

Attachment B
Applicant Submittal Package

Permission to Demo

3095 Cedar Ravine, Placerville CA 95667

My name is Michael McDermott, I am the current owner of 3095 Cedar Ravine. As an experienced builder it is my opinion that the structure at cedar ravine is not only an eyesore but in such a state of unsoundness that it could cause harm if it is not torn down soon. The roof is pulling away from the other half of the house and not a single wall is up to code. Some of which have zero 2x4 in them and then the whole house is sitting on only a partial foundation. If this isn't taking care of NOW then the next good storm will surely finish it in.

It is also the cities opinion that this house is a health and safety hazard as they have red flagged this structure with numerous code violations and the cities attorney has commissioned me to resolve this public nuisance.

I have received additional opinions from several other Professional Contractors. Urging them to remodel the house at 3095 cedar ravine, Rather than demo it. All of the contractors listed below either refused to bid the remodel and highly suggested that I tear down and start from new.

Exact Property Solutions

Lic: 1018626

916-512-8546

General construction and building services

Lic: 685889

(916)675-3525

Di Christina custom builders

Lic: 1004580

(916)945-9362

Jar Contruction

Lic: 1044991

(916)891-6635

It is my intent to tear down the current hazard on 3095 cedar ravine and build a beautiful new duplex (not apartment) to fit in the current neighborhood style.

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OCT 21 2019

CITY OF PLACERVILLE
DEVELOPMENT SERVICES DEPT.

30-100A

RECORD OF SURVEY

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 8,
TOWNSHIP 10 NORTH, RANGE 11 EAST, M.D.M., ALSO BEING
A PORTION OF LOT 27, BLOCK 20, CITY OF PLACERVILLE,
COUNTY OF EL DORADO, STATE OF CALIFORNIA
DATE: OCTOBER, 2007
SCALE 1" = 20'

BREWSTER & ASSOCIATES
LAND SURVEYING
SHEET 2 OF 2 SHEETS



BASIS OF BEARINGS:

THE MERIDIAN OF THIS SURVEY IS BASED ON RECORD DATA AND FOUND MONUMENTS ① AND ② PER RECORD OF SURVEY 19-8. ③ ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.

LEGEND:

- SET 3/4 INCH CAPPED IRON PIPE STAMPED LS 6490 2007
- FOUND 3/4 INCH CAPPED IRON PIPE STAMPED RCE 18491 PER ① OR ②
- FOUND 3/4 INCH CAPPED IRON PIPE STAMPED LS 2725 PER ③
- FOUND 3/4 INCH CAPPED IRON PIPE STAMPED RCE 14747 1994 PER ④
- FOUND 3/4 INCH CAPPED IRON PIPE STAMPED LS 2725 1975 PER ⑤
- FOUND 3/4 INCH CAPPED IRON PIPE STAMPED RE 4391 PER ⑥
- FOUND ONE INCH AXLE
- FOUND RAILROAD RAIL SET VERTICALLY 28 INCHES ABOVE ROAD GRADE STAMPED LS 6490 2007 (SEE DETAIL "A")
- COMPUTED POINT, NOTHING FOUND OR SET
- INDICATES RECORD BEARING & DISTANCE PER DOCUMENT NUMBER 2007-0020077
- INDICATES RECORD BEARING & DISTANCE PER DOCUMENT NUMBER 2000-0065799
- INDICATES RECORD BEARING & DISTANCE PER DOCUMENT NUMBER 2001-0018664
- INDICATES RECORD BEARING & DISTANCE PER DOCUMENT NUMBER 2006-0042153
- INDICATES RECORD BEARING & DISTANCE PER RECORD OF SURVEY MAP 19-08
- INDICATES RECORD BEARING & DISTANCE PER PARCEL MAP 35-80
- INDICATES RECORD BEARING & DISTANCE PER PARCEL MAP 45-71
- INDICATES RECORD BEARING & DISTANCE PER OFFICIAL RECORD NUMBER 314-77
- INDICATES RECORD BEARING & DISTANCE PER OFFICIAL RECORD NUMBER 1079-264
- INDICATES RECORD BEARING & DISTANCE PER OFFICIAL RECORD NUMBER 1113-592
- INDICATES RECORD BEARING & DISTANCE PER OFFICIAL RECORD NUMBER 1134-184
- INDICATES RECORD BEARING & DISTANCE PER OFFICIAL RECORD NUMBER 1231-737
- INDICATES RECORD BEARING & DISTANCE PER OFFICIAL RECORD NUMBER 1487-229
- INDICATES RECORD BEARING & DISTANCE PER OFFICIAL RECORD NUMBER 3814-669
- INDICATES RECORD BEARING & DISTANCE PER OFFICIAL RECORD NUMBER 3816-313
- INDICATES RECORD BEARING & DISTANCE PER OFFICIAL RECORD NUMBER 3068-237
- INDICATES RECORD BEARING & DISTANCE PER CITY OF PLACERVILLE FIELD NOTES PAGE 85
- INDICATES RECORD BEARING & DISTANCE PER CITY OF PLACERVILLE FIELD NOTES PAGE 115
- CRD COMPUTED BASED ON RECORD DATA
- N-T-S, 1 NOT TO SCALE
- R/W RIGHT-OF-WAY

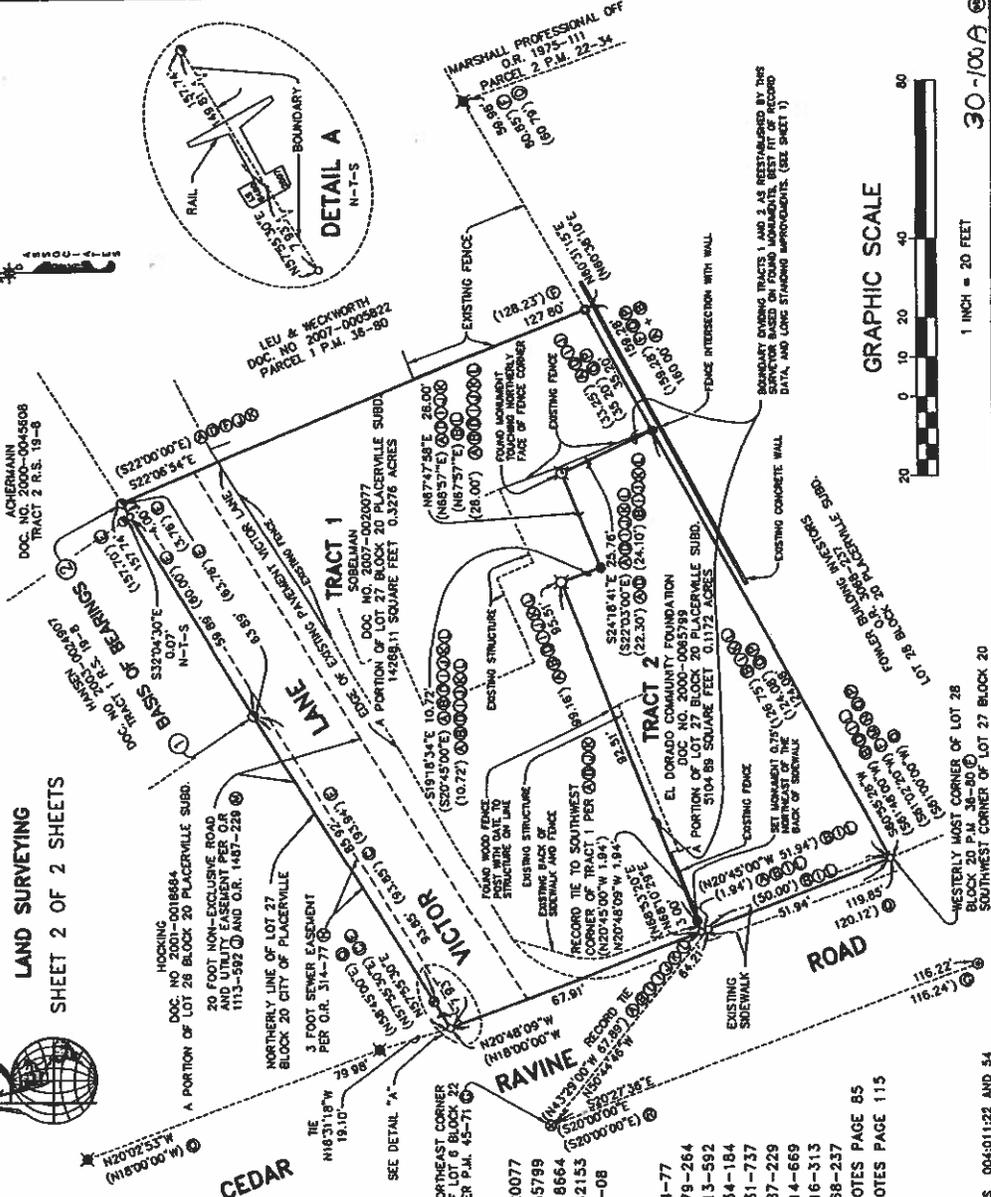
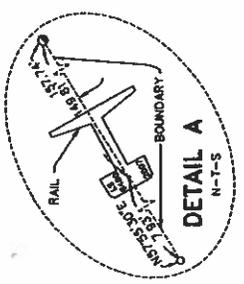
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EXISTING ASSESSOR'S PARCEL NUMBERS 004-01122 AND 34

30-100B



GRAPHIC SCALE



30-100A

RS-07736



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Eldorado Historic Museum
104 Placerville Drive
Placerville, CA

3095 Cedar Ravine, Historic Value Review

Research of the property performed at The Placerville Historical Society, assisted by Historian Carole Sexton shows:

- No indication of any significant person, structure with any historic value.
(No records or names of importance.)
- Placerville original historical map review, Shows 3095 didn't exist prior to 1920 and is not inline with the original gold mining trail.
- Review of Cedar Ravine Photo Archives, Substantiates no historic value at 3095 plot.
Pictures show empty plot or undeveloped area

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**CITY OF PLACERVILLE
DEVELOPMENT SERVICES DEPT.**

SCHNEIDER LABORATORIES
GLOBAL, INCORPORATED

ANALYZING THE WORLD®

Analysis Report

Order # 291778

Customer	SLGi Certified Test Kits (4400)	Location	3095 cedar ravine
Address	3800 Leisure Lane	Number	
		Pin	XKUGA2J
	Placerville CA 95667	Received	10/10/2019
Attn	Michael McDermott	Analyzed	10/14/2019
		Reported	10/17/2019
Analysis	Asbestos Identification by PLM	Method	EPA 600/R-93/116 & 600/M4-82-020
Sample ID	291778-001	Collected	10/05/2019 04:44 PM
Number	1	Description	ceiling popcorn , walls
Layer # 1	Popcorn Ceiling , Walls	Description	White, Granular
Asbestos Fibers		Other Materials	
2% CHRYSOTILE		98% NON FIBROUS MATERIAL	

Dennis Cameron

Andrew Bruner

Analyst	Cameron, Dennis	Reviewer	Bruner, Andrew
Layers Analyzed	1		
Generated	10/17/2019 05:10:15 PM		

Reporting Limit: 1% PLM analysis is based on Visual Estimation and NESHAP recommends that any asbestos content less than 10 percent be verified by PLM Point Count or TEM Analysis. The EPA recommends that any vermiculite should be treated as Asbestos Containing Material (ACM). This report must not be reproduced except in full with the approval of the laboratory. The test results reported relate only to the samples submitted.

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Violations

EXHIBIT B

Dilapidated Garage

The following violations of Section 17920.3 of the California Health and Safety Code, Division 13 Housing, Chapter 2, Rules and Regulations have been identified.

Any building or portion thereof including any dwelling unit, guestroom or suite of rooms, or the premises on which the same is located, in which there exists any of the following listed conditions to an extent that endangers the life, limb, health, property, safety, or welfare of the public or the occupants thereof shall be deemed and hereby is declared to be a substandard building:

(b) Structural hazards of attached garage.

(4) Members of walls, partitions, or other vertical supports that split, lean, list, or buckle due to defective material or deterioration.

(6) Members of ceilings, roofs, ceiling and roof supports, or other horizontal members which sag, split, or buckle due to defective material or deterioration.

(k) Any building or portion thereof that is determined to be an unsafe building due to inadequate maintenance, in accordance with the latest edition of the California Building Code.

California Residential Code Section R302.6 Fire separation between garage and dwelling requires a minimum ½ inch drywall at the separation. All openings need to be closed with the drywall.

A general dilapidated condition exists because of a lack of proper maintenance for a dwelling Section 301.1 California Residential Code.

Buildings and structures, and parts thereof, shall be constructed to safely support all loads, including dead loads, live loads, roof loads, flood loads, snow loads, wind loads and seismic loads as prescribed by the code.

The shear/lateral resistance and vertical load supports have been severely compromised by dry rot for this accessory structure.

Dry rot and Mold

The following violations of Section 17920.3 of the California Health and Safety Code, Division 13 Housing, Chapter 2, Rules and Regulations have been identified.

Any building or portion thereof including any dwelling unit, guestroom or suite of rooms, or the premises on which the same is located, in which there exists any of the following listed conditions to an extent that endangers the life, limb, health, property, safety, or welfare of the public or the occupants thereof shall be deemed and hereby is declared to be a substandard building:

(a) Inadequate sanitation and ventilation causing visible mold.

(13) Visible mold growth, as determined by a health officer or a code enforcement officer, as defined in Section 829.5 of the Penal Code, excluding the presence of mold that is minor and found on surfaces that can accumulate moisture as part of their properly functioning and intended use. Mold appears on various walls structural members and other surfaces to be investigated by a health official.

(b) Structural hazards due to dry rot in structural members.

(2) Defective or deteriorated flooring or floor supports.

Electrical Violations

The following violations of Section 17920.3 of the California Health and Safety Code, Division 13 Housing, Chapter 2, Rules and Regulations have been identified.

Any building or portion thereof including any dwelling unit, guestroom or suite of rooms, or the premises on which the same is located, in which there exists any of the following listed conditions to an extent that endangers the life, limb, health, property, safety, or welfare of the public or the occupants thereof shall be deemed and hereby is declared to be a substandard building:

(d) All wiring, except that which conformed with all applicable laws in effect at the time of installation if it is currently in good and safe condition and working properly.

The electrical wiring is in a substandard manner throughout the garage and dwelling.

California Electrical Code (CEC) Article 210.8 Ground-fault Interrupter (GFCI) devices needed for the kitchen and bathroom circuits.

(CEC) Article 314.25 Covers on all electrical outlets. For complete installations each box shall have a cover, faceplate, lampholder, or luminaire canopy.

(CEC) Article 400.9 Splices Cords shall be used only in continuous length without splices or tap. Cord to illegal cooktop on inoperative stove has multiple splices.

(CEC) Article 410.2 Light fixtures in closets must meet minimum clearance requirements.

(CEC) Article 410.5 Luminaries, lampholders shall have no live parts exposed.

Exterior Disrepair

The following violations of Section 17920.3 of the California Health and Safety Code, Division 13 Housing, Chapter 2, Rules and Regulations have been identified.

Any building or portion thereof including any dwelling unit, guestroom or suite of rooms, or the premises on which the same is located, in which there exists any of the following listed conditions to an extent that endangers the life, limb, health, property, safety, or welfare of the public or the occupants thereof shall be deemed and hereby is declared to be a substandard building:

(g) Faulty weather protection, which shall include, but not be limited to, the following:

(1) Deteriorated, crumbling, or loose plaster.

- (2) Deteriorated or ineffective waterproofing of exterior walls, roofs, foundations, or floors, including broken windows and doors.
- (3) Defective or lack of weather protection for exterior wall coverings, including lack of paint, or weathering due to lack of paint or other approved protective covering.
- (4) Broken, rotted, split, or buckled exterior wall coverings or roof coverings.

(k) Any building or portion thereof that is determined to be an unsafe building due to inadequate maintenance, in accordance with the latest edition of the California Building Code. The structure has a deteriorated roof with multi layers of roofing and unknown structural integrity of the roof support.

Ventilation to the attic area openings must be protected with screening to prevent entry by unwanted insects and varmints per section R806.1, California Residential Code.

The structure shows a general dilapidated and un-maintained condition.

Exterior Trash and Debris

The following violations of Section 17920.3 of the California Health and Safety Code, Division 13 Housing, Chapter 2, Rules and Regulations have been identified.

Any building or portion thereof including any dwelling unit, guestroom or suite of rooms, or the premises on which the same is located, in which there exists any of the following listed conditions to an extent that endangers the life, limb, health, property, safety, or welfare of the public or the occupants thereof shall be deemed and hereby is declared to be a substandard building:

(j) Those premises on which an accumulation of weeds, vegetation, junk, dead organic matter, debris, garbage, offal, rodent harborages, stagnant water, combustible materials, and similar materials or conditions constitute fire, health, or safety hazards.

Accumulated trash and debris surrounding the structure and the dwelling is in a general dilapidated condition.

Faulty Weather Protection

The following violations of Section 17920.3 of the California Health and Safety Code, Division 13 Housing, Chapter 2, Rules and Regulations have been identified.

Any building or portion thereof including any dwelling unit, guestroom or suite of rooms, or the premises on which the same is located, in which there exists any of the following listed conditions to an extent that endangers the life, limb, health, property, safety, or welfare of the public or the occupants thereof shall be deemed and hereby is declared to be a substandard building:

(g) Faulty weather protection

(2) Deteriorated or ineffective waterproofing of exterior walls, roofs, foundations, or floors, including broken windows or doors.

(4) Broken, rotted, split, or buckled exterior wall coverings or roof coverings

Section 301.1 California Residential Code

Buildings and structures, and parts thereof, shall be constructed to safely support all loads, including dead loads, live loads, roof loads, flood loads, snow loads, wind loads and seismic loads as prescribed by the code.

A building in this condition with water infiltration will cause deterioration from dry rot and lessen the structural integrity of the structure as required by the residential code. The shear/lateral resistance and vertical load supports have been severely compromised.

Faulty Wood Stove and Source of Heat

The following violations of Section 17920.3 of the California Health and Safety Code, Division 13 Housing, Chapter 2, Rules and Regulations have been identified.

Any building or portion thereof including any dwelling unit, guestroom or suite of rooms, or the premises on which the same is located, in which there exists any of the following listed conditions to an extent that endangers the life, limb, health, property, safety, or welfare of the public or the occupants thereof shall be deemed and hereby is declared to be a substandard building:

(a) Inadequate sanitation

(6) Lack of adequate heating.

(7) Lack of, or improper operation of required ventilating equipment for the dwelling unit.

California Mechanical Code Section 307.1 fuel burning appliances installed per manufactured installation.

Stove does not meet factory built UL listing 127, 737 or 907.

California Residential Code (CRC) Section R303.9 required heating, A single wood stove is an inadequate heating source to properly heat the habitable rooms to a minimum 68° three feet above the floor, two feet from wall.

The stove is maintained in a dangerous and improper condition with only three feet from the sleeping bed.

CRC Section 1001.9 & 1001.10 hearth and hearth extension does not meet the minimum code dimensions for safe and proper use.

Inadequate Plumbing

The following violations of Section 17920.3 of the California Health and Safety Code, Division 13 Housing, Chapter 2, Rules and Regulations have been identified.

Any building or portion thereof including any dwelling unit, guestroom or suite of rooms, or the premises on which the same is located, in which there exists any of the following listed conditions to an extent that endangers the life, limb, health, property, safety, or welfare of the public or the occupants thereof shall be deemed and hereby is declared to be a substandard building:

- (a) Inadequate sanitation
 - (3) Lack of, or improper kitchen sink
 - (5) Lack of hot and cold running water to plumbing fixtures in a dwelling unit
 - (e) All plumbing, except plumbing that conformed with all applicable laws in effect at the time of installation and has been maintained in good condition, or that may not have conformed with all applicable laws in effect at the time of installation but is currently in good and safe condition and working properly, and that is free of cross connections and siphonage between fixtures. The fixtures in the dwelling have not been properly maintained.
- All the plumbing is substandard due to the age of the dwelling and needs to be updated for proper operation.

Interior Disrepair

The following violations of Section 17920.3 of the California Health and Safety Code, Division 13 Housing, Chapter 2, Rules and Regulations have been identified.

Any building or portion thereof including any dwelling unit, guestroom or suite of rooms, or the premises on which the same is located, in which there exists any of the following listed conditions to an extent that endangers the life, limb, health, property, safety, or welfare of the public or the occupants thereof shall be deemed and hereby is declared to be a substandard building:

- (a) Inadequate sanitation, the interior has been allowed to remain in a filthy condition.
 - (10) Lack of required electrical lighting
 - (11) Dampness of habitable rooms
 - (14) General dilapidation or improper maintenance
 - (n) All buildings or portions thereof occupied for living, sleeping, cooking, or dining purposes that were not designed or intended to be used for those occupancies.
- Gasoline driven equipment stored in sleeping room with the broken wood stove.
Interior condition of interior living area is without floor coverings.

Structural and deteriorated items

The following violations of Section 17920.3 of the California Health and Safety Code, Division 13 Housing, Chapter 2, Rules and Regulations have been identified.

Any building or portion thereof including any dwelling unit, guestroom or suite of rooms, or the premises on which the same is located, in which there exists any of the following listed conditions to an extent that endangers the life, limb, health, property, safety, or welfare of the public or the occupants thereof shall be deemed and hereby is declared to be a substandard building:

- (a) Inadequate sanitation
- (11) Dampness of habitable rooms.
- (14) General dilapidation or improper maintenance.
- (b) Structural Hazards

- (1) Deteriorated or inadequate foundations.
- (2) Defective or deteriorated flooring or floor supports.
- (4) Members of walls, partitions, or other vertical supports that split, lean, list, or buckle due to defective material or deterioration.
- (6) Members of ceilings, roofs, ceiling and roof supports, or other horizontal members which sag, split, or buckle due to defective material or deterioration.

Rotted structural members removed and temporary shoring installed that appears to be inadequate.

A general dilapidated condition exists because of a lack of proper maintenance for a dwelling

Water heater deficiencies

The following violations of Section 17920.3 of the California Health and Safety Code, Division 13 Housing, Chapter 2, Rules and Regulations have been identified.

Any building or portion thereof including any dwelling unit, guestroom or suite of rooms, or the premises on which the same is located, in which there exists any of the following listed conditions to an extent that endangers the life, limb, health, property, safety, or welfare of the public or the occupants thereof shall be deemed and hereby is declared to be a substandard building:

(a) Inadequate sanitation

(14) General dilapidation or improper maintenance

California Plumbing Code

Sections 504.4 & 504.5 Pressure and temperature limiting devices.

Section 507.1 Dielectric insulators

Section 507.2 Seismic straps installed top and bottom per code.

Section 507.5 Drainage pan under water heater.

Section 608.5 P/T discharge piping to the exterior of building per code

California Electrical Code

Article 314.25 Covers on electrical outlets.

For complete installations each box shall have a cover, faceplate, lampholder, or luminaire canopy. Missing cover and exposed NM wire.

HAZARD 7.1 - Attachment



AGENT VISUAL INSPECTION DISCLOSURE (CALIFORNIA CIVIL CODE § 2079 ET SEQ.) For use by an agent when a transfer disclosure statement is required or when a seller is exempt from completing a TDS (C.A.R. Form AVID, Revised 11/13)



This inspection disclosure concerns the residential property situated in the City of Placerville, County of El Dorado, State of California, described as 3095 Cedar Ravine Rd, 3095 Cedar Ravine Road, Placerville, CA 95667 ("Property").

This Property is a duplex, triplex, or fourplex. This AVID form is for unit # . Additional AVID forms required for other units.

Inspection Performed By (Real Estate Broker Firm Name) Coldwell Banker Residential Brokerage

California law requires, with limited exceptions, that a real estate broker or salesperson (collectively, "Agent") conduct a reasonably competent and diligent visual inspection of reasonably and normally accessible areas of certain properties offered for sale and then disclose to the prospective purchaser material facts affecting the value or desirability of that property that the inspection reveals.

California law does not require the Agent to inspect the following:

- Areas that are not reasonably and normally accessible
• Areas off site of the property
• Public records or permits
• Common areas of planned developments, condominiums, stock cooperatives and the like.

Agent Inspection Limitations: Because the Agent's duty is limited to conducting a reasonably competent and diligent visual inspection of reasonably and normally accessible areas of only the Property being offered for sale, there are several things that the Agent will not do.

Roof and Attic: Agent will not climb onto a roof or into an attic.

Interior: Agent will not move or look under or behind furniture, pictures, wall hangings or floor coverings. Agent will not look up chimneys or into cabinets, or open locked doors.

Exterior: Agent will not inspect beneath a house or other structure on the Property, climb up or down a hillside, move or look behind plants, bushes, shrubbery and other vegetation or fences, walls or other barriers.

Appliances and Systems: Agent will not operate appliances or systems (such as, but not limited to, electrical, plumbing, pool or spa, heating, cooling, septic, sprinkler, communication, entertainment, well or water) to determine their functionality.

Size of Property or Improvements: Agent will not measure square footage of lot or improvements, or identify or locate boundary lines, easements or encroachments.

Environmental Hazards: Agent will not determine if the Property has mold, asbestos, lead or lead-based paint, radon, formaldehyde or any other hazardous substance or analyze soil or geologic condition.

Off-Property Conditions: By statute, Agent is not obligated to pull permits or inspect public records. Agent will not guarantee views or zoning, identify proposed construction or development or changes or proximity to transportation, schools, or law enforcement.

Analysis of Agent Disclosures: For any items disclosed as a result of Agent's visual inspection, or by others, Agent will not provide an analysis of or determine the cause or source of the disclosed matter, nor determine the cost of any possible repair.

What this means to you: An Agent's inspection is not intended to take the place of any other type of inspection, nor is it a substitute for a full and complete disclosure by a seller. Regardless of what the Agent's inspection reveals, or what disclosures are made by sellers, California Law specifies that a buyer has a duty to exercise reasonable care to protect himself or herself. This duty encompasses facts which are known to or within the diligent attention and observation of the buyer. Therefore, in order to determine for themselves whether or not the Property meets their needs and intended uses, as well as the cost to remedy any disclosed or discovered defect, BUYER SHOULD: (1) REVIEW ANY DISCLOSURES OBTAINED FROM SELLER; (2) OBTAIN ADVICE ABOUT, AND INSPECTIONS OF, THE PROPERTY FROM OTHER APPROPRIATE PROFESSIONALS; AND (3) REVIEW ANY FINDINGS OF THOSE PROFESSIONALS WITH THE PERSONS WHO PREPARED THEM. IF BUYER FAILS TO DO SO, BUYER IS ACTING AGAINST THE ADVICE OF BROKER.

Buyer's Initials X() X()

Seller's Initials (ML) ()



Property Address: 3095 Cedar Ravine Rd
Placerville, CA 95667-5629

Date: April 4 2019

If this Property is a duplex, triplex, or fourplex, this AVID is for unit # _____

Inspection Performed By (Real Estate Broker Firm Name) Coldwell Banker Residential Brokerage

Inspection Date/Time: 04/04/2019 9:00 a.m. Weather conditions: Overcast

Other persons present: _____

THE UNDERSIGNED, BASED ON A REASONABLY COMPETENT AND DILIGENT VISUAL INSPECTION OF THE REASONABLY AND NORMALLY ACCESSIBLE AREAS OF THE PROPERTY, STATES THE FOLLOWING:

Entry (excluding common areas): Home has a notice on front door from the City of Placerville stating : "Danger Do Not Enter Unsafe to Occupy"

Living Room: _____

Dining Room: _____

Kitchen: _____

Other Room: _____

Hall/Stairs (excluding common areas): _____

Bedroom # _____ :

Bedroom # _____ :

Bedroom # _____ :

Bath# _____ :

Bath# _____ :

Bath# _____ :

Other Room: _____

Buyer's Initials X(____) X(____)

Seller's Initials ML (____) (____)

AVID REVISED 11/13 (PAGE 2 OF 3)

AGENT VISUAL INSPECTION DISCLOSURE (AVID PAGE 2 OF 3)

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48028 www.ziplogix.com

March 2019 3095



Property Address: 3095 Cedar Ravine Rd
Placerville, CA 95867-5629

Date: April 4 2019

If this Property is a duplex, triplex, or fourplex, this AVID is for unit # _____

Other Room: _____

Other: _____

Other: _____

Other: _____

Garage/Parking (excluding common areas): Garage was inaccessible.

Exterior Building and Yard - Front/Sides/Back: Debris and hazards in yard. Damage and settling observed on roof, siding, deck, porch supports and windows.

Other Observed or Known Conditions Not Specified Above: Home is not currently inhabitable. Damage to roof, ceilings, walls, windows, flooring and fixtures throughout. Black spots on walls & ceilings. Road noise can be heard. Property is in a historic district. Home is in a Receivership.

This disclosure is based on a reasonably competent and diligent visual inspection of reasonably and normally accessible areas of the Property on the date specified above.

Real Estate Broker (Firm who performed the Inspection) Coldwell Banker Residential Brokerage
By Susan Wise Date 4/16/2019
(Signature of Associate Licensee or Broker)

Susan Wise

Reminder: Not all defects are observable by a real estate licensee conducting an inspection. The inspection does not include testing of any system or component. Real Estate Licensees are not home inspectors or contractors. BUYER SHOULD OBTAIN ADVICE ABOUT AND INSPECTIONS OF THE PROPERTY FROM OTHER APPROPRIATE PROFESSIONALS. IF BUYER FAILS TO DO SO, BUYER IS ACTING AGAINST THE ADVICE OF BROKER.

I/we acknowledge that I/we have read, understand and received a copy of this disclosure.

SELLER Mark Adams, as Receiver Date 4/17/2019
64CACE1977824C9 Mark Adams, as Receiver

SELLER _____ Date _____

BUYER X Michael McDermott Date _____

BUYER X _____ Date _____

Real Estate Broker (Firm Representing Seller) Coldwell Banker Residential Brokerage
By Susan Wise Date 4/16/2019
Susan Wise (Associate Licensee or Broker Signature)

Real Estate Broker (Firm Representing Buyer) _____
By _____ Date _____
(Associate Licensee or Broker Signature)

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525 South Virgil Avenue, Los Angeles, California 90020



Attachment C
Chain of Property Title

Chain of Title for 3095 Cedar Ravine

Book R Page 333 City of Placerville to Janet Turney

Book 61 Page 309 Janet Turney o Francis Turney

Book 208 Page 137 Francis Turney to Nephi Anderson

Book 267 Page 356 Nephi Anderson to Abel Campini

Book 336 Page466 Abel Campini to Walter Campini

Book 1113 Page 592 Walter Campini to Gerald
Brubaker

Book 1134 Page 184 Gerald Brubaker to Sharon Murray

Inst. # 2006-0042153 Sharon Murray to Karen Bowers

Inst. # 2006-0089010 Karen Bowers to Paul Sobelman

Inst.# 2011-0012893 Paul Sobelman to B of A

Inst.# 2011-0044207 B of A to Kiran Rawat

Inst. # 2018-0036645 Karen Rawat to Mark Adams

Inst.# 2019-0022820 Mark Adams to Michal McDermott

Inst.# 2019-0022821 Amber McDermott to Michael
McDermott

333

City of Placerville

No. 121

To *James H. Denny* Know All Men by these Presents,

That Whereas, The United States, by Letters Patent, dated the tenth day of September, 1872, has granted to the corporate authorities of the City of Placerville, in trust for the several use and benefit of the occupants of said City, in El Dorado County, State of California, according to their respective interest, the lands embraced within said City site, as will more fully appear by reference to said Patent now on record in the office of the County Recorder of said county, in Book "A" of Land Patents, pages 195 and 196; And, Whereas,

James H. Denny has made the proof required by law as to *his* "ownership of *that* " " " " certain piece or parcel of land in said City, hereinafter described, and has paid said corporate authorities upon said land the sums required by law to be paid, and the legal time having expired, and no adverse claim thereto having been filed,

Now, Therefore, I, *John R. Patton* City Clerk of said City, by virtue of the power in me vested, by an Act of the Legislature of the State of California, approved March 27th, 1874, do hereby grant unto said

James H. Denny that certain piece or parcel of land designated on the official map of said City, now on file in the office of said County Recorder, as Lot No. *Twenty Seven*, in Block No. *Fourth* *Subtract East side of Cedar Street bounded South by Cummings Ranch and North by Carlsch*

No title shall be hereby acquired to any mine of gold, silver, cinnabar or copper, or to any valid mining claim or possession held under existing laws of Congress.

Witness my hand and official seal of said City, this *Twenty Three* day of *April* 187*4*

John R. Patton
City Clerk of Placerville.

City of Placerville, County of El Dorado, } ss.
AND STATE OF CALIFORNIA,

On this *Twenty Three* day of *April* in the year 187*4*, before me, *Thomas Brown* a Notary Public in and for said County, personally appeared *John R. Patton* City Clerk of the City of Placerville, known to me to be the person whose name is subscribed to the foregoing Instrument, and acknowledged to me that he executed the same.

Witness my hand and official seal, the day and year in this certificate first above written.

Thomas Brown
Notary Public.

Filed for Record at request of *James Brown* *Sept 20th 1879*
at *10* min. past *10* o'clock *A.M.*, and Recorded *Sept 21st 1879*, at *30* min. past *3* o'clock *P.M.*
C. M. Wetmore
Recorder of El Dorado County.

By *Henry J. ...*
Deputy.

(seal)

C.M. Fitzgerald, Notary Public
In and for said El Dorado County, State of California.

Received for record at request of
Chas A Swisler April 5th 1904 at 4 15/60 o'clock P.M.
Recorded April 7th 1904 at 10 o'clock A.M.

John P. Fisher Recorder of El Dorado Co.
By Paul A. [Signature] Deputy.

JANET TURNEY

TO #
FRANCIS TURNEY #
#####

CONTAINED ✓

THIS INSTRUMENT made this 26th day of November A.D. 1901 between Janet Turney, of the City of Placerville, County of El Dorado, State of California, the party of the first part and Francis Turney, her daughter of said City, County and State, the party of the second part, WITNESSETH:- That the said party of the first part for and in consideration of the love and affection which the said party of the first part has and bears unto the said party of the second part, and also for the better maintenance, support, protection and livelihood of the said party of the second part, does by these presents, give and grant unto the said party of the second part and to her heirs and assigns forever, all of that certain real property situated in the City of Placerville, County of El Dorado, State of California, particularly described as being lot number twenty seven in block number twenty situated on the east side of Cedar Ravine Street, in said City of Placerville as the same is marked, designated and numbered on the official plat and in the field notes of the official survey of said City of Placerville, now on file and of record in the office of the County Recorder of said El Dorado County, and being the same land and premises described in that certain deed dated April 23rd., 1874 executed by the City of Placerville to the party of the first part hereto wherein she is named as "Mennett Turney", and which said deed is of record in Book "B" of Deeds page 333, records of said El Dorado County, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining.

To have and to hold all and singular the said premises, together with the appurtenances unto the said party of the second part her heirs and assigns forever.

In witness whereof the said party of the first part has hereunto set her hand the day and year first above written.

State of California : Janet Turney
County of El Dorado : as

On this 26th day of November in the year one thousand nine hundred and one before me Abe Darlington a Notary Public in and for the County of El Dorado, State of California, residing therein duly commissioned and qualified personally appeared Janet Turney known to me to be the person whose name is subscribed to the within instrument and acknowledge that she executed the same.

In witness whereof I have hereunto set my hand and affixed my official seal at my office in the County of El Dorado the day and year in this certificate first above written.

(seal)

Abe Darlington, Notary Public
In and for the County of El Dorado, State of California.

Received for record at request of
Robert Blair April 6th 1904 at 3 30/60 o'clock P.M.
Recorded April 7th 1904 at 10 10/60 o'clock A.M.

John P. Fisher Recorder of El Dorado Co.
By Paul A. [Signature] Deputy.

FRANCES TURNEY
-to-
HENRY T. ANDERSON et ux

HENRY T. ANDERSON
(In Joint Tenancy)



I, FRANCES TURNEY, an unmarried woman, in consideration of TEN and no/100 Dollars, to me in hand paid, the receipt of which is hereby acknowledged, do hereby GRANT to HENRY ANDERSON and WITA A. ANDERSON, his wife, IN JOINT TENANCY, with right of survivorship, and to their heirs, all that real property situated in the City of Placerville, County of El Dorado, State of California, described as follows: Lot 27, Block 20, City of Placerville, as the same is marked, designated and numbered on the official map and in the field notes of the official survey of said City of Placerville, now on file and of record in the office of the County Recorder of said El Dorado County EXCEPTING THEREFROM that portion as conveyed by deed dated March 5, 1938, recorded March 5, 1938, Book 161 of Official Records, at page 100, executed by Frances Turney to William E. Bauschoff and Ruth E. Bauschoff, described as follows:

Commencing at a point on the East line of Cedar Ravine Street at the Southwest corner of Lot 27, Block 20, said City of Placerville; thence North 67° East 100 feet along the South boundary of said lot 27; thence North 17° East 50 feet and parallel with the East line of said Cedar Ravine Street; thence South 47° East and parallel with the South line of said lot 27, 100 feet to the East line of said Cedar Ravine Street; thence South 12° East and along the East line of said Cedar Ravine Street, 50 feet to the place of commencement.

WITNESS my hand this 29th day of April, 1948.

FRANCES TURNEY

STATE OF CALIFORNIA }
COUNTY OF EL DORADO } SS.

On this twenty-ninth day of April, 1948, before me, Lillian Reese, a Notary Public in and for said County, personally appeared Frances Turney sworn to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that she executed the same.

WITNESS my hand and official seal.

LILLIAN REESE
Notary Public in and for said
County and State.

My Commission Expires Dec. 15, 1949.

Filed for record at the Request of Lillian Reese, Title Co. May 9 1948 at 11 minutes past 10 o'clock P. M.

JAMES A. SHANN
Recorder of El Dorado County

COMPARED

INDEXED

THIS IS
HENRY T. ANDERSON
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IN 1948
of El Dorado
My Commission
Recorded
NO. 591.

356

the County of El Dorado, State of California, do hereby certify that I have compared the foregoing copy of DECREE TERMINATING JOINT TENANCY, IN RE: Petition of Lawrence E. Neeley, Sr., to Establish the Death of ALICE E. NEELEY, etc., No. 3114, with the original records of the same in my office, and that the same is a correct transcript therefrom and of the whole of said original records, as the same appear on file in my office.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Seal of the Superior Court aforesaid, this 15 day of April, 1949.

(SEAL) (SEAL) ARTHUR J. KOLETZKE, Clerk
By RUBY HANCOCK, Deputy

Filed for record at the request of HENRY S. LYON, Apr. 15, A. D. 1949 at 12 min. past 3 o'clock P. M.

No. 1104 JAMES W. SWEENEY
Recorder of El Dorado County

COMPARED

Affix I.R.S. \$5.50

NEMPI ANDERSON, et ux
-to-
ABEL CAMPINI, et ux
#####

G R A N T D E E D



IN CONSIDERATION of \$10.00, receipt of which is acknowledged, NEMPI ANDERSON and ANNA E. ANDERSON, husband and wife, do hereby grant to ABEL CAMPINI and LENA CAMPINI, husband and wife, as joint tenants, the real property in the City of Placerville, County of El Dorado, State of California, described as:

Lot 27, Block 20, City of Placerville, as the same is marked, designated and numbered on the official map and in the field notes of the official survey of said City of Placerville, now on file and of record in the office of the County Recorder of said El Dorado County.

SAVING AND EXCEPTING therefrom that portion as conveyed by deed dated March 3, 1936, recorded March 5, 1936, in Book 161 of Official Records, at page 408, executed by Frances Turney to William E. Baumhoff and Ruth E. Baumhoff, described as follows:

COMMENCING at a point on the East line of Cedar Ravine Street at the Southwest corner of Lot 27, Block 20, said City of Placerville: thence North 67° East 100 feet along the South boundary of said Lot 27; thence North 15° West 50 feet and parallel with the East line of said Cedar Ravine Street; thence South 67° West and parallel with the South line of said Lot 27, 100 feet to the East line of said Cedar Ravine Street; thence South 18° East and along the East line of said Cedar Ravine Street, 50 feet to the place of commencement.

Dated this 29th day of March, 1949.

NEMPI ANDERSON
ANNA E. ANDERSON

STATE OF CALIFORNIA)
COUNTY OF EL DORADO) ss.

On this 1st day of March, 1949, before me, WILEY B. BLISSON, a Notary Public in and for said County, personally appeared NEMPI ANDERSON and ANNA E. ANDERSON, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they executed the same.

WITNESS my hand and official seal.

WILEY B. BLISSON
Notary Public in and for said County and State,
My commission expires May 2, 1949.

Filed for record at the request of HENRY S. LYON, Apr. 15, A. D. 1949 at 47 min. past 3 o'clock P. M.

No. 1106 JAMES W. SWEENEY
Recorder of El Dorado County

COMPARED

Affix I. R. S.

Grant Deed

In Consideration of \$ 10.00 receipt of which is acknowledged,

ABEL CAMPINI and LENA CAMPINI, husband and wife,

do hereby grant to WALTER L. CAMPINI and LORENE CAMPINI, husband and wife, as joint tenants,

the real property in the City of Placerville, County of El Dorado, State of California, described as:

Lot 27, Block 20, City of Placerville, as the same is marked, designated and numbered on the Official Map and in the field notes of the Official Survey of said City of Placerville, now on file and of record in the office of the County Recorder of said County of El Dorado, EXCEPTING THEREFROM that portion as conveyed by deed dated March 3, 1938, recorded March 5, 1938, in Book 161 of Official Records, at Page 408, El Dorado County Records, executed by Frances Turney to William B. Baumhoff and Ruth R. Baumhoff, described as follows:

Commencing at a point on the East line of Cedar Ravine Street at the Southwest corner of Lot 27, Block 20, said City of Placerville; thence North 67° East 100 feet along the South boundary of said Lot 27; thence North 18° West 50 feet and parallel with the East line of said Cedar Ravine Street; thence South 67° West and parallel with the South line of said Lot 27, 100 feet to the East line of said Cedar Ravine Street; thence South 18° East and along the East line of said Cedar Ravine Street, 50 feet to the place of commencement.

Dated this 15th day of January 1954

Abel Campini
Lena Campini

STATE OF CALIFORNIA

COUNTY OF EL DORADO

On this 15th day of January 1954 before me
Geoffrey A. Hughes, Notary Public in and for said County
personally appeared ABEL CAMPINI and LENA CAMPINI,
husband and wife,

known to me to be the persons whose names are subscribed in the foregoing instrument, and acknowledged that they executed the same
WITNESS my hand and official seal.

(Seal)

Geoffrey A. Hughes
Notary Public in and for said County and State

For Recorder's Use Only

VOL. 336 PAGE 406
OFFICIAL RECORDS
RECORDED AT REQUEST OF
JAN 15 1954
ALVIN FREDERICK
EL DORADO COUNTY, CALIFORNIA

El Dorado County

RECORDING REQUESTED BY

Inter-County Title Co.

AND WHEN RECORDED MAIL TO

Name
Street
Address
City &
State

Gerald C. Brubaker, et ux
2202 Mosquito Road
Placerville, California

OFFICIAL RECORDS
EL DORADO COUNTY-CALIF
RECORD REQUESTED BY
INTER-COUNTY TITLE CO.

MAR 28 2 49 PM 1972

JAMES W. SWEENEY
COUNTY RECORDER

300

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Signature of Declarant or Agent
determining for

IN THIS SPACE

TRANSFER TAX \$

Grant Deed

ORDER No. 90912 LW

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

WALTER L. CAMPINI and LORINE CAMPINI, husband and wife

hereby GRANT(S) to

GERALD C. BRUBAKER and NORMA L. BRUBAKER, husband and wife, as Joint Tenants

the following described real property in the City of Placerville,
County of El Dorado, State of California:

All that portion of Lot 27, Block 20, City of Placerville, as the same is marked, designated and numbered on the Official Map and in the field notes of the Official Survey of said City of Placerville, now on file and of record in the office of the County Recorder of said County of El Dorado, lying Northerly and Westerly of the following described lines:

BEGINNING at a 1/2 inch iron pipe set on the Easterly line of Cedar Ravine Street from which the Northeast corner in Block numbered 6, of Lot numbered 22, of said City of Placerville, bears South 20° 45' East, 1.94 feet to a similar pipe and North 43° 29' West, 67.89 feet; THENCE FROM SAID POINT OF BEGINNING, along a fence line North 68° 53' 20" East, 99.16 feet to a 3/4 inch pipe with cap; thence South 20° 45' East, 10.72 feet to a similar pipe; thence North 63° 57' East, 26.00 feet to a similar pipe; thence South 22° 03' East, 24.10 feet to a 2 inch by 2 inch stake to brass tag marked "RE 4391"; thence North 61° 48' East, 33.25 feet to a 3/4 inch capped iron pipe stamped "L.S. 2725"; thence North 22° 00' West to the North line of said Lot 27.

RESERVING THEREFROM for the benefit of the remaining lands of the Grantor, a non-exclusive right of way and easement for road and utility purposes over, under, across, and through a strip of land 20 feet in width lying Southerly of, adjacent to, and parallel with the North line of the realty hereinabove described.

STATE OF CALIFORNIA }
COUNTY OF El Dorado } SS.

On December 6, 1971 before me, the undersigned, a Notary Public in and for said State, personally appeared Walter L. Campini and Lorine Campini

known to me to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same.

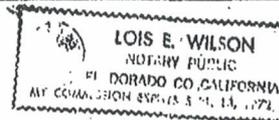
WITNESS my hand and official seal.

Signature *Lois E. Wilson*

Name (Typed or Printed)

Dated November 2, 1971

Walter L. Campini ✓
Walter L. Campini
Lorine Campini ✓
Lorine Campini



8079

El Dorado County

RECORDING REQUESTED BY
INTER-COUNTY TITLE CO.

OFFICIAL RECORDS
EL DORADO COUNTY-CALIF
RECORD REQUESTED BY

INTER-COUNTY TITLE CO.

JUL 13 3 02 PM 1972

JAMES W. SWEENEY
COUNTY RECORDER

AND WHEN RECORDED MAIL TO

Name
Street
Address
City &
State
Sharon C. Murray
39 Agnon Street
San Francisco, California 94112

DOCUMENTARY TRANSFER TAX \$ 2.25
COMPUTED ON FULL VALUE OF PROPERTY CONVEYED.
OR COMPUTED ON FULL VALUE LESS LIENS AND
ENCUMBRANCES REMAINING AT TIME OF SALE.
Signature of Declarant of Gift
Fem Name

SPACE ABOVE THIS LINE FOR RECORDER'S USE

TRANSFER TAX \$ 2.35

Grant Deed

ORDER NO. 23070

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
GERALD BRUBAKER and NORMA L. BRUBAKER, Husband and Wife

hereby GRANT(S) to SHARON C. MURRAY, an unmarried Woman

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

All that portion of Lot 27, Block 20, City of Placerville, as the same
is marked, designated and numbered on the Official Map and in the
field notes of the Official Survey of said City of Placerville, now
on file and of record in the office of the County Recorder of said
County of El Dorado, lying Northerly and Westerly of the following
described lines:

BEGINNING at a 1/2 inch iron pipe set on the Easterly line of Cedar
Ravine Street from which the Northeast corner in Block numbered 6,
of Lot numbered 22, of said City of Placerville, bears South 20°
45' East, 1.94 feet to a similar pipe and North 43° 29' West, 67.09
feet; THENCE FROM SAID POINT OF BEGINNING, along a fence line North
68° 53' 20" East, 99.16 feet to a 3/4 inch pipe with cap; thence
South 20° 45' East, 10.72 feet to a similar pipe; thence North 68°
57' East, 26.00 feet to a similar pipe; thence South 22° 03' East,
24.10 feet to a 2 inch by 2 inch stake to brass tap marked "RE 4391";
thence North 62° 48' East, 33.25 feet to a 3/4 inch capped iron
pipe stamped "L.S. 2725"; thence North 22° 00' West to the North
line of said Lot 27.

SUBJECT TO a Deed of Trust dated March 28, 1972, recorded March 28, 1972, in Book
1113, Page 593 of Official Records, in favor of El Dorado Savings and Loan
Association, a Corporation, in the original amount of \$7,500.00 as per its terms.

STATE OF CALIFORNIA
COUNTY OF El Dorado } ss.

On June 15th, 1972 before me, the under-
signed, a Notary Public in and for said State, personally appeared
Gerald C. Brubaker and Norma L. Brubaker

Dated June 15th, 1972

GERALD BRUBAKER

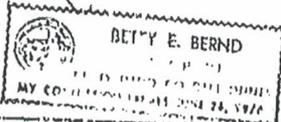
NORMA L. BRUBAKER

to be the person whose name subscribed to the
within instrument and acknowledged that they executed the
same.

WITNESS my hand and official seal.

Signature *[Signature]*

Name (Type or Printed)



18712

1134 184

RECORDING REQUESTED BY:

NAOMI E. PARKER, ESQ.

WHEN RECORDED MAIL TO:

KAREN BOWERS
108 Campanula Place
Los Gatos, CA 95032



El Dorado, County Recorder
William Schultz Co Recorder Office
DOC- 2006-0042153-00

Check Number 6384
Monday, JUN 26, 2006 08:22:13
Ttl Pd \$10.00 Nbr-0000875860
DAW/C1/1-2

MAIL TAX STATEMENTS TO:

Same as above

APN 004-011-54

Space Above This Line For Recorder's Use

TRUST TRANSFER DEED

PCOS
FILED

GRANT DEED (Excluded from Reappraisal Under Proposition 13, i.e., Calif. Const. Art 13A§1 et. seq.)

The undersigned Grantor(s) declare(s) under penalty of perjury that the following is true and correct:

THERE IS NO CONSIDERATION FOR THIS TRANSFER. TRANSFER TO A GRANTOR TRUST - NOT PURSUANT TO A SALE.

Documentary transfer tax is \$0

Karen Bowers

Signature of Declarant or Agent determining Tax - Firm Name

- Computed on full value of property conveyed, or
- Computed on full value less value of liens and encumbrances remaining at time of sale or transfer.
- There is no Documentary transfer tax due. (State reason and give Code § or Ordinance number) _____
- Unincorporated area: City of _____ and _____

This is a Trust Transfer under §62 of the Revenue and Taxation Code and Grantor(s) has(have) checked the applicable exclusion:

- Transfer to a revocable trust;
- Transfer to a short-term trust not exceeding 12 years with trustor holding the reversion;
- Transfer to a trust where the trustor or the trustor's spouse is the sole beneficiary;
- Change of trustee holding title;
- Transfer from trust to trustor or trustor's spouse where prior transfer to trust was excluded from reappraisal and for a valuable consideration, receipt of which is acknowledged.
- Other: _____

GRANTOR(S): SHARON C. MURRAY, an unmarried woman

hereby **GRANT(S) to** KAREN BOWERS, Trustee of the SHARON C. MURRAY TRUST

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

All that portion of Lot 27, Block 20, City of Placerville, as the same is marked, designated and numbered on the Official Map and in the field notes of the Official Survey of said City of Placerville, now on file and of record in the office of the County Recorder of said County of El Dorado, lying Northerly and Westerly of the following described lines:

MAIL TAX STATEMENTS AS DIRECTED ABOVE.



042153

BEGINNING at a 1/2 inch iron pipe set on the Easterly line of Cedar Ravine Street from which the Northeast corner in Block numbered 6, of Lot numbered 22, of said City of Placerville, bears South 20° 45' East, 1.94 feet to a similar pipe and North 43° 29' West, 67.89 feet; THENCE FROM SAID POINT OF BEGINNING, along a fence line North 68° 53' 20" East, 99.16 feet to a 3/4 inch pipe with cap; thence South 20° 45' East, 10.72 feet to a similar pipe; thence North 68° 57' East, 26.00 feet to a similar pipe; thence South 22° 03' East, 24.30 feet to a 2 inch by 2 inch stake to brass tag marked "RE 4391"; thence North 61° 48' East, 33.25 feet to a 3/4 inch capped iron pipe stamped "L.S. 2725"; thence North 22° 00' West to the North line of said Lot 27.

APN: 004-011-54

Date: 5-11-06

Sharon C. Murray by Karen Bowers
SHARON C. MURRAY
by KAREN BOWERS, as Attorney in Fact

Grantor - Transferor(s)

State of California

County of Santa Clara }

On 5-11-06 before me, Naomi E. Parker, Notary Public

personally appeared SHARON C. MURRAY by KAREN BOWERS, as Attorney in Fact

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.

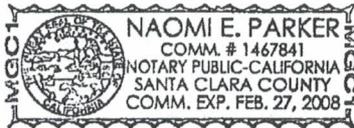
Naomi E. Parker
SIGNATURE OF NOTARY
MAIL TAX STATEMENTS AS DIRECTED ABOVE

CAPACITY CLAIMED BY SIGNER

- INDIVIDUAL(S)
- CORPORATE OFFICER(S) _____ TITLE(S) _____
- PARTNER(S)
- ATTORNEY-IN-FACT
- TRUSTEE(S)
- SUBSCRIBING WITNESS
- GUARDIAN/CONSERVATOR
- OTHER: _____

SIGNER IS REPRESENTING:

NAME OF PERSON(S) OR ENTITY(IES) _____



06/26/2006, 20060042153

RECORDING REQUESTED BY:
 Fidelity National Title Company of California
 Escrow No.: 06-902722-JD
 Locate No.: CAFNT0909-0909-0001-0000902722
 Title No.: 06-902722-DP

When Recorded Mail Document and Tax Statement To:
 Paul B. Sobelman, Stephanie Sobelman
 3095 Cedar Ravine Road
 Placerville, CA 95667



El Dorado, County Recorder
 William Schultz Co Recorder Office
DOC- 2006-0089010-00
 Acct 2-FIDELITY NATL TITLE CO
 Thursday, DEC 28, 2006 14:43:02
 Ttl Pd \$323.50 Nbr-0000940145
 LJP/C1/1-2

APN: 004-011-54-100

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned grantor(s) declare(s)
Documentary transfer tax is \$313.50

- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale,
- Unincorporated Area City of **Placerville,**

PCOS FILED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Karen Bowers, Trustee of the Sharon C. Murray Trust

hereby **GRANT(S)** to Paul B. Sobelman and Stephanie K. Sobelman, husband and wife

the following described real property in the City of Placerville, County of El Dorado, State of California:
 SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

DATED: December ²²~~19~~, 2006 ^{KB}

STATE OF CALIFORNIA)
 COUNTY OF Santa Clara)
 ON 12-22-2006 before me,
Michelle Alviar, Notary Public
 (here insert name and title of the officer), personally
 appeared Karen Bowers, Trustee

Karen Bowers, Trustee of the Sharon C. Murray Trust
 By: Karen Bowers, Trustee
 Karen Bowers, Trustee

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.

Signature Michelle Alviar (Seal)



MAIL TAX STATEMENTS AS DIRECTED ABOVE

FD-213 (Rev 7/96)
(grant)(06-06)

GRANT DEED

089010

Escrow No.: 06-902722-JD
Locate No.: CAFNT0909-0909-0001-0000902722
Title No.: 06-902722-DP

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF PLACERVILLE, COUNTY OF EL DORADO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

All that portion of Lot 27, Block 20, City of Placerville, as the same is marked, designated and numbered on the Official Map and in the field notes of the Official Survey of said City of Placerville, now on file and of record in the office of the County Recorder of said County of El Dorado, lying Northerly and Westerly of the following described lines:

BEGINNING at a 1/2 inch iron pipe set on the Easterly line of Cedar Ravine Street from which the Northeast corner in Block numbered 6, of Lot numbered 22, of said City of Placerville, bears South 20° 45' East, 1.94 feet to a similar pipe and North 43° 29' West, 67.89 feet; thence from said point of beginning, along a fence line North 68° 53' 20" East, 99.16 feet to a 3/4 inch pipe with cap; thence South 20° 45' East, 10.72 feet to a similar pipe; thence North 68° 57' East, 26.00 feet to a similar pipe; thence South 22° 03' East, 24.30 feet to a 2 inch by 2 inch stake to brass tag marked "RE 4391"; thence North 61° 48' East, 33.25 feet to a 3/4 inch capped iron pipe stamped "L.S. 2725"; thence North 22° 00' West to the North line of said Lot 27.

12/28/2006, 20060089010

FIRST AMERICAN TITLE COMPANY

RECORDING REQUESTED BY:
RECONTRUST COMPANY
AND WHEN RECORDED MAIL TO:
RECONTRUST COMPANY
1800 Tapo Canyon Rd., CA6-914-01-94
SIMI VALLEY, CA 93063

Forward Tax Statements to Address listed above



El Dorado, County Recorder
William Schultz Co Recorder Office
DOC- 2011-0012893-00

Check Number 1001854
Tuesday, MAR 22, 2011 13:52:21
Ttl Pd \$21.00 Nbr-0001333554
DRW/C1/1-3

SPACE ABOVE THIS LINE FOR RECORDER'S USE

TS No. 10-0037727
Title Order No. 4404249

1st

PCOS
FILED

TRUSTEE'S DEED UPON SALE

APN# 004-011-54-100

TRANSFER TAX: \$

0
POT 1,192.6

The Grantee herein was the beneficiary
The amount of the unpaid debt was \$ 256,874.73
The amount paid by the Grantee was \$ 67,500.00
The property is in the city of PLACERVILLE, County of EL DORADO

RECONTRUST COMPANY, N.A., as the duly appointed Trustee (or successor Trustee or substituted Trustee), under a Deed of Trust referred to below, and herein called "Trustee", does hereby grant without covenant or warranty to:

BANK OF AMERICA, N.A.

herein called Grantee, the following described real property situated in EL DORADO County, California:

SEE ATTACHED LEGAL DESCRIPTION

This conveyance is made pursuant to the powers conferred upon Trustee by the Deed of Trust executed by PAUL B SOBELMAN AND STEPHANIE K SOBELMAN, as Trustor, recorded on 12/28/2006, Instrument Number 2006-0089011-00 (or Book , Page) Official Records in the Office of the County Recorder of EL DORADO County.

All requirements of law regarding the recording and mailing of copies of the Notice of Default and Election to Sell, and the recording, mailing, posting, and publication of the Notice of Trustee's Sale have been complied with.

Form trusteeed (01/09)

012893

TS No. 10-0037727

Title Order No. 4404249

Trustee, in compliance with said Notice of Trustee's Sale and in exercise of its power under said Deed of Trust sold said real property at public auction on 03/14/2011. Grantee, being highest bidder at said sale became the purchaser of said property for the amount bid, which amount was \$ 67,500.00.

DATE: March 14, 2011

RECONTRUST COMPANY, N.A.

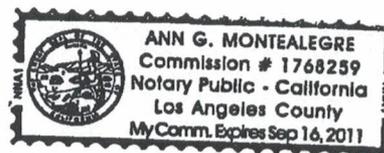
BY:  3/18/11
Regina Myles, Assistant Vice President

State of California }
County of Ventura }

On MAR 18 2011 before me, ANN G. MONTEALEGRE, notary public, personally appeared Regina Myles, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to 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)
ANN G. MONTEALEGRE



Form trsteeeded (01/09)

012893

TRUSTEE SALE GUARANTEE
(CLTA - REV. 1/1989)

ORDER NO: 4404249
REFERENCE NO: 10-0037727
TITLE OFFICER: LINDA DERNONCOURT

EXHIBIT "A"

THE LAND REFERRED TO IN THIS GUARANTEE IS SITUATED IN THE STATE OF CALIFORNIA, CITY OF PLACERVILLE, COUNTY OF EL DORADO AND IS DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF LOT 27, BLOCK 20, CITY OF PLACERVILLE, AS THE SAME IS MARKED, DESIGNATED AND NUMBERED ON THE OFFICIAL MAP AND IN THE FIELD NOTES OF THE OFFICIAL SURVEY OF SAID CITY OF PLACERVILLE, NOW ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY OF EL DORADO, LYING NORTHERLY AND WESTERLY OF THE FOLLOWING DESCRIBED LINES:

BEGINNING AT A 1/2 INCH IRON PIPE SET ON THE EASTERLY LINE OF CEDAR RAVINE STREET FROM WHICH THE NORTHEAST CORNER IN BLOCK NUMBERED 6, OF LOT NUMBERED 22, OF SAID CITY OF PLACERVILLE, BEARS SOUTH 20° 45' EAST, 1.94 FEET TO A SIMILAR PIPE AND NORTH 43° 29' WEST, 67.89 FEET; THENCE FROM SAID POINT OF BEGINNING, ALONG A FENCE LINE NORTH 68° 53' 20" EAST, 99.16 FEET TO A 3/4 INCH PIPE WITH CAP; THENCE SOUTH 20° 45' EAST, 10.72 FEET TO A SIMILAR PIPE; THENCE NORTH 68° 57' EAST, 26.00 FEET TO A SIMILAR PIPE; THENCE SOUTH 22° 03' EAST, 24.30 FEET TO A 2 INCH BY 2 INCH STAKE TO BRASS TAG MARKED "RE 4391"; THENCE NORTH 61° 48' EAST, 33.25 FEET TO A 3/4 INCH CAPPED IRON PIPE STAMPED "L.S. 2725"; THENCE NORTH 22° 00' WEST TO THE NORTH LINE OF SAID LOT 27.

03/22/2011,20110012893

PAGE 5



RECORDING REQUESTED BY:
Chicago Title Company
Escrow No.: 11-58303500-SA
Locate No.: CACT17764-7701-5583-0037106276
Title No.: 11-37106276-GH

El Dorado, County Recorder
William Schultz Co Recorder Office
DOC- 2011-0044207-00

Check Number 18346
Thursday, SEP 22, 2011 12:49:31
Ttl Pd \$78.50 Rcpt # 0001375645
JLR/C1/1-2

When Recorded Mail Document
and Tax Statement To:
Sita Ram Living Trust
7095 Cedar Grove Road/
Placerville, CA 95697
P.O. Box 162783
Sacramento, CA 95816

APN: 004-011-54-100

SPACE ABOVE THIS LINE FOR RECORDER'S
USE

GRANT DEED

**PCOS
FILED**

The undersigned grantor(s) declare(s)
Documentary transfer tax is \$60.50

[X] computed on full value of property conveyed, or
[] computed on full value less value of liens or encumbrances remaining at time of sale,
[] Unincorporated Area [X] City of Placerville,

The Grantee(s), or purchaser(s), of the Property may not re-sell, record an additional conveyance document, or otherwise transfer title to the Property within 60 days following the Grantor's execution of this Deed.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Bank of America, N.A.

hereby GRANT(S) to ~~Sita Ram Living Trust The Sita Ram Living Trust The Sita Ram Living Trust The Sita Ram Living Trust~~
Kiran Rawat, Trustee of The SitaRam Living Trust

the following described real property in the City of Placerville, County of El Dorado, State of California:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

DATED: August 30, 2011

State of ~~California~~ Texas
County of Collin

On September 1, 2011 before me,
Hannica McShan, Notary Public
(here insert name and title of the officer), personally appeared
Valinda Pickens, Asst Vice President

Bank of America, N.A.

By:
Name: Valinda Pickens

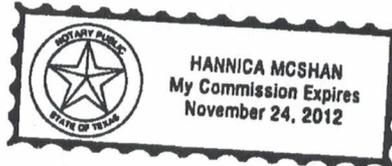
Title: Asst Vice President

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)



MAIL TAX STATEMENTS AS DIRECTED ABOVE

FD-213 (Rev 12/07)
(grant)(06-09)

GRANT DEED

044207

Escrow No.: 11-58303500-SA
Locate No.: CACT17764-7701-5583-0037106276
Title No.: 11-37106276-GH

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF PLACERVILLE, COUNTY OF EL DORADO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

All that portion of Lot 27, Block 20, City of Placerville, as the same is marked, designated and numbered on the Official Map and in the field notes of the Official Survey of said City of Placerville, now on file and of record in the office of the County Recorder of said County of El Dorado, lying Northerly and Westerly of the following described lines:

BEGINNING at a 1/2 inch iron pipe set on the Easterly line of Cedar Ravine Street from which the Northeast corner in Block numbered 6, of Lot numbered 22, of said City of Placerville, bears South 20° 45' East, 1.94 feet to a similar pipe and North 43° 29' West, 67.89 feet; thence from said point of beginning, along a fence line North 68° 53' 20" East, 99.16 feet to a 3/4 inch pipe with cap; thence South 20° 45' East, 10.72 feet to a similar pipe; thence North 68° 57' East, 26.00 feet to a similar pipe; thence South 22° 03' East, 24.30 feet to a 2 inch by 2 inch stake to brass tag marked "RE 4391"; thence North 61° 48' East, 33.25 feet to a 3/4 inch capped iron pipe stamped "L.S. 2725"; thence North 22° 00' West to the North line of said Lot 27.

APN: 004-011-54-100

09/22/2011, 20110044207

RECORDING REQUESTED BY

NAME: Mark Adams

WHEN RECORDED MAIL TO:

NAME: California Receivership Group

ADDRESS: 2716 Ocean Park Blvd., Suite 3010

CITY/STATE/ZIP: Santa Monica, CA 90405

(DOCUMENT WILL ONLY BE RETURNED TO NAME & ADDRESS IDENTIFIED ABOVE)



El Dorado, County Recorder
William Schultz Co Recorder Office
DOC- 2018-0036645-00

Wednesday, SEP 19, 2018 09:43:01
Ttl Pd \$0.00 Rcpt # 0001962708
JLR/C1/1-8

(SPACE ABOVE FOR RECORDER'S USE)

ORDER APPOINTING RECEIVER

(DOCUMENT TITLE)

SEPARATE PAGE, PURSUANT TO CA. GOV'T. CODE 27361.6

CERTIFIED COPY

7.1 Attachment C
[Exempt From Filing Fee
Government Code § 6103]

1 SAMUEL L. EMERSON, Bar No. 222783
semerson@cotalawfirm.com
2 COTA COLE & HUBER LLP
2261 Lava Ridge Court
3 Roseville, California 95661
Telephone: (916) 780-9009
4 Facsimile: (916) 780-9050
5 Attorneys for Petitioner
CITY OF PLACERVILLE
6
7

EL DORADO CO. SUPERIOR CT.

FILED AUG 20 2018

BY S. Haulic
Deputy

8 SUPERIOR COURT OF THE STATE OF CALIFORNIA
9 COUNTY OF EL DORADO
10

11 CITY OF PLACERVILLE, a municipal
corporation,

12 Petitioner,

13 v.
14

15 KIRAN RAWAT, as trustee of the Sitaram
Living Trust, and DOES 1 through 25,
16 inclusive,

17 Respondents.
18

Case No. PC20170462

~~PROPOSED~~ ORDER APPOINTING
RECEIVER

[Cal. Health & Saf. Code § 17980.7]

[Filed concurrently with (1) Notice of
Motion and Motion to Appoint a Receiver;
(2) Memorandum of Points and Authorities
in Support; (3) Declaration of Virgil
Toothaker in Support; (4) Declaration of
Mark Adams in Support; and
(5) Declaration of Samuel L. Emerson in
Support

Date: ~~June 28, 2018~~ 7/5/2018
Time: 8:30 a.m. 8/7/18
Dept. 9

The Hon. Warren C. Stracener
Action Filed: October 2, 2017
Trial Date: Not set

CMS

[PROPOSED] ORDER APPOINTING RECEIVER

Petitioner City of Placerville ("City") filed its Motion with this Court for the appointment of a receiver over real property located at 3095 Cedar Ravine, Placerville, California 95667, APN 004-011-54-100 ("Subject Property") and owned by respondent Kiran Rawat, as trustee of the Sitaram Living Trust ("Respondent"). The City's Motion was made pursuant to Health and Safety Code section 17980.7, subdivision (c).

The Court, having jurisdiction over the subject matter and having considered the evidence and the City's Memorandum of Points and Authorities in support of its Motion, finds that:

1. The Subject Property is substandard and a public nuisance, and has been and is now maintained in a manner that violates State housing laws and various provisions of the City of Placerville Municipal Code ("PMC").

2. The violations are so extensive and of such a nature that the health and safety of neighboring residents and of the general public is substantially endangered.

3. The City, as a local enforcement agency, properly issued to Respondent a notice to repair and abate.

4. Respondent has failed to comply with said notice within a reasonable time after its issuance, and Respondent has been afforded a reasonable opportunity to correct the conditions cited in said notice.

5. Respondent has been afforded his procedural due process rights guaranteed by the California Constitution and the United States Constitution, including, but not limited to, receipt of the notice of violation and an adequate and reasonable period of time to comply with the notice and order issued by the City, as well as notice and a reasonable opportunity to be heard in connection with the City's Motion.

6. The substandard conditions will likely persist unless this Court appoints a receiver to take possession of the Subject Property and to undertake responsibility for its rehabilitation.

7. Pursuant to Health and Safety Code section 17980.7, subdivision (c), and by virtue of its inherent power of equity, this Court has the authority to appoint a receiver to take possession of the Subject Property and undertake rehabilitation of a substandard building.

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ROSEVILLE, CALIFORNIA 95661

COTA COLE & HUBER LLP
2261 LAVA RIDGE COURT
ROSEVILLE, CALIFORNIA 95661

1 8. Respondent was properly served and noticed prior to the filing of the Motion.

2 9. Code of Civil Procedure section 568 and Health and Safety Code section 17980.7,
3 subdivision (c)(4)(H), empower the appointed receiver generally to do such acts respecting the
4 Subject Property as this Court may authorize.

5 10. California Receivership Group, a California public benefit corporation, through its
6 president Mark Adams, the City's nominee for receiver, has demonstrated the capacity and
7 expertise to develop and supervise a viable plan for the rehabilitation of the Subject Property.

8 **NOW, THEREFORE, IT IS HEREBY ORDERED** that California Receivership Group,
9 a California public benefit corporation, through its president Court Receiver Mark Adams
10 (hereinafter referred to as the "Receiver") is appointed Receiver of the Subject Property, with full
11 powers granted receivers under Code of Civil Procedure section 568 and Health and Safety Code
12 section 17980.7, subdivision (c), subject to this Order and further orders of the Court. The
13 Receiver shall immediately, and before performing any duties: (1) execute and file a Receiver's
14 oath; and (2) file the bond required by Code of Civil Procedure section 567, subdivision (b), in the
15 amount of \$ 10,000.

16 **IT IS FURTHER ORDERED** that the Receiver shall be entitled to compensation for his
17 services with respect to the rehabilitation of the Subject Property in the amount of \$ 330 per
18 hour for Mark Adams, provided that the Receiver's compensation shall be subject to review and
19 final approval by this Court upon notice and hearing at the time the Receiver presents his final
20 accounting, which accounting shall be accompanied by records adequately documenting the
21 rehabilitation and property management services rendered by the Receiver.

22 **IT IS FURTHER ORDERED** that the Receiver is given the following specific powers
23 and duties:

24 1. To take full and complete possession and control of the Subject Property, including
25 the tangible and intangible personal property located in or about said real property or used in
26 connection with said real property.

27 2. To manage the Subject Property and pay operating expenses, including taxes,
28 insurance, utilities, general maintenance, and debt secured by the Subject Property. The Receiver

1 shall have no personal liability for payment of costs authorized by this Court in connection with
2 the receivership.

3 3. To collect all rents and income from the Subject Property, to collect any debt
4 associated with the Subject Property, to invest all funds on hand, and to use these funds to pay for
5 the costs of operating, managing, maintaining, or rehabilitating the Subject Property.

6 4. To secure a cost estimate and rehabilitation plan as necessary from a licensed
7 contractor for the repairs necessary to correct the violations, and submit this plan to the Court for
8 approval.

9 5. To rehabilitate the Subject Property consistent with the rehabilitation plan
10 submitted to the Court, to put the Subject Property into compliance with all applicable state and
11 local codes, including, but not limited to the Uniform Code for the Abatement of Dangerous
12 Buildings, the California State Building Standards Code, the PMC, and to otherwise render the
13 Subject Property as a whole inhabitable as decent, safe, and sanitary housing.

14 6. To enter into contracts for goods and services and employ licensed contractors for
15 repairs as necessary to bring the Subject Property into compliance with applicable codes and to
16 render the Subject Property inhabitable as decent, safe, and sanitary housing, including without
17 limitation contracts with:

18 (a) Any maintenance and repair companies or personnel;

19 (b) Any licensed engineer or other building professional to inspect and evaluate
20 the condition and rehabilitation potential of the Subject Property;

21 (c) Any licensed architect or other design professional to furnish plans and
22 specifications for the rehabilitation of the Subject Property;

23 (d) Any licensed general contractor, subcontractor, supplier, or manufacturer, to
24 provide labor, services, goods, materials or equipment needed to manage, maintain, or rehabilitate
25 the Subject Property;

26 (e) Any construction manager;

27 (f) Any bank, lending institution, or government housing finance agency;

28 (g) Any title company;

COTA COLE & HUBER LLP
2261 LAVA RIDGE COURT
ROSEVILLE, CALIFORNIA 95661

- 1 (h) Any real estate appraiser;
- 2 (i) Any accountant;
- 3 (j) Any locksmith or security company to obtain access or to maintain the
- 4 security of the Subject Property.
- 5 7. To apply for permits and other governmental approvals as necessary to undertake
- 6 and complete the rehabilitation work.
- 7 8. To borrow funds as necessary to pay for the cost of the rehabilitation work,
- 8 relocation benefits, design and engineering work, permits, property management and maintenance,
- 9 taxes, insurance, legal fees, Receiver's fees, and other costs of the receivership, and to secure that
- 10 debt with a recorded first lien on the Subject Property for the amount borrowed.
- 11 9. To issue and record Receiver's Certificates of Indebtedness to evidence and secure
- 12 the above debt, which shall become a first lien on the Subject Property superior to all preexisting
- 13 private liens and encumbrances. The Receiver's Certificate shall be issued for such amounts and
- 14 for such items as the Court may hereafter expressly authorize, upon notice and after hearing as
- 15 herein provided. The debt evidenced by said Certificates shall be due and payable upon the
- 16 completion of the Receiver's duties hereunder with respect to the rehabilitation of the Subject
- 17 Property. If the debt is not satisfied at that time, the Receiver or the holder of the Certificate may
- 18 apply to this Court, upon notice and a hearing, to sell the Subject Property pursuant to Code of
- 19 Civil Procedure section 568.5 free and clear of subordinate liens and encumbrances.
- 20 10. To place long-term occupancy and rent restrictions on the Subject Property, if such
- 21 restrictions are required under the programs of those private lenders or government housing
- 22 finance agencies funding the rehabilitation work.
- 23 11. To temporarily relocate Respondent, if necessary, to effectuate the necessary
- 24 repairs.
- 25 12. To prepare monthly reports to all parties, which must include the total amount of
- 26 any rent received, the nature and amount of any operating or repair contracts, payments made to
- 27 repair and operate the Subject Property, other payments made, and the progress of necessary
- 28 repairs to the Subject Property.

1 13. To file with the Court, within thirty (30) calendar days of the effective date of this
2 Order, an inventory containing a complete and detailed list of all property of which the Receiver
3 has taken possession, and to promptly file a supplementary inventory of any subsequently
4 obtained property.

5 14. To render interim accountings and reports on a quarterly basis to this Court, and to
6 render a final accounting to this Court at the conclusion of the receivership.

7 15. To exercise the powers granted to receivers under section 568 of the Code of Civil
8 Procedure.

9 16. To sell the Subject Property pursuant to Code of Civil Procedure section 568.5, if
10 necessary, subject to the prior approval and confirmation of this Court.

11 17. To apply to this Court for further or other instructions or orders and for further
12 powers necessary to enable the Receiver to perform his duties properly, or to address unforeseen
13 circumstances that may arise with respect to this receivership.

14 **IT IS FURTHER ORDERED** that Respondent, his partners, assignees, successors,
15 representatives, managers, agents, attorneys, employees, and all other persons acting under or in
16 concert with Respondent:

17 (a) Immediately relinquish and turn over possession of the Subject Property to
18 the Receiver. Respondent shall not be able to remain an occupant of the Subject Property;

19 (b) Immediately turn over to the Receiver and direct any property managers or
20 other agents or employees to turn over all keys to the Subject Property and any books or records
21 with respect to the Subject Property as requested by the Receiver;

22 (c) Immediately advise the Receiver as to the nature and extent of insurance
23 coverage on the Subject Property, and name the Receiver as an additional insured on liability
24 insurance policies for as long as the Receiver remains in possession; and

25 (d) Forward to the Receiver all bills received in connection with the Subject
26 Property.

COTA COLE & HUBER LLP
2261 LAVA RIDGE COURT
ROSEVILLE, CALIFORNIA 95661

1 **IT IS FURTHER ORDERED** that Respondent, his partners, assignees, successors,
2 representatives, managers, agents, attorneys, employees, and all persons acting under or in concert
3 with Respondent, are hereby enjoined during the receivership from:

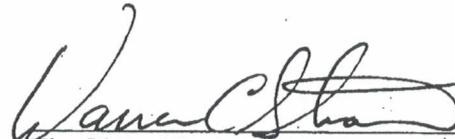
4 (e) Demanding, collecting, receiving, or diverting any rents, profits, or income
5 from the Subject Property; or

6 (f) Interfering with the Receiver, directly or indirectly, in the operation of the
7 Subject Property; or

8 (g) Encumbering, mortgaging, liening, selling or transferring the Subject
9 Property; or

10 (h) Canceling, reducing, or modifying any existing insurance coverage with
11 respect to the Subject Property.

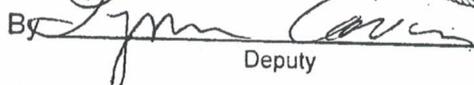
12
13 Dated: 8/20/18

14
15 
16 The Hon. Warren C. Stracener
17 Judge of the Superior Court

18
19 This is a true certified copy of the
20 record if it bears the seal, imprinted
21 in purple ink, the date of issuance and
22 an original signature.

