNICATIONS FACILITY  
FIRE SPRINKLERS: AN AUTOMATED FIRE SUPPRESSION SYSTEM (FIRE SPRINKLERS ARE NOT REQUIRED)  
CONSTRUCTION TYPE: U-8  
SITE COMPOUND AREA: 1,600 SQ. FT.  
SITE COORDINATES: N 38°40'32" W 120°47'14" E  
ELEVATION: 2955.71 AMSL AT GROUND (NAVD83)  
APR: 048-000-04-100

**PROJECT DATA**

SHEET NO.	DESCRIPTION
T1	PROJECT INFORMATION & SHEET INDEX
C1	SITE SURVEY
A1	AREA PLAN
A2	SITE PLAN
A3	LEASE AREA LAYOUT
A4	SOUTH & EAST ELEVATIONS
A5	NORTH & WEST ELEVATIONS

**SHEET INDEX**

USA North  
Know what's below.  
Call before you dig.  
Customer and Nevada  
Call The Working Class Before You Dig!  
811 / 800-227-2600

**CALL BEFORE YOU DIG**

DIAMOND ENGINEERING SERVICES  
4555 PARK ROAD  
BONICIA, CA 94510  
PH: 925-734-8785

HORIZON TOWER, LLC  
117 TOWN & COUNTRY DRIVE, SUITE A  
DANVILLE, CA 94028  
PH: 925-314-1113

Horizon Tower  
CA4075 - BAVARIAN HILLS  
2560 HIGH HILL RD.  
PLACERVILLE, CA 95667

**PROJECT INFORMATION & SHEET INDEX**

REVISIONS	DATE	DESCRIPTION
1	08-10-18	ISSUED FOR REVIEW
2	08-10-18	ADDED REVISION
3	08-10-18	ISSUED FOR PERMITS
4	08-10-18	ISSUED FOR CONSTRUCTION

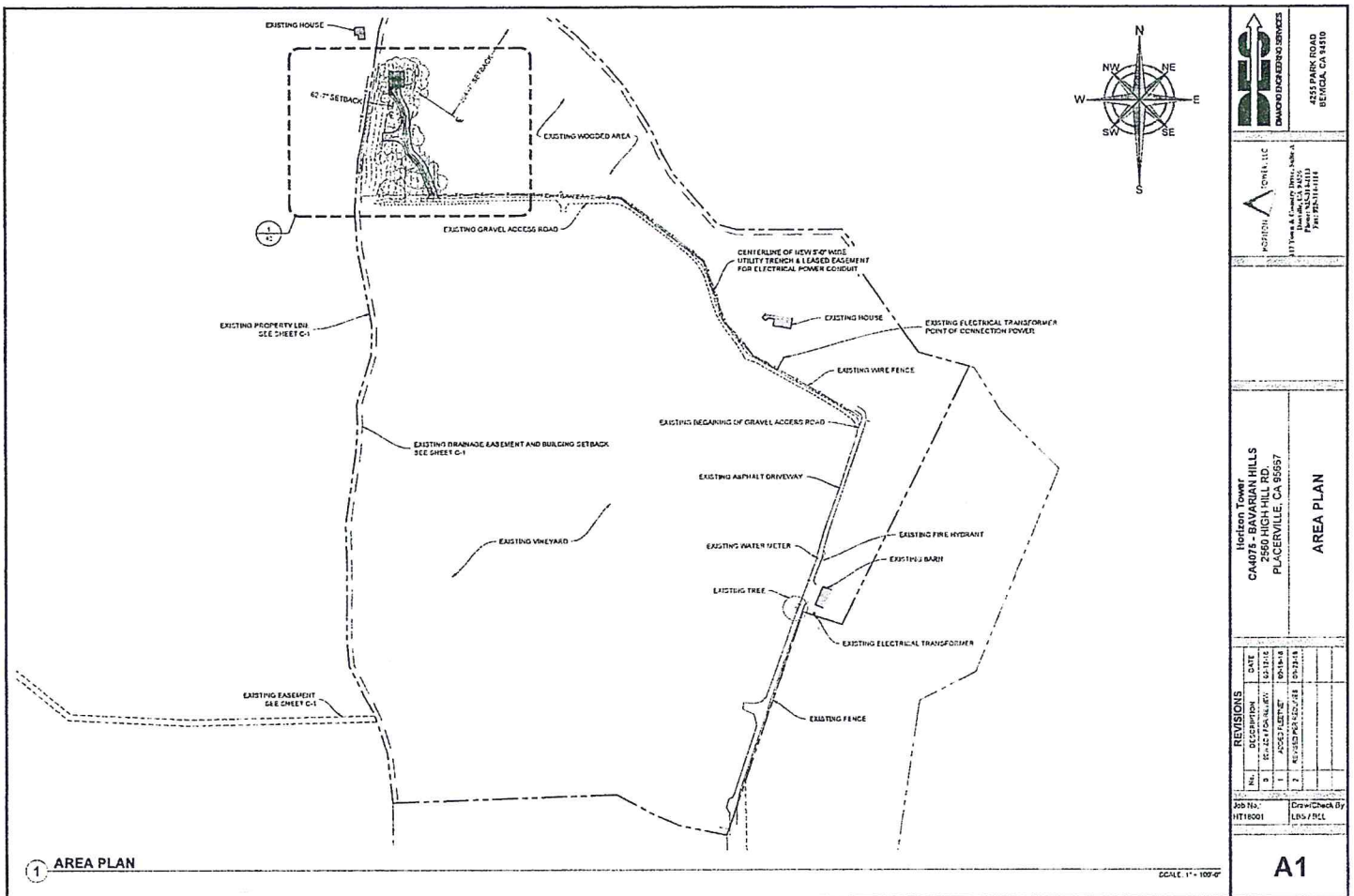
Job No. 1118001 Drawn/Check By LBS / BLS

**T1**

CUP18-0012







**REVISIONS**

NO.	DESCRIPTION	DATE
1	REVISION	10/10/10
2	REVISION	10/10/10
3	REVISION	10/10/10
4	REVISION	10/10/10
5	REVISION	10/10/10
6	REVISION	10/10/10
7	REVISION	10/10/10
8	REVISION	10/10/10
9	REVISION	10/10/10
10	REVISION	10/10/10

**PROJECT INFORMATION**

Horizon Tower  
CA4075 - BAVARIAN HILLS  
2555 HIGH HILL RD.  
PLACERVILLE, CA 95667

**AREA PLAN**

**CLIENT**  
4355 PARK ROAD  
DUBLIN, CA 94568

**DESIGNER**  
4355 PARK ROAD  
DUBLIN, CA 94568

**DATE**  
10/10/10

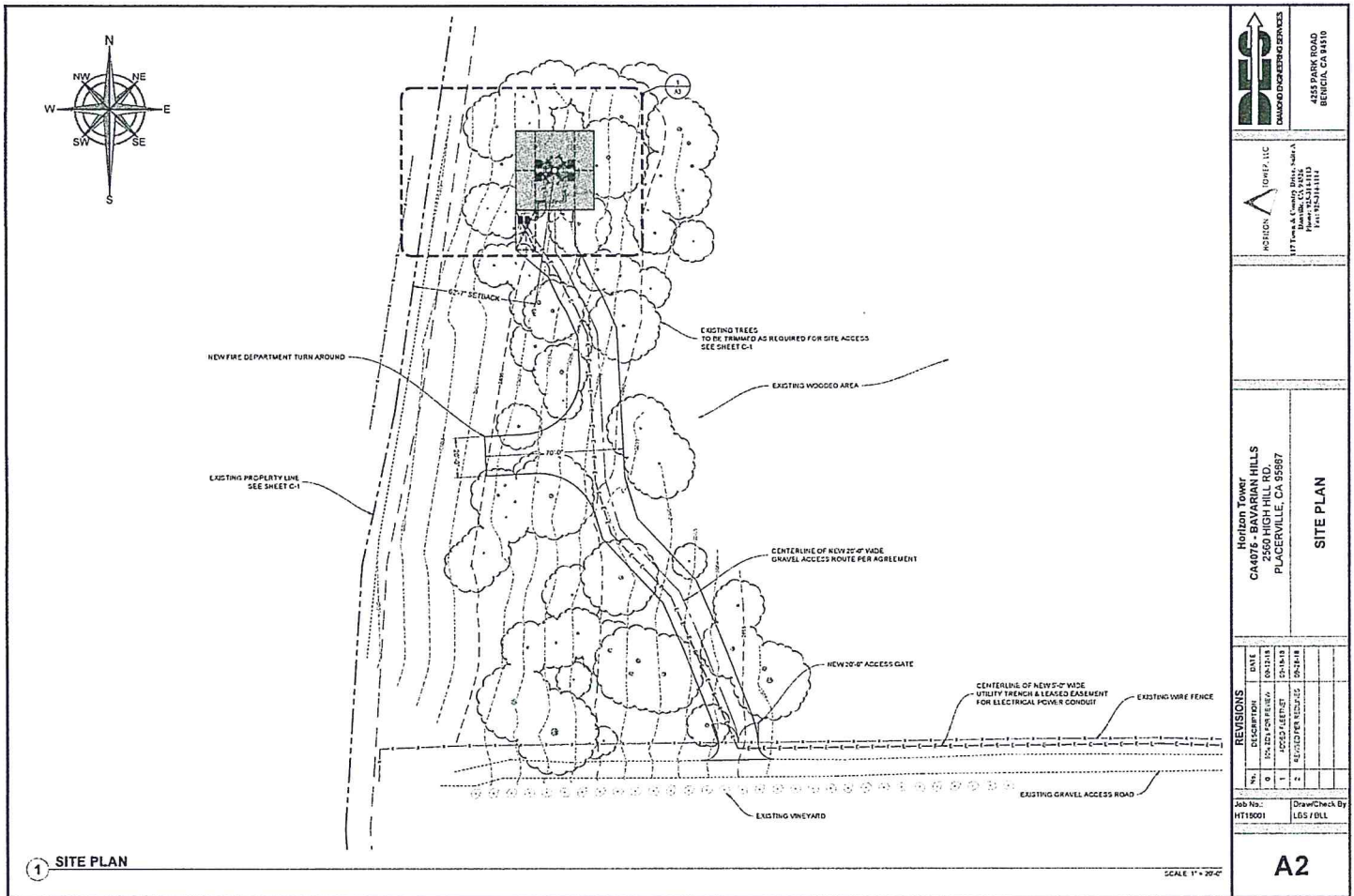
**SCALE**  
1" = 100'

**JOB NO.**  
HT1001

**Drawn By**  
LRS / PCL

**Check By**  
LRS / PCL

**DATE**  
10/10/10



DAVENPORT ENGINEERING SERVICES  
4135 PARK ROAD  
BENICIA, CA 94610

Horizon Tower  
CA 4076 - BAVARIAN HILLS  
2560 HIGH HILL RD.  
PLACERVILLE, CA 95667

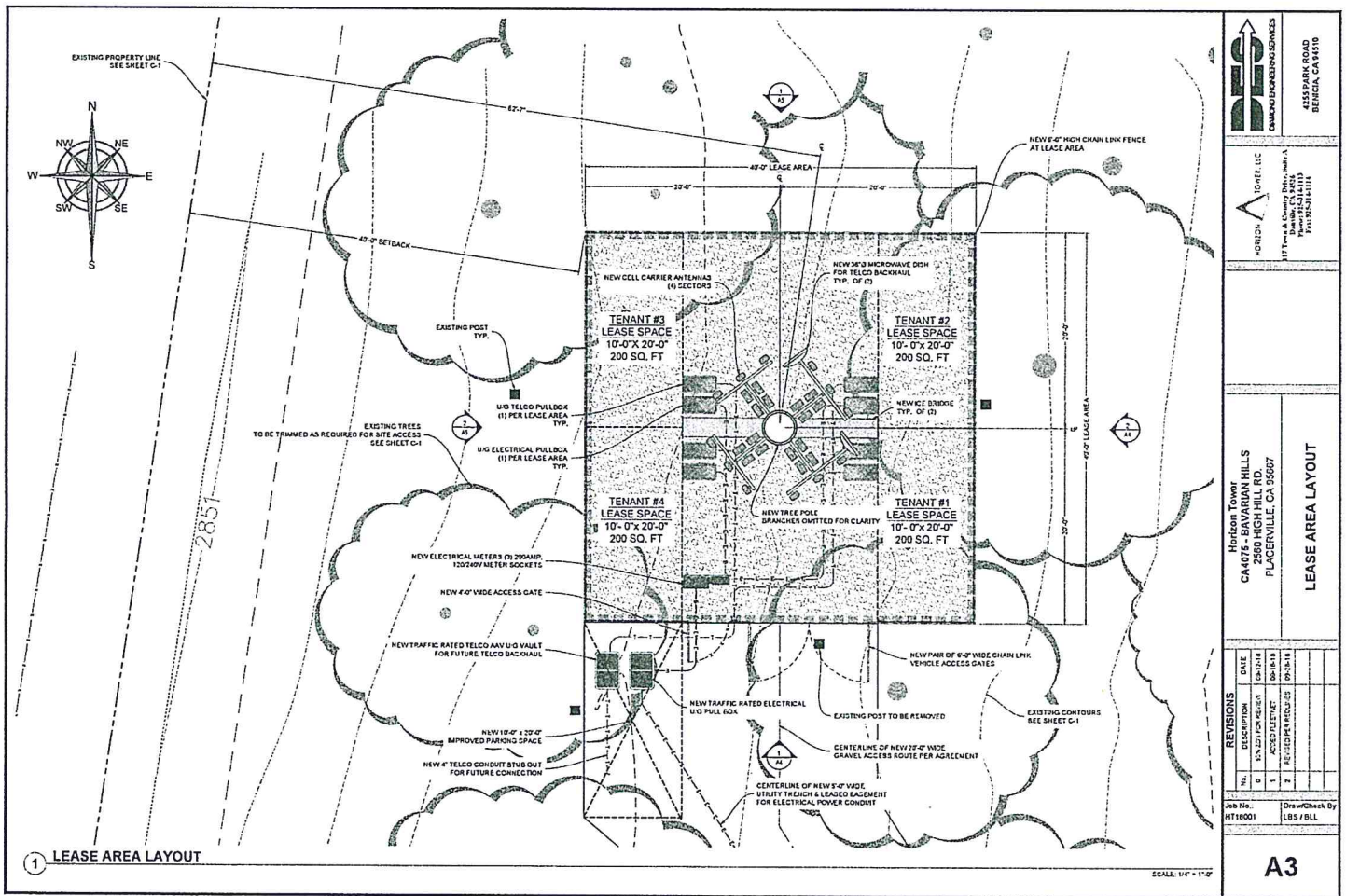
SITE PLAN

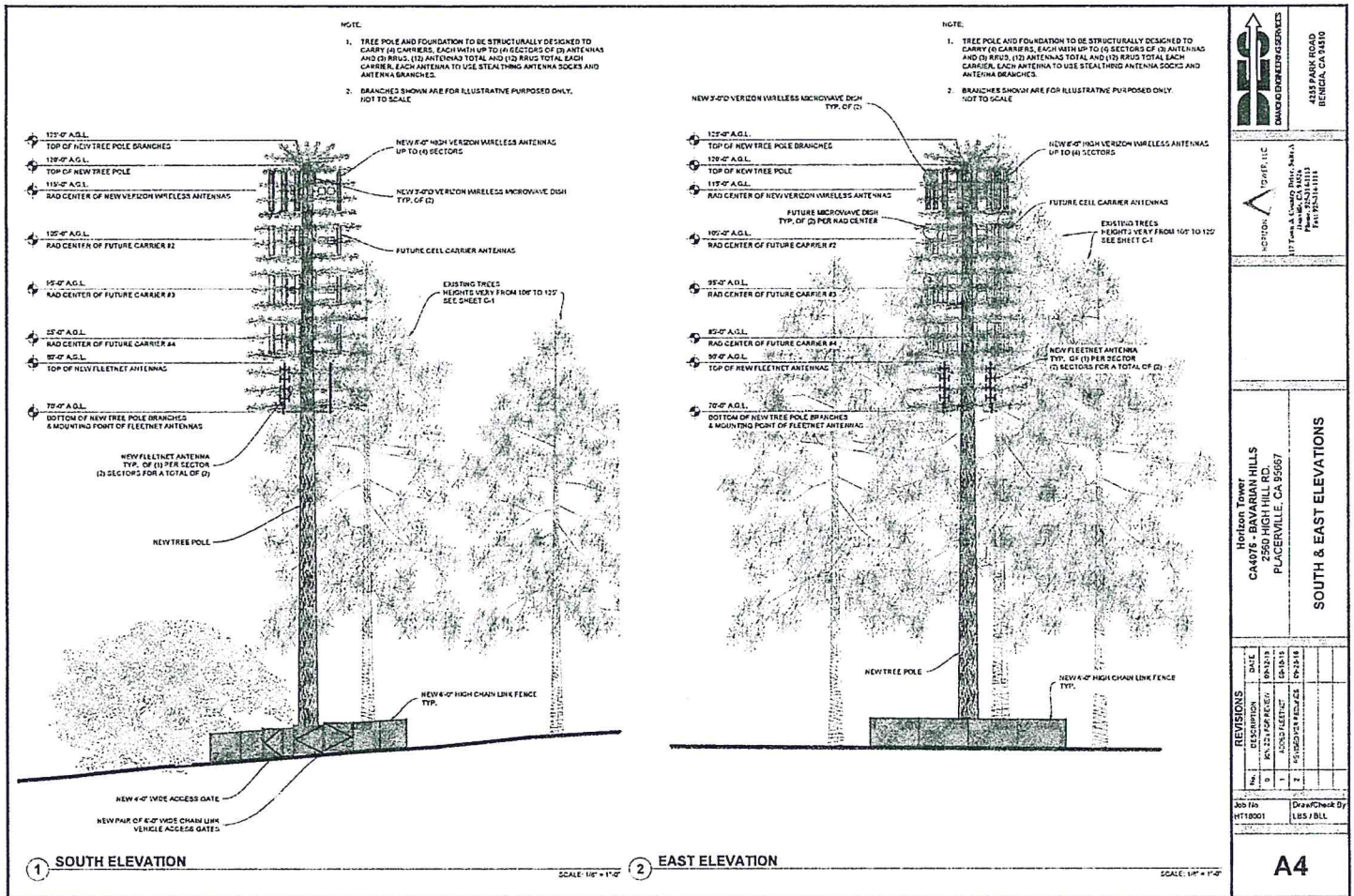
REVISIONS	DATE	DESCRIPTION
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2	08-12-14	ADDED ALTERNATE ACCESS ROUTE
3	08-12-14	REMOVED PERMITS

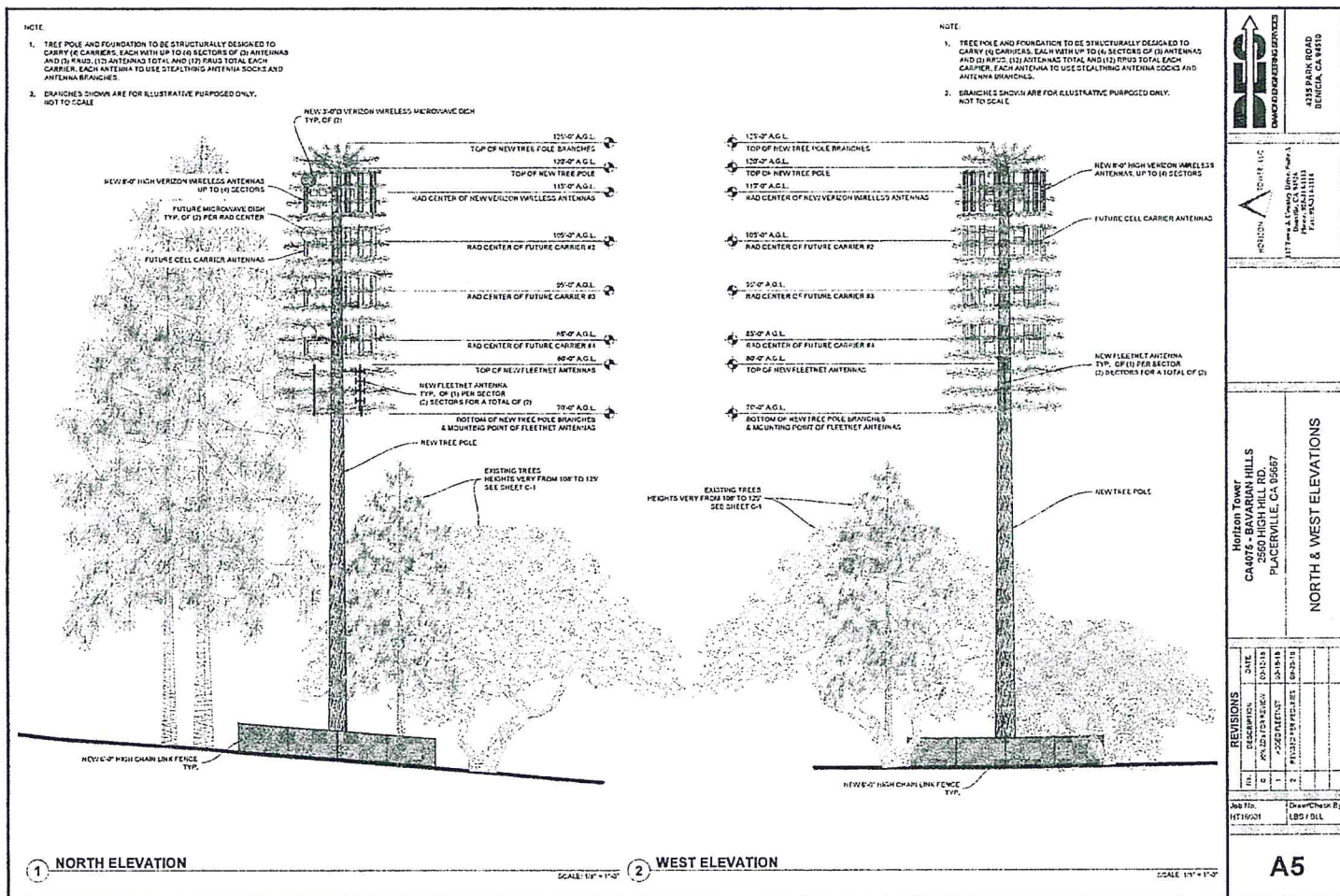
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Drawn/Check By: LGS / DLL

A2



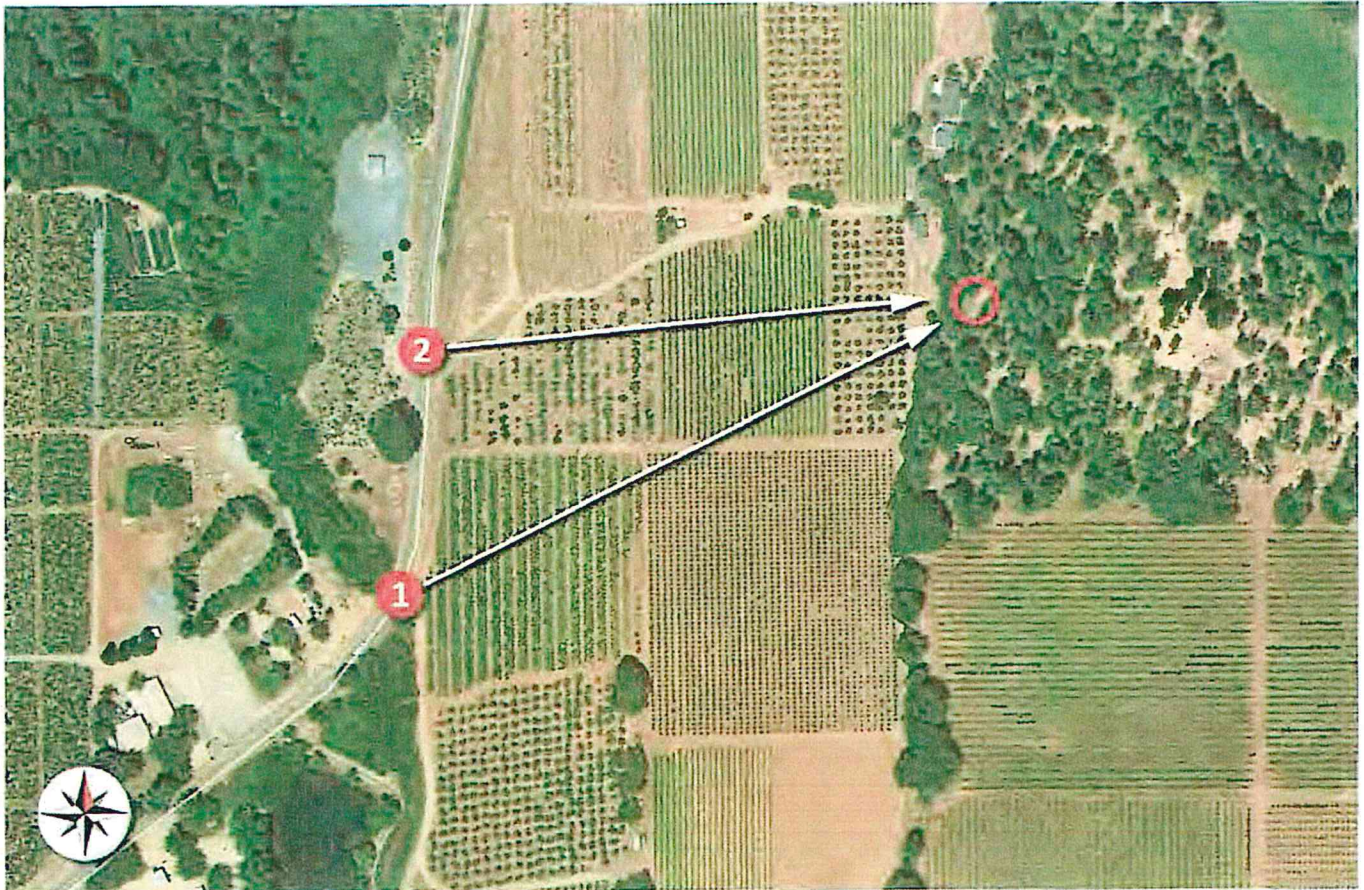








2018 NOV -2 PM 2:02



10/12/18

Bavarian Hills Site # CA4075

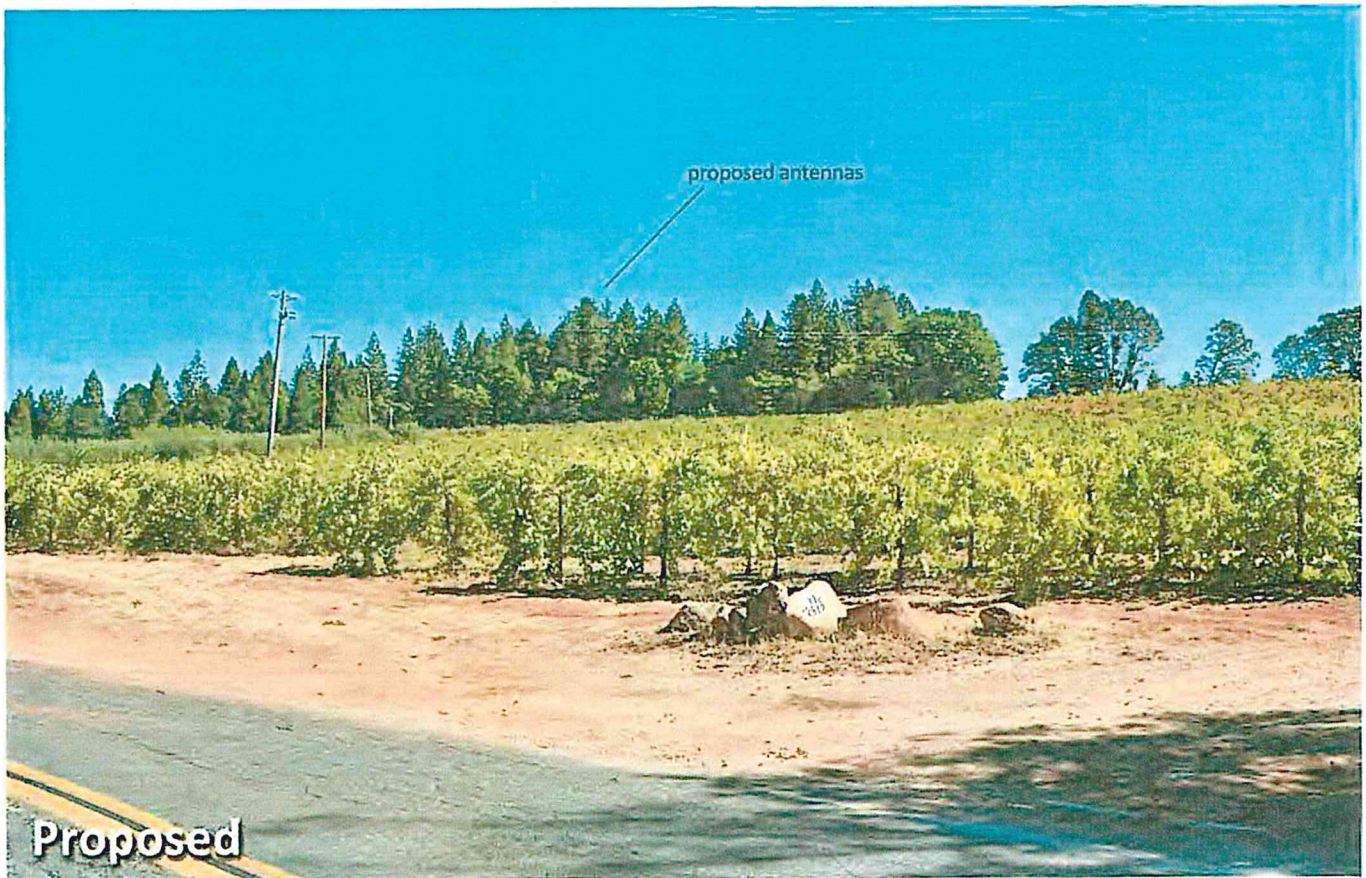
2560 High Hill Road  
Placerville, CA

Aerial Map

**CUP18-0012**  
C PLANNING REQUEST BUSH CELL TOWER 11 of 22

insight photosim (707) 315-1585











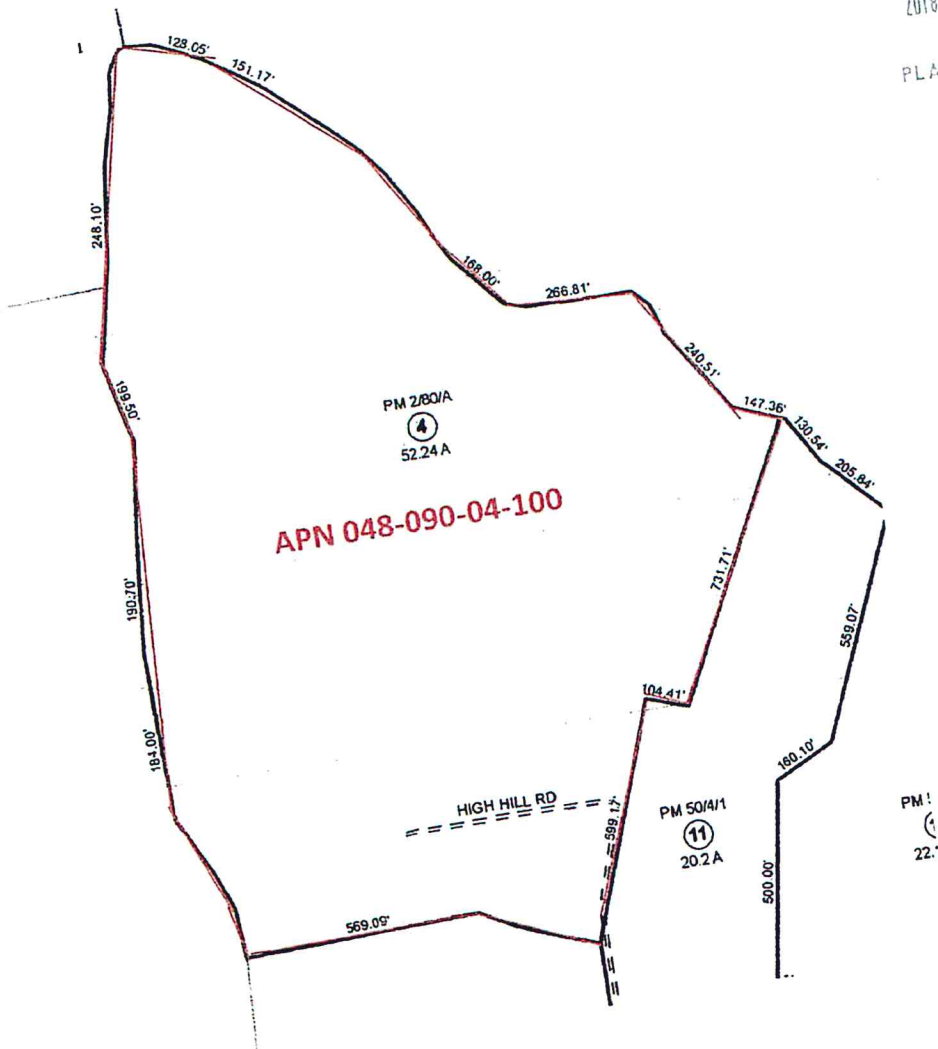


**HORIZON TOWER BAVARIAN HILLS SITE  
MADRONA VINEYARD  
APN 048-090-04-100**

2018 NOV -2 PM 2:03  
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PLANNING DEPARTMENT

**CUP18-0012**

2018 NOV -2 PM 2: 03  
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PLANNING DEPARTMENT



CUP18-0012



Project: **MULTI-TENANT  
TELECOMMUNICATIONS  
FAUX MONOPINE SITE**



Fax: 925-314-1114

## SITE INFORMATION

## ADA COMPLIANCE

THE APPLICANT SHALL SUBMIT CERTIFICATION FROM A CALIFORNIA REGISTERED PROFESSIONAL ENGINEER THAT A PROPOSED COMMUNICATIONS TOWER WILL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CURRENT STRUCTURAL STANDARDS FOR STEEL ATTACHMENT TOWERS AND SHALL BE IN ACCORDANCE WITH THE CURRENT ELECTRICAL AND INDUSTRIAL ASSOCIATION TELECOMMUNICATIONS INDUSTRY ASSOCIATION AND APPLICABLE REQUIREMENTS OF THE COUNTY'S BUILDING CODEBOOK AND

## VICINITY MAP

1. 2016 CALIFORNIA BUILDING CODE (CBC)  
WORK PERFORMED SHALL COMPLY WITH THE FOLLOWING:  
2016 EDITION UFC  
2016 EDITION CBC  
2016 EDITION IFBC  
2016 EDITION IAPMO  
2016 EDITION APMA  
2016 EDITION 215 NEC  
2016 EDITION CGC  
CAL GREEN CODE

CALIFORNIA ENERGY EFFICIENCY STANDARDS CODE (CEES) 2016. EDITION REVISED JULY 2016, AND ALL APPLICABLE LOCAL & STATE ORDINANCES, CODES AND REGULATIONS AND 2016 CALIFORNIA STATE STANDARDS CODE AMENDMENTS.

1. LOCAL BUILDING CODE
2. LOCAL BUILDING CODE
3. CITY/COUNTY ORDINANCES
4. NFPA 76

## PROJECT TEAM

SITE ACCESS CONTACT / APPLICANT:

**ENGINEER:** DIAMOND ENGINEERING SERVICES  
4255 PARK RD.  
BENICIA, CA 94510  
CONTACT: ERIC UHRENHOLT P.E.  
eric@diamond-engineer.com

**SURVEYOR:** QUIET RIVER LAND SERVICES INC.  
6747 SIERRA CT., SUITE "K"  
DUBLIN, CA 94568  
CONTACT: KEVIN MCGUIRE  
PH: 925-734-6788

**CONSTRICTION DATA:**

## REDUCTION ZONE & PLANNED AGRICULTURAL

## UNED WIRELESS

COMMUNICATIONS FACILITY

WATED FIRE SUPPRESSION SYSTEM  
(INKLERS) ARE NOT REQUIRED.

FT.

57.35°

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

AT CROIND (NAV/088)

.....

## BIII DING CODES

## PROJECT DATA

## SHEET INDEX



**Call Two Working Days Before You Dig!**  
**811 / 800-227-2600**

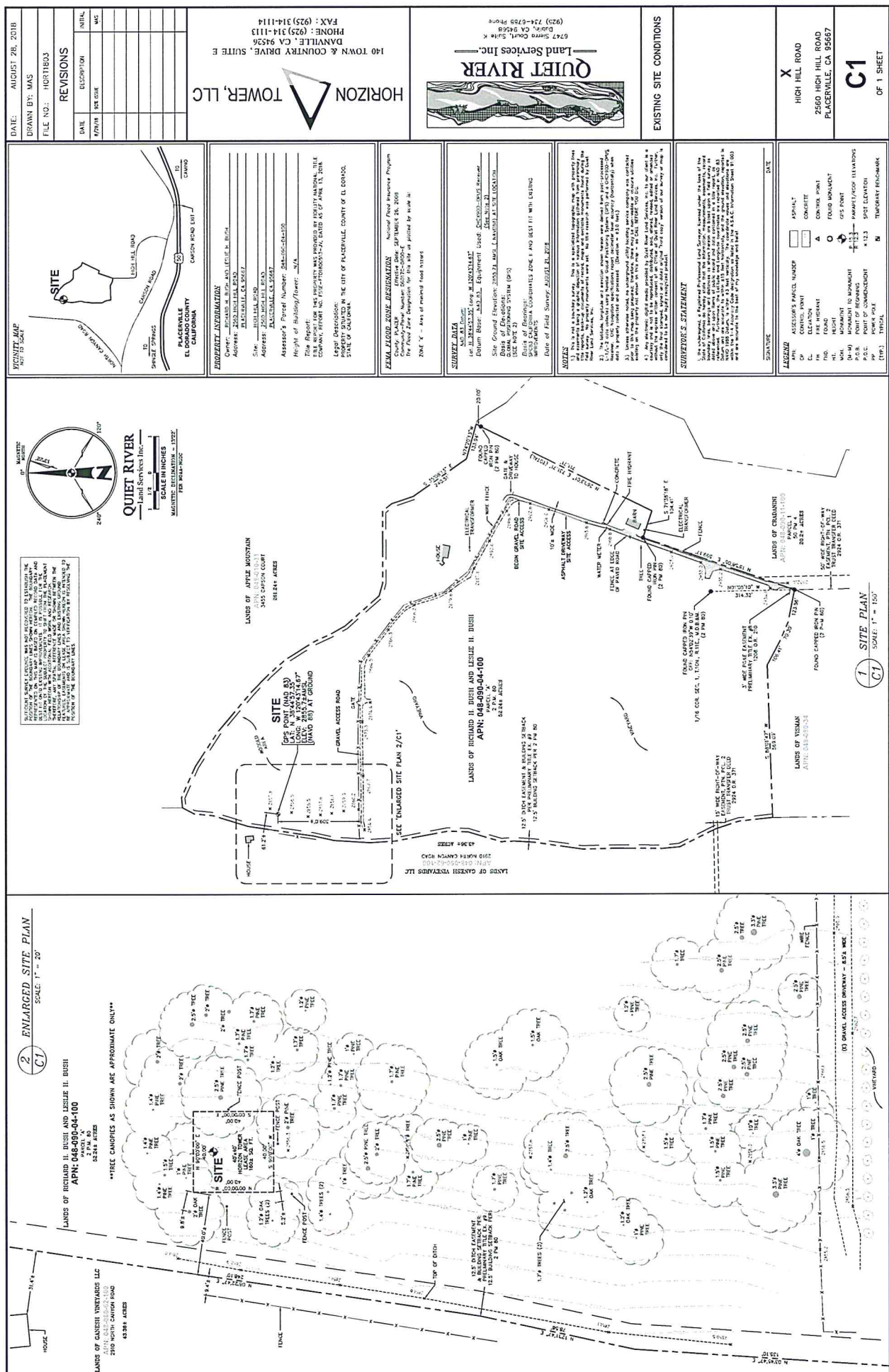
Journal of Management Inquiry 23(4) 401–417 © The Author(s) 2014. Reprints and permissions: [sagepub.com/journalsPermissions.nav](http://sagepub.com/journalsPermissions.nav) DOI: 10.1177/1056492614562997

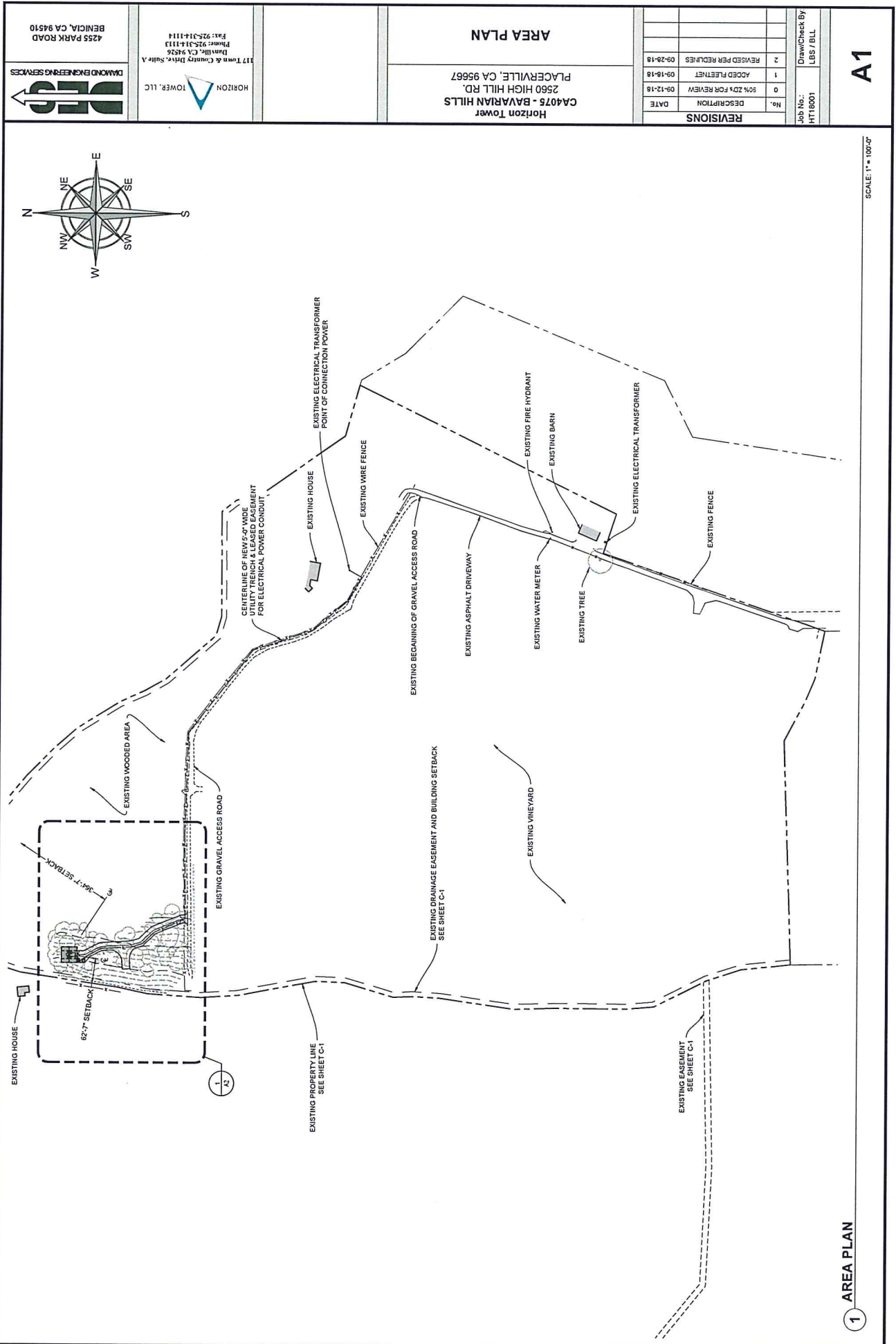
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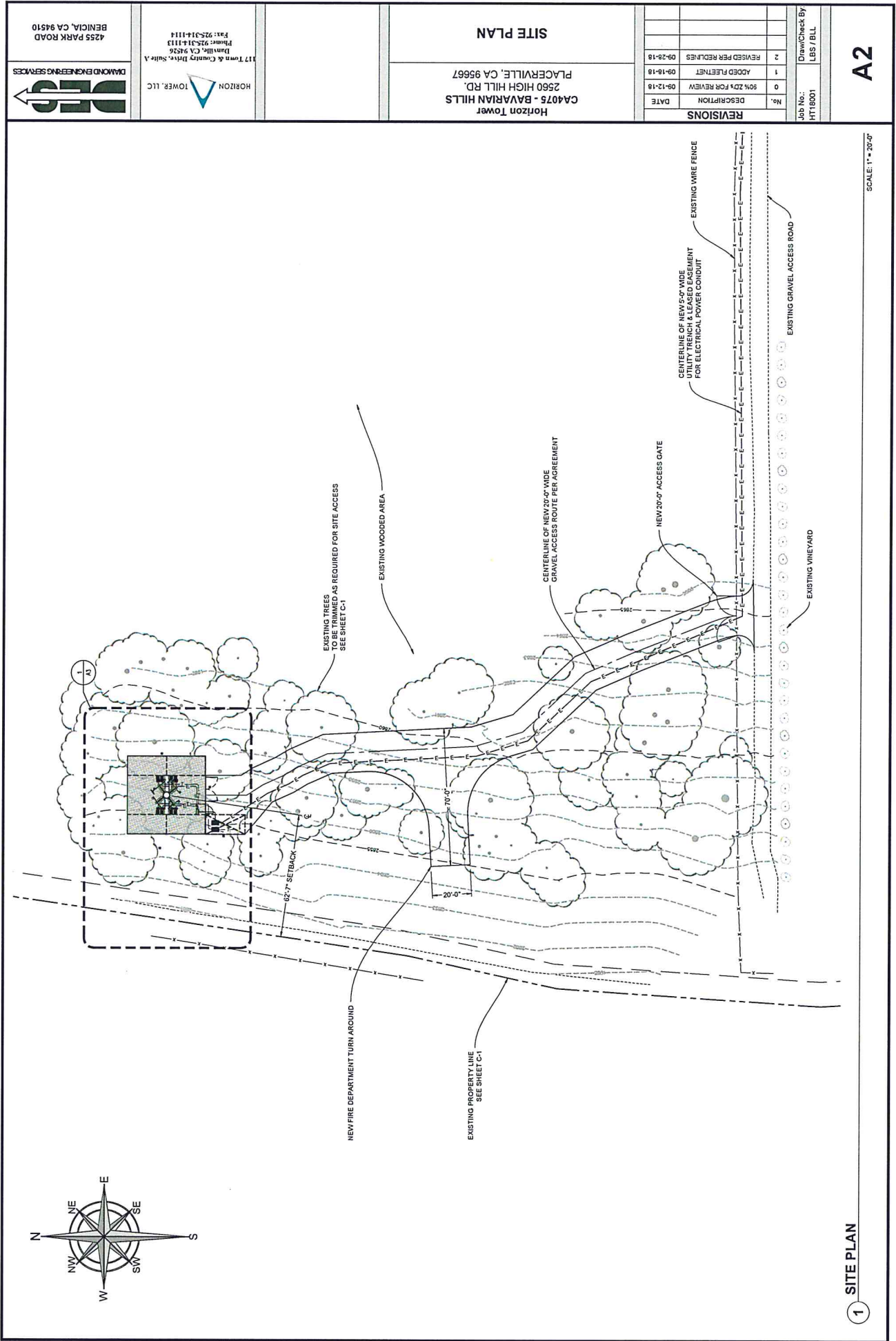
REVISIONS		Job No.:		Draw/Check By LBS / BLL
DATE	DESCRIPTION	No.	HT18001	
09-12-16	90% ZD's FOR REVIEW	0		
09-16-16	ADDED FLEETNET	1		
09-28-16	REVISED PER REDLINES	2		

CA4075 - BAVARIAN HILLS  
2560 HIGH HILL RD.  
PLACERVILLE, CA 95667









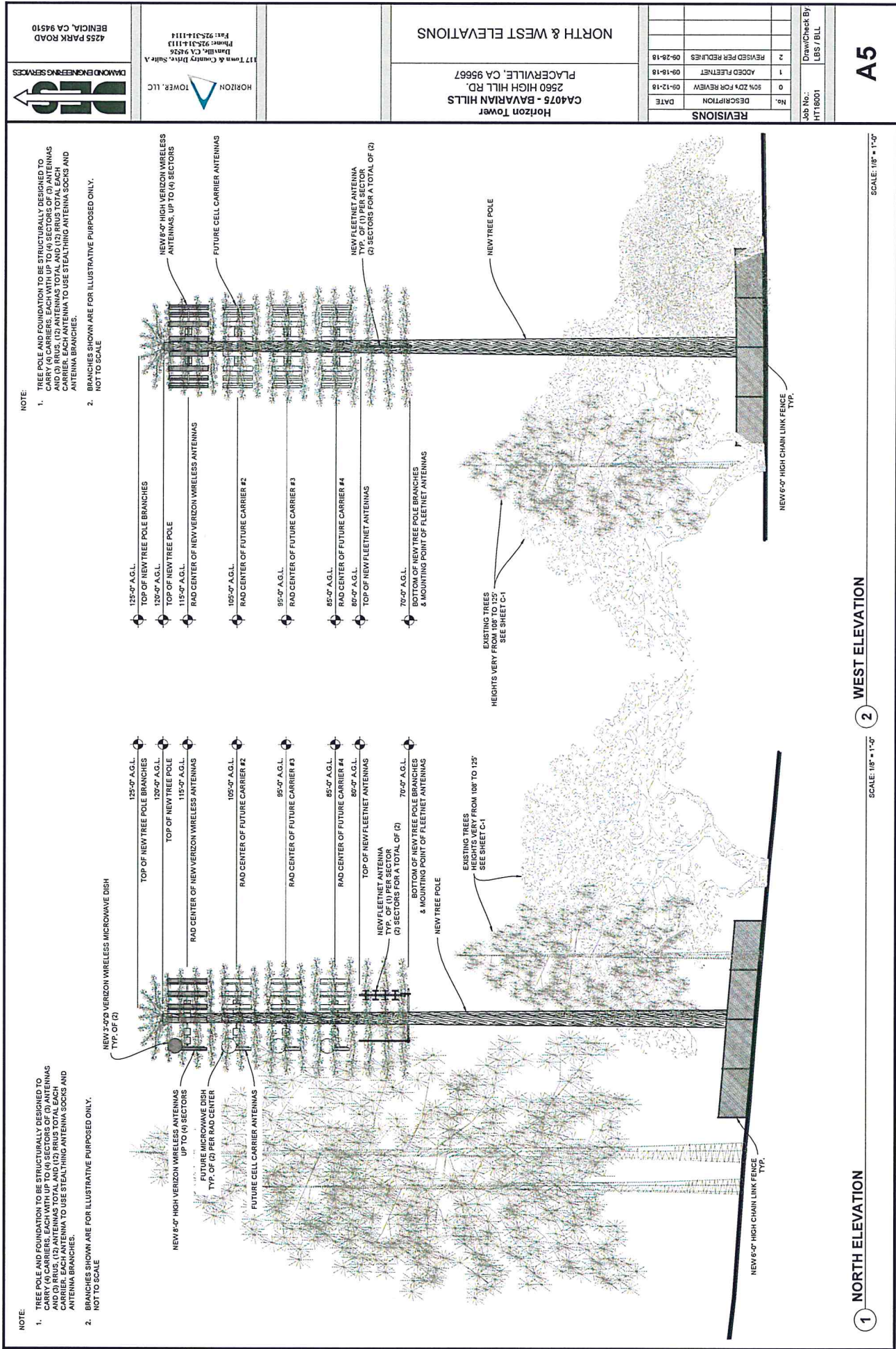


Horizon Tower  
CA4075 - BAVARIAN HILLS  
2560 HIGH HILL RD.  
PLACERVILLE, CA 95667









NOTE:

1. TREE POLE AND FOUNDATION TO BE STRUCTURALLY DESIGNED TO CARRY (4) CARRIERS, EACH WITH UP TO (4) SECTORS OF (3) ANTENNAS AND (3) FUS. (12) ANTENNAS TOTAL AND (13) FUS TOTAL EACH CARRIER. EACH ANTENNA TO USE STEALTHING ANTENNA SOCKS AND ANTENNA BRANCHES.
2. BRANCHES SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE.

117 Town & Country Drive, Suite A  
Placerville, CA 95667  
Phone: 925-314-1114  
Tower, LLC

DIAMOND ENGINEERING SERVICES  
4255 PARK ROAD  
BENICIA, CA 94510

CA4075 - BAYARIAN HILLS  
2560 HIGH HILL RD.  
PLACERVILLE, CA 95667

NORTH & WEST ELEVATIONS

REVISIONS	
No.	DESCRIPTION
0	50% ZDP FOR REVIEW
1	ADDED FLEETNET
2	REVISED PER REQUIREMENTS

Job No.: HT18001  
Drawn/Check By: LBS / BLL

A5

SCALE: 1/8" = 1'-0"