

17

APPROVED
BY THE CITY COUNCIL

SEP 25 1987

OFFICE OF THE
CITY CLERK

DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

September 16, 1987

BUILDING INSPECTIONS
916-449-5716

City Council
Sacramento, California

PLANNING
916-449-5604

Honorable Members in Session:

- SUBJECT:
1. Environmental Determination
 2. Rezone 2.5+ acres from Agricultural (A) to Standard Single Family (R-1)
 3. Tentative Map (P87-298)
 4. Subdivision Modification to create lots less than 52 feet wide and 100 feet deep

LOCATION: South of the intersection of Ehrhardt Avenue and La Sombra Way

SUMMARY

This is a request to subdivide 2.5+ vacant acres into 14 single family lots in the R-1 zone. The subdivision is to be known as Brooks Commons. Staff and the Planning Commission recommend approval of the project subject to conditions.

BACKGROUND INFORMATION

The subject site has been previously passed over for development and remains zoned Agricultural (A). The applicant is requesting a rezoning to Standard Single Family (R-1) which is consistent with the current community plan designation.

Standard development of the subject site is constricted by surrounding development. The applicant has requested a subdivision modification to create lots less than 52 feet wide and 100 feet deep. Each lot will exceed maximum area requirements and no further variances will be necessary to develop the lots.

VOTE OF THE PLANNING COMMISSION

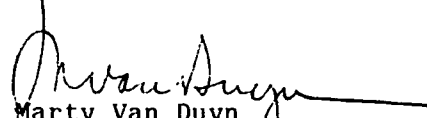
On August 13, 1987, the Planning Commission voted 6 ayes, 3 absent to recommend approval of the project subject to conditions. On that date, the Commission approved the necessary variances to create lots less than 52 feet wide and less than 100 feet deep.

RECOMMENDATION

The Planning Commission and staff recommend the following actions by the City Council:

1. Ratify the Negative Declaration;
2. Adopt the attached Ordinance rezoning the subject site from Agricultural (A) to Standard Single Family (R-1);
3. Adopt the attached Resolution adopting Findings of Fact and approving the Tentative Map subject to conditions.

Respectfully submitted,


 Marty Van Duyn
 Planning Director

FOR CITY COUNCIL INFORMATION
 WALTER J. SLIPE
 CITY MANAGER

MVD:SD:rt
 attachments

District No. 7
 September 22, 1987

P87-298

APPROVED
BY THE CITY COUNCIL

17

SEP 25 1987

OFFICE OF THE
CITY CLERK

ORDINANCE NO. 87-094

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE
COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH
SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT
THE SOUTHEAST INTERSECTION OF EHRHARDT AVENUE AND LA SOMBRA WAY
FROM A ZONE AND PLACING THE SAME IN THE R-1 ZONE (P87-298)
(APN: 117-0132-014)

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

SECTION 1.

The territory described in the attached exhibit which is in the A zone, established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the R-1 zone.

This action rezoning the property described in the attached exhibit is adopted subject to the following conditions and stipulations:

- a. A material consideration in the decision of the Planning Commission to recommend and the City Council to approve rezoning of the applicant's property is the development plans and representations submitted by the applicant in support of this request. It is believed said plans and representations are an integral part of such proposal and should continue to be the development program for the property.
- b. If an application for a building permit or other construction permit is filed for said parcel which is not in conformity with the proposed development plans and representations submitted by the applicant and as approved by the Planning Commission on September 15, 1987, on file in the office of Planning Division, or any provision or modification thereof as subsequently reviewed and approved by the Planning Commission, no such permit shall be issued, and the Planning Division shall report the matter to the Planning Commission as provided for in Ordinance No. 3201, Fourth Series.

Section 2.

The City Clerk of the City of Sacramento is hereby directed to amend the maps which are a part of said Ordinance No. 2550, Fourth Series, to conform to the provisions of this Ordinance.

Section 3.

Rezoning of the property described in the attached exhibit by the adoption of this ordinance shall be deemed to be in compliance with the procedures for the rezoning of property prescribed in Ordinance No. 2550, Fourth Series, as said procedures have been affected by recent court decisions.

