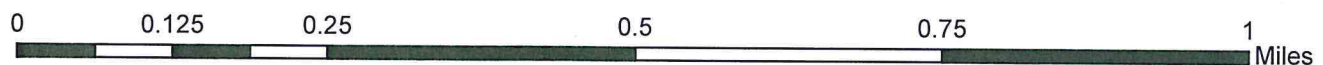
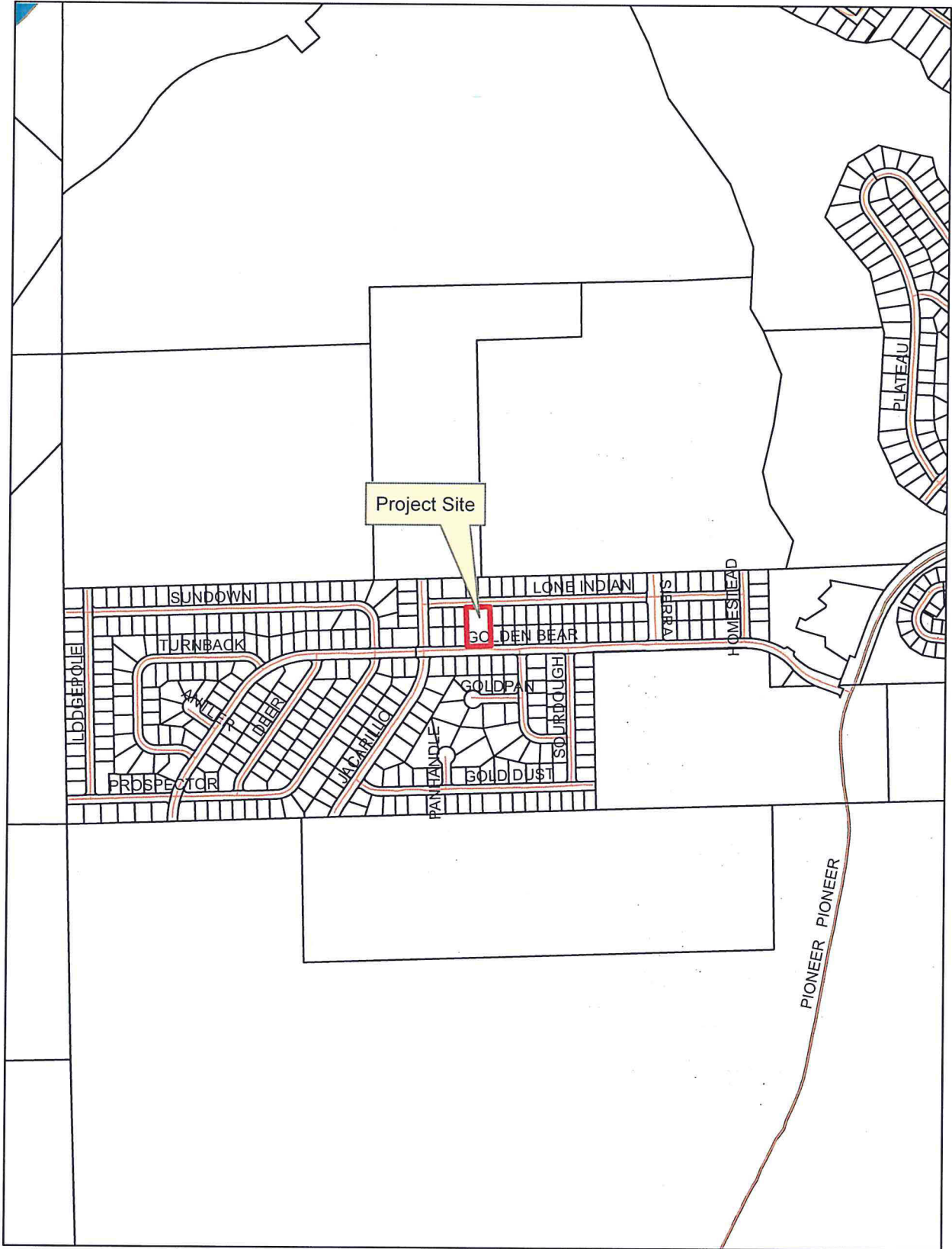


