



Type



Docs



Plans

LLA 04-0031

Building Permit Number (List all associated with these documents)

2115

Street Number

WHITEWOOD DR

Street Name

Community Code

APN

COUNTY OF SONOMA
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 VENTURA AVENUE, SANTA ROSA, CA 95403-2829
 (707) 565-1900 FAX (707) 565-1103

Application Fees / Invoice for: LLA04-0031

Project Address: 2115 WHITEWOOD DR SR
 Cross Street: CORBY AVE
 APN: 043-164-044

Status: STARTED
 Printed: April 15, 2004
 Initialized by: MGROSCH
 Activity Type: B-LLA 301

Description: MINOR LOT LINE ADJUSTMENT BTWN 2 LOTS

Owner: CHAVEZ GREGORY JAMES
 2115 WHITEWOOD DR
 SANTA ROSA CA 95407-6931

Applicant: CHAVEZ GREGORY JAMES
 2115 WHITEWOOD DR
 SANTA ROSA CA
 95407-6931
 707 545 4650

Fees:

| Item# | Description | Account Code | Tot Fee | Prev. Pmts | Cur. Pmts |
|-------|-------------------------|--------------|-------------------|---------------|-----------|
| 334 | EH REVIEW PUB SEW & WAT | 025015-3355 | 136.00 | .00 | .00 |
| 605 | LLA PROCESSING FEE | 025015-3327 | 160.00 | .00 | .00 |
| 615 | PUBLIC ROAD REVIEW | 025015-3140 | 354.00 | .00 | .00 |
| 1052 | ENV REV CEQA EXEMPT DET | 025015-3811 | 25.00 | .00 | .00 |
| 1061 | LLA ADMIN. (NO HEARING) | 025015-3816 | 870.00 | .00 | .00 |
| | | | \$1,545.00 | \$0.00 | |

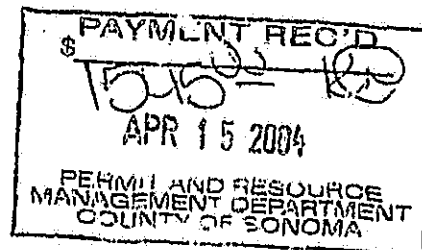
Total Fees: \$1,545.00

Total Paid: \$0.00

Balance Due: \$1,545.00

Refunds will not be authorized unless circumstances
 comply with established PRMD refund policy provisions.

When validated below, this is your receipt.



Planning Application

PJR-001

OR C

File#: LLA04-0031

Type of Application:

- | | | | |
|---|---|---|--|
| <input type="checkbox"/> Admin Cert. Compliance | <input type="checkbox"/> Design Review Comm./Ind. | <input type="checkbox"/> Misc. Subdivision | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Ag./Timber Preserve | <input type="checkbox"/> Design Review Residential | <input type="checkbox"/> Mobile Home Zoning Permit | <input type="checkbox"/> Zone Change |
| <input type="checkbox"/> Cert. of Compliance | <input type="checkbox"/> Design Review Signs | <input type="checkbox"/> Ordinance Interpretation | <input type="checkbox"/> Zoning Permit |
| <input type="checkbox"/> Cert. of Modification | <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Second Unit Permit | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Coastal Permit | <input checked="" type="checkbox"/> Lot Line Adjustment | <input type="checkbox"/> Specific/Area Plan Amendment | |
| <input type="checkbox"/> Design Review Admin. | <input type="checkbox"/> Major Subdivision | <input type="checkbox"/> Use Permit | |

Applicant (Contact Person):

GREGORY CHAVEZ
 Name
2115 WHITEWOOD DRIVE
 Mailing Address
SANTA ROSA CA 95407-6931
 City/Town State/Zip
(707) 545-4650
 Phone
Gregory Chavez 4/15/04
 Signature Date

Owner, if other than Applicant:

 Name

 Mailing Address

 City/Town State/Zip

 Phone Fax

 Signature Date

Other Persons to be Notified: (Specify: Other Owner(s), Agent, Lender, Architect, Engineer, Surveyor)

| | | |
|---|------------------------------|------------------------------|
| <u>PHELPS & ASSOCIATES</u> Name | _____ Name | _____ Name |
| <u>632 PETALUMA AVE.</u> Mailing Address | _____ Mailing Address | _____ Mailing Address |
| <u>SEBASTOPOL CA 95472</u> City/Town State/Zip | _____ City/Town State/Zip | _____ City/Town State/Zip |
| <u>JOE HUGHES - SURVEYOR</u> Title | _____ Title | _____ Title |
| <u>829-0400</u> <u>829-0401</u> Phone Fax | _____ Phone Fax | _____ Phone Fax |

Project Information:

2115 WHITEWOOD DRIVE
 Address(es)
043-164-044 & 043-164-010
 Assessor's Parcel Number(s)

SANTA ROSA
 City/Town
1892 SQ FT & 21970 SQ FT
 Acreage

Project Description: A LOT LINE ADJUSTMENT ADJUSTING 11350 SQ FT FROM APN 043-164-010 TO APN 043-164-044.