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

MAYOR

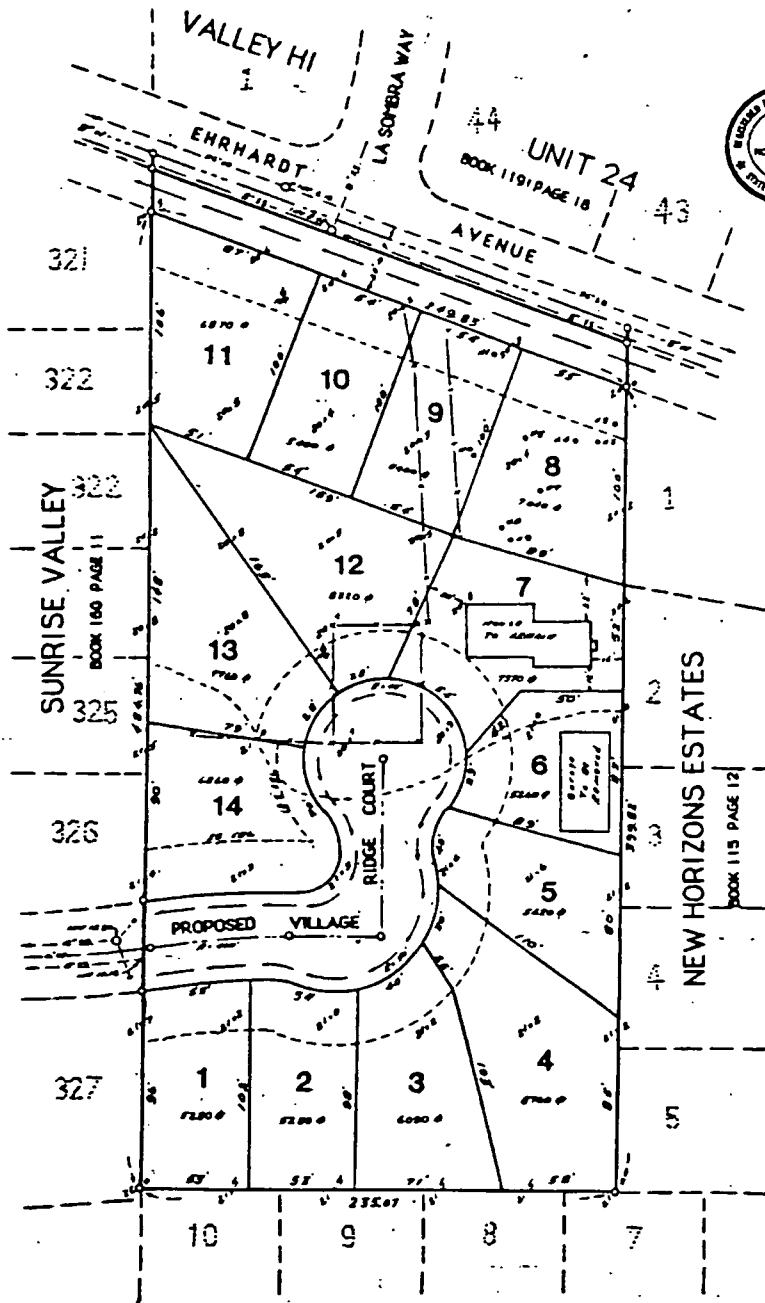
ATTEST:

CITY CLERK

P87-298

TENTATIVE SUBDIVISION MAP OF BROOKS COMMONS

CITY OF SACRAMENTO
CALIFORNIA
JUNE 1987

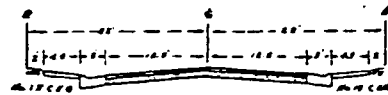


GENERAL INFORMATION

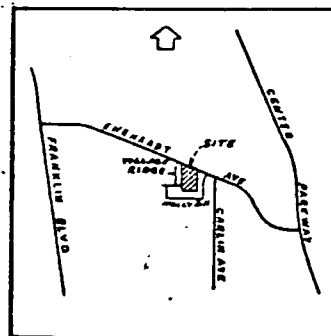
WATER SUPPLY:
CITY OF SACRAMENTO
SEWAGE DISPOSAL:
CITY OF SACRAMENTO
A.P.N.:
177-0132-014
ACREAGE:
2.50 GROSS
2.09 NET
DENSITY:
6.7 D.U./AC.
RECORD OWNER:
GARY BROOKS
3807 N. LAKESHORE
LOOKIN, CA. 95650
TELEPHONE: 916-652 7183
SUBDIVIDER:
GARY BROOKS
3807 N. LAKESHORE
LOOKIN, CA. 95650
TELEPHONE: 916-652 7183
ENGINEER:
W.E. MITCHELL, RCE 23429
4240 ROCKLIN ROAD, #10
ROCKLIN, CA. 95677
TELEPHONE: 916-624-1829
EXISTING USE & ZONE
1 SINGLE FAMILY DWELLING, R-1
PROPOSED USE & ZONE
14 SINGLE FAMILY LOTS, R-1

TREE LEGEND

1. 10" APPLE - 12' SPREAD
2. 8" APPLE - 10' SPREAD
3. 6" ASH - 8' SPREAD
4. 6" ASH - 8' SPREAD (TO BE REMOVED)
5. 8" ASH - 8' SPREAD (TO BE REMOVED)
6. 6" PEACH - 6' SPREAD
7. 12" MULBERRY - 15' SPREAD (TO BE REMOVED)
8. 10" PINE - DEAD
9. 14" PINE - 15' SPREAD



TYPICAL STREET SECTION
VILLAGE RIDGE COURT



VICINITY MAP

SEP 23 1987

OFFICE OF THE
CITY CLERK

RESOLUTION No. 87-779

Adopted by The Sacramento City Council on date of

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A SUBDIVISION MODIFICATION AND TENTATIVE MAP FOR PROPERTY LOCATED SOUTH OF THE INTERSECTION OF EHRHARDT AVENUE AND LA SOMBRA WAY.

(P87-298) (APN: 117-0132-014)

WHEREAS, the City Council on September 22, 1987, held a public hearing on the request for approval of a subdivision modification and tentative map for property located south of the intersection of Ehrhardt Avenue and La Sombra Way;

WHEREAS, all governmental and utility agencies affected by the development of the proposed subdivision have been notified and given the opportunity to respond;

WHEREAS, the City Environmental Coordinator has determined that the proposed project will not have a significant effect on the environment, and has provided notice to the public of the preparation of a Negative Declaration;

WHEREAS, the City Planning Commission has submitted to the City Council its report and recommendations on the proposed subdivision;

WHEREAS, the City Council has considered the design of the proposed subdivision in relation to feasible future passive or natural heating and cooling opportunities; and

WHEREAS, the City Council has considered the effects that approval of the proposed subdivision would have on the housing needs of the Sacramento Metropolitan area and balances these needs against the public service needs of City residents and available fiscal and environmental resources.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

1. The Negative Declaration has been prepared in compliance with CEQA, State and City Guidelines, and the Council has reviewed and considered the information contained herein.
2. None of the conditions described in Government Code Section 66474, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.