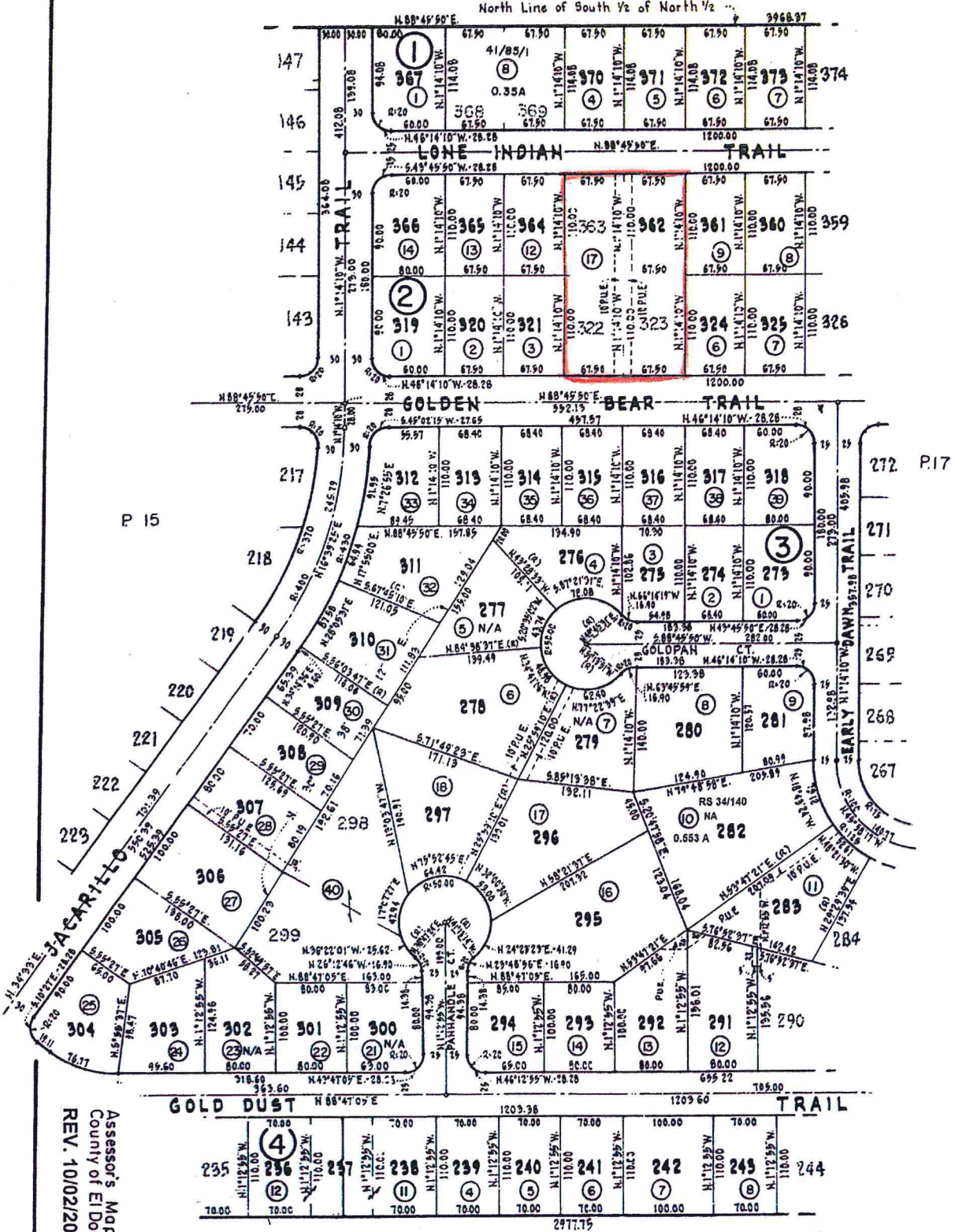
P 17-0005  
Exhibit A: Vicinity Map  
APN 080-162-17



# Exhibit B

# Assessor's Parcel Page

P. 01



Assessor's Map  
County of El Dorado, Calif.  
REV. 10/02/2015

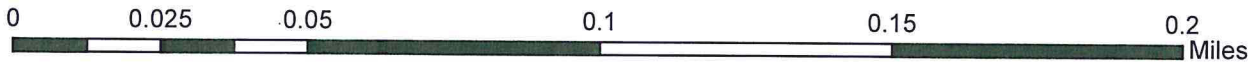
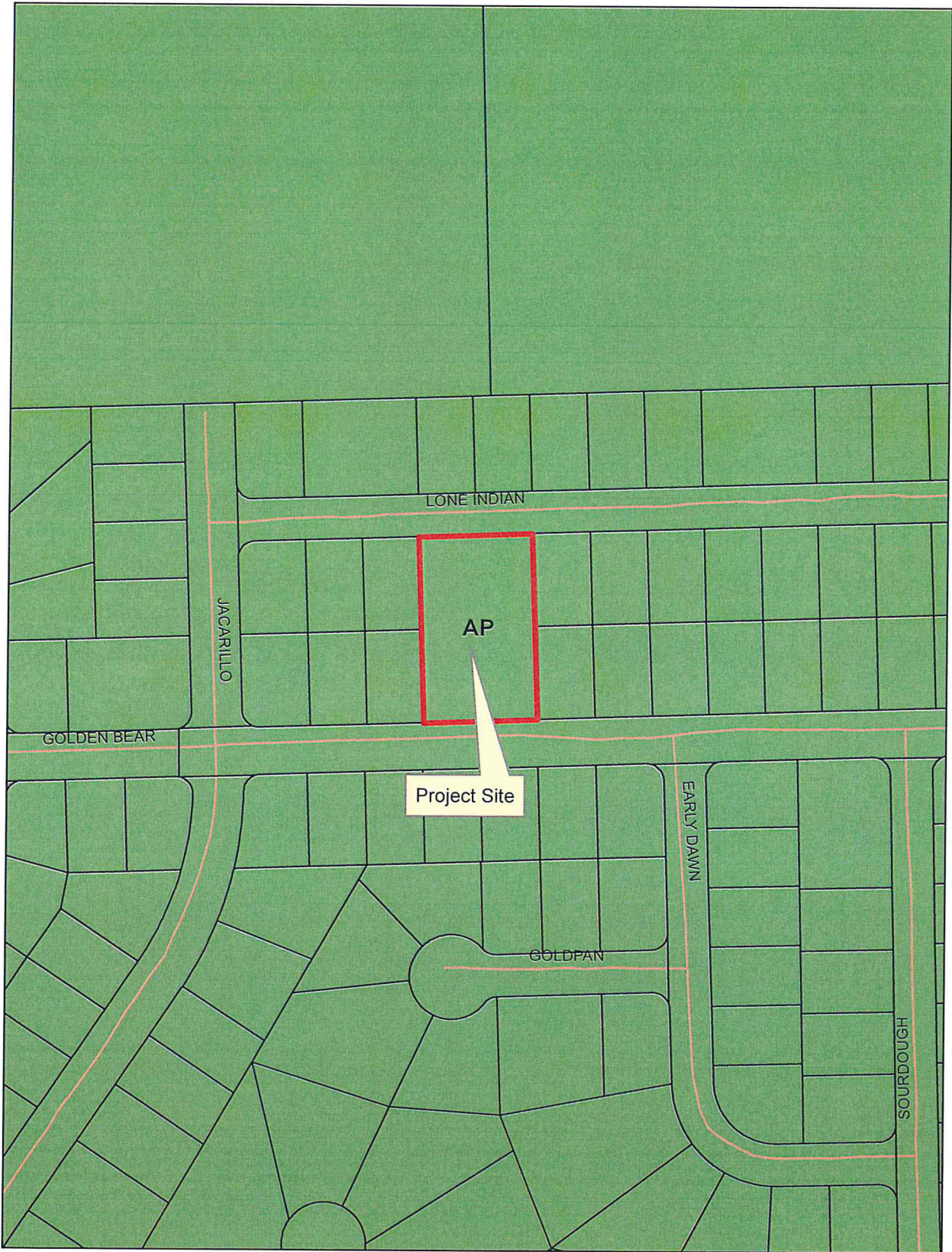
MONTGOMEERY ESTATES UNIT No. 7  
POR. SEC. 10, T.12N.R.18E.M.D.M.

1" = 100'

80:16

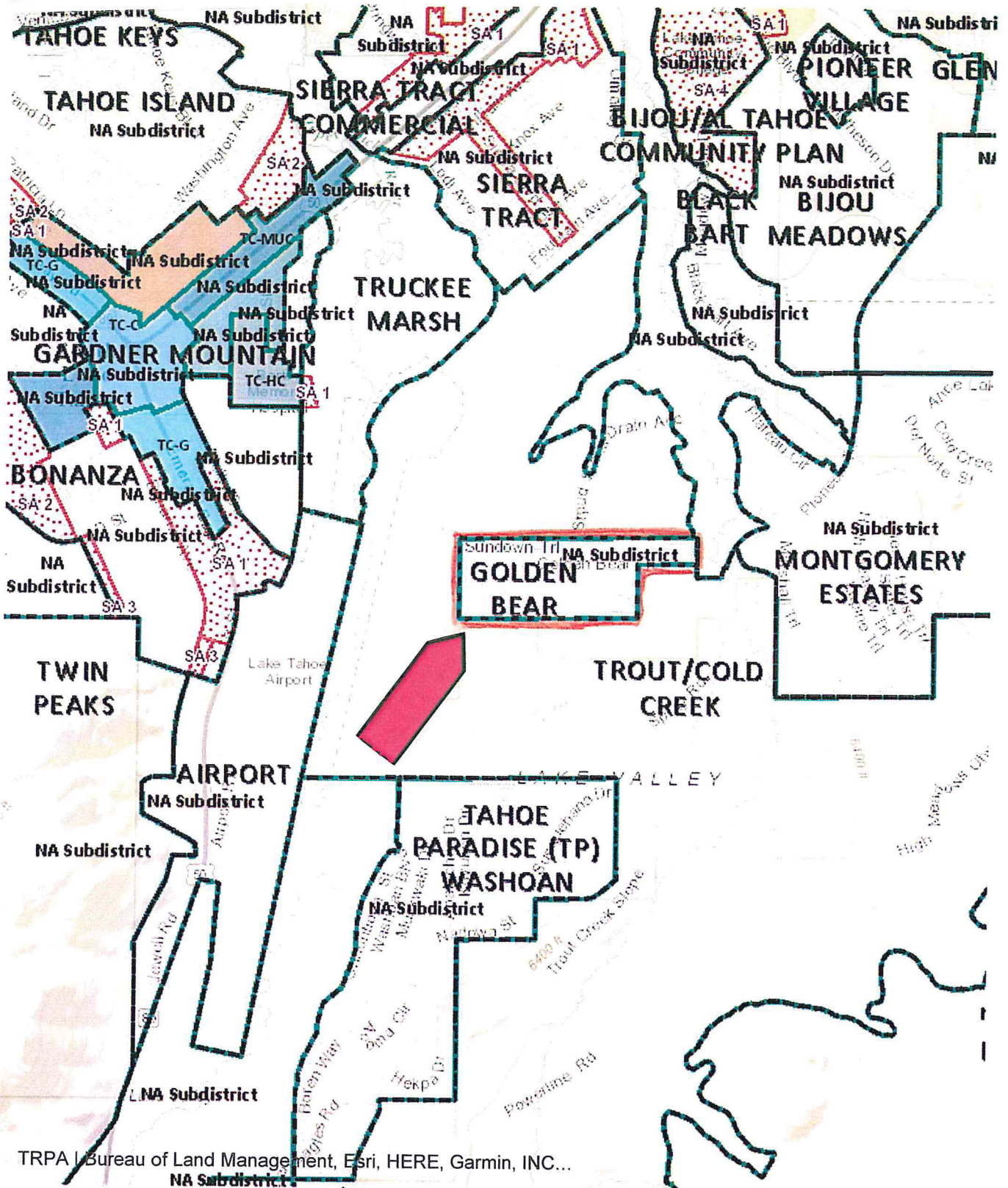


P 17-0005  
Exhibit C: General Plan Designations  
APN 080-162-17



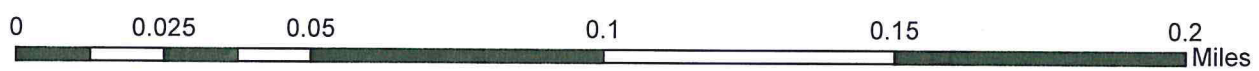


# Exhibit D TRPA Statement 115, Golden Bear Plan Area



TRPA | Bureau of Land Management, Esri, HERE, Garmin, INC...

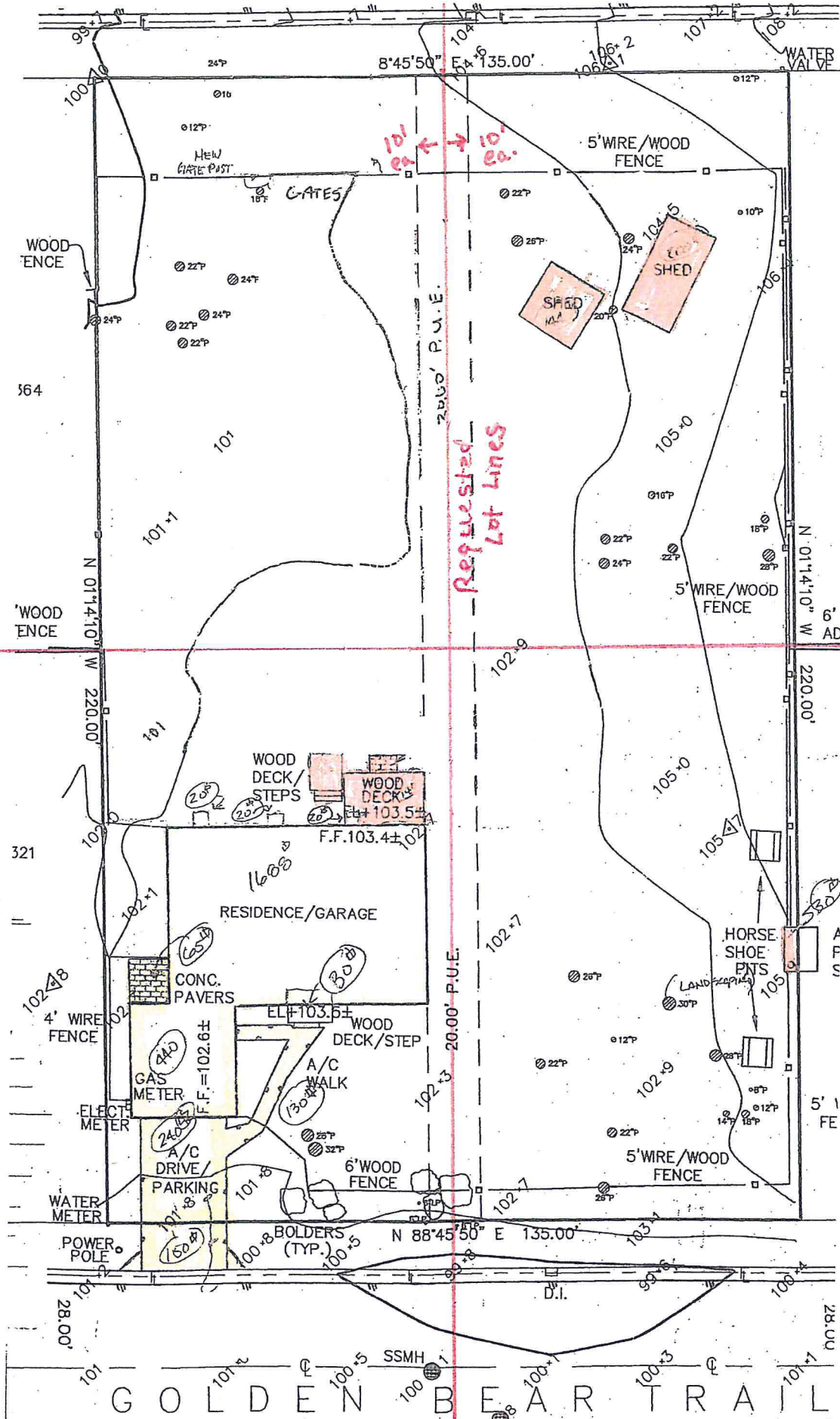
P 17-0005  
Exhibit E: Zoning Designations  
APN 080-162-17





# LONE INDIAN TRAIL

## Exhibit F Tentative Parcel Map



2017 SEP 20 PM 3:27  
 RECEIVED  
 PLANNING DEPARTMENT

P 17-0005

# Exhibit G

**TAHOE  
REGIONAL  
PLANNING  
AGENCY**

PO Box 5310  
Stateline, NV 89449-5310

128 Market Street  
Stateline, NV 89449

Phone: 775-588-4547  
Fax: 775-588-4527  
www.trpa.org

August 15, 2016

Deatra Thompson  
PO Box 6277  
San Antonio, TX 78209

**RE: 1138 LONE INDIAN TRAIL, EL DORADO COUNTY, CA, ASSESSOR'S PARCEL NUMBER 080-162-17**

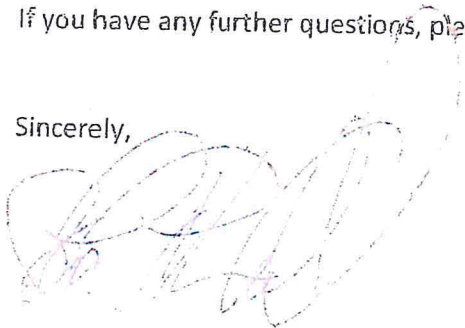
Dear Ms. Thompson:

This letter clarifies and replaces the August 8, 2016 e-mail sent to Deb Ozdinski from Tahoe Regional Planning Agency ("TRPA") staff. TRPA staff has completed review of the parcel referenced above. After reviewing APN 080-162-17 and the parent parcels, TRPA has confirmed that:

1. APN 080-162-17 consists of four legal lots of record existing as of 1987.
2. At some point in the past the lots were assigned a single APN but were never merged under requirements of TRPA.
3. No project or action has since been approved that would have required or depended on the lots being merged.
4. TRPA recognizes four legal lots of record and El Dorado County Assessor's Office may assign the lots individual APNs without constituting a subdivision under TRPA regulations.

If you have any further questions, please contact me.

Sincerely,



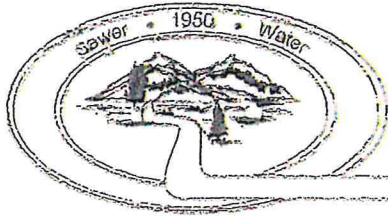
John Marshall  
TRPA General Counsel

CC: Deb Ozdinski

2017 SEP 20 PM 3:22  
RECEIVED  
PLANNING DEPARTMENT

**P 17-0005**

# Exhibit H



## South Tahoe Public Utility District

General Manager  
Richard H. Stryker

Director:  
Chris Cafato  
James K. Jones  
Emily Vogelgruber  
Kelly Sheehan  
Duane Wallace

1275 Meadow Crest Drive • South Lake Tahoe • CA 96150-7401  
Phone 530 544-6474 • Fax 530 541-0614 • www.stpubd.us

September 11, 2017

Deatra M. Thompson  
South Lake Tahoe, CA 96150

Re: APN: 80-162-17

1138 Lone Indian Trail

Dear Ms. Thompson:

The South Tahoe Public Utility District has the water and sewer capacity available for the four property's located at 1138 Lone Indian Trail. Specific water and sewer connection details can be provided once plans have been reviewed by our office.

If you have any questions, please feel free to contact me directly at (530) 543-6251.

Sincerely,  
Chris Stanley, Manager of Field Operations

A handwritten signature in cursive script that reads "Chris Stanley".

2017 SEP 20 PM 3:22  
RECEIVED  
PLANNING DEPARTMENT

P 17-0005



# Exhibit I-1

## MAP OF MONTGOMERY ESTATES UNIT NO. 7

COMPRISING PORTIONS OF SECTION 10, T. 12 N., R. 18 E., M. D. M.  
COUNTY OF EL DORADO, CALIFORNIA

SCALE: 1"=100'

LAWRENCE G. BRIAN AND CO.  
CONSULTING CIVIL ENGINEERS  
319 PRICE AVENUE, REDWOOD CITY, CALIFORNIA  
SHEET 1 OF 4 SHEETS

JUNE, 1969

### OWNER'S CERTIFICATE

The undersigned, owner of record title interest, hereby consents to the preparation and recording of this map, and hereby conveys and offers for dedication to the County of El Dorado the streets and other public ways shown hereon including the underlying fee thereto, for any and all public purposes, and also offer for dedication and do hereby dedicate for particular purposes the following:

- (a) Rights of way and easements for water, gas, sewer and drainage pipes, and for poles, anchors and guys and overhead and underground wires and conduits for electric and telephone service, together with any and all underground appurtenances thereto, on, over, across, and under those strips of land lying between the rear and/or sidelines of lots and the lines shown hereon and designated "Public Utility Easement Line."
- (b) Easements for poles, anchors, and guys and overhead and underground wires and conduits for electric and telephone service together with any and all appurtenances thereto on over and under strips of land, 10 feet in width, contiguous to any and all Trail, Circle and Court right of way lines which are common to any and all lots shown hereon, and said easements are within said lots.
- (c) Easements for poles, anchors and guys on and over those strips of land lying within 5 feet on both sides of all side lot lines and extending 25 feet back from the front and/or rear property lines.
- (d) Easements for the purpose of snow storage on, over and across strips of land, 5 feet in width, contiguous to any and all Trail, Circle and Court right of way lines which are common to any and all lots shown hereon and said easements are within said lots.

DAVID D. BOHANNON ORGANIZATION, a California corporation.

By: Ray J. Leavelle and M. Seibert  
Vice President Assistant Secretary

### ACKNOWLEDGMENT

STATE OF CALIFORNIA } ss  
COUNTY OF SAN MATEO }

On this 31<sup>st</sup> day of July, 1969, before me DORIS L. DOHENEY, a Notary Public, in and for said County, personally appeared RAY J. MARGH and M. SEIBERT, known to me to be the Vice President and Assistant Secretary, respectively, of the corporation that executed the within instrument and known to me to be the persons who executed the same on behalf of said corporation and they acknowledged to me that such corporation executed the same.

In WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

My Commission Expires:

8.17.1970

Doris L. Dohoney  
Notary Public in and for the County of San Mateo,  
State of California.

The undersigned, Inter-County Title Co., a California Corporation, trustee under that certain Deed of Trust dated September 19, 1962, recorded September 20, 1962, in Book 607, Page 686 of Official Records of El Dorado County, hereby consents to the preparation and recording of the within map.

INTER-COUNTY TITLE CO.  
Trustee

Harry F. Chadwick  
Vice-President

STATE OF CALIFORNIA } ss  
County of El Dorado }

On this 4<sup>th</sup> day of October, 1969 before me Beryl B. DeNatty, a Notary Public in and for said county and state, residing therein, duly commissioned and sworn, personally appeared Harry F. Chadwick, known to me to be the Vice-President of the corporation described herein and that executed the within instrument, and also to be the person who executed the same on behalf of the corporation therein named and he acknowledged to me that such corporation executed the same as trustee.

My commission expires:

June 25, 1971

Beryl B. DeNatty  
Notary Public in and for the County of  
El Dorado, State of California

### SURVEYOR'S CERTIFICATE

I, Harvey L. Butler, hereby certify that the monuments will be of the character and will occupy the positions indicated and will be set by December 31, 1970, and that said monuments will be sufficient to enable the survey to be retraced.

Harvey L. Butler  
Licensed Land Surveyor  
State of California, Cert. No. 2729

### ENGINEER'S CERTIFICATE

I, Lawrence G. Brian, hereby certify that the survey and final map of this subdivision made under my direction in June, 1969 is true and complete as shown.

Lawrence G. Brian  
Registered Civil Engineer  
State of California Cert. No. 5997

### COUNTY SURVEYOR'S CERTIFICATE

I, Fred G. De Berry, hereby certify that I have examined this final map, that it is substantially the same as the tentative map of this subdivision approved on May 5, 1968 and revisions thereof approved on May 20, 1969 by the Board of Supervisors, that it is technically correct, and that all provisions of the Subdivision Map Act and all applicable county ordinances have been complied with.

Fred G. De Berry  
County Surveyor, County of El Dorado  
State of California, L.S. No. 2403

### TAX COLLECTOR'S CERTIFICATE

I, C.A. Steves, Jr., hereby certify that there are no liens for unpaid state, county or local taxes or special assessments against the land included within this subdivision or any part thereof except taxes or special assessments not yet payable.

9/16/69  
Date

C.A. Steves, Jr.  
Tax Collector and Redemption Officer  
County of El Dorado, State of California.

### COUNTY ENGINEER'S CERTIFICATE

I, G. Arthur Cori, hereby certify that all required construction plans and specifications were approved and that the subdivider has executed the necessary agreement and submitted the required bond to secure the completion of the required improvements for this subdivision.

G. Arthur Cori  
Director, Department of Public Works  
Ex-Officio County Engineer, County of El Dorado,  
State of California, R.C.E. Cert. No. 14574

### PLANNING DIRECTOR'S CERTIFICATE

I, Bruce W. Robinson, hereby certify that this final map conforms substantially to the tentative map of this subdivision approved on May 5, 1968, and revisions thereof approved on May 20, 1969, by the Board of Supervisors, and that all conditions imposed upon said approval have been satisfied.

Bruce W. Robinson  
Planning Director, County of El Dorado,  
State of California.

### COUNTY CLERK'S CERTIFICATE

I, Carl A. Kelly, hereby certify that the Board of Supervisors, by order adopted Oct. 20, 1969, approved the final map of this subdivision and accepted for public use the streets and other public ways and easements shown hereon and offered for dedication.

Carl A. Kelly  
County Clerk and Ex-Officio Clerk of the Board of  
Supervisors, County of El Dorado, State of California.

### RECORDER'S CERTIFICATE

I, James W. Sweeney, hereby certify that Inter-County Title Company title certificate No. 21957 was filed with this office, and that this final map was accepted for record and recorded in Map Book E...Page 46... Document No. 21945, on Oct. 29, 1969, at 4:00 Min. past 12 o'clock AM.

By: James W. Sweeney  
Deputy  
James W. Sweeney,  
County Recorder, County of El Dorado,  
State of California.

Recorded in Official Records Page 46-2  
SEE VOLUME 219 OF OFFICIAL RECORDS PAGE 46-2  
SEE VOLUME 219 OF OFFICIAL RECORDS PAGE 46-7

DECLARATION OF RESTRICTION M.S. 5017 PG. 103 10-1-69



# Exhibit I-2

## MAP OF MONTGOMERY ESTATES UNIT NO. 7

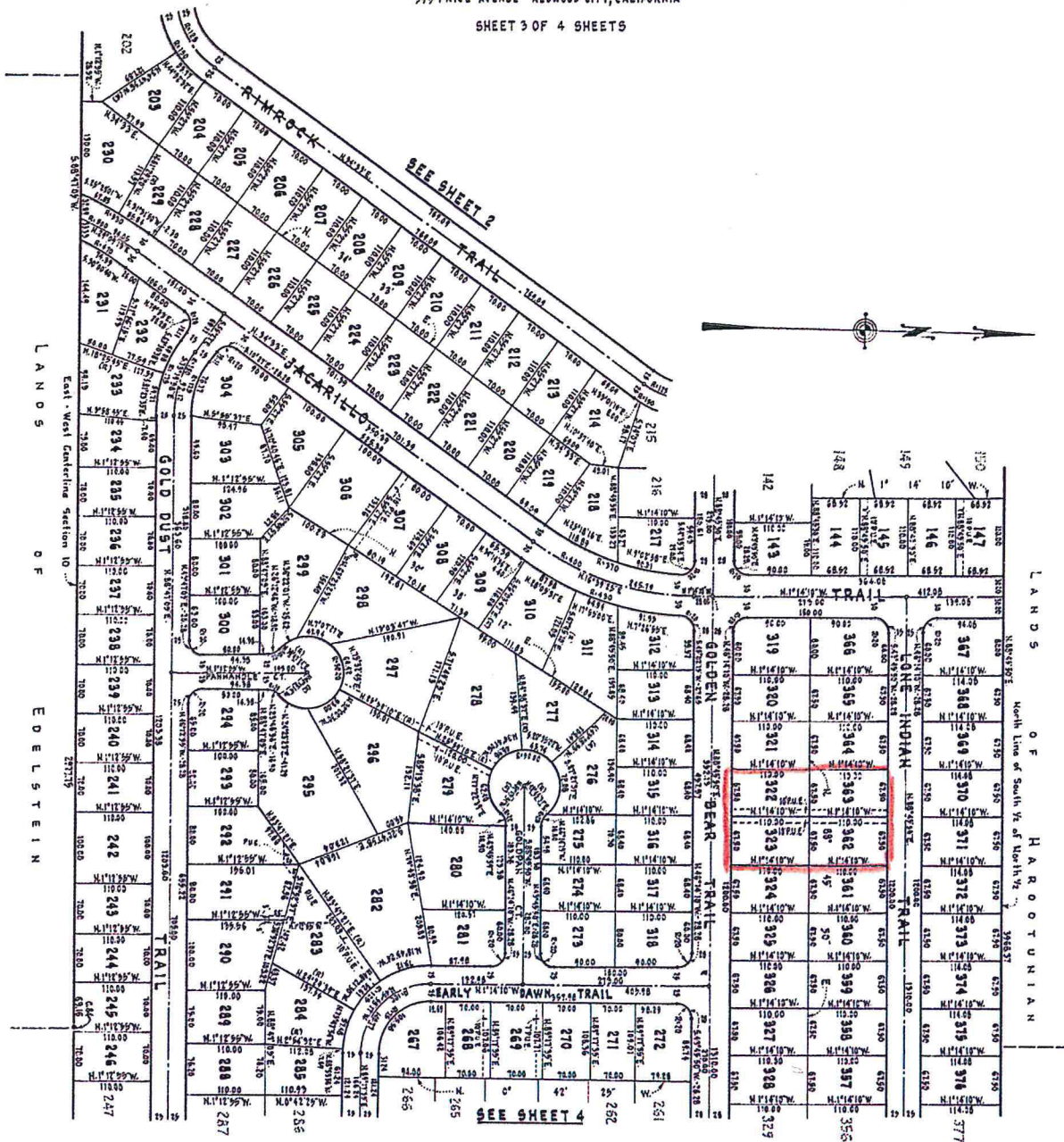
COMPRISING PORTIONS OF SECTION 10, T.12 N., R.18 E., M. D. M.  
COUNTY OF EL DORADO, CALIFORNIA

SCALE: 1" = 100'

JUNE 1969

LAWRENCE G. BRIAN AND CO.  
CONSULTING CIVIL ENGINEERS  
995 PRICE AVENUE REDWOOD CITY, CALIFORNIA

SHEET 3 OF 4 SHEETS



**BASIS OF BEARINGS**  
The bearing N88°44'0"E, of the North line of section 10, T.12 N., R.18 E., M.D.M. as shown on the Record of Survey map entitled "Record of Survey Section 10, T.12 N., R.18 E., M.D.M., El Dorado County, California filed for record in Map Book 2 of Page 104, El Dorado County Records, was taken as the basis of bearings shown on this map. Rotate 0°30' right for true bearing.

**LEGEND--NOTES**  
 ● USBLA Brass Gapped Monument at Section Corner.  
 ○ 7" Capped Iron Pipe Set U/ Stamped L.S. 2725.  
 \* 1/2" Stamped L.S. 2725 Found.  
 All distances on curved lines are chord measurements.  
 Radii shown are centerline radii unless otherwise noted.  
 All lot corners and curve points are marked by 1/2" capped iron pipes stamped L.S. 2725.

LANDS OF EDLESTEIN

LANDS OF HARROTONIAN

E4105

E4105

Handwritten notes and scribbles at the bottom left corner.

Handwritten notes and scribbles at the bottom right corner.