Site Served by Public Water? yes no Site Served by Public Sewer? yes no Number of new lots proposed 0

DO NOT WRITE BELOW THIS LINE - To Be Completed by PRMD Staff

Planning Area: S Supervisorial District: S Current Zoning: R1 B6 S. Ind. Loc. VDH General Plan Land Use: UR 5

Specific Plan: So. Santa Rosa S.P. Land Use: _____ Needs CEQA Review? yes no

Commercial/Industrial Uses: (Enter numbers where applicable)

Bldg. sq. ft. Existing: _____ Proposed: _____; Existing Employees: _____ New Employees: _____

Residential Uses: (Enter numbers where applicable)

New Single Family Homes: _____ New Multi-Family Units: _____ New Second Units: _____

New Manufactured Homes: _____ New Units For Sale: _____ New Units For Rent: _____ Density Bonus Units: _____

Violation? yes no; Application resolve planning violation? yes no; Penalty applicable? yes no; Civil Penalty Factor N/A

Previous Files: None

Application accepted by Mark Hoach Date April 15, 2004

Sonoma County Permit and Resource Management Department

2550 Ventura Avenue ❖ Santa Rosa, CA ❖ 95403-2829 ❖ (707) 565-1900 ❖ Fax (707) 565-1103

Primary Contact

Tiger Salamander

Lot Line Adjustment Supplemental Application Information

PJR-016

File#: _____

Owner of Parcel A:

Name: GREGORY CHAVEZ Signature: [Signature] Day Phone: 545-4650
Mailing Address: 2115 WHITEWOOD DRIVE City: SANTA ROSA State: CA Zip: 95407

Owner of Parcel B:

Name: RICHARD & SUSAN CHAVEZ Signature: [Signature] Day Phone: 488-4408
Mailing Address: 2115 WHITEWOOD DRIVE City: SANTA ROSA State: CA Zip: 95407

Owner of Parcel C:

Name: _____ Signature: _____ Day Phone: _____
Mailing Address: _____ City: _____ State: _____ Zip: _____

Owner of Parcel D:

Name: _____ Signature: _____ Day Phone: _____
Mailing Address: _____ City: _____ State: _____ Zip: _____

Property Information:

Lot A Address: 2115 WHITEWOOD DRIVE (MAILING) City: SANTA ROSA Zip: 95407

Assessor's Parcel No: 043-164-044 Existing Lot Size: 1892 SQ FT Proposed Lot Size: 13242 SQ FT

Existing Use: VACANT Public Sewer? (Y/N) Provider: SOUTH PARK COUNTY SANITATION DIST.

Public Water? (Y/N) Provider: CITY OF SANTA ROSA

Lot B Address: 2115 WHITEWOOD DRIVE City: SANTA ROSA Zip: 95407

Assessor's Parcel No: 043-164-010 Existing Lot Size: 21870 SQ FT Proposed Lot Size: 10520 SQ FT

Existing Use: RESIDENTIAL Public Sewer? (Y/N) Provider: SOUTH PARK COUNTY SANITATION DIST.

Public Water? (Y/N) Provider: CITY OF SANTA ROSA

Lot C Address: _____ City: _____ Zip: _____

Assessor's Parcel No: _____ Existing Lot Size: _____ Proposed Lot Size: _____

Existing Use: _____ Public Sewer? (Y/N) Provider: _____

Public Water? (Y/N) Provider: _____

Lot D Address: _____ City: _____ Zip: _____

Assessor's Parcel No: _____ Existing Lot Size: _____ Proposed Lot Size: _____

Existing Use: _____ Public Sewer? (Y/N) Provider: _____

Public Water? (Y/N) Provider: _____

Does any owner now own or has any owner formerly owned or held interest in adjacent land? Yes: _____ No:

If yes, identify Assessor's Parcel Numbers: _____

1. Will any parcel be completely relocated? Yes: _____ No:
2. Will any parcel be reduced in size by more than 30% or enlarged by more than 100%? Yes: No: _____
3. Is an existing parcel subject to merger or otherwise undevelopable? Yes: _____ No:
4. Is the proposal subject to the California Environmental Quality Act (CEQA)? Yes: _____ No:
 - a) Will the adjustment have impacts, or increase the potential for impacts on a sensitive or a protected environment, or an area of hazardous or critical concern? Yes: _____ No:
 - b) Does the request involve parcels which have been lot line adjusted in the previous two years? Yes: _____ No:
 - c) Could the request result in cumulative or significant adverse impacts? Yes: _____ No:

Are any of the above statements true? Yes: No: _____

If any of the four questions above are answered "yes", the project is a Major LLA and a CEQA Fee is required.

Sonoma County Permit and Resource Management Department

2550 Ventura Avenue ❖ Santa Rosa, CA ❖ 95403-2829 ❖ (707) 565-1900 ❖ Fax (707) 565-1103

Indemnification Agreement

PJR-011

"As part of this application, applicant agrees to defend, indemnify, release and hold harmless the County, its agents, officers, attorneys, employers, boards and commissions from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or the adoption of the environmental document which accompanies it. This indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in conjunction with the approval of this application, whether or not there is concurrent passive or active negligence on the part of the County. If, for any reason any portion of this indemnification agreement is held to be void or unenforceable by a court of competent jurisdiction, the remainder of the agreement shall remain in full force and effect."

* Gregory Chavez
Applicant - GREGORY CHAVEZ

* 4/15/04
Date

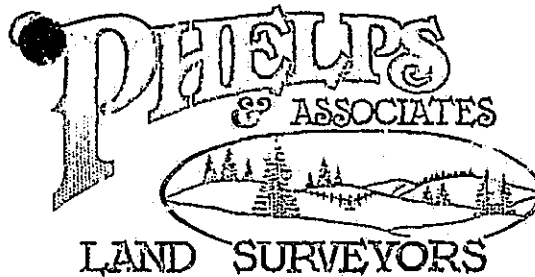
LLA 04-0031
File No.

* Richard Chavez
Property Owner (if other than applicant)
RICHARD CHAVEZ

* Susan Chavez
SUSAN CHAVEZ

* 4/6/04
DATE

NOTE: The purpose of the Indemnification Agreement is to allow the County to be held harmless in terms of potential legal costs and liabilities in conjunction with permit processing and approval.



632 PETALUMA AVENUE, SEBASTOPOL, CALIFORNIA 95472 / (707) 829-0400 / FAX (707) 829-0401

March 22, 2004

County of Sonoma Permit and
Resource Management Department
2550 Ventura Avenue
Santa Rosa, California 95403

Re: Lot Line Adjustment -- Lands of Chavez and Chavez
Whitewood Drive / Santa Rosa
APNs 43-164-10 & 44

Project Planner:

43 We are proposing a Lot Line Adjustment between two parcels of land in the unincorporated area of Southwestern Santa Rosa. The large parcel (APN 43-164-44) is owned by Richard and Susan Chavez, and is a subdivision lot created in 1961 (Lot 6, Block 3, Southwood Park Subdivision No. 7 -- 87 Maps 10). The small parcel (APN 43-164-10) is owned by Greg Chavez, and is part of the rear portion of (the adjoining) Lot 7 of said subdivision. The parcel was created in 1972 as the result of a tax sale for non-payment of property taxes (Conveyance of Real Estate -- 2663 O.R. 25). (See accompanying title reports for descriptions contained therein.

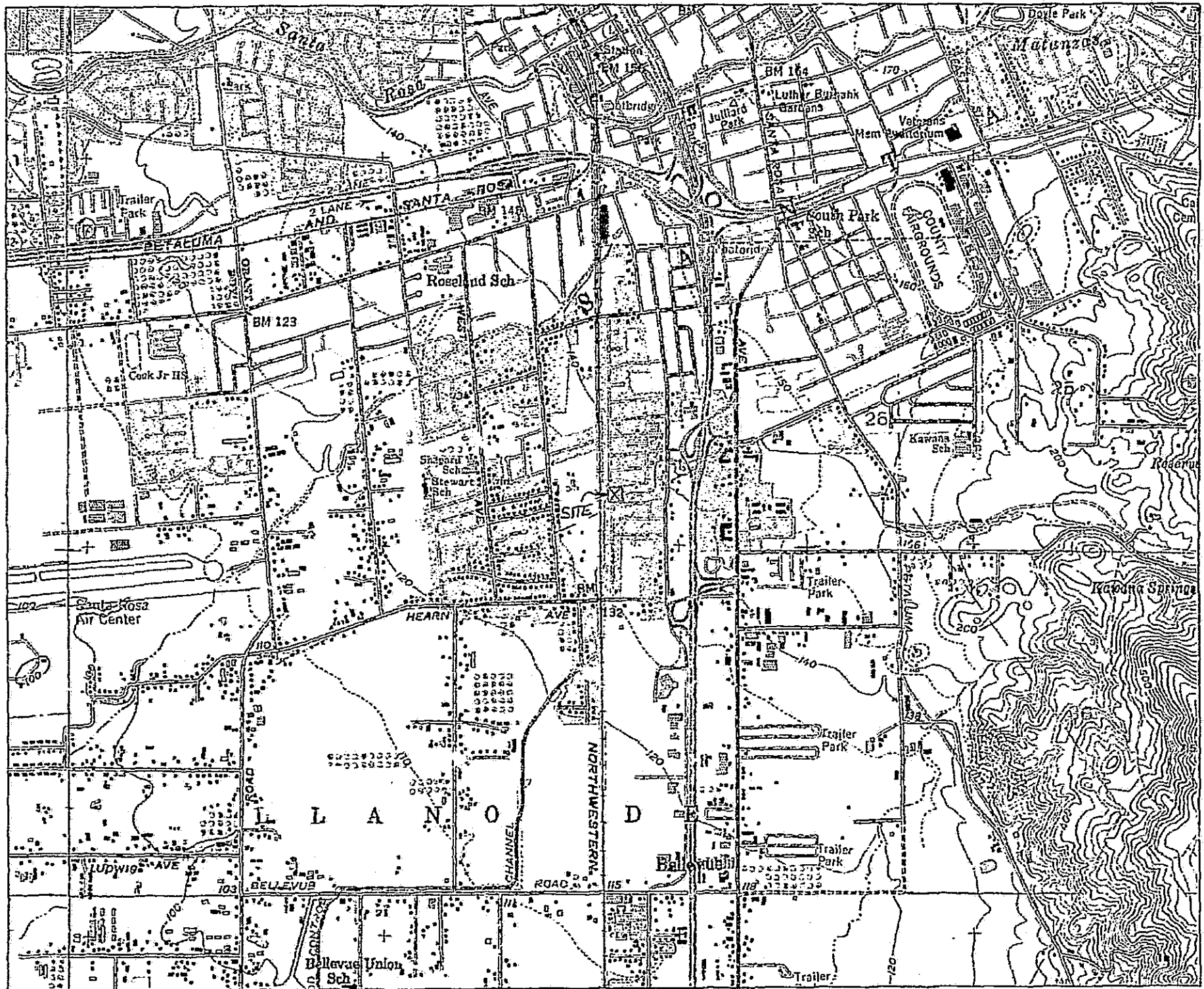
As the small parcel is somewhat limited in size, there is an interest in expanding it to encompass the area that lies across the drainage channel from the house on Lot 6. As this area is completely cut off from the house and is entirely useless so it, it is a natural to add it to the small parcel.

With regard to access to (and utilities for) the small parcel, the South Park Sanitation District (which owns the present access strip -- APN 37-215-11 -- out to the adjoining subdivision's Cherrywood Drive) is on board with granting Mr. Chavez an access and utilities easement (see enclosed letter).

Please call if you have any questions.

Respectfully submitted:
Phelps & Associates, Inc.

Fred M. Phelps
Fred M. Phelps LS 4483



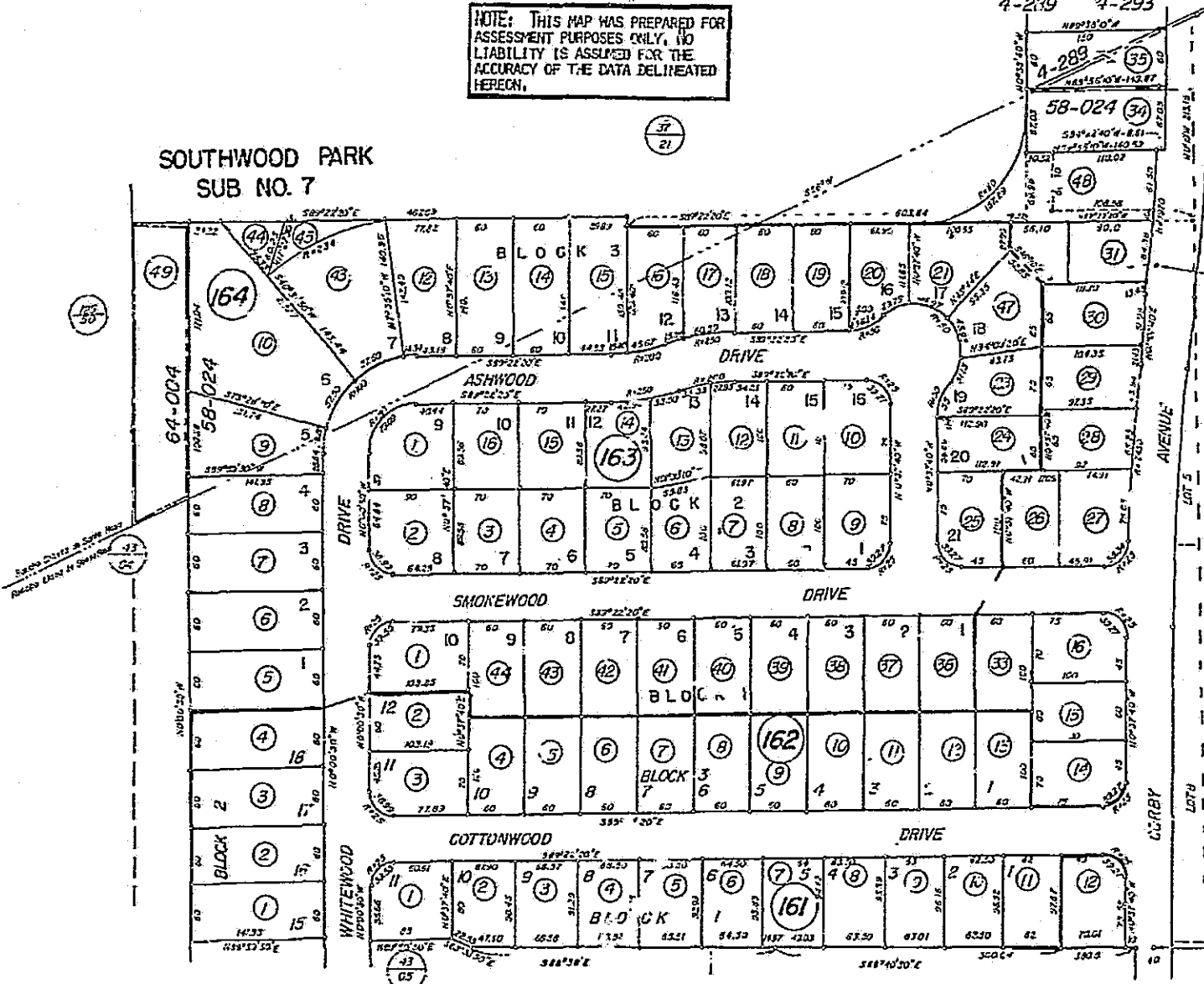
COUNTY ASSESSOR'S PARCEL MAP

TAX RATE AREA
64-004 58-024
4-299 4-293

43-16

NOTE: THIS MAP HAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA DELINEATED HEREON.

SOUTHWOOD PARK
SUB NO. 7



Revised
11-21-73
9-22-80-48
L.S.L. 4-23-97-19(164)

**SOUTHWOOD PARK
NO 6**
Assessor's Map Bk. 43 Pg. 16
Sonoma County, Calif.
SE Corner
Kalkreuth

Lot Line Adjustment Worksheet
To Determine Applicability of New Ordinance (5154)

1. Is property zoned C0, C1, C2, C3, LC, K, MP, M1, M2, M3, or PF?

Yes _____ No X

2. Do the resulting parcel sizes comply with the applicable General Plan densities and minimum lot sizes?

Yes X No _____

3. Were all lots subject to adjustment created on or after March 1, 1967?

Yes _____ No _____

If the answer to any of the above questions (1 through 3) is yes, then the lot line adjustment is not subject to the new ordinance - no further analysis necessary.

_____ Not subject to the new ordinance, no further analysis necessary.

If all the answers were no to questions 1, 2 and 3 above, the lot line adjustment is subject to the new ordinance, unless exempted below:

1. Does each existing parcel contain a legal dwelling unit or formerly contained a legal dwelling unit destroyed by fire or other calamity within the last five years?

Yes _____ No _____

If the answer is yes, the lot line adjustment meets the ordinance and no further analysis is needed.

2. a. Are all the existing parcels at least 10 acres in size and zoned LIA, LEA, or DA?

Yes _____ No _____

If the answer is no, the lot line adjustment is subject to the new ordinance.

b. If the answer to 2a is yes, is the owner willing to enter into a covenant prohibiting new residential development for ten years?

Yes _____ No _____ Maybe _____

If the answer is yes, work with the applicant to secure the covenant. Once the covenant is signed by the applicant, the lot line adjustment can proceed forward, and the lot line adjustment will not be subject to the new ordinance.

If the answer is no, the lot line adjustment is subject to the new ordinance and further analysis is necessary.

If the answer is maybe, it will likely be necessary to do further analysis so the applicant can decide whether it is in their best interest to enter into a covenant.

Summary

X

The proposed lot line adjustment is exempt from the new ordinance or all parcels already contain residences or the project qualifies, and the owner is willing to enter into a covenant to restrict new uses. No further analysis necessary.

The proposed lot line adjustment is subject to the new ordinance. Further analysis necessary.

Further Analysis:

Step One: Does the proposed lot line adjustment have the potential for increasing the number of developable lots? Even though a lot line adjustment is subject to the ordinance as indicated in the above checklist, extensive analysis of the adjustment may not be necessary if it is clear that the application has no potential for increasing the number of developable parcels. For example, if a lot line adjustment proposes to reduce the size of a vacant parcel and add land to a developed parcel, there would clearly be no increase in the number of developable lots.

Step Two: If the proposed lot line adjustment may have the potential for increasing the number of developable lots, each existing parcel must be evaluated against the following ordinance criteria to determine if it is developable:

- a. Legal access to a public road or right-of-way (or existing road connection to such public road).
- b. Is served by public sewer or is likely to meet criteria for approval of an on-site sewage disposal system for a one-bedroom residence, as described in the ordinance.
- c. Can provide adequate water supply as described in the ordinance.

RECORDING REQUESTED BY
Pacific Coast Title Company
Escrow No. 105708



1995 0023028

OFFICIAL RECORDS OF
SONOMA COUNTY
BERNICE A. PETERSON

AND WHEN RECORDED MAIL TO:

Richard & Susan Chavez
2115 Whitewood Drive
Santa Rosa, CA 95407

AT REQUEST OF:

03/23/1995 08:37:46
FEE: \$ 10.00
TT: \$ 68.20
PSS: PAID 2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO:

same as above

Documentary transfer tax \$ 68.20
 Computed on full value of property conveyed, or
 Computed on full value less liens & encumbrances
remaining thereon at time of sale.

Pacific Coast Title Company
Signature of declarant or agent determining tax - firm name
 Unincorporated firm City of

A.P. # 43-164-10
C.A. (

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Gregory James Chavez, a single man

hereby GRANT(s) to: Richard Chavez and Susan Chavez, husband and wife, as joint tenants

The real property located in the County of Sonoma
State of California, described on exhibit A attached hereto and made a part hereof.

AKA: 2115 Whitewood Drive
Santa Rosa, CA

Dated: March 22, 1995

Gregory James Chavez
Gregory James Chavez

State of California }
County of Marin } ss

On March 22, 1995 before me,

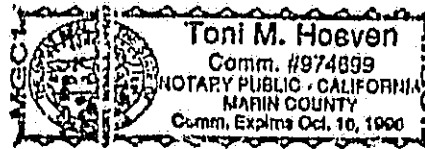
Toni M. Hoeven

personally appears Gregory James Chavez

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 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.

Toni M. Hoeven



This area for Notary Seal or Stamp

Exhibit "A"

Lot 6, Block 3, as numbered and delineated upon the map entitled, "Southwood Park Subdivision No. 7", etc., recorded June 29, 1961 in Book 07 of Maps, pages 8, 9 & 10, Sonoma County Records.

A P. No. 04:-164-010

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL THIS DEED AND UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO

NAME: GREGORY JAMES CHAVEZ
ADDRESS: 2115 WHITEWOOD DRIV
CITY: SANTA ROSA, CA 95407
STATE: CA
ZIP: 95407



1994 0035308

OFFICIAL RECORDS OF
SONOMA COUNTY
BERNICE A. PETERSON

AT REQUEST OF:

03/15/1994 15:31:28
FEE: \$ 5.00 PGS: 1
TT: \$.00 PAID

Title Order No _____ Escrow No _____

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

DOCUMENTARY TRANSFER TAX \$ 0 Gift RNT 11911

∴ computed on full value of property conveyed, or
∴ computed on full value less value of liens and
encumbrances remaining at the time of sale.

Signature of Agent Establishing Title _____
Agent Name _____

EDWARD JOSEPH CHAVEZ

the undersigned grantor(s), for a valuable consideration, receipt of which is hereby acknowledged, do XX hereby remise,

release and forever quitclaim to GREGORY JAMES CHAVEZ

the following described real property in the City of SANTA ROSA
County of SONOMA, State of California:

LOT 6, BLOCK 3, AS NUMBERED DELINEATED UPON THE MAP UNTITLED
"SOUTHWOOD PARK SUB-DIVISION 7", ETC., RECORDED JUNE 29TH,
1961, IN BOOK 87 OF MAP, PG. 8,9,10, SONOMA COUNTY RECORDS.

PORTION OF LOT 7 IN BLOCK 3 AS DELINEATED UPON MAP OF SOUTHWOOD PARK SUBDIVISION No. 7,
RECORDED JUNE 29, 1962 IN BOOK 87 OF MAPS, PAGE 8, SONOMA COUNTY RECORDS, LYING WESTERLY OF THE
LINE DESCRIBED AS BEARING "N. 17° 27' 30" E., 60.25 FEET" IN THE DEED TO MARCEL L. MEDERIOS
UX, RECORDED JUNE 22, 1965 IN BOOK 2137, OFFICIAL RECORDS, PAGE 25, SONOMA COUNTY RECORDS.

Assessor's parcel No. 43 164 10 & 43 164 44

Executed on Feb 28, 1994 at San Rafael, California
E J Chavez

STATE OF CALIFORNIA

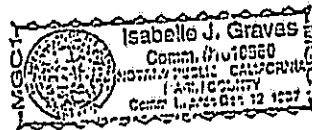
COUNTY OF _____

On 28 1994 before me, Isabelle J. Graves,
personally appeared _____

Edward Joseph Chavez

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: _____



(Seal)

Form 3212-1 (Rev. 1-1-93)

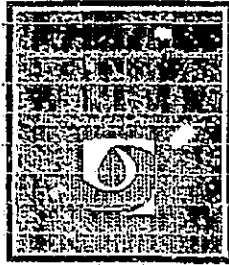
(This area for official notarial seal)

MAIL TAX STATEMENTS TO GREGORY JAMES CHAVEZ 2115 WHITEWOOD SANTA ROSA, CA 95407
NAME ADDRESS ZIP

WITNESSES: JOHN J. Mc...
DAVID A. Mc...

This recording form is prepared for the general situations encountered in the field industry. However, before you use
it, read it to be sure you understand its contents and its applicability to your particular situation.
Contact a lawyer if you doubt the form's fitness for your purpose and use.

1994 WD, C0115 110



FILE:ROW/SPCSD/CHAVEZ/
FILE:SANI/70-1-4

February 25, 2004

Mr. Gregory Chavez
2115 Whitewood Drive
Santa Rosa, CA 95400

RE: REQUEST FOR GRANT OF EASEMENT – SOUTH PARK SANITATION DISTRICT

Dear Mr. Chavez:

This letter is being written to memorialize our meeting of Wednesday, February 18, 2004. During our meeting we discussed your proposal that the Sonoma County Water Agency staff, acting on behalf of the South Park County Sanitation District, grant you an access and utilities easement over all of Assessor's Parcel No. 037-215-011. The purpose of this request would be to provide you with an additional access to your property.

Agency staff has no objection to your request. To continue this process, you must obtain an appraisal for the proposed conveyance. State law requires that any proposed conveyance of an easement to a private party be valued by a qualified appraiser.

I have enclosed a copy of the Agency's list of approved appraisers. Once you have selected someone from this list, you will need to prepare a scope of work to send to the appraiser. Below is a suggested format to give to the appraiser you have selected:

Objective:

Provide a market value for an irrevocable easement over _____ square feet of land, as described and depicted in Attachment A.

Current Land Use:

The land in question is owned by the South Park County Sanitation District and is currently used for an underground sewer line.

Constraints:

As a condition to granting the easement, the Water Agency staff will require that the easement holder maintain any above ground improvements that are installed (paving or other road surface improvements). No structures will be permitted over the area that is subject to the proposed easement.

Future Use:

The easement is being sought by Mr. Gregg Chavez. If the District's Board of Directors approves a grant of easement to Mr. Chavez, his stated goal is to pursue building a single family residence on the enlarged parcel.

Mr. Gregory Chavez
February 25, 2004
Page 2

Appraisal Standard:
The appraisal report shall be presented in a narrative form in compliance with the Uniform Standards of Professional Practice (USPAP).

If you have any questions, you may contact me at 547-1980.

Sincerely,



Patrick Von Elm
Land Surveyor

Enc

c Kevin Campbell
Michael Thompson
Ken Goddard

Jb:rc3/u/cl/jablodow/row/von elm/chavez.0901.proposal.doc



COUNTY OF SONOMA

PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 FAX (707) 565-1103

To: Interested Agencies

April 26, 2004

The following application has been filed with the Sonoma County Permit and Resource Management Department.

File Number: ~~LLA04~~ 0031
Applicant Name: Gregory Chavez
Owner Name: Gregory Chavez
Site Address: 2145 & 2313 Whitewood Dr, Santa Rosa
A.P.N. 043-164-044; 043-164-001

Request for Minor Lot Line Adjustment between two parcels of 1,892 and 21,870 sq. ft. in size, resulting in two parcels of 13,242 and 10,520 sq. ft. in size, taken in as a Minor Lot Line Adjustment as there was no expected environmental impact, also served by public sewer and water, has been determined to be developable.

We are submitting the above application for your review and recommendation. Additional information is on file in this office.

Responses to referrals should include: (1) statement of any environmental concerns or uncertainties your agency may have with the project; (2) any comments you wish to make regarding the merits of the project; and (3) your proposed conditions and mitigations for this project. Responsible agencies under CEQA are requested to indicate whether permits will be required for this project.

Your comments will be appreciated by May 10, 2004 and should be sent to the attention of LLA04-0031, Ken Ellison (kellison@sonoma-county.org).

Please send a copy of your comments to the applicant(s) or their representatives.

Please check the appropriate box and return or reply by e-mail to the address above.

No comments Comments attached Comments to be forwarded
 Please send meeting/hearing notices regarding this project.

| | |
|--|---|
| <input checked="" type="checkbox"/> County Surveyor | <input checked="" type="checkbox"/> Board of Supervisors - Supervisor Mike Reilly |
| <input checked="" type="checkbox"/> Health | <input type="checkbox"/> County Communications - George Waters |
| <input type="checkbox"/> E/H Consumer Prot. - Jerry Meshulam | <input checked="" type="checkbox"/> Fire Marshal |
| <input checked="" type="checkbox"/> Sanitation | <input checked="" type="checkbox"/> Fire District - Roseland |
| <input type="checkbox"/> Land Develop-PRMD | <input type="checkbox"/> School District - |
| <input checked="" type="checkbox"/> Public Works (La Plaza) - J. Kottage | <input type="checkbox"/> Santa Rosa School District |
| <input type="checkbox"/> Public Works (La Plaza) - J. Foster | <input type="checkbox"/> Water District - |
| <input type="checkbox"/> Ag Commissioner | <input type="checkbox"/> State Coastal Commission |
| <input type="checkbox"/> Flood & Drainage Review | <input type="checkbox"/> Caltrans (State) |
| <input type="checkbox"/> PRAC Planner | <input type="checkbox"/> State Fish & Game |
| <input type="checkbox"/> General Plan Staff | <input type="checkbox"/> State Department of Forestry |
| <input type="checkbox"/> Northwest Information Center, S.S.U. | <input type="checkbox"/> State Department of Health |
| <input type="checkbox"/> Milo Baker Chapter Conservation Committee | <input type="checkbox"/> State Parks and Recreation |
| <input type="checkbox"/> Public Works - Transit | <input type="checkbox"/> Regional Water Quality Control |
| <input checked="" type="checkbox"/> Building Inspection | <input type="checkbox"/> Regional Air Pollution Control |
| <input type="checkbox"/> Army Corps of Engineers | <input type="checkbox"/> Regional Parks Department |
| <input type="checkbox"/> P.G. & E. | <input type="checkbox"/> City of Dept. |
| <input type="checkbox"/> Pacific Bell | <input checked="" type="checkbox"/> Treasurer/Special Assessment |
| <input type="checkbox"/> Sheriff - Crime Prevention | <input checked="" type="checkbox"/> Assessor |
| <input type="checkbox"/> LAFCO | <input type="checkbox"/> Landmarks Commission |
| <input type="checkbox"/> ALUC/CLUP - Bob Gaiser | <input type="checkbox"/> Other: |



COUNTY OF SONOMA PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 FAX (707) 565-1103

02-28-04AF

DRAFT HEALTH SUBDIVISION/LOT LINE ADJUSTMENT CONDITIONS

DATE: June 26, 2004
TO: Permit and Resource Management Department, Project Review Section, Planning
ATTN: Ken Ellison

RECEIVED
JUN 29 2004

FROM: Jon Tracy, R.E.H.S., Project Review Section, Health

PROJECT TYPE: Lot Line Adjustmont

PHELPS & ASSOCIATES, INC.

SUBJECT: File Number: LLA04-0031
Applicant Name: Gregory Chavez
Owner Name: Gregory Chavez
Site Address: 2175 & 2313 Whitewood Dr, Santa Rosa
A.P.N. 043-164-044; 043-164-001

Request for Minor Lot Line Adjustment between two parcels of 1,892 and 21,870 sq. ft. in size, resulting in two parcels of 13,242 and 10,520 sq. ft. in size, taken in as a Minor Lot Line Adjustment as there was no expected environmental impact, also served by public sewer and water, has been determined to be developable.

The application has been reviewed by this Division (see x1 through x4).

X1) If the applicallon is approved, it is recommended that Mr. Gregory Chavez's parcel be subject to the following condition:

- 16. **NOTE ON DEED:** "Public Sewer Connection shall be required per the sewer requirements of the Sanitation Section of PRMD. Public water connection is strongly recommended."

Please feel free to contact Jon Tracy, Project Review Health Specialist at (707) 565-1683, between 7:30 a.m. and 9:00 a.m., Monday Tuesday, Thursday or Friday, should you have any questions on the above information.

Co: District Specialist
Applicant Gregory Chavez
Owner
Other Phelps and Associates

Revised 11/00



COUNTY OF SONOMA
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 FAX (707) 565-1103

May 6, 2004

Gregory Chavez
2115 Whitewood Dr.
Santa Rosa, CA 95407-6931

Re: LLA04-0031; 2115 Whitewood Dr.

Your application for **Lot Line Adjustment LLA04-0031** was approved on May 6, 2004. This approval will be complete once you have complied with measures (a) through (e) below. You have twenty four (24) months from the approval date to record the deed which finalizes this application. The 24 month period may be extended for one year by applying for an extension prior to the expiration date and payment of the applicable fees. If recordation is not completed or an extension of time is not applied within 24 months, the lot line adjustment approval/application expires. This administrative determination is sealable within 10 calendar days of the date of this letter.

Again, you are advised that you must comply with the following measures before you may record the deed:

- (a) Submit a Combining Agreement to the Permit and Resource Management Department, approved by the Assessor's Office, showing the combination of lots as per the approved map. Copies of the Combining Agreement are available from the Assessor's Office and Permit and Resource Management Department.
- (b) Submit verification to the Permit and Resource Management Department that taxes, which are a lien and termed as payable, are paid to the Treasurer/Tax Collector's Department on all parcels affected by the adjustment. The Treasurer/Tax Collector knows the amount of the tax due.
- (c) Submit a draft description of the parcel(s) being transferred or property to the County Surveyor for approval. The following note shall be placed on the deed or deeds: "The purpose of this deed is for a Lot Line Adjustment for the combination of a portion of the Lands of Richard Chavez and Susan Chavez, husband and wife, as joint tenants, as described by deed recorded under Document No. 1995-0023028, Sonoma County Records, APN 043-164-010, with the Lands of Gregory James Chavez, as described by deed recorded under Document No. 1994-0035308, Sonoma County Records, APN 043-164-044. This deed is pursuant to LLA04-0031 on file in the office of the Sonoma County Permit and Resource Management Department. It is the express intent of the signators hereto that the recordation of this deed extinguishes any underlying parcels or portions of parcels." It is the responsibility of the surveyor/engineer preparing the deeds to insure that the information contained within the combination note is correct. Note: The County Surveyor may modify the above described note.
- (d) Deed of Trust agreements, which encumber only portions of accepted legal lots, are violations of the Subdivision Map Act; therefore, prior to Permit and Resource Management Department approval of the deed for recordation, the applicant shall submit either recorded documents or documents to be recorded concurrently with the lot line adjustment deeds, showing that any Deed of Trust agreements on the subject properties will conform with the adjusted lot boundaries.

- (e) After approval of the deed description by the County Surveyor, a grant deed or deeds shall be prepared and submitted to the Permit and Resource Management Department for approval prior to recording.

Once you have accomplished the items above, the Permit and Resource Management Department will authorize you to record the deed. An approval stamp will be placed on the face of each grant deed. You will then be informed that the deed or deeds are ready for you take to the Recorder's Office for recordation.

After recordation, you must submit a conformed copy of the deed or deeds to the Permit and Resource Management Department. This will complete your application file. If you have any questions, please call me at 565-1928.

Sincerely



Ken Ellison
Project Planner

:fmw

Enclosures

c: County Surveyor
LLA04-0031
Phelps and Assoc.

DATE: 4-6-04

TO: Permit and Resource Management Dept. Attn: Ken Ellison

FROM: Assessor's Department

SUBJECT: Notice of Authorized Map Change

APN: 043-164-010 OWNER: Richard and Susan Chavez

SITE ADDRESS: 2115 Whitewood Dr., S.R. MAILING ADDRESS: same

APN: 043-164-044 OWNER: Gregory James Chavez

SITE ADDRESS: 2115 Whitewood Drive, S.R. MAILING ADDRESS: same

This Department has received notice of the approval of:

- Lot Line Adjustment File No. LLA 04-0031
- Voluntary Merger ... File No. _____
- Subdivision File No. _____
- Certificate of Compliance File No. _____
- Ag. Preserve Contract File No. _____

And have reviewed the map changes requested below:

Combine all or portion of APN 043-164-010
with all or portion of APN 043-164-044

Recognize the areas described or depicted on Exhibit A as separated legal parcels.

Other: _____

This applicant has submitted to this office all necessary information to combine the parcels or effectuate map changes as requested. This office will revise the maps or make note accordingly upon the recording of the proper documents.

SIGNED: *Linda Lorentzen*
SONOMA COUNTY ASSESSOR'S
4-6-04

COMBINING AGREEMENT

TREASURER-TAX COLLECTOR
REFERRAL

DATE: 7/6/04 FILE # LLA 04-0031
TO: PERMIT AND RESOURCE MANAGEMENT DEPT. ATTN: Ken Ellison
FROM: TREASURER-TAX COLLECTOR
SUBJECT: ASSESSOR'S PARCEL #: 043-164-010
WITH ASSESSOR'S PARCEL # 043-164-044
PROPERTY ADDRESS: 2115 Whitewood Dr., Santa Rosa, CA 95407
APPLICANT: Richard and Susan Chavez
MAILING ADDRESS: same
PROPERTY OWNER'S NAME (Receiving land to be combined):
Gregory James Chavez
2115 Whitewood Dr., Santa Rosa, CA 95407

2004/05 FISCAL YEAR'S TAXES ARE NOW A LIEN, NOT YET DUE AND PAYABLE.
NOTE: THE REGULAR SECURED TAX BILL WILL BE ISSUED ON THE OLD
PARCEL NUMBER. IF YOU WOULD LIKE THE BILL TO BE DIVIDED, YOU
MUST CONTACT OUR OFFICE PRIOR TO NOVEMBER 30TH TO REQUEST
A FORMAL OR AN INFORMAL SEGREGATION.

2003/04 FISCAL YEAR'S TAXES AND/OR DELINQUENT TAXES ON THESE
PARCELS HAVE BEEN PAID.

X NO SPECIAL ASSESSMENTS.

christina whisman
SONOMA COUNTY TREASURER

7/6 04
DATE

christina whisman
SONOMA COUNTY TAX COLLECTOR

7/6 20 04
DATE



OLD REPUBLIC TITLE COMPANY

1455 NORTH DUTTON AVENUE STE C • SANTA ROSA, CA • 95401 • (707) 523-0639 • Fax: (707) 569-1783

PRELIMINARY REPORT

Issued for the sole use of:

PHELPS & ASSOCIATES
632 PETALUMA AVENUE
SEBASTOPOL, California 95472

Attention: JOE HUGHES

Our Order No. 0816000654-PM

Reference

When Replying Please Contact:

Phyllis Mulligan (707) 523-0639

Property Address: 2115 Whitewood Drive, Santa Rosa, CA 95407
[Unincorporated area of Sonoma County]

In response to the above referenced application for a policy of title insurance, OLD REPUBLIC TITLE 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 below 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 may be set forth in Exhibit A attached. Copies of the Policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

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.

Dated as of February 25th, 2004, at 7:30 A.M.

OLD REPUBLIC TITLE COMPANY

For Exceptions Shown or Referred to, See Attached

Page 1 of 6 Pages

OLD REPUBLIC TITLE COMPANY

ORDER NO. 0016000654-PM

The form of policy of title insurance contemplated by this report is:
TO BE DETERMINED IF APPLICABLE.

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:

RICHARD CHAVEZ and SUSAