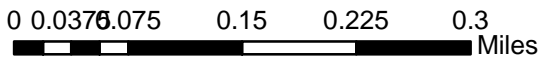
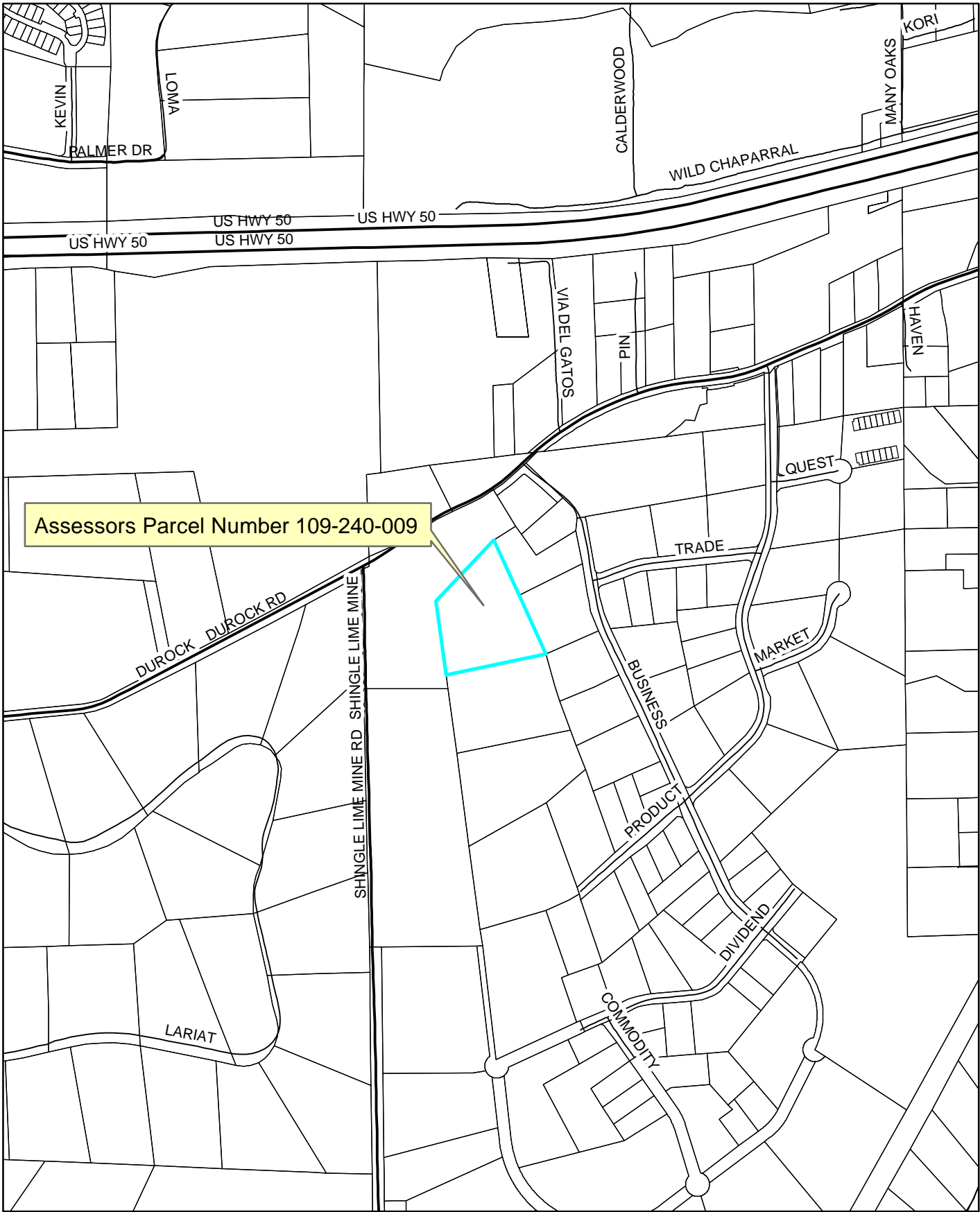