23 Dated: SEP 14 2018

24 Superior Court of California
25 County of El Dorado

26 By 
27 Deputy



COTA COLE & HUBER LLP
2261 LAVA RIDGE COURT
ROSEVILLE, CALIFORNIA 95661

**= METROSCAN PROPERTY PROFILE = Attachment C
El Dorado (CA)**

OWNERSHIP INFORMATION

Parcel Number : 004 011 054
Owner : McDermott Michael
CoOwner :
Site Address : 3095 Cedar Ravine Rd Placerville 95667
Mail Address : 3800 Leisure Ln Placerville Ca 95667

SALES AND LOAN INFORMATION

<i>Transferred</i>	: 06/13/2019	<i>Loan Amount</i>	:
<i>Document #</i>	: 22821	<i>Lender</i>	:
<i>Sale Price</i>	:	<i>Loan Type</i>	:
<i>Deed Type</i>	: Interspousal	<i>Interest Rate</i>	:
<i>% Owned</i>	: 100	<i>Vesting Type</i>	: Sole And Separ

ASSESSMENT AND TAX INFORMATION

<i>Land</i>	: \$33,776	<i>Exempt Type</i>	:
<i>Structure</i>	: \$28,145	<i>Exempt Amount</i>	:
<i>Timber</i>	:	<i>Tax Rate Area</i>	: 001043
<i>Other</i>	:	<i>18-19 Taxes</i>	: \$688.74
<i>Total</i>	: \$61,921	<i>% Improved</i>	: 45

PROPERTY DESCRIPTION

Map Grid :
Census : Tract : 312.00
Block : 2
Zoning : R106 Residential,6,000 Sq Ft Min
Land Use : 11 Res,Improved,Up To 2.5 Acres
Legal : PLACER VILLAGE RS 30/100/1
Compass Mp : 32 D4

DISTRICT INFORMATION

<i>Elem School</i>	: Placerville Union	<i>Fire</i>	: El Dorado Co.
<i>High School</i>	: El Dorado Union	<i>Park/Rec</i>	:
<i>Com College</i>	: Los Rios	<i>Water</i>	: El Dorado Co

PROPERTY CHARACTERISTICS

<i>TotalRms</i>	: 4	<i>Water Srce</i>	: Public	<i>LotAcres</i>	: .33	<i>BldgClass</i>	:
<i>Bedrooms</i>	: 2	<i>AccessType</i>	: City	<i>Lot SqFt</i>	: 14,375	<i>Bldg Cond</i>	:
<i>Bathrms</i>	: 1.00	<i>NaturalGas</i>	:	<i>BldgSqFt</i>	: 1,112	<i>Terrain</i>	: Level
<i>Stories</i>	: 1	<i>Waterfront</i>	:	<i>Year Blt</i>	: 1900	<i>GroundCvr</i>	: Open
<i>Units</i>	: 1	<i>Floor Plan</i>	: Avg	<i>Eff Year</i>	: 1939	<i>View Qlty</i>	:
<i>Sewer</i>	: Sewer	<i>Williamsn</i>	:				

BLOCK 20 LOT 13 THRU 27 - CITY OF PLACERVILLE

4:01



THIS MAP IS NOT A SURVEY. It is prepared by the El Dorado Co. Assessor's office for assessment purposes only. Area calculations such as dimensions and acreage.

Acreages Are Estimates

Adjacent Maps Paper Shown in Gray, Text Assessor's Block Numbers Shown in Ellipse Assessor's Parcel Numbers Shown in Circles

Rev. JUN 1, 2015

Assessor's Map Bk. 004 Pg. 01 County of El Dorado, CA

091-092

RECORD OF SURVEY

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 8,
TOWNSHIP 10 NORTH, RANGE 11 EAST, M.D.M., ALSO BEING
A PORTION OF LOT 27, BLOCK 20, CITY OF PLACERVILLE,
COUNTY OF EL DORADO, STATE OF CALIFORNIA

OCTOBER, 2007



BREWER & ASSOCIATES
LAND SURVEYING
SHEET 1 OF 2 SHEETS

REFERENCES:

- R.S. 14-85 OFFICIAL RECORD 1134-184
- P.M. 15-18 OFFICIAL RECORD 1323-785
- P.M. 22-34 OFFICIAL RECORD 1487-229
- P.M. 24-147 OFFICIAL RECORD 2111-553
- P.M. 36-80 OFFICIAL RECORD 3676-482
- OFFICIAL RECORD 471-585
- OFFICIAL RECORD 337-146 OFFICIAL RECORD 336-466
- OFFICIAL RECORD 314-077 OFFICIAL RECORD 337-146
- OFFICIAL RECORD 419-413 OFFICIAL RECORD 471-585
- OFFICIAL RECORD 471-585 OFFICIAL RECORD 570-711
- OFFICIAL RECORD 651-533 OFFICIAL RECORD 1009-112
- OFFICIAL RECORD 1009-112 OFFICIAL RECORD 1113-582
- OFFICIAL RECORD 1113-582 OFFICIAL RECORD 1113-582

NOTES:

- 1-THE PURPOSE OF THIS SURVEY IS TO DISCLOSE MATERIAL EVIDENCE WHICH DOES NOT APPEAR ON ANY SUBDIVISION MAP, OFFICIAL MAP, OR RECORD OF SURVEY, TO RECORD THE POSITIONS OF MONUMENTS SET BY THIS SURVEYOR ESTABLISHING POINTS NOT SHOWN ON ANY PREVIOUSLY RECORDED SUBDIVISION MAP, OFFICIAL MAP OR RECORD OF SURVEY, AND TO DISCLOSE THE FINDING OF A MATERIAL DISCREPANCY WITH THE INFORMATION CONTAINED IN AN OFFICIAL MAP AND EVIDENCE OF MATERIALLY ALTERNATE POSITIONS OF LINES AND POINTS SHOWN ON SAID MAP, AS REQUIRED BY BUSINESS AND PROFESSIONS CODE SECTION 8762, PARAGRAPHS (b)(1)(2)(3)(4)(5) OF THE PROFESSIONAL LAND SURVEYORS ACT.
- 2-THE CURRENT LEGAL DESCRIPTION THAT DESCRIBES TRACT 2 (DOC. NO. 2000-0065799) @ IS MATHEMATICALLY DEFICIENT, SPECIFICALLY, THE LAST COURSE OVERLAPS THE FIRST COURSE BY APPROXIMATELY 1.94 FEET. THE FIRST COURSE OF THE TIE FOR ALL VESTING DEEDS DESCRIBING TRACT 1 CLEARLY IDENTIFIES THE POINT OF BEGINNING BEING "1.94 FEET" NORTHERLY OF THE COMMON LINE DIVIDING TRACTS 1 AND 2, BASED ON THESE CALLS, IT IS THE OPINION OF THIS SURVEYOR THAT THE WESTERLY LINE OF TRACT 2 WAS ORIGINALLY INTENDED TO BE 51.94 FEET IN LENGTH.
- 3-THE TIE FOR BOTH TRACTS 1 AND 2 WHICH CALLS TO "THE NORTHEAST CORNER OF BLOCK 6 OF LOT 22" IS MISSTATED AND SHOULD READ "THE NORTHEAST CORNER OF LOT 6 OF BLOCK 22".
- 4-THE SURVEYOR FOUND A TYPOGRAPHICAL ERROR IN THE DISTANCE CALLED FOR IN THE FOURTH COURSE OF THE LEGAL DESCRIPTION FOR TRACT 1 (DOC. NO. 2007-0020077) @. THIS ERROR FIRST OCCURRED IN (DOC. NO. 2006-0042153) @. THE DISTANCE IS STATED AS "24.30 FEET" AND SHOULD READ "24.10 FEET". AS CITED IN THE PREVIOUS CONVEYANCE (O.R. 1134-184) @.
- 5-THE SURVEYOR FOUND A TYPOGRAPHICAL ERROR IN THE BEARING OF THE LEGAL DESCRIPTION FOR TRACT 2 (DOC. NO. 2000-0065799) @. THIS ERROR FIRST OCCURRED IN (O.R. 1231-737) @. THE BEARING IS STATED AS "SOUTH 89°57' WEST" AND SHOULD READ "SOUTH 89°57' WEST", AS CITED IN THE PREVIOUS CONVEYANCE (O.R. 1079-284) @.
- 6-THE MONUMENTS FOUND ON THIS SURVEY PURPORTED TO EVIDENCE A PORTION OF THE BOUNDARY DIVIDING TRACTS 1 AND 2, CALLED FOR IN BOTH TRACTS' LEGAL DESCRIPTIONS, DO NOT OCCUPY THEIR DESCRIBED POSITIONS (DISCREPANCIES ARE SHOWN HEREON - SHEET 2). THE SURVEY REVEALED THESE MONUMENTS TO BE OF CHARACTER PURSUANT TO THE ORIGINAL CONVEYANCES AND NO OTHER MONUMENTS WERE FOUND AT THE EASTERLY TERMINUS OF THE 92.51' LINE, COUPLED WITH AN EXISTING FENCE POST SUPPORTING AN OLD GATE ATTACHED TO THE STRUCTURE ON PACT 2. A BEARING OF "SOUTH 89°57' WEST" WAS OBTAINED FROM THE MONUMENT FOUND AT THE SOUTHWESTERN TERMINUS OF THE 92.51' LINE, CONSTITUTE THE BEST AVAILABLE EVIDENCE TO RETRACE THE INTENT OF THE ORIGINAL CONVEYANCES FOR THAT LINE. THE RECORD DISTANCE OF 51.94' FROM THE REESTABLISHED SOUTHWEST CORNER OF LOT 27 BLOCK 20 (BASED ON FOUND MONUMENTS AND RECORD DATA) INTERSECTS THIS LINE ON ITS WESTERLY PROLONGATION.
- 7-THE POSITION FOR THE SOUTHEAST CORNER OF TRACT 2 WAS REESTABLISHED BASED UPON FIELD EVIDENCE OF ANOTHER OLD FENCE POST IN CLOSE PROXIMITY TO THE DESCRIBED LOCATION OF A FENCE POST CALLED FOR IN (O.R. 3068-237) @ FOR PARCEL 4. THIS POSITION ALSO MORE CLOSELY FIT THE BEARING FROM THE ORIGINAL MONUMENT FOUND IMMEDIATELY TO THE NORTH.
- 8-THE STAR STEP PORTION OF THE BOUNDARY DIVIDING TRACT 1 AND TRACT 2 CLOSELY ECHOES THE FOOTPRINT OF THE EXISTING STRUCTURE SHOWN ON TRACT 1
- 9-OTHER FIELD EVIDENCE CONSIDERED: THE LOCATIONS OF THE NEWER EXISTING FENCES WERE ALSO SURVEYED. THE SURVEY REVEALED THEIR LOCATIONS TO DIFFER FROM OBLITERATED FENCES SHOWN ON AERIAL PHOTOGRAPHY OBTAINED FROM THE PLACERVILLE CITY FLY-OVER PERFORMED IN 1982, NEARER TO THE DATE OF THE ORIGINAL CONVEYANCES. CONSTRUCTION DRAWINGS FOR THE FOWLER PROFESSIONAL BUILDING ON THE PARCEL ADJOINING TRACTS 1 AND 2 TO THE SOUTH SHOW THE REMAINING WALL THAT RUNS NEAR THE SOUTHERLY LINE OF TRACT 2 TO BE CONSTRUCTED SOUTHERLY OF THE SOUTHERLY LINE. OUR FIELD SURVEY FINDINGS CONCURRED WITH THE DRAWINGS' REPRESENTATION.

SURVEYOR'S STATEMENT:

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS ACT AT THE REQUEST OF DR. PAUL B. SOBELMAN AND STEPHANIE K. SOBELMAN

PETER S. BREWSTER, P.L.S. 6490
LICENSE EXPIRATION DATE 6-30-09



95-07736

COUNTY SURVEYOR'S STATEMENT:

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYORS' ACT THIS 20TH DAY OF December, 2007.

Daniel S. Russell

DANIEL S. RUSSELL, P.L.S. 5017
COUNTY SURVEYOR
COUNTY OF EL DORADO, CALIFORNIA
LICENSE EXPIRATION DATE 12-31-09

BY:

Richard L. Briner
RICHARD L. BRINER, P.L.S. 5084
DEPUTY SURVEYOR
COUNTY OF EL DORADO, CALIFORNIA
LICENSE EXPIRATION DATE 6-30-09



RECORDER'S STATEMENT:

FILED THIS 21 DAY OF December, 2007 A.T.O.S. 3:32 P.M. IN BOOK 30 OF RECORD OF SURVEYS AT PAGE 100, AT THE REQUEST OF DR. PAUL B. SOBELMAN AND STEPHANIE K. SOBELMAN DOCUMENT NUMBER 2007-78270

William E. Schultz
WILLIAM E. SCHULTZ
COUNTY RECORDER, CLERK
COUNTY OF EL DORADO, CALIFORNIA

BY:

Deputy Recorder
DEPUTY

30-100

RECORDING REQUESTED BY:

Orange Coast Title Company
2461 W La Palma Ave #120
Anaheim, CA 92801

WHEN RECORDED MAIL DOCUMENT AND TAX STATEMENT TO:

Michael McDermott
3800 Leisure Lane
Placerville, CA 95667

APN: 004-011-54-100
TITLE ORDER NO.: 150-1982543-07
ESCROW NO.: 1982543-maq

20199002282000003

El Dorado, County Recorder
Janelle K. Horne Co Recorder Office
DOC 2019-0022820-00
Acct 1003-Orange Coast Title-Anaheim
Thursday, JUN 13, 2019 12:44:11
Ttl Pd \$165.75 Nbr-0002015393
RAB/C1/1-3

THIS SPACE FOR RECORDER'S USE ONLY

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:

NOTE: The following exemptions may not be acceptable for use in all counties:

- Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on _____(date) as document number _____ of Official Records, or,
- Exempt from fee per GC27388.1 due to the maximum fees having been paid on documents in the transaction(s) recorded previously on _____(date) as document number(s) _____ of Official Records, or
- Exempt from fee per GC27388.1 due to it being recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner-occupier was recorded on _____(date) as document number(s) _____, or,

THIS PAGE ADDED TO PROVIDE EXEMPTION INFORMATION FOR THE BUILDING HOMES AND JOBS ACT FEE (SB-2 ATKINS; AFFORDABLE HOUSING FEE) (ADDITIONAL RECORDING FEE APPLIES)

RECORDING REQUESTED BY:

Orange Coast Title Company
2461 W La Palma Ave #120
Anaheim, CA 92801

WHEN RECORDED MAIL DOCUMENT AND TAX

STATEMENT TO:

Michael McDermott
3800 Leisure Lane
Placerville, CA 95667

APN: 004-011-54-100
TITLE ORDER NO.: 150-1982543-07
ESCROW NO.: 1982543-mag

THIS SPACE FOR RECORDER'S USE ONLY

GRANT DEED

The undersigned Grantor(s) declare(s) that the **DOCUMENTARY TRANSFER TAX IS: \$ 145.75 County; \$ 0.00 City**
XX computed on the full value of the interest of property conveyed, or *City of Placerville*
___ computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale.
___ OR transfer is EXEMPT from tax for the following reason:

Signature of declarant or agent determining tax

Firm Name

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Mark Adams, as court appointed receiver for the property known as 3095 Cedar Ravine Road, Placerville, CA, 95667, with assessors parcel numbers 004-011-54-100 per Superior Court of California, County of El Dorado, Court Order Case No. PC20170462

HEREBY GRANT(S) to Michael McDermott, A Married Man as His Sole and Separate Property

All that real property situated in the City of Placerville, County of El Dorado, State of California, described as:
All that portion of Lot 27, Block 20, City of Placerville, as the same is marked, designated and numbered on the Official Map and in the field notes of the Official Survey of said City of Placerville, now on file and of record in the Office of the County Recorder of said County of El Dorado, lying Northerly and Westerly of the following described lines:

Beginning at a 1/2 inch iron pipe set on the Easterly line of Cedar Ravine Street from which the Northeast corner in Block numbered 6, of Lot numbered 22, of City of Placerville, bears South 20° 45' East, 1.94 feet to a similar pipe and North 43° 29' West, 67.89 feet; thence from said point of beginning, along a fence line North 68° 53' 20" East, 99.16 feet to a 3/4 inch pipe with cap; thence South 20° 45' East, 10.72 feet to a similar pipe; thence North 68 ° 57' East, 26.00 feet to a similar pipe; thence South 22 ° 03' East, 24.30 feet to a 2 inch by 2 inch stake to brass tag marked "RE 4391"; thence North 61 ° 48' East, 33.25 feet to a inch capped iron pipe stamped "L.S. 2725"; thence North 22 ° 00' West to the North line of said Lot 27.

Assessor's Parcel Numbers(s): 004-011-54-100

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Page 1 of 2 Grant Deed dated May 21, 2019

3095 Cedar Ravine Road Placerville, CA 95667/McDermott/Mark Adams, as receiver of 3095 Cedar Ravine Road, Placerville, CA 95667 with assessor's parcel number 004-011-54-100 , disclosed by a Superior Court of California, County of El Dorado, Court Order Case No. PC20170462

Commonly Known As: 3095 Cedar Ravine Road, Placerville, CA 95667

May 21, 2019

Mark Adams, as court appointed receiver for the property known as 3095 Cedar Ravine Road, Placerville, CA 95667 with assessor's parcel number 004-011-54-100, per Superior Court of California, County of El Dorado, Court Order Case No/PC20170462

By: Mark Adams as Receiver
Mark Adams, court appointed receiver

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 Los Angeles }

On May 22nd 2019, before me, Mayling Gonzalez Arroyo, a Notary Public personally appeared Mark Adams

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 [Handwritten Signature]

(SEAL)



Page 2 of 2 Grant Deed dated May 21, 2019
3095 Cedar Ravine Road Placerville, CA 95667/McDermott/Mark Adams, as receiver of 3095 Cedar Ravine Road, Placerville, CA 95667 with assessor's parcel number 004-011-54-100, disclosed by a Superior Court of California, County of El Dorado, Court Order Case No. PC20170462

RECORDING REQUESTED BY:

Orange Coast Title Company
2461 W La Palma Ave #120
Anaheim, CA 92801

20199002282100003

El Dorado, County Recorder
Janelle K. Horne Co Recorder Office
DOC 2019-0022821-00

Acct 1003-Orange Coast Title-Anaheim
Thursday, JUN 13, 2019 12:44:11

Ttl Pd \$20.00 Nbr-0002015394
RAB/C1/1-3

WHEN RECORDED MAIL DOCUMENT AND TAX STATEMENT TO:

Michael McDermott
3800 Leisure Lane
Placerville, CA 95667

APN: 004-011-54-100
TITLE ORDER NO.: 150-1982543-07
ESCROW NO.: 1982543-mag

THIS SPACE FOR RECORDER'S USE ONLY

INTERSPOUSAL 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:

NOTE: The following exemptions may not be acceptable for use in all counties:

- Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on _____(date) as document number _____ of Official Records, or,
- Exempt from fee per GC27388.1 due to the maximum fees having been paid on documents in the transaction(s) recorded previously on _____(date) as document number(s) _____ of Official Records, or
- Exempt from fee per GC27388.1 due to it being recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner-occupier was recorded on _____(date) as document number(s) _____, or,

THIS PAGE ADDED TO PROVIDE EXEMPTION INFORMATION FOR THE BUILDING HOMES AND JOBS ACT FEE (SB-2 ATKINS; AFFORDABLE HOUSING FEE) (ADDITIONAL RECORDING FEE APPLIES)

RECORDING REQUESTED BY:

Orange Coast Title Company
2461 W La Palma Ave #120
Anaheim, CA 92801

WHEN RECORDED MAIL DOCUMENT AND TAX STATEMENT TO:

Michael McDermott
3800 Leisure Lane
Placerville, CA 95667

APN: 004-011-54-100
TITLE ORDER NO.: 150-1982543-07
ESCROW NO.: 1982543-maq

THIS SPACE FOR RECORDER'S USE ONLY

INTERSPOUSAL GRANT DEED

(Excluded from reappraisal under California Constitution Article 13A §1 et seq.)

The undersigned Grantor(s) declare(s) that the **DOCUMENTARY TRANSFER TAX IS: ***0*****
This conveyance establishes the sole and separate property of a spouse, and the Grantor received nothing in return, R&T 11911.

This is an interspousal transfer and not a change in ownership under §63 of the Revenue and Taxation Code.

Signature of declarant or agent determining tax



Firm Name

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Amber R. McDermott, spouse of Grantee

HEREBY GRANTS to Michael McDermott, A Married Man as His Sole and Separate Property

All that real property situated in the City of Placerville, County of El Dorado, State of California, described as:

All that portion of Lot 27, Block 20, City of Placerville, as the same is marked, designated and numbered on the Official Map and in the field notes of the Official Survey of said City of Placerville, now on file and of record in the Office of the County Recorder of said County of El Dorado, lying Northerly and Westerly of the following described lines:

Beginning at a ½ inch iron pipe set on the Easterly line of Cedar Ravine Street from which the Northeast corner in Block numbered 6, of Lot numbered 22, of City of Placerville, bears South 20° 45' East, 1.94 feet to a similar pipe and North 43° 29' West, 67.89 feet; thence from said point of beginning, along a fence line North 68° 53' 20" East, 99.16 feet to a ¾ inch pipe with cap; thence South 20°45' East, 10.72 feet to a similar pipe; thence North 68° 57' East, 26.00 feet to a similar pipe; thence South 22° 03' East, 24.30 feet to a 2 inch by 2 inch stake to brass tag marked "RE 4391"; thence North 61° 48' East, 33.25 feet to a ¾ inch capped iron pipe stamped "L.S. 2725"; thence North 22° 00' West to the North line of said Lot 27.

Assessor's Parcel Numbers(s): 004-011-54-100

Commonly Known As: 3095 Cedar Ravine Road, Placerville, CA 95667

It is the express intent of the Grantor, being the spouse of the Grantee, to convey all right, title and interest of the Grantor, community or otherwise, in and to the herein described property to the grantee as his sole and separate property

MAIL TAX STATEMENTS AS DIRECTED ABOVE



Objection to Demolition - Fwd: Planning Commission Meeting Agenda for January 7th

1 message

Jennifer Chapman <jenchapman415@gmail.com>

Tue, Jan 7, 2020 at 8:39 AM

To: Andrew Painter <apainter@cityofplacerville.org>, bsraines@sbcglobal.net, ohbw01@gmail.com

Cc: Bill Tuikka <wtuikka@gmail.com>, Kirk <kirkcallansmith@mindspring.com>, Nisenan Mewuk <tribalcouncil@eldoradonisenanmewuk.com>, Sue Taylor <Sue-Taylor@comcast.net>, Lynne Hunter <lhunter@cityofplacerville.org>, Pierre Rivas <privas@cityofplacerville.org>, Kara Taylor <ktaylor@cityofplacerville.org>, Mark Acuna <macuna@cityofplacerville.org>, Michael Saragosa <msaragosa@cityofplacerville.org>, Patty Borelli <Borellicouncil@sbcglobal.net>, Dennis Thomas <dthomas@cityofplacerville.org>, Pat Lakey <plakey@mtdemocrat.net>, Evelyn <evelynvdr@gmail.com>, Fran Duchamp <francescaduchamp@att.net>, Heidi Mayerhofer <hmayerhofer5@gmail.com>, Regina O'Connell <roconnell@cityofplacerville.org>, Cleve Morris <cmorris@cityofplacerville.org>

January 7, 2020

To: Placerville Planning Commission

Fr: Jennifer Chapman - [2701 Clay Street](#)

Re: Opposition to Demolition of House at [3095 Cedar Ravine](#)

Dear Planning Commission,

I object to the demolition of the house at [3095 Cedar Ravine](#) without further environmental review for the following reasons:

1. This house is located in a residential historic district associated with other residential historic districts as well as the downtown Main Street historic district. When viewed as a group, all of these districts are contiguous.
2. The downtown Main Street historic district that is adjacent to the Cedar Ravine district has been assumed to be eligible for the state and national registers of historic places in the environmental analysis for the Clay Street Bridge Project. Preliminary work by a historian / consultant working for Friends of Historic Hangtown supports this assumption and provides a foundation for further study.
3. The building date of 1939 is the same as the historic Post Office at 515 Main Street built in 1939
4. The Blair family's ties to the property and the building at [3095 Cedar Ravine](#) are a significant association.
5. The historic WPA mural in the historic 1939 post office at [515 Main Street](#) ("Forest Genetics" by Tom Lewis) commemorates the history of logging in the Placerville area; and logging is also associated with the Blair family. See mural informatoin at this link: <https://livingnewdeal.org/projects/el-dorado-das-office-mural-placerville-ca/>
6. Placerville's residential historic districts and the downtown Main Street historic district are interconnected and represent a dynamic period of local, state, and national history which include significant events from the Discovery of Gold in 1848 until the end of non-essential gold mining in 1942 by order of the War Production Board under President Franklin D. Roosevelt.
7. The intersection of Cedar Ravine and Main Street is where the Druid Monument was placed because of the importance of the Cedar Ravine corridor and the Lincoln Highway.
8. The Druid Monument has been determined eligible for listing on the National Register of Historic Places by the consultants working for the City and Caltrans on the Clay Street Bridge project.

Furthermore, it is inappropriate to build multi-family housing instead of a single family home this location. However, a single family home -- may be able to accomodate more than one family if designed appropriately. The options of restoration and/or rebuilding while maintaining historic character need to be studied further.

In my opinion, to categorically exempt this project from further environmental review would be a violation of CEQA. It is also a matter of ethics and conscience.

The City should assist the applicant with finding a solution for this property that is compatible with preservation of historic resources, feeling and character.

Please share this letter with all members of the Planning Commission before tonight's meeting.

Sincerely,

Jennifer Chapman
2701 Clay Street
Placerville CA 95667

----- Forwarded message -----

From: **Lynne Hunter** <lhunter@cityofplacerville.org>
Date: Fri, Jan 3, 2020 at 1:51 PM
Subject: Planning Commission Meeting Agenda for January 7th
To:

Good Afternoon

I have attached the agenda for the January 7th Planning Commission meeting that will take place at Town Hall ([549 Main Street](#)) at 6:00 pm.

Lynne

Lynne M. Hunter, Administrative Secretary
City of Placerville Development Services Department
Planning 530.642.5252 - Building 530.642.5240 - Code Enforcement 530.642-5579 - fx. 530.295.2510
City Website : www.CityofPlacerville.org
Office Hours: Monday - Friday 8:00 a.m. - 5:00 p.m.

--

Jennifer Chapman
415-419-4846

 **2020 01 07 Agenda.pdf**
46K