- 3. The proposed subdivision, together with the provisions for its design and improvement, is consistent with Chapter 40 of the City Code, which is a Specific Plan of the City. The proposed project is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for residential uses in the 1986 South Sacramento Community Plan and the proposed subdivision conforms with the plan designation.
- 4. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in violation of the applicable waste discharge requirements prescribed by the California Regional Quality Control Board, Central Valley Region in that existing treatment plants have a design capacity adequate to service the proposed subdivision.
- 5. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.
- 6. In the matter of the hereby approved requested subdivision modification to create lots less than 52 feet wide and less than 100 feet deep:
 - a. that it is impossible, impracticable and undesirable in this particular case to conform to the strict application of City Code Chapter 40 in that surrounding development places a hardship on standard size lots.
 - b. the cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification in that all lots will have more than adequate area for development.
 - c. the modification will not be detrimental to the public health, safety, or welfare, or be injurious to other properties in the vicinity in that it will not alter the character of surrounding residential development.
 - d. that granting the modification is in accord with the intent and purpose of these regulations and is consistent with the Discretionary Interim Land Use Policy of the City in that the site is designated for residential uses in the 1984 South Sacramento Community Plan.
- 7. The tentative map for the proposed subdivision is hereby approved, subject to the following conditions which must be satisfied prior to filing of the final map unless a different time for compliance is specifically noted:
 - 1. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;

2. Prepare a sewer and drainage study for the review and approval of the City Engineer;
3. Pay off existing assessments, or file the necessary segregation requests for fees to segregate existing assessments, if any;
4. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees. the appraisal shall be dated not more than 90 days prior to the filing of the final map; (.2086 ac.)
5. Meet all County Sanitation District requirements;
6. Submit a soils test prepared by a registered engineer to be used in street design;
7. Lot lines shall be radial at the right-of-way;
8. Grade lots to drain to street, dedicate right-of-way along Ehrhardt Avenue to a 54 foot right-of-way;
9. Show all existing easements;
10. Dedicate a 12.5 foot P.U.E. for underground and overhead electrical facilities and appurtenances adjacent to all public ways;
11. Abandon on-site well under permit to the satisfaction of the City/County Health Department;
12. Construct a garage for the house on Lot 7;
13. Remove or relocate existing garage on Lot 6;
14. Remove abandoned vehicles from site to the satisfaction of City/County Health Department and the City Planning Director.

MAYOR

ATTEST:

CITY CLERK

P87-298

Sacramento City Planning Commission VOTING RECORD

MEETING DATE
August 13, 1987

ITEM NUMBER
26C

PERMIT NUMBER
P 87-298

ENTITLEMENTS

- | | |
|---|---|
| <input type="checkbox"/> GENERAL PLAN AMENDMENT | <input checked="" type="checkbox"/> TENTATIVE MAP |
| <input type="checkbox"/> COMMUNITY PLAN AMENDMENT | <input type="checkbox"/> SUBDIVISION MODIFICATION |
| <input type="checkbox"/> REZONING | <input type="checkbox"/> LOT LINE ADJUSTMENT |
| <input type="checkbox"/> SPECIAL PERMIT | <input type="checkbox"/> ENVIRONMENTAL DET. |
| <input type="checkbox"/> VARIANCE | <input type="checkbox"/> OTHER _____ |

STAFF RECOMENDATION

Favorable Unfavorable

in conds.

Correspondence

Petition

LOCATION

South side of Ehrhardt Avenue,

south of La Sombra Way

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NAME	ADDRESS

**O
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N
S**

NAME	ADDRESS

MOTION#

YES NO MOTION SECOND

Chinn	✓			
Ferris	✓			
Goodin	<u>Absent</u>			
Hollick	✓			✓
Holloway	<u>Absent</u>			
Ishmael	✓		✓	
Otto	✓			
Walton	<u>Absent</u>			
Ramirez	✓			

MOTION

- | | |
|--|--|
| <input type="checkbox"/> TO APPROVE | <input type="checkbox"/> TO RECOMMEND APPROVAL & FORWARD TO CITY COUNCIL |
| <input type="checkbox"/> TO DENY | <input checked="" type="checkbox"/> TO RECOMMEND APPROVAL SUBJECT TO COND. & FORWARD TO CITY COUNCIL |
| <input type="checkbox"/> TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT | <input type="checkbox"/> TO RATIFY NEGATIVE DECLARATION |
| <input type="checkbox"/> TO APPROVE/DENY BASED ON FINDINGS OF FACT IN STAFF REPORT | <input type="checkbox"/> TO CONTINUE TO _____ MEETING |
| <input type="checkbox"/> INTENT TO APPROVE/DENY SUBJECT TO COND. & BASED ON FIND. OF FACT DUE | <input type="checkbox"/> OTHER _____ |

17

CITY PLANNING COMMISSION

1231 'I' STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	W.E. Mitchell, Engineer, 4240 Rocklin Rd., Ste. 10, Rocklin, CA 95677		
OWNER	Gary Brooks, 3809 N. Lakeshore Blvd. Loomis, CA 95650		
PLANS BY	W.E. Mitchell, Engineer, 4240 Rocklin Rd., Ste. 10, Rocklin, CA 95677		
FILING DATE	7/18/87	ENVIR. DET.	Neq.Dec. 8/3/87
ASSESSOR'S-PCL. NO.	117-0132-014		
REPORT BY	SD:tc		

- APPLICATION:**
- A. Negative Declaration
 - B. Rezone 2.5+ acres from Agricultural (A) to Single Family (R-1)
 - C. Tentative Map (P87-298)
 - D. Variance to create lots less than 52 feet wide at the setback line and less than 100 feet deep
 - E. Subdivision Modification to create lots less than 52 feet wide at the setback line and less than 100 feet deep

LOCATION: South of the intersection of Ehrhardt Avenue and La Sombra Way

PROPOSAL: The applicant is requesting the necessary entitlements to subdivide 2.5+ acres into 14 single family lots in the Standard Single Family (R-1) zone

PROJECT INFORMATION:

1974 General Plan Designation: Residential
 1986 South Sacramento Community Plan Designation: Residential 4-8 du/ac.
 Existing Zoning of Site: Agricultural: A
 Existing Land Use of Site: Residential and detached garage

Surrounding Land Use and Zoning:

North: Residential: R-1
 South: Residential: R-1
 East: Residential: R-1
 West: Residential: R-1

Property Dimensions: 441' x 245'
 Property Area: 2.5+ acres
 Density of Development: 7.1 d.u. per acre
 Topography: Flat
 Street Improvements: to be provided
 Utilities: to be provided

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION:

On July 29, 1987, by a vote of five ayes, four absent the Subdivision Review Committee recommended approval of the Tentative Map and Subdivision Modification subject to the attached conditions.

PROJECTS EVALUATION:

APPLC. NO. P87-298 MEETING DATE: August 13, 1987 ITEM NO. 26

10

feet deep based upon Findings of Fact which follow;

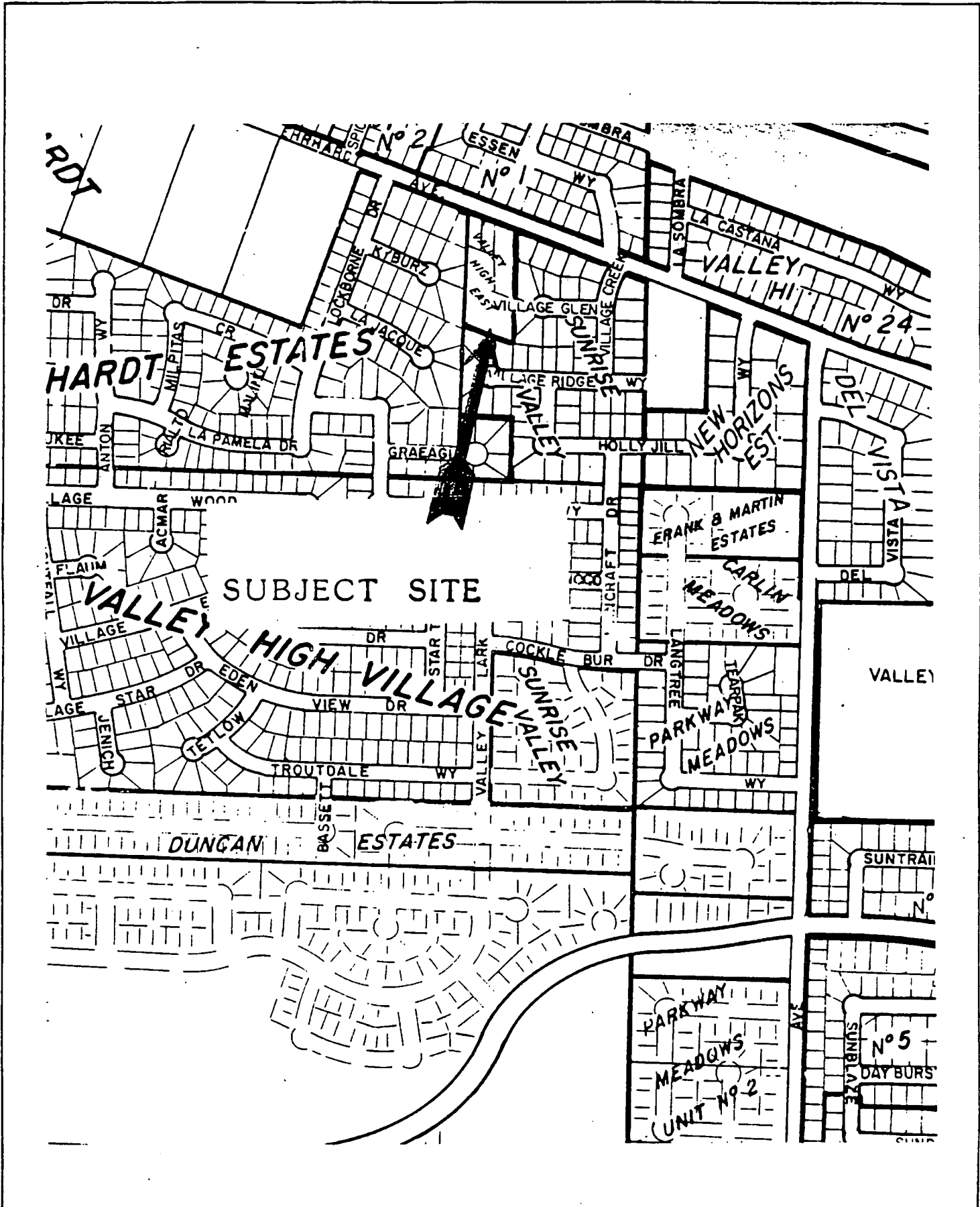
- 5. Recommend approval of the Subdivision Modification to create lots less than 52 feet wide and less than 100 feet deep.

Condition's - Tentative Map

The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

- 1. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
- 2. prepare a sewer and drainage study for the review and approval of the City Engineer;
- 3. pay off existing assessments, or file the necessary segregation requests for fees to segregate existing assessments if any;
- 4. pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing to the final map; (.2086 ac.)
- 5. meet all County Sanitation District requirements;
- 6. submit a soils test prepared by a registered engineer to be used in street design;
- 7. Lot Lines shall be radial at the right-of-way;
- 8. grade lots to drain to street, dedicate right-of-way along Ehrhardt Avenue to a 54 foot right-of-way;
- 9. show all existing easements;
- 10. dedicate a 12.5 foot P.U.E. for underground and overhead electrical facilities and appurtenances adjacent to all public ways;
- 11. abandon on-site well under permit to the satisfaction of the City/County Health Department;
- 12. construct a garage for the house on Lot 7;
- 13. remove or relocate existing garage on Lot 6;
- 14. remove abandoned vehicles from site to the satisfaction of City/County Health Department and the City Planning Director.

Findings of Fact - Variance



VICINITY - LAND USE - ZONING

4/17



CITY OF SACRAMENTO

DEPARTMENT OF PLANNING AND DEVELOPMENT

1231 "I" Street

Sacramento, Ca. 95814

Administration
Room 300 449-5571
Building Inspections
Room 200 449-5716
Planning
Room 200 449-5604

September 10, 1987

PASSED FOR
PUBLICATION
& CONTINUED
TO 9-23-87

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: P87-298 Rezone 2.39+ vacant acres from Agricultural (A)
to Standard Single Family (R-1) zone.

SUMMARY

This item is presented at this time for approval of publication of title pursuant to City Chapter, Section 38.

BACKGROUND INFORMATION

Prior to publication of an item in a local paper to meet legal advertising requirements, the City Council must first pass the item for publication. The City Clerk then transmits the title of the item to the paper for publication and for advertising the meeting date.

RECOMMENDATION

It is recommended that the item be passed for publication of title and continued to September 22, 1987

Respectfully submitted.

Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

Attachments
P87-298

District No. 7
September 10, 1987

ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE
COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH
SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT
THE SOUTHEAST INTERSECTION OF EHRHARDT AVENUE AND LA SOMBRA WAY
FROM A ZONE AND PLACING THE SAME IN THE R-1 ZONE (P87-298)
(APN: 117-0132-014)

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

SECTION 1.

The territory described in the attached exhibit which is in the A zone, established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the R-1 zone.

This action rezoning the property described in the attached exhibit is adopted subject to the following conditions and stipulations:

- a. A material consideration in the decision of the Planning Commission to recommend and the City Council to approve rezoning of the applicant's property is the development plans and representations submitted by the applicant in support of this request. It is believed said plans and representations are an integral part of such proposal and should continue to be the development program for the property.
- b. If an application for a building permit or other construction permit is filed for said parcel which is not in conformity with the proposed development plans and representations submitted by the applicant and as approved by the Planning Commission on September 15, 1987, on file in the office of Planning Division, or any provision or modification thereof as subsequently reviewed and approved by the Planning Commission, no such permit shall be issued, and the Planning Division shall report the matter to the Planning Commission as provided for in Ordinance No. 3201, Fourth Series.

Section 2.

The City Clerk of the City of Sacramento is hereby directed to amend the maps which are a part of said Ordinance No. 2550, Fourth Series, to conform to the provisions of this Ordinance.

THE UNITED STATES OF AMERICA
DEPARTMENT OF JUSTICE
FEDERAL BUREAU OF INVESTIGATION
WASHINGTON, D. C. 20535
MAY 15 1964

REPORT OF THE DIRECTOR OF THE FBI

MEMORANDUM

TO : SAC, NEW YORK (100-100000)

FROM : SAC, NEW YORK (100-100000)

SUBJECT: [Illegible]

[Illegible text]

[Illegible text]

100-100000

[Illegible text]

Section 3.

Rezoning of the property described in the attached exhibit by the adoption of this ordinance shall be deemed to be in compliance with the procedures for the rezoning of property prescribed in Ordinance No. 2550, Fourth Series, as said procedures have been affected by recent court decisions.

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

MAYOR

ATTEST:

CITY CLERK

P87-298



STEWART TITLE OF SACRAMENTO
 P.O. BOX 10636
 SACRAMENTO, CA 95813-1583

4

Sanctity of Contract

- 8880 Greenback Lane, Orangevale 989-0840
 - 2394 Fair Oaks Blvd., Sacramento 484-6500
 - 5252 Sunrise Blvd., Fair Oaks 962-1400
 - 6700 Fair Oaks Blvd., Carmichael 484-7455
 - 6029 San Juan Avenue, Citrus Heights 969-4889
 - 1495 River Park Drive, Sacramento 925-6204
 - 4411 Freeport Blvd., Sacramento 454-3053
 - 925 Secret River Drive, Suite D, Sacramento 393-5011
 - 555 Capitol Mall, Suite 280, Sacramento 441-4950
- STEWART TITLE OPERATIONS 6700 Fair Oaks Blvd., Carmichael 484-6990

RECEIVED
 SEP 14 1987
 Planning and Development

17

PRELIMINARY REPORT

Issued for the sole use of:

- GBC Realty
- Bette M. Klopp
- Gary A. Brooks

Our order no.: 74875 KC

Reference: Brooks

Property Address:

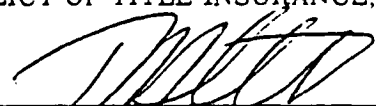
5800 Ehrhardt Boulevard

In response to the above referenced application for a policy of title insurance, STEWART TITLE GUARANTY COMPANY hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception in Schedule B or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage of said Policy or Policies are set forth in the attached list. Copies of the Policy forms should be read. They are available from the office which issued this report.

THIS REPORT (AND ANY SUPPLEMENTS OR AMENDMENTS HERETO) IS ISSUED SOLELY FOR THE PURPOSE OF FACILITATING THE ISSUANCE OF A POLICY OF TITLE INSURANCE AND NO LIABILITY IS ASSUMED HEREBY. IF IT IS DESIRED THAT LIABILITY BE ASSUMED PRIOR TO THE ISSUANCE OF A POLICY OF TITLE INSURANCE, A BINDER OR COMMITMENT SHOULD BE REQUESTED.

Dates as of Feb. 26, 1987 at 7:30 a.m.


 Title Officer MG/lmb IO

The form of policy of title insurance contemplated by this report is:

CLTA STANDARD
 ALTA LENDERS

The estate or interest in the land hereinafter described or referred to covered by this Report is: a fee

Title to said estate or interest at the date hereof is vested in:

BETTE M. KLOPP

CLTA PRELIMINARY REPORT (Effective 1-1-84)

The land referred to in this Report is situated in the State of California, County of sacramento, City of Sacramento and is described as follows:

All that portion of Lot 7, as shown on the "Plat of Ehrhardt Acres", recorded in Book 12 of Maps, Map No. 24, records of said County, described as follows:

BEGINNING at a point on the Northwest corner of Lot 7, said point being the center line of the 40.00 foot County Road known as Ehrhardt Avenue, as shown on said "Plat of Ehrhardt Acres"; thence, from said point of beginning, along the Westerly boundary of said Lot 7, as shown on the "Plat of Ehrhardt Acres", South 0° 58' 30" West, 505.35 feet; thence, South 89° 01' 30" East, 235.30 feet; thence, North 0° 58' 30" East, 420.63 feet to a point on the North boundary of Lot 7, said point lying on the center line of said County road known as Ehrhardt Avenue, as shown on said "Plat of Ehrhardt Acres"; thence, along said center line North 69° 13' West, 250.00 feet to the point of beginning.

At the date hereof exceptions to coverage in addition to the printed Exceptions and Exclusions in the policy form designated on the face page of this Report would be as follows:

- A. County and Municipal Taxes for the Fiscal Year 1986-1987,
 - 1st Installment \$285.99 DELINQUENT PLUS \$28.59 PENALTY
 - 2nd Installment \$285.99 OPEN - Due February 1, 1987
 - Delinquent April 10, 1987
 - Parcel No. 117-0132-014 Asst. No. 86078166 Code Area 03-117
 - Land \$12,307.00 Improvements \$39,324.00

- B. The lien of Supplemental Taxes, if any, assessed pursuant to the provisions of Chapter 498, Statutes of 1983 of the State of California.

- C. Any possible outstanding charges for utility services. Amounts may be obtained by contacting the City and/or County of Sacramento's Utility Services and Billing Departments.

1. Rights of the public and of the City of Sacramento as to the Northeasterly 20.00 feet of the herein described property lying with Ehrhardt Avenue, a public road.
2. Deed of Trust to secure an indebtedness of \$10,032.02, dated October 31, 1977, recorded November 4, 1977, in Book 77-11-04, Page 571, Official Records.

Trustor: Bette M. Klopp.
 Trustee: Safeco Title Insurance Company, a California corporation.
 Beneficiary: Creditway of America, Inc., No. 2.

Request that copy of any notice of default and any notice of sale be mailed to Wells Fargo Bank, at 1011 10th Street, Sacramento, California 95814, recorded January 15, 1980, in Book 80-01-15, Page 880, Official Records.

The effect of a deed of reconveyance recorded January 13, 1986, in Book 86-01-12, Page 650, Official Records, by reason that the trustee executing said reconveyance was not the trustee of record.

3. Deed of Trust to secure an indebtedness of \$67,200.00, dated January 6, 1986, recorded January 13, 1986, in Book 86-01-13, Page 641, Official Records.

Trustor: Bette M. Klopp, a married woman as her sole and separate property.
 Trustee: American Securities Company, a Corporation.
 Beneficiary: Wells Fargo Bank, N.A., a National Banking Association.

4

NOTE: If this property lies within the city limits of Sacramento, it is subject upon sale to a tax of 1/4 of 1% of the sales price. The failure to pay will result in the tax being added to the future property tax bills.

ACCORDING TO THOSE PUBLIC RECORDS WHICH UNDER THE RECORDING LAWS IMPART CONSTRUCTIVE NOTICE TO THE TITLE TO THE LAND DESCRIBED HEREIN, THE FOLLOWING MATTERS CONSTITUTE THE CHAIN OF TITLE FOR THE SIX MONTH PERIOD PRECEDING THE DATE HEREOF: None

January 13, 1986

PRELIMINARY REPORT

LIST OF PRINTED EXCEPTIONS AND EXCLUSIONS

1. CALIFORNIA LAND TITLE ASSOCIATION STANDARD COVERAGE POLICY - 1973

SCHEDULE B

This policy does not insure against loss or damage, nor against costs, attorneys' fees or expenses, any or all of which arise by reason of the following:

Part I

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.

2. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land of by making inquiry of persons in possession thereof.

3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.

4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water.

6. Any right, title, interest, estate or easement in land beyond the lines of the area specifically described or referred to in Schedule A, or in abutting streets, roads, avenues, alleys, lanes, ways or waterways, but nothing in this paragraph shall modify or limit the extent to which the ordinary right of an abutting owner for access to a physically open street or highway is insured by this policy.

7. Any law, ordinance or governmental regulation (including but not limited to building and zoning ordinances) restricting or regulating or prohibiting the occupancy, use or enjoyment of the land, or regulating the character, dimensions, or location of any improvement now or hereafter erected on the land, or prohibiting a separation in ownership or a reduction in the dimensions or area of the land, or the effect of any violation of any such law, ordinance or governmental regulation.

8. Rights of eminent domain or governmental rights of police power unless notice of the exercise of such rights appears in the public records.

9. Defects, liens, encumbrances, adverse claims, or other matters (a) created, suffered, assumed or agreed to by the insured claimant; (b) not shown by the public records and not otherwise excluded from coverage but known to the insured claimant either at Date of Policy or at the date such claimant acquired an estate or interest insured by this policy or acquired the insured mortgage and not disclosed in writing by the insured claimant to the Company prior to the date such insured claimant became an insured hereunder; (c) resulting in no loss or damage to the insured claimant; (d) attaching or created subsequent to Date of Policy; or (e) resulting in loss or damage which would not have been sustained if the insured claimant had been a purchaser or encumbrancer for value without knowledge.

2. AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY FORM B - 1970 (AMENDED 10-17-70)

SCHEDULE OF EXCLUSIONS FROM COVERAGE

1. Any law, ordinance or government regulation (including but not limited to building and zoning ordinances) restricting or regulating or prohibiting the occupancy, use or enjoyment of the land, or regulating the character, dimensions or location of any improvement now or hereafter erected on the land, or prohibiting a separation in ownership or a reduction in the dimensions of area of the land, or the effect of any violation of any such law, ordinance or governmental regulation.

2. Rights of eminent domain or governmental rights of police power unless notice of the exercise of such rights appears in the public records at Date of Policy.

3. Defects, liens, encumbrances, adverse claims, or other matters (a) created, suffered, assumed or agreed to by the insured claimant; (b) not known to the Company and not shown by the public records but known to the insured claimant either at Date of Policy or at the date such claimant acquired an estate or interest by this policy and not disclosed in writing by the insured claimant to the Company prior to the date such insured claimant became an insured hereunder; (c) resulting in no loss or damage to the insured claimant; (d) attaching or created subsequent to Date of Policy; (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the estate or interest insured by this policy.

(List of Printed Exceptions and Exclusions Continued on Reverse Side)

LIST OF PRINTED EXCEPTIONS AND EXCLUSIONS (CONTINUED)

3. AMERICAN LAND TITLE ASSOCIATION RESIDENTIAL TITLE INSURANCE POLICY - 1979

EXCLUSIONS

In addition to the exceptions in Schedule B, you are not insured against loss, costs, attorney's fees and expenses resulting from:

- 1. Governmental police power, and the existence or violation of any law or government regulation. This includes building and zoning ordinances and also laws and regulations concerning:
 - land use
 - improvements on the land
 - land division
 - environmental protection
 This exclusion does not limit the zoning coverage described in Items 12 and 13 of Covered Title Risks.
- 2. The right to take the land by condemning it, unless a notice of taking appears in the public records on the Policy Date.
- 3. Title Risks:
 - that are created, allowed, or agreed to by you
 - that are known to you, but not to us, on the Policy Date - unless they appeared in the public records.
 - that first affect your title after the Policy Date - this does not limit the labor and material lien coverage in Item 8 of Covered title Risks
- 4. Failure to pay value for your title.
- 5. Lack of a right:
 - to any land outside the area specifically described and referred to in item 3 of Schedule A, or
 - in streets, alleys, or waterways that touch your land.
 This exclusion does not limit the access coverage in Item 5 of Covered Title Risks.

SCHEDULE B - EXCEPTIONS

In addition to the Exclusions, you are not insured against loss, costs, attorneys' fees, and expenses resulting from:

Part I

- (a) Any rights, interests or claims of parties in possession of the land not shown by the public records.
- (b) Any easements or liens not shown by the public records.
This exception does not limit the lien coverage in Item 8 of Covered Title Risks.
- (c) Any facts about the land which a correct survey would disclose and which are not shown by the public records.
This exception does not limit the forced removal coverage in Item 12 of Covered Title Risks.
- (d) Any water rights, claims or title to water on or under the land.

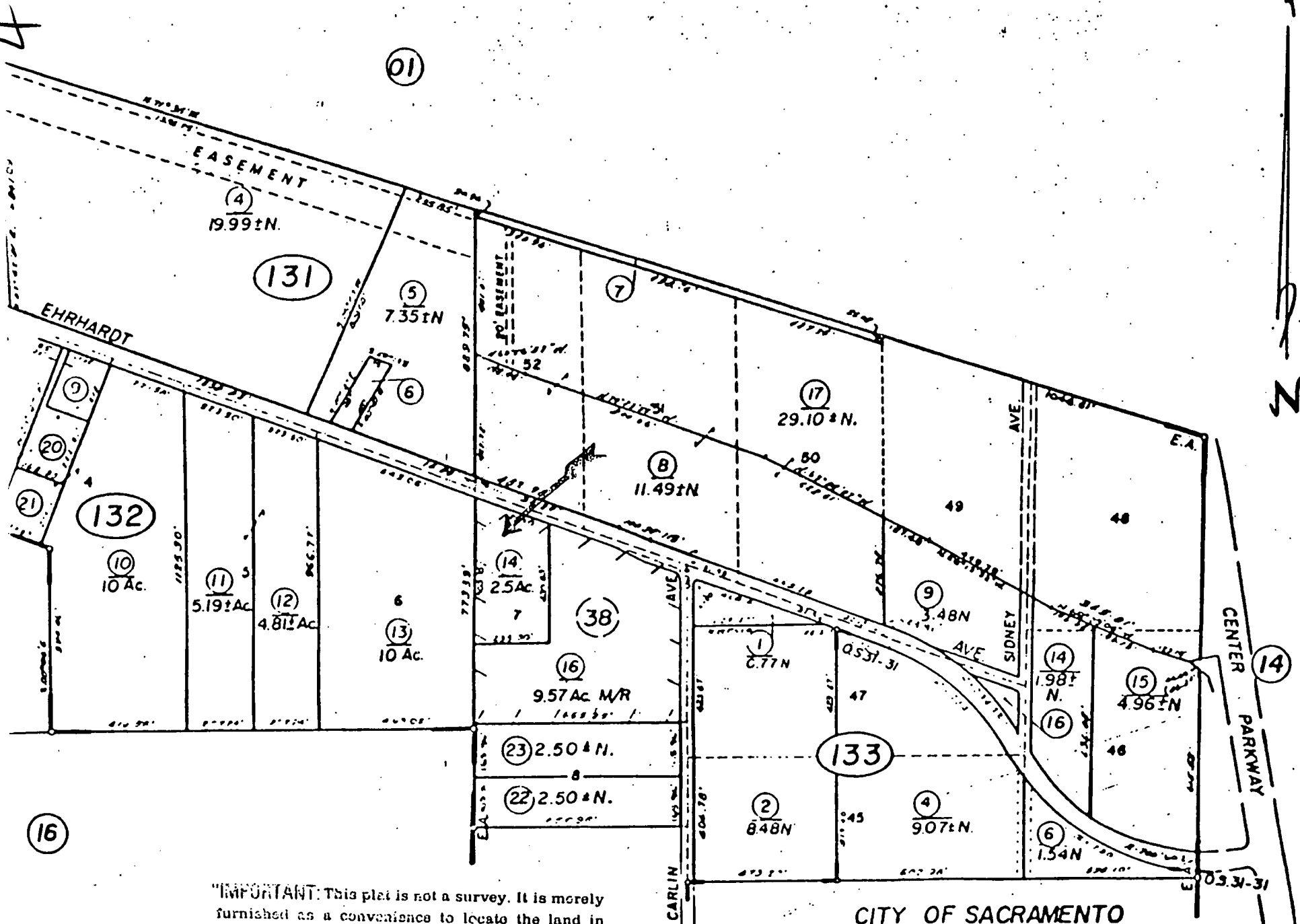
4. AMERICAN LAND TITLE ASSOCIATION LOAN POLICY - 1970

WITH A.L.T.A. ENDORSEMENT FORM 1 COVERAGE (AMENDED 10-17-70)

SCHEDULE OF EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy:

- 1. Any law, ordinance or governmental regulation (including but not limited to building and zoning ordinances) restricting or regulating or prohibiting the occupancy, use or enjoyment of the land, or regulating the character, dimensions or location of any improvement now or hereafter erected on the land, or prohibiting a separation in ownership or a reduction in the dimensions or area of the land, or the effect of any violation of any such law, ordinance or governmental regulation.
- 2. Rights of eminent domain or governmental rights of police power unless notice of the exercise of such rights appears in the public records at Date of Policy.
- 3. Defects, liens, encumbrances, adverse claims, or other matters (a) created, suffered, assumed or agreed to by the insured claimant; (b) not known to the Company and not shown by the public records but known to the insured claimant either at Date of Policy or at the date such claimant acquired an estate or interest insured by this policy or acquired the insured mortgage and not disclosed in writing by the insured claimant to the Company prior to the date such insured claimant became an insured hereunder; (c) resulting in no loss or damage to the insured claimant; (d) attaching or created subsequent to Date of Policy (except to the extent insurance is afforded herein as to any statutory lien for labor or material or to the extent insurance is afforded herein as to assessments for street improvements under construction or completed at Date of Policy).
- 4. Unenforceability of the lien of the insured mortgage because of failure of the insured at Date of Policy or of any subsequent owner of the indebtedness to comply with applicable "doing business" laws of the state in which the land is situated.



"IMPORTANT: This plat is not a survey. It is merely furnished as a convenience to locate the land in relation to adjoining streets and other lands and not to guarantee any dimensions, distances, bearings, or acreage."

CITY OF SACRAMENTO
 Assessor's Map Bk.117-Pg.13
 County of Sacramento, Calif.

NOTE-Assessor's Block Numbers Shown in Ellipses.

September 25, 1987

W.E. Mitchell, Engineer
4240 Rocklin Road, Suite 10
Rocklin, CA 95677

Dear Mr. Mitchell:

On September 23, 1987, the Sacramento City Council took the following action(s) for property located at the south side of Ehrhardt Avenue, south of La Sombra Way (P-87298):

Adopted Ord. 87-094, rezoning 2.39± vacant acres from Agricultural to Standard Single Family (R-1); and adopted Res. 87-779, adopting Fact of Findings approving Tentative Map to divide 2.39± vacant acres into 14 single family lots and Subdivision Modifications to create lots less than 100 feet deep and less than 52 feet wide.

Enclosed, for your records, are fully certified copies of the above referenced documents.

Sincerely,

Lorraine Magana
City Clerk

LM/cc/#17

Enclosure

cc: Planning Department
Gary Brooks, 3809 N. Lakeshore Blvd., Loomis, CA 95650