COC19-0003 CURTIS CERTIFICATE OF COMPLIANCE EXHIBIT A - LOCATION MAP



Scale



COC19-0003 CURTIS CERTIFICATE OF COMPLIANCE EXHIBIT B - SITE PLAN

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Project Area/APN

COC 19-0003

**COC19-0003 CURTIS CERTIFICATE OF COMPLIANCE
EXHIBIT C - PROPERTY DESCRIPTION**

RECORDING REQUESTED BY:
Inter-County Title Co. Of El Dorado Co.
Order No. PV-228958-DT
Escrow No. PV-228958-IM
Parcel No. 109-240-009-000

AND WHEN RECORDED MAIL TO:

JEREMIAH J. CURTIS
3971 Lakeview Drive
Shingle Springs, CA 95682

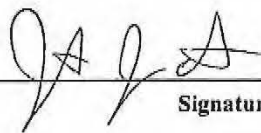
20199003572000004
El Dorado, County Recorder
Janelle K. Horne Co Recorder Office
DOC 2019-0035728-00
Acct 1002-Inter-County Title
Thursday, AUG 29, 2019 09:37:45
Ttl Pd \$298.00 Nbr-0002034058
RAB/C1/1-4

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

(Please fill in document title(s) on this line)

- Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,
- Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,
- Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is a residential dwelling to an owner-occupier, or,
- Exempt from the fee per GC 27388.1 (a) (1); Not related to real property, or,
- Exempt from fee under GC27388.1 for the following reasons:



Signature

8/28/19.

Date

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THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

COC 19-0003

**COC19-0003 CURTIS CERTIFICATE OF COMPLIANCE
EXHIBIT C - PROPERTY DESCRIPTION**

RECORDING REQUESTED BY



Inter-County Title Co.
of El Dorado County

AND WHEN RECORDED MAIL DOCUMENT
AND TAX STATEMENTS TO:

Name Mr. and Mrs. Jeremiah J. Curtis
Street 3971 Lakeview Drive
City & State Shingle Springs, CA 95682

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Order No. PV-228958-IM

GRANT DEED

A.P.N. 109-240-009-000

The undersigned grantor(s) declare(s):
Documentary transfer tax is \$275.00
(X) computed on full value of property conveyed, or
() computed on full value less value of liens and encumbrances remaining at time of sale.

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FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Airpoint Global Inc., a California corporation

hereby GRANT(S) to

Jeremiah J. Curtis and Lea B. Curtis, husband and wife, as community property with right of survivorship

the following described real property situated in the unincorporated area of the County of El Dorado, State of California:

All that portion of Section 11, Township 9 North, Range 9 East, M.D.M. described as follows:

BEGINNING at a point from which the Northeast corner of said Section 11 bears North 72° 22' 16" East, 2167.74 feet; thence from said point of beginning, South 23° 59' 55" East 628.28 feet; thence South 78° 31' 12" West 510.16 feet; thence North 7° 17' 07" West 374.07 feet; thence North 43° 47' 27" East 421.75 feet to the point of beginning.

Togetherwith a non-exclusive easement for public utilities and a driveway (ingress and egress) as set forth in Exhibit "A" attached hereto.

Dated: 8/27/2019

Airpoint Global Inc., a California corporation

Clem Fanning, President

Jesse Bartneck, Vice President

Jason Hanks, Secretary

COC 19-0003

COC19-0003 CURTIS CERTIFICATE OF COMPLIANCE
EXHIBIT C - PROPERTY DESCRIPTION

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

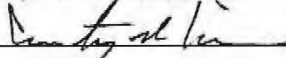
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

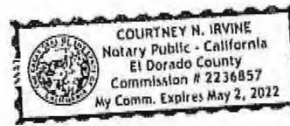
STATE OF CALIFORNIA
COUNTY OF EL DORADO } S.S.

On AUGUST 28, 2019, before me, COURTNEY N. IRVINE, Notary Public personally appeared CLEM FANNING, JESSE BARTNECK, SASON HANJLS who 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(ies), 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.

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  (Seal)



**COC19-0003 CURTIS CERTIFICATE OF COMPLIANCE
EXHIBIT C - PROPERTY DESCRIPTION**

EXHIBIT "A"

All that certain real property situated in the unincorporated area of the County of El Dorado, State of California, being a portion of the East half of Section 11, Township 9 North, Range 9 East, M.D.M., being more specifically a portion of **Lot 10** of that certain map on file in the office of the El Dorado County Recorder in **Book G of Subdivision Maps at Page 49**, more particularly described as follows:

A strip of land the uniform width of (50') fifty feet, lying Northerly of, and parallel to the Southerly line of the said Lot 10, more particularly described as follows:

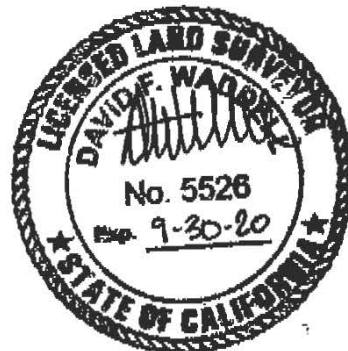
Beginning at the Southwest corner of said Lot 10, marked by a ¾ inch capped iron pipe monument stamped RCE26342-1986; thence from said **POINT OF BEGINNING** on the Southerly line of said Lot 10 North 63°37'39" East 366.46 feet to a similar monument set at the Southeast corner of said lot, being also a point on the West line of Business Drive, marking the **TERMINUS** of said line.

The Northerly line of said strip of land shall extend or retract to meet the appropriate end lines.

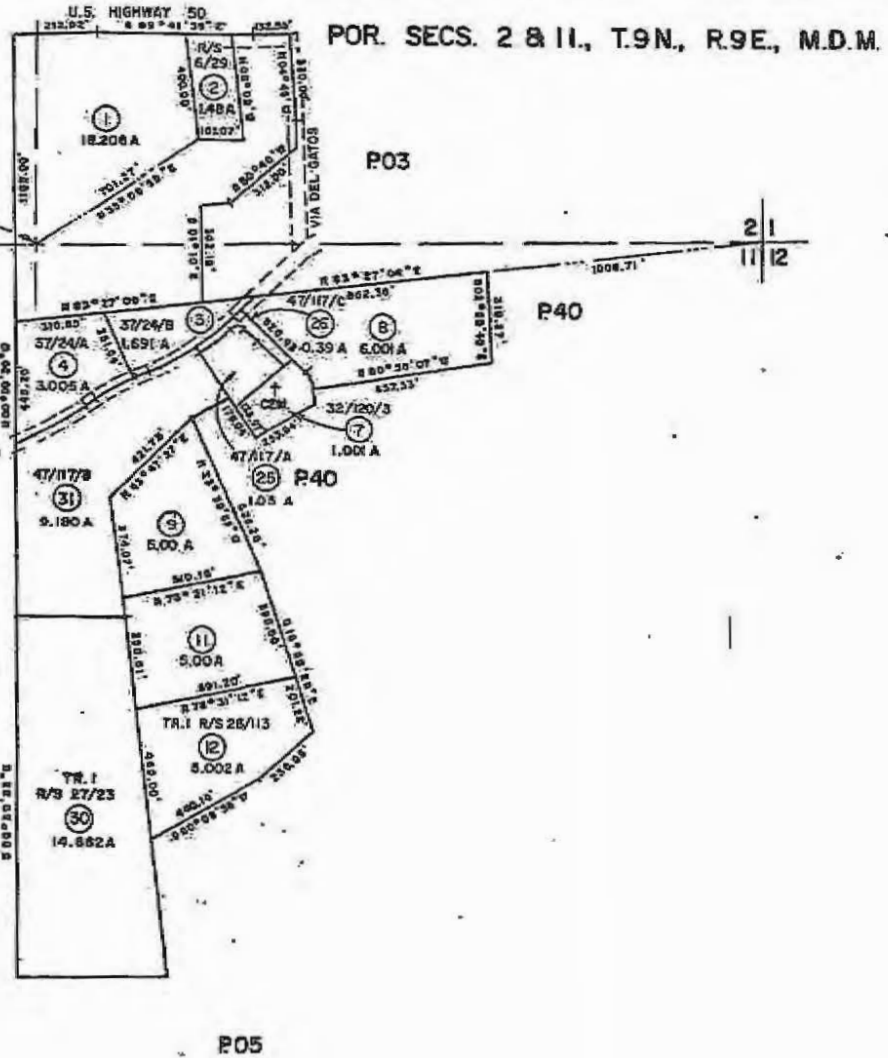
The purpose of this description is to effect an easement, as set forth herein, over and across the lands of the Grantor (APN 109-404-01) being appurtenant to the lands of the Grantee (APN 109-240-09) hereon. No new tract of land is being hereby created.

End of Description

Dated: November 14, 2018



(Airpoint Global)



Tax Area Code 109:24

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THIS MAP IS NOT A SURVEY. It is prepared by the El Dorado Co Assessor's office for assessment purposes only.

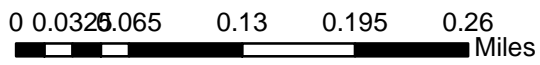
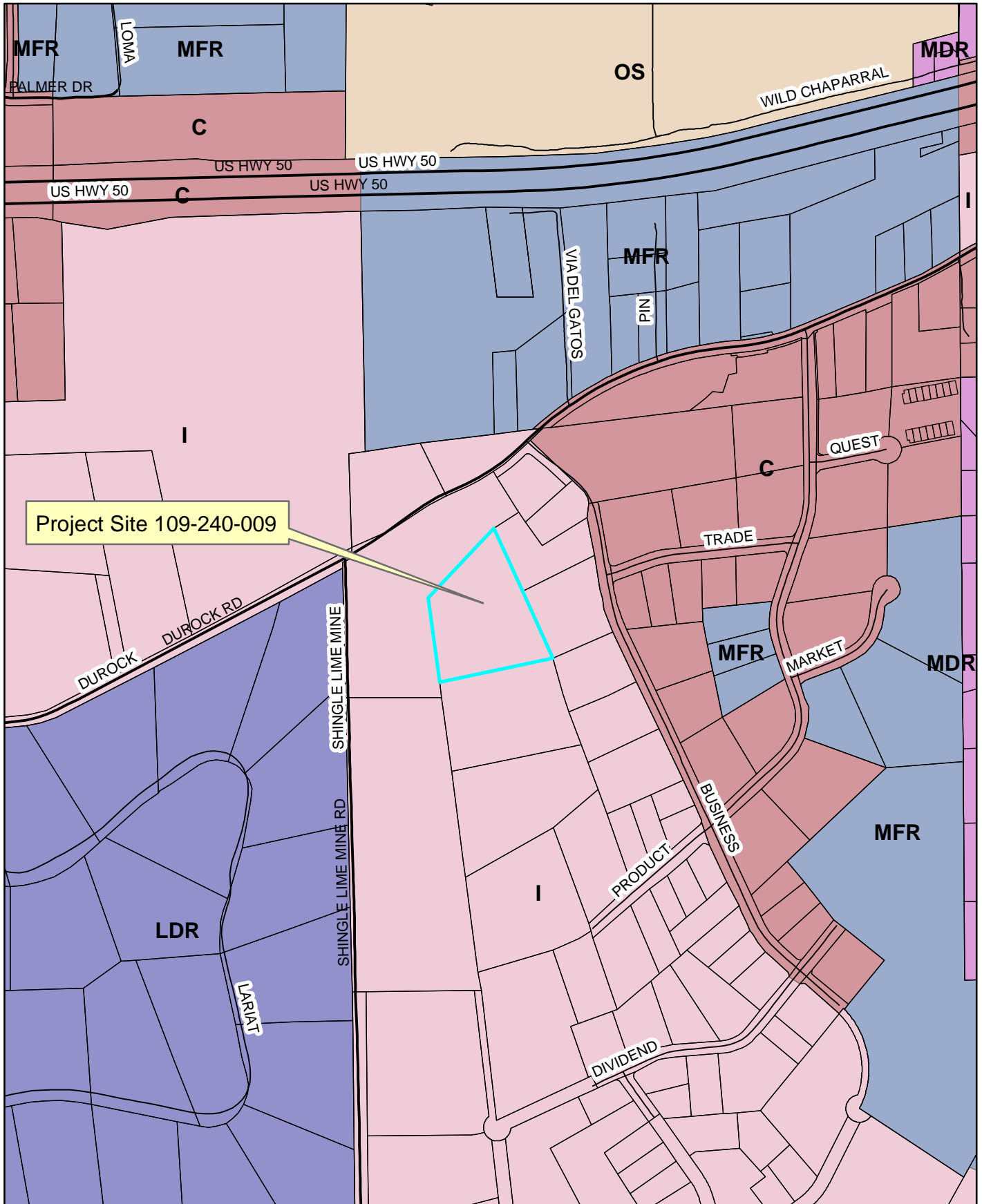
NOTE - Assessor's Block Numbers Shown in Ellipse
Assessor's Parcel Number Shown in Circle

Assessor's Map Blk. 109 - Pg. 24
County of El Dorado, California

DEC 13 2004

**COC19-0003 CURTIS CERTIFICATE OF COMPLIANCE
EXHIBIT D - ASSESSORS PARCEL NUMBER**

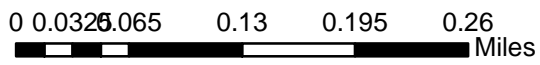
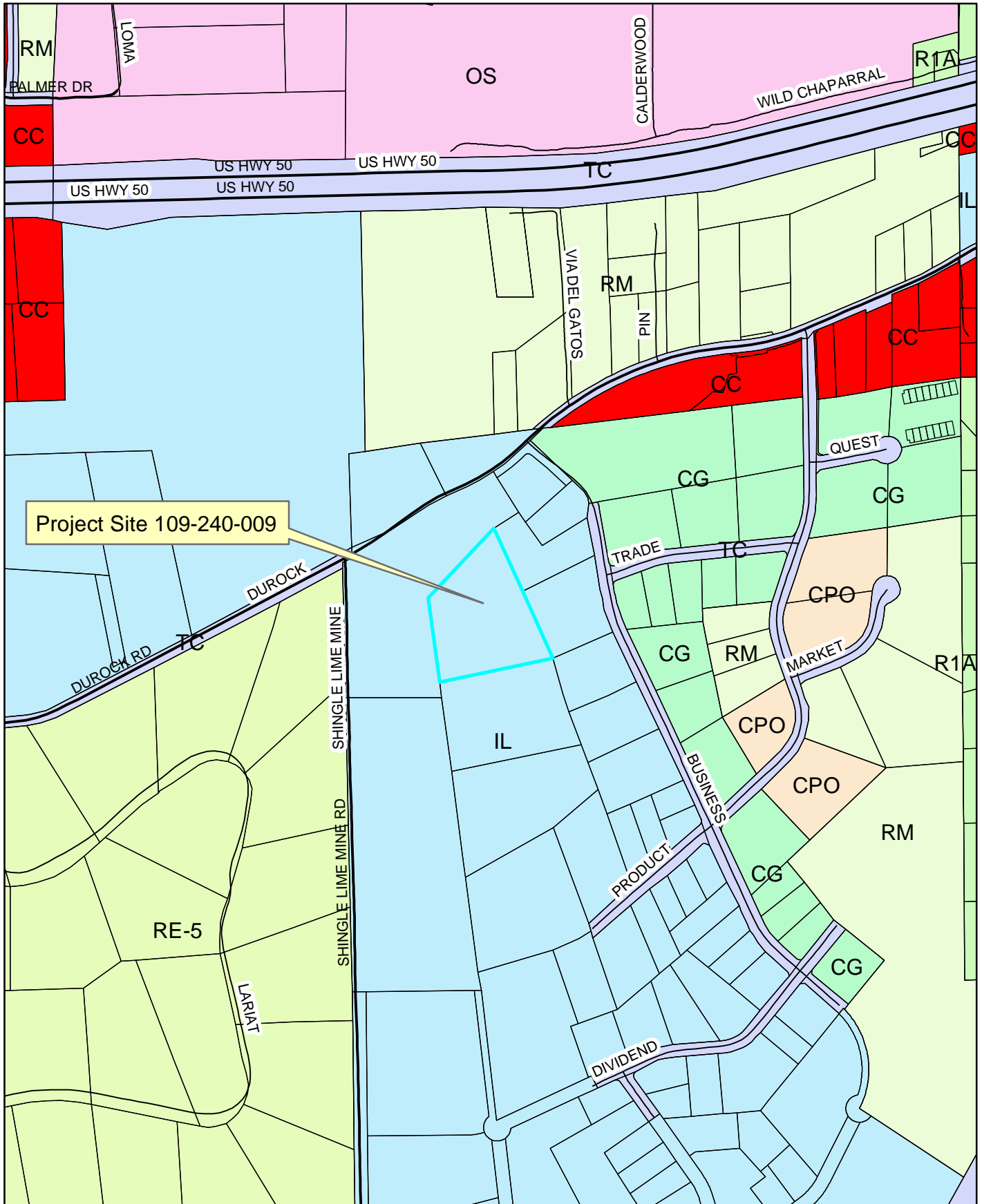
COC19-0003 CURTIS CERTIFICATE OF COMPLIANCE EXHIBIT E - GENERAL PLAN LAND USE MAP



Scale



COC19-0003 CURTIS CERTIFICATE OF COMPLIANCE EXHIBIT F - ZONING MAP



Scale



**COC19-0003 CURTIS CERTIFICATE OF COMPLIANCE
EXHIBIT G - LETTER FROM SURVEYOR, SEPT 2005**

Mth set for 9/7/05 @ 2:00 PM

COC for APN 109-240-09

DSR OR RB

This Parcel was created as a result of multiple (over 4) gift deeds after March 4, 1972. It does not fit within the Board Of Supervisors Policy to staff in November 2002 or within the jurisdiction of the Surveyors Office as prescribed by the County Ordinance on Certificates of Compliance.

This parcel was part of a chain of parcels that currently includes the parcel directly south. The other parcels that were part of this chain have either been granted Certificates of Compliance after complying with conditions set by planning or were part of other Parcel Maps or granted building permits prior to more stringent review. The one directly south is vacant and will require review. The parcel that is two parcels south requested a Certificate of Compliance in 1992. That Parcel was granted a Conditional Certificate that required it to be merged with a legally created parcel adjacent to it. We could foresee this property owner being concerned that not everyone is being treated the same.

Currently the applicant is requesting a Clear Certificate by Board Action because they were not aware of the problem until after they purchased it and they want to start with a "clean slate" to build a 10,000 square foot shop.

As for not being aware of the problem, the history of the parcel has been questioned by many, including the seller and multiple possible purchasers since 2003.

And as for building the "shop" the applicant will have to go through design review to accomplish this. The review should look at the same issues as a Certificate of Compliance review would take, plus more.

We have advised the current owner that the best solution is to include the request for a Certificate of Compliance in their design review process with planning for the improvements they are considering. We believe this is the best and most politically expedient way to proceed.

*8-15-05
This is
FASBAGY Going
to Be Ameer
with Roger AT
Planning Helen/US-
Roger Asked B.B. to
Have Applicant Contact
Him!
Kugh*

2009 SEP 12 AM 9:54

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PLANNING DEPARTMENT

COC 19-0003

**COC19-0003 CURTIS CERTIFICATE OF COMPLIANCE
EXHIBIT H - LETTER FROM SURVEYOR, MAY 2020**

**COUNTY OF EL DORADO
OFFICE of COUNTY SURVEYOR**

MEMO

DATE: May 13, 2020

TO: Bianca Dinkler, Project Planner

FROM: Phil Mosbacher - phone (530) 621-5320 philip.mosbacher@edcgov.us

SUBJECT: **COC19-0003**, Curtis COC (Jeremiah & Lea Curtis / Mathis Land Surveying)

I have looked over the application and have the following comments for you to consider related to the conditional COC being requested by the Curtis family.

- 1) Provide a guarantee, issued by a title company that shows the proof of access to a State or County Maintained Road as defined in 120.44.120(B)(2).
- 2) Any unnamed future road serving this parcel shall be named by filing a completed Road Name Petition, with the County Surveyors Office. Proof of any signage required by the Surveyor's Office must be provided to the Surveyor's office.
- 3) Situs addressing shall be coordinated with the County Surveyors Office prior to the issuance of a building permit on this parcel.

In April 2020, Record of Survey RS 37-44 was filed that defined and monumented the boundary of APN 109-240-009.