

COC21-0002 Exhibit A: Location/Vicinity Map



POR. SEC. 25., T.11N., R.9E., M.D.M.

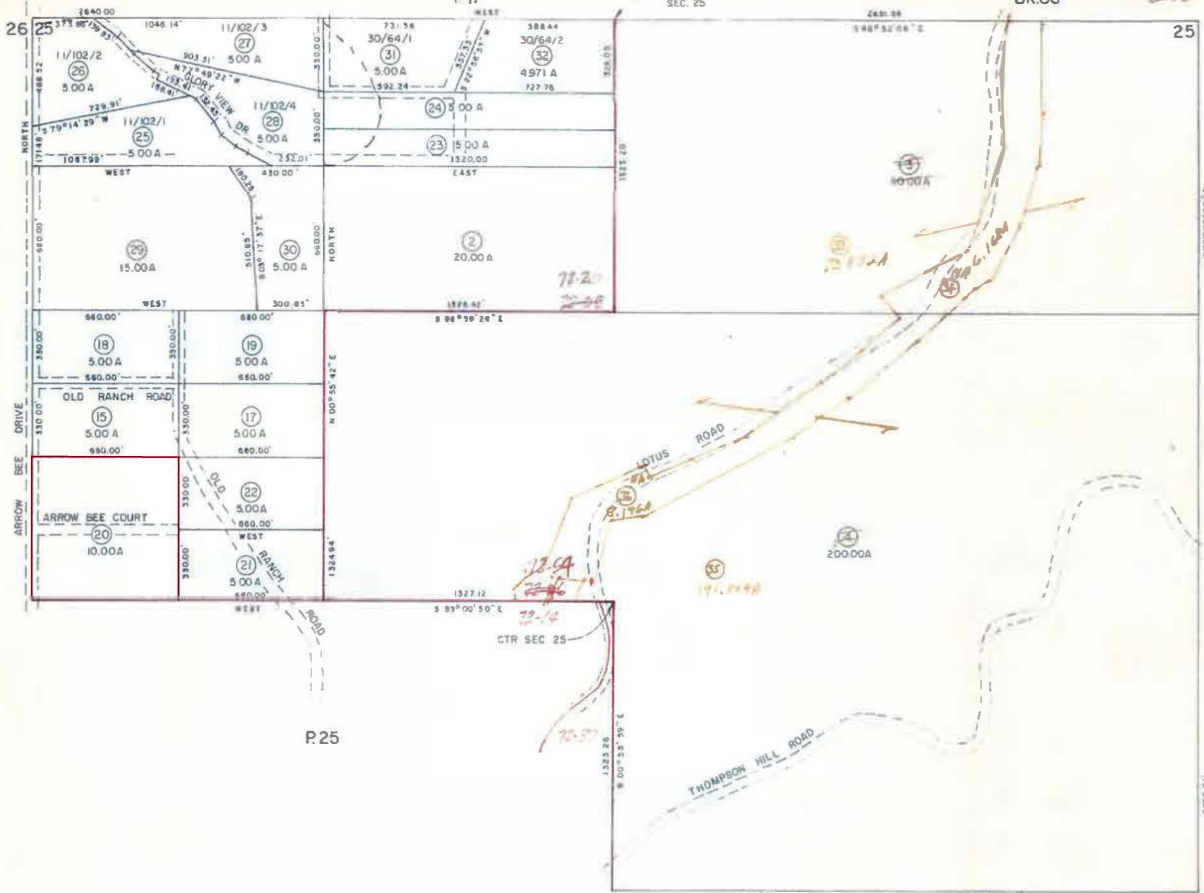
Tax Area Code ~~72-24~~ ~~25-06~~

105:19.

P17

N 1/4 COR SEC. 25

BK.06



P18

BK.89

P25

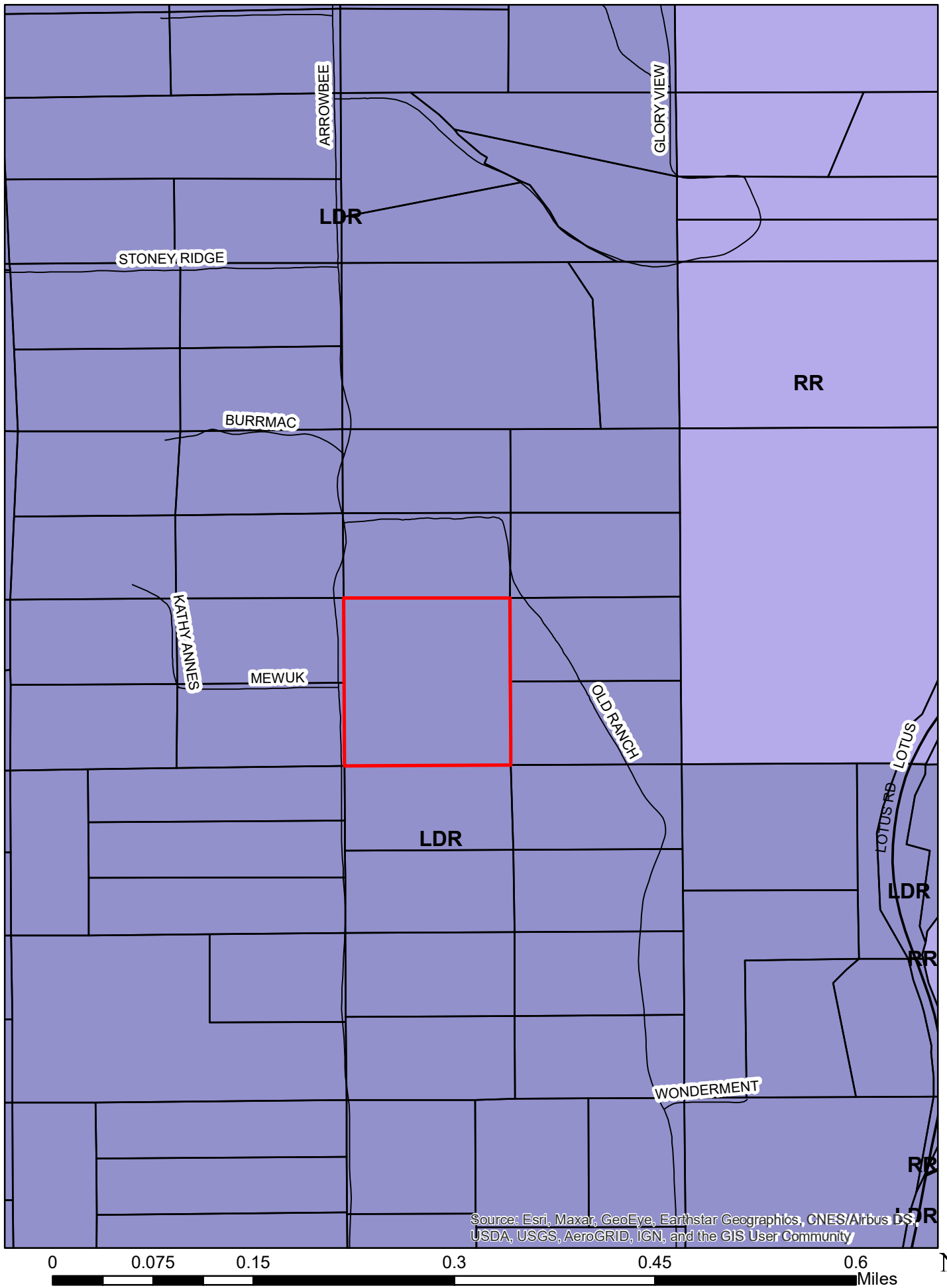
P26

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 Circles Assessor's Parcel Numbers Shown in Circles

Assessor's Map Bk 105 Pg 19 County of El Dorado, California

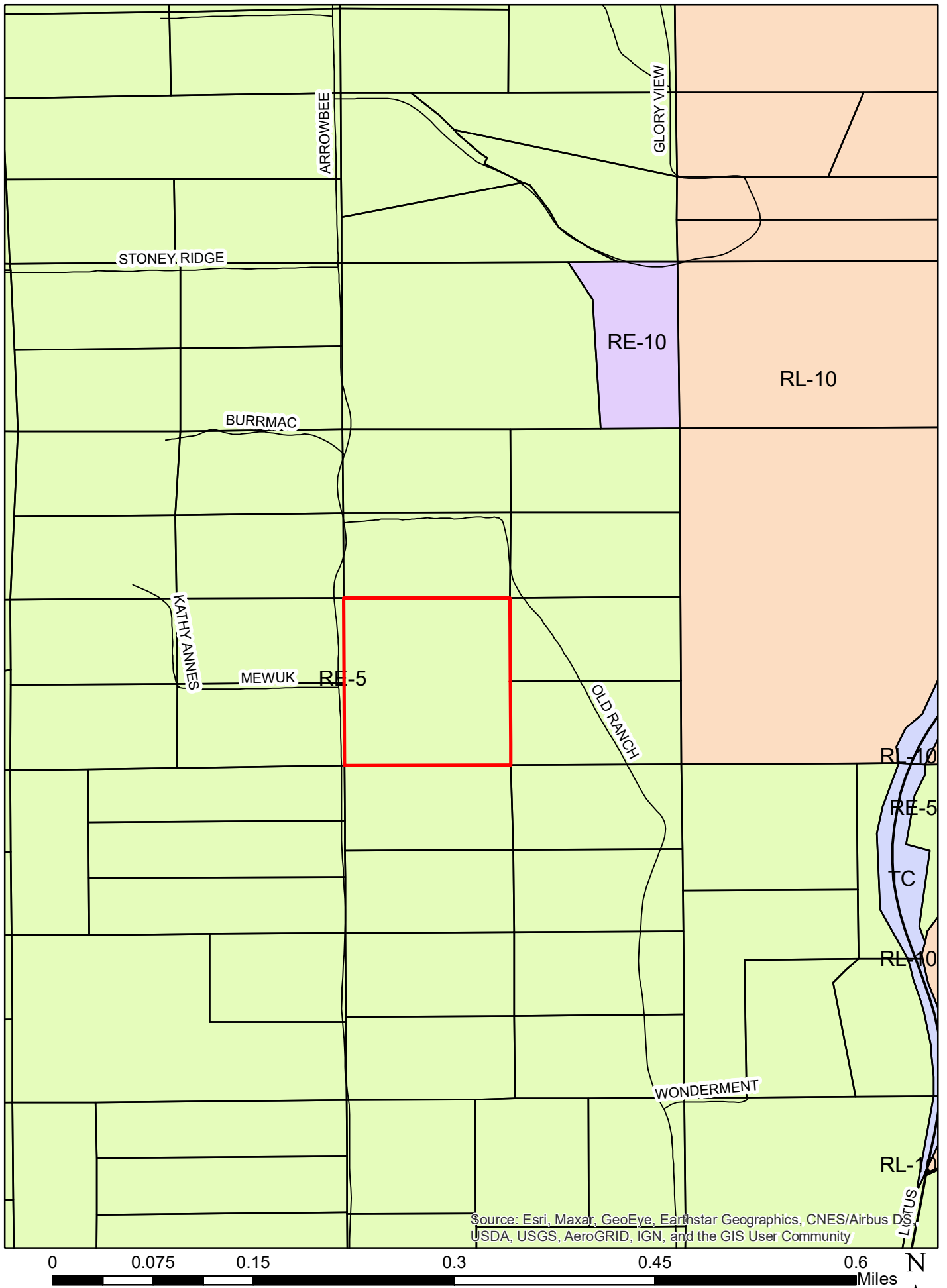
COC21-0002 Exhibit B: Assessor's Parcel Map



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

COC21-0002 Exhibit C: General Plan Land Use Designation Map





Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DLR, USDA, USGS, AeroGRID, IGN, and the GIS User Community

COC21-0002 Exhibit D: Zoning Map

RECORDING REQUESTED BY

9800

BOOK 598 PAGE 222

WHEN RECORDED MAIL TO

Mr. Robert J. Kuntz
2601 Bialling Way
Rancho Cordova, California

VOL. 598 PAGE 222
OFFICIAL RECORDS
RECORDED AT REQUEST OF
INTER-COUNTY TITLE CO.
JUL 9 1962
AT 40 Min. 11:30 P.M. JCK
EL DORADO COUNTY, CALIFORNIA

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Affix I.R.S. \$..... in This Space

Quitclaim Deed

Individual

DOROTHY WALLACE

(GRANTOR - GRANTORS)

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

do.as hereby remise, release and forever quitclaim to

ROBERT J. KUNTZ and JOAN M. KUNTZ, Husband and Wife,

as Joint Tenants,

the real property in the

County of El Dorado, State of California, described as follows:

All of that portion of the following described tract of land that is situate in the West half of the Northwest quarter of Section 25, Township 11 North, Range 9 East, M.D.B. & M., described as follows:

BEGINNING at the Southwest corner of the parcel herein described, a 1 1/2 inch capped iron pipe from which the Southwest corner of said Section 25 bears South 2640.00 feet; thence from point of beginning North 660.00 feet, a similar pipe, the Northwest corner; thence East 1320.00 feet, a similar pipe, the Northeast corner; thence South 660.00 feet, a similar pipe, the Southeast corner; thence West 1320.00 feet to the point of beginning. Containing 20.00 acres, more or less.

RESERVING UNTO the Grantors herein, their heirs and assigns, the following described easements:

1. An easement for road purposes 28 feet in width, lying Easterly of, adjacent to and parallel with the Westerly boundary of the above described property.
2. An easement for road purposes, 56 feet in width, over and across the existing road running in a Northerly direction from the Southerly boundary of the realty above described, to the Northerly boundary of the realty above described.

TOGETHER WITH the following described easements:

1. A non-exclusive easement for road purposes, 40 feet in width, over and across the existing road running from the Luneman road in a Northerly direction over and across the Southwest quarter of the Southwest quarter and the Northwest quarter of the Southwest quarter of Section 25, Township 11 North, Range 9 East, M.D.B. & M., to a point in the Southerly boundary of the above described property.
2. A non-exclusive easement for road purposes, 56 feet in width, lying Northerly of, adjacent to and parallel with the Southerly boundary of Section 25, Township 11 North, Range 9 East, M.D.B. & M., and commencing at the Southwest corner of said Section 25, and running thence Easterly along the Southerly boundary of Section 25, to the point of intersection of said boundary with Luneman Road.
3. A non-exclusive right of way for road purposes 28 feet in width, lying Westerly of, adjacent to and parallel with the West line of the above described parcel.
4. A non-exclusive right of way for road purposes 56 feet in width, the centerline of which is described as follows: BEGINNING at the Southwest corner of the above described parcel; thence from the point of beginning South 2640 feet to the corner common to Sections 25, 26, 35 and 36 of said Township and Range and termination of said line.

SUBJECT TO those certain Restrictions imposed by Deed from Ronald G. Fizer, et ux, recorded December 21, 1959, in Book 493 of Official Records of El Dorado County, at Page 283.

9800

COMPAN

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RECORDING REQUESTED BY

OFFICIAL RECORDS
EL DORADO COUNTY-CALIF
RECORD REQUESTED BY

SILVERADO TITLE CO.
MAY 25 10 05 AM 1972

JAMES W. SWEENEY
COUNTY RECORDER

400

AND WHEN RECORDED MAIL TO

Name Daniel L. Stephenson
Street Address 32nd Med. Det. Hel. Amb.
City State Zip Ft. Ord 95941 California

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO

Name
Street Address Same as above
City State Zip

DOCUMENTARY TRANSFER TAX \$ 125
 COMPUTED ON FULL VALUE OF PROPERTY CONVEYED, OR
 COMPUTED ON FULL VALUE LESS LIENS & ENCUMBRANCES
BEARING THEREON AT TIME OF SALE

Signature of declarant or agent & retaining tax - firm name
Daniel L. Stephenson Transmittals Title Insurance Company

TRANSFER TAX \$

GRANT DEED

(Record No. 329366-B)

By this instrument dated April 10, 1972, for a valuable consideration,

ROBERT J. KUNTZ and JOAN M. KUNTZ, his wife

hereby GRANTS to DANIEL L. STEPHENSON, a single man,

the following described Real Property in the State of California, County of El Dorado

City of

SEE EXHIBIT "A" ATTACHED HERETO, INCORPORATED HEREIN,
AND MADE A PART HEREOF, BY REFERENCE.

Robert J. Kuntz
Robert J. Kuntz

Joan M. Kuntz
Joan M. Kuntz

STATE OF CALIFORNIA }
COUNTY OF Sacramento }
On April 21, 1972, before me, the undersigned, a Notary Public in and for said
County and State, personally appeared Robert J. Kuntz and Joan M.
Kuntz, known to me to be the
person(s) whose name(s) subscribed to the within instrument, and acknowledged to me that they executed the same.

Form No. 340 Revised 3-67
DORIS L. GRESSOT
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
SACRAMENTO COUNTY
My Commission Expires March 5, 1974

Notary's Signature *Doris L. Gressot*
DORIS L. GRESSOT

MAIL TAX STATEMENTS AS DIRECTED ABOVE
BOOK 1124 PAGE 508

13628

El Dorado County

PARCEL NO. 1:

All that portion of the following tract of land that is situated in the West half of the Northwest quarter of Section 25, Township 11 North, Range 9 East, M.D.B.&M., described as follows:

BEGINNING at the Southeast corner of the parcel herein described from which the Southwest corner of said Section 25 bears South 2640 feet, West 1320 feet, South 330 feet; thence from point of beginning North 330 feet; the Northeast corner; thence West 660 feet, the Northwest corner; thence South 330 feet, the Southwest corner; thence East 660 feet, the Southeast corner, the point of beginning.

PARCEL NO. 2:

TOGETHER WITH an easement for ingress and egress and utilities over a strip of land 30 feet wide, the centerline of which is described as follows:

Beginning at the Southwesterly corner of Parcel No. 1 above; thence West 660 feet to the West line of Section 25.

PARCEL NO. 3:

TOGETHER WITH a non-exclusive easement for road purposes 40 feet in width, over and across the existing road running from the Luneman Road, in a Northerly direction, to a point in the Southerly boundary of the above-described property.

PARCEL NO. 4:

TOGETHER WITH two non-exclusive easements for road purposes 56 feet in width, as described in the deed dated November 25, 1959, recorded December 21, 1959, in Book 493 of Official Records, at page 283, executed by Ronald G. Pizer and Gloriz Pizer, husband and wife, to Robert J. Kuntz and Joan M. Kuntz, husband and wife, as joint tenants.

END OF DOCUMENT

BOOK 1124 PAGE 509

RECORDING REQUESTED BY:
EL DORADO COUNTY PLANNING DEPARTMENT

WHEN RECORDED, RETURN TO:

DEPARTMENT: El Dorado County Planning Dept.
MAILING ADDRESS: 2850 Fairlane Court
CITY, STATE, ZIP: Placerville, CA 95667



El Dorado, County Recorder
William Schultz Co Recorder Office
DOC- 2005-0015738-00

Acct 22-EL DORADO CO PLANNING
Monday, FEB 28, 2005 08:10:44
Ttl Pd \$0.00 Nbr-0000694022
DAW/C1/1-4

SPACE ABOVE RESERVED FOR RECORDERS USE

CONDITIONAL CERTIFICATE OF COMPLIANCE

ASSESSOR'S PARCEL NO. 105-190-22 / 5.0 acres
William Kearns and Marcia Roth
FILE #: COC04-75

The County of El Dorado hereby certifies that the lands described in **Exhibit "A"**, attached hereto and incorporated as if fully set forth herein, have been evaluated pursuant to Ordinance 4632 and California Government Code Section 66499.34 et seq.

Said lands shall be subject to the conditions described in **Exhibit "B"**, attached hereto and incorporated as if fully set forth herein, and shall remain undevelopable pending compliance with said conditions and the recording of a Certificate of Compliance or Parcel Map.

This certificate relates only to issues of compliance or noncompliance with the Subdivision Map Act and local ordinances enacted pursuant thereto. The parcel described herein may be sold, leased, or financed without further compliance with the Subdivision Map Act or any local ordinance enacted pursuant thereto. Development of the parcel may require issuance of a permit or permits, or other grant or grants of approval.

DATE: 2/14/2005

COUNTY OF EL DORADO

By Steven D. Hust
Zoning Administrator

STATE OF CALIFORNIA)

)ss.

County of El Dorado)

On FEB. 14, 2005, before me, DORI FLOYD, Notary Public, personally appeared STEVEN D. HUST, personally known to me or 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.

WITNESS my hand and official seal.



Dori Floyd
Notary Public in and for said State

02/28/2005, 20050015738

EXHIBIT "A"

ASSESSOR'S PARCEL NO. 105-190-22 / 5.0 acres
William Kearns and Marcia Roth
FILE #: COC04-75

The real property situated in the State of California, County of El Dorado unincorporated area and described as follows:

All that portion of the West half of the Northwest quarter of Section 25, Township 11 North, Range 9 East, M.D.B. & M., described as follows:

BEGINNING at the Southeast corner of the parcel herein described, from which the Southwest corner of said Section 25 bears South 2640 feet, West 1320 feet and South 330 feet; thence from point of beginning North 330 feet, the Northeast corner; thence West 660 feet, the Northwest corner; thence South 330 feet, the Southwest corner; thence East 660 feet the Southeast corner to the point of beginning.

A.P.N. 105-190-22-100

NOTE: The information hereon, including but not limited to legal description, is obtained from official records in the Office of the County Recorder. The Planning Department makes no representation as to the accuracy of that information and disclaims all warranties-express or implied with respect to that information.

NOTE: All parcels cited hereinabove constitute only one parcel of land in conformance with the Subdivision Map Act.

COC21-0002 Exhibit G: Conditional Certificate of Compliance Dated February 28, 2005

EXHIBIT "B"

ASSESSOR'S PARCEL NO. 105-190-22 / 5.0 acres
William Kearns and Marcia Roth
FILE #: COC04-75

Mitigation Measures

1. In the event a heritage resource or other item of historical or archaeological interest is discovered during grading and construction activities, the project proponent shall ensure that all such activities cease within 50 feet of the discovery until an archaeologist can examine the find in place and determine its significance. If the find is determined to be significant and authenticated, the archaeologist shall determine the proper method(s) for handling the resource or item. Grading and construction activities may resume after the appropriate measures are taken or the site is determined not to be of significance. The Planning Department shall review the grading plans prior to the issuance of a grading permit.
2. In the event of the discovery of human remains, all work is to stop and the County coroner shall be immediately notified pursuant to Section 7050.5 of the Health and Safety Code and Section 5097.98 of the Public Resources Code. If the remains are determined to be Native American, the Coroner must contact the Native American Heritage Commission within 24 hours. The treatment and disposition of human remains shall be completed consistent with guidelines of the Native American Heritage Commission. The Planning Department shall review the grading plans prior to the issuance of a grading permit.

Conditions of Approval

1. A grading permit shall be obtained from the Department of Transportation prior to the commencement of any road construction.
2. All grading and erosion control shall be in conformance with the requirements of Chapter 15.14 of the El Dorado County Code, Grading, Erosion and Sediment Control Ordinance. A letter from the local enforcement agency shall be submitted to the Surveyor's Office prior to filing the map.
3. An irrevocable offer of dedication, 25 feet from the centerline of Old Ranch Road, for road and public utility purposes, including all slope easements, shall be offered to the County across the frontage of the subject parcel. Prior to final building occupancy, the applicant shall demonstrate completion of this condition, including the submittal of all required fees and applications, as determined by the Department of Transportation.
4. Prior to final building occupancy, the off-site non-paved section of Old Ranch Road shall be improved to Fire Safe Standards including: an unrestricted roadway of 18 feet in width; 13'6" vertical clearance; capability to support 40,000 pound load; road grade not to exceed 16 percent; vegetation removal 15 feet from road center on each side; minimum inside turning radius of 25 percent; and installation of County approved road sign at the intersection of Old Ranch Road and Arrowbee Drive.

5. Building permit #156406 may be issued upon issuance of Conditional Certificate of Compliance 04-75, but will be subject to the completion of conditions 1, 2, 3, 4, and 6 prior to final building occupancy. Conditions 7, 8, and 9 must be completed prior to building permit issuance. No other building permits, other than building permit #156406, may be issued prior to the issuance of a Clear Certificate of Compliance.
6. The existing fence installed on the subject property is located within the road right-of-way and shall be relocated outside of the road right-of-way to enable proper road maintenance, including ditching.
7. Prior to building permit issuance, a site evaluation for septic system capability must be conducted. This shall include the soil mantle test. Site evaluation results must be provided to the Environmental Management Department for review and approval.
8. Prior to building permit issuance, a \$50.00 site plan review fee shall be paid to the El Dorado County Fire Protection District.
9. Prior to building permit issuance, the applicant shall provide a deed restriction requiring a Fire District approved NFPA 13D residential sprinkler system for homes built on the subject site.

NOTE: The information hereon, including but not limited to legal description, is obtained from official records in the Office of the County Recorder. The Planning Department makes no representation as to the accuracy of that information and disclaims all warranties-express or implied with respect to that information.

NOTE: All parcels cited hereinabove constitute only one parcel of land in conformance with the Subdivision Map Act.