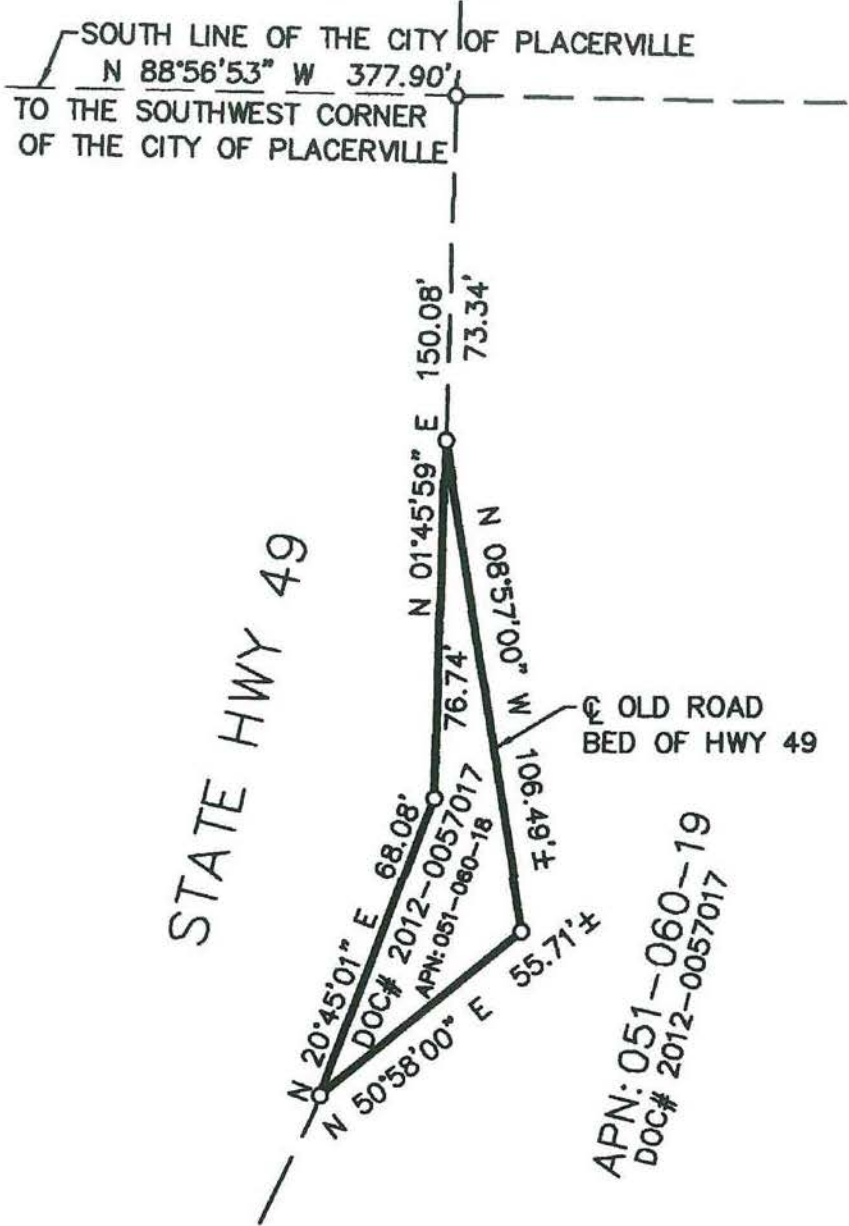
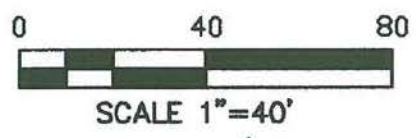


Exhibit A
Location Map
COC18-0002 McGrew Family Trust

FILE # _____

2018 NOV 28 PM 1:25
RECEIVED
PLANNING DEPARTMENT

SITE PLAN



APPLICANT: McGrew Family Trust dated 3/10/2006 PARCEL NO.: 051-060-18
 ZONING: RIA LOT AREA: 0.039 Ac. SEC 18 TWN 10 RGE 11
 SCALE: 1"=40' DATE: November 26, 2018

Exhibit B: Site Plan

COC18-0002 McGrew Family Trust

EL DORADO COUNTY ADV 28 PM 1:25

RECEIVED
PLANNING DEPARTMENT

RECORDING REQUESTED BY
DEPARTMENT OF TRANSPORTATION
When Recorded Mail to
P. O. Box 911
Marysville, California

OFFICIAL RECORDS
EL DORADO COUNTY-CALIF
RECORD REQUESTED BY

INTER-COUNTY TITLE CO.
SEP 4 3 39 PM 1975

JAMES W. SWEENEY
COUNTY RECORDER

400

DOCUMENTARY TRANSFER TAX \$ None
Calif. Dept. of Transportation By *M. Anderson*
SPACE ABOVE THIS LINE FOR RECORDER'S USE

Computed on full value of property conveyed 7-21-72

DIRECTOR'S DEED
(QUITCLAIM) 3
AUG 1975

DISTRICT	COUNTY	ROUTE	POST MILE	NUMBER
03	ED	49	13.8	DK-025647-01-01 (025648-01-01) 025179

Transportation formerly
known as Public Works

The STATE OF CALIFORNIA, acting by and through its Director of ~~Public Works~~, does hereby grant to
John P. Simpson

all that real property in the unincorporated area,
County of El Dorado, State of California, described as:

That portion of the Northwest 1/4 of Section 18, T.10 N.,
R.11 E., M.D.B.&M., lying Westerly from the Easterly line of existing
State Highway Route 49 and Easterly from the line described as follows:

BEGINNING at a point being the intersection of the South City
limits of Placerville and the Easterly line of said existing State
Highway Route 49, said point being distant S. 88° 56' 53" E.,
377.90 feet from an eight-inch by eight-inch granite monument marking
the Southwest corner of the City of Placerville; THENCE from said
point of beginning S. 02° 45' 01" W. 150.08 feet; thence S. 21° 56' 00" W.
72.03 feet; thence S. 26° 29' 24" W. 521.05 feet to a point in said
Easterly line.

Exhibit C: Property Description

COC18-0002 McGrew Family Trust

MAIL TAX
STATEMENTS TO: John P. Simpson
3360 Coon Hollow Road
Placerville, California 95667

BOOK 1344 PAGE 231

24779

EL DORADO COUNTY

Subject to restrictions, reservations, and easements of record.

This conveyance is executed pursuant to the authority vested in the Director of Transportation by law and, in particular, by the Streets and Highways Code.

WITNESS my hand and the seal of the Department of Transportation of the State of California, this 25th day of August, 1975.

STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION

Sidney McCausland
Director of Transportation

By [Signature]

APPROVED AS TO FORM AND PROCEDURE

[Signature]
ATTORNEY
DEPARTMENT OF TRANSPORTATION

STATE OF CALIFORNIA }
COUNTY OF SACRAMENTO } ss.

On this 25th day of August, in the year 1975, before me, J. L. KROEGER, a Notary Public in and for the State of California, residing therein, duly commissioned and sworn, personally appeared Edwin W. Thomas known to me to be the person whose name is subscribed to the within instrument as the Attorney in Fact of Sidney McCausland, Director of Transportation of the State of California, and known to me to be the person who executed the within instrument on behalf of the State of California, and he acknowledged to me that he subscribed the name of Sidney McCausland as Director of Transportation, and his own name as Attorney in Fact, and that the State of California executed the same.

WITNESS my hand and official seal.

J. L. KROEGER
NOTARY PUBLIC - CALIFORNIA
SACRAMENTO COUNTY
My Commission Expires April 17, 1978
1220 N Street, Sacramento, CA. 95814

[Signature]
Notary Public

THIS IS TO CERTIFY That the California Highway Commission has authorized the Director of Transportation to execute the foregoing deed at its meeting regularly called and held on the 20th

day of August, 1975, in the City of Sacramento

Dated this 21st day of August, 1975

[Signature]

HAROLD A. RICHARD
Assistant Secretary of the
California Highway Commission

END OF DOCUMENT

BOOK 15344 PAGE 232

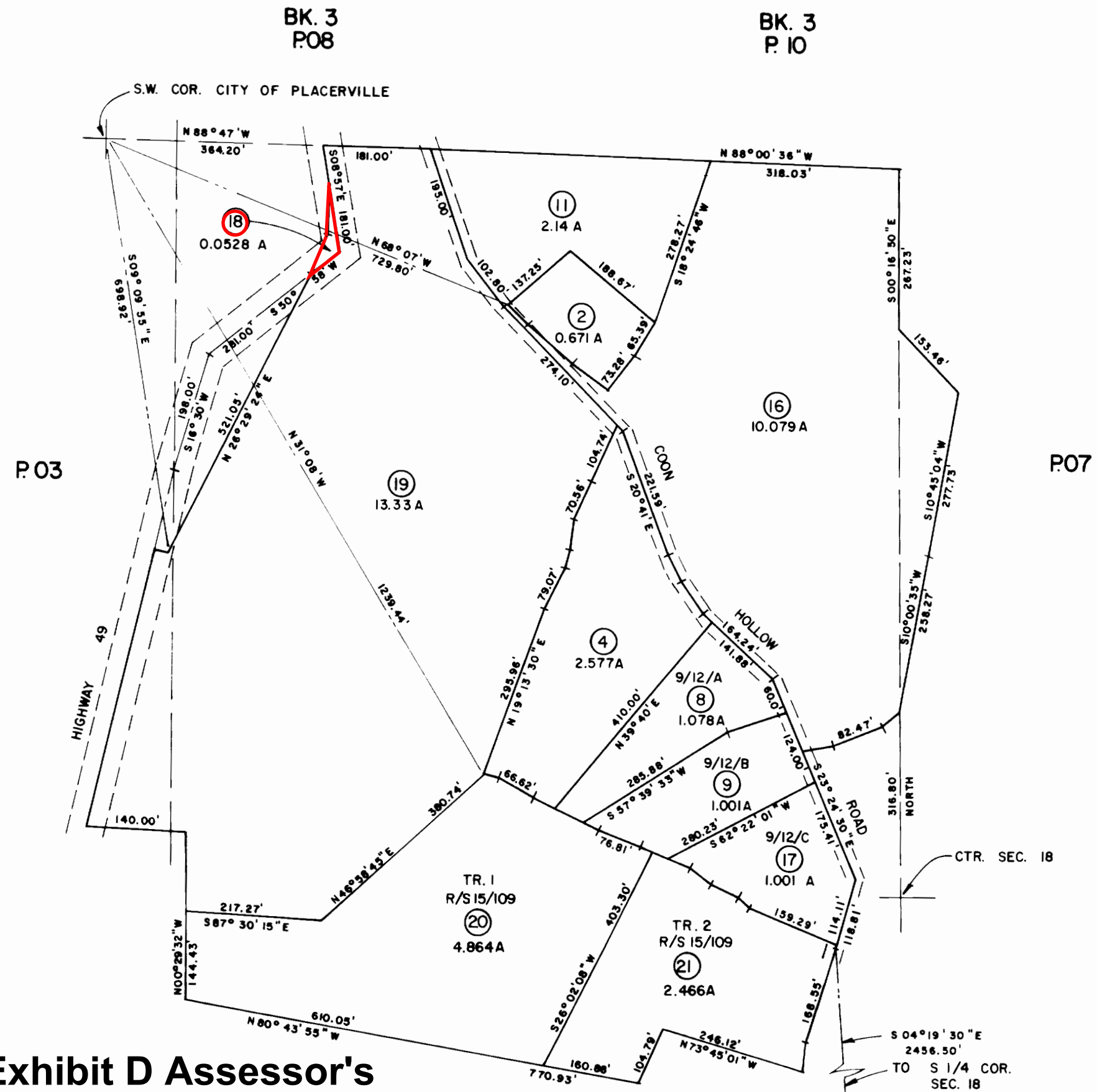


Exhibit D Assessor's Map COC18-0002 McGrew Family Trust

NOTE - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

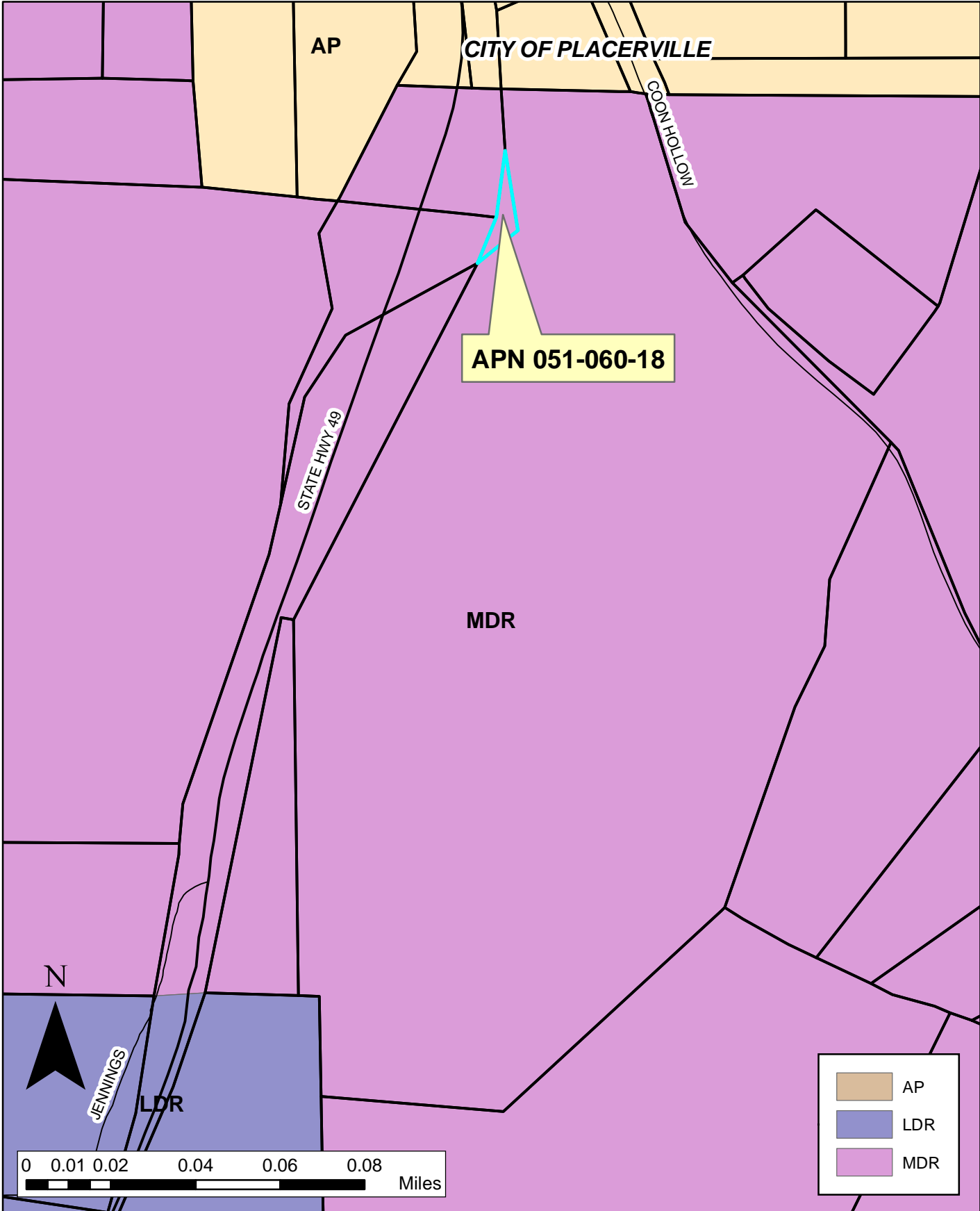


Exhibit E
General Plan
COC18-0002 McGrew Family Trust

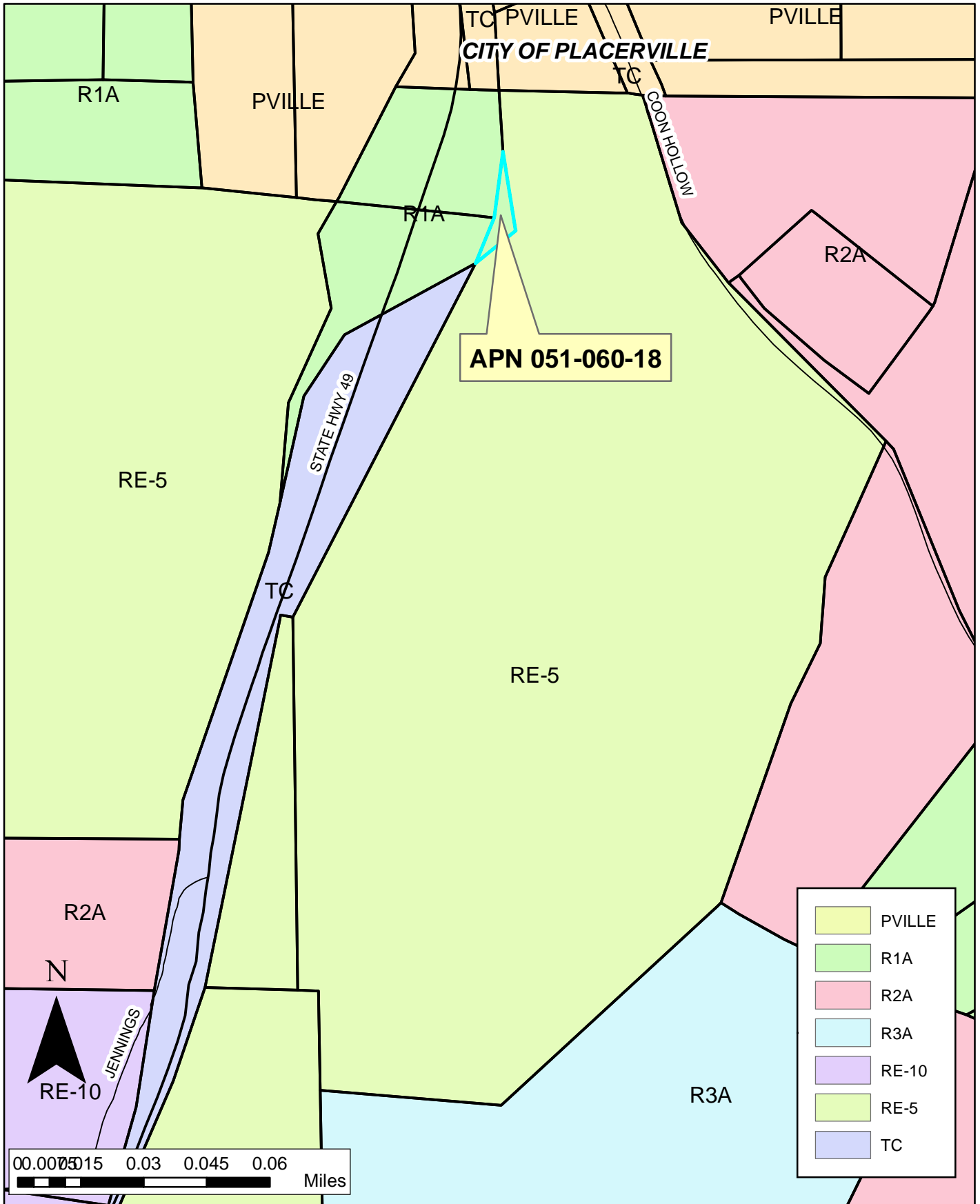


Exhibit F
Zone Districts
COC18-0002 McGrew Family Trust

OFFICE OF THE COUNTY COUNSEL
EL DORADO COUNTY
INTER-OFFICE MEMO



TO: Dan Russell, Surveyor,
Attention: Steve Prescott *R. L.*

FROM: Rudy Limon, Principal Legal Analyst

DATE: June 15, 1999

RE: Application for Certificates of Compliance CC 98-97, 98, 99

You have asked for a recommendation regarding an application for the above-referenced certificates of compliance. Such applications are for (a) APN 051-060-19, (b) a portion of APN 051-060-18 consisting of a parcel consisting of 197 acres situated adjacent to the southwest corner of APN 051-060-19 and, (c) a portion of a APN 051-060-18 consisting of a parcel consisting of 2178 square feet close to adjacent to the northwest corner of APN 051-060-18.

With respect to items (1) and (2) above, documents furnished by you to this office indicate that each of the parcels involved was created prior to March 4, 1972 and are therefore entitled to unconditional certificates of compliance. *51-060-19 - should be two parcels as described in COC 2000-0031135*

With respect to the 2178 square foot parcel, it is our view that that parcel is entitled to a conditional certificate of compliance.

You have advised us that that parcel, in all probability, was created by mutually exchanged deeds between the State of California and John Simpson apparently in connection with a road alignment of Highway 49. The deed from the State to John Simpson was recorded on September 4, 1975 which is thus the date of creation of that parcel.

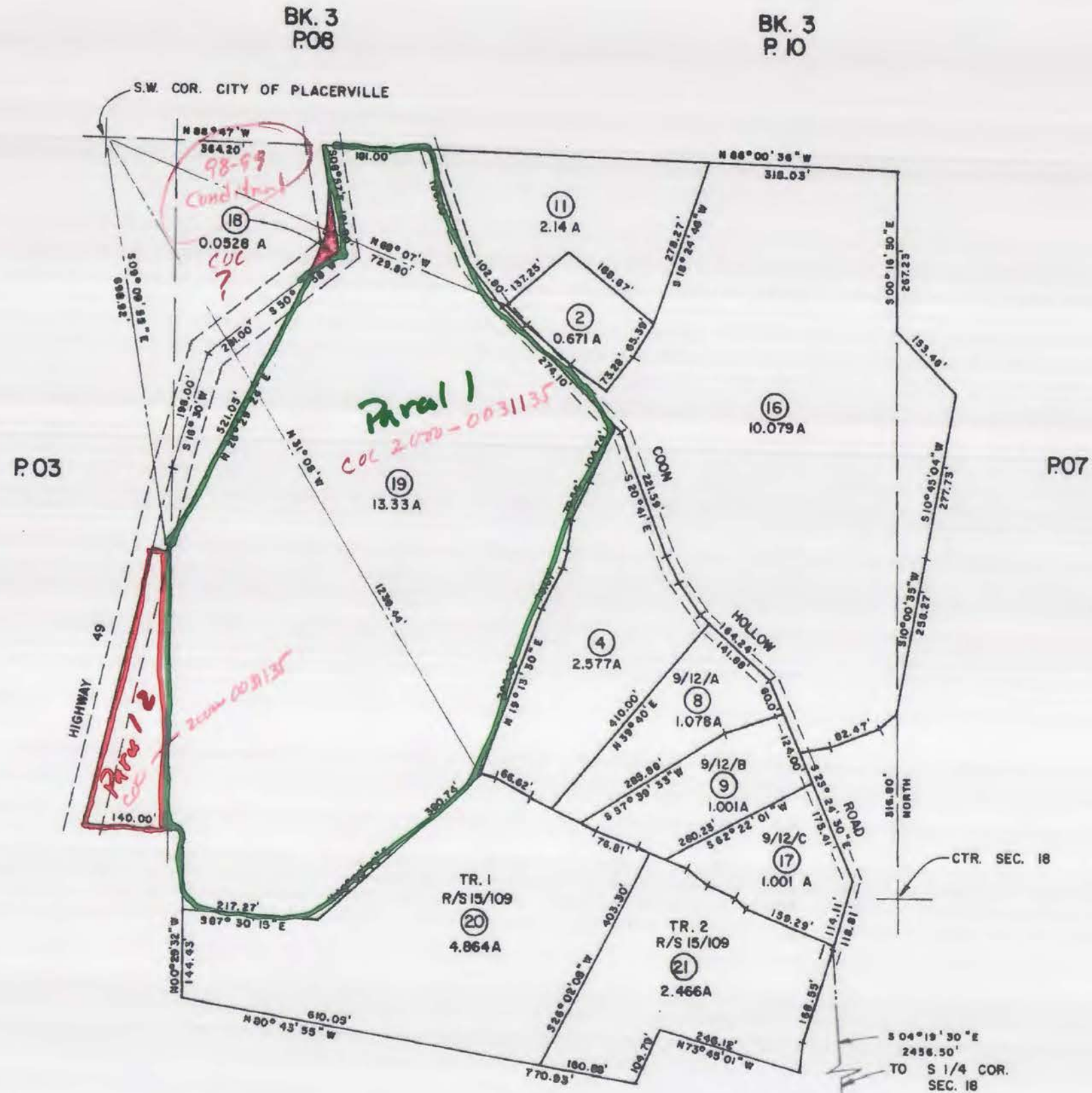
Government Code §66412 which treats lot line adjustments is not applicable to this fact situation since that section was not added to the Code until 1977 which is subsequent to the date of creation of the parcel.

Similarly, Government Code §66428 which generally exempts conveyances to and from public entities from parcel map requirements is not applicable. The language exempting conveyances from a public entity was not added to the Code until 1977. It is therefore our view that the parcel under discussion was not exempted from statutes relating to subdivisions of land. It was therefore created as a result of an unlawful division of land, and is thereby entitled to a conditional certificate of compliance since the parcel was created subsequent to March 4, 1972.

RL/ljb

51-060-18

Exhibit G: Letter
COC18-0002 McGrew Family Trust



NOTE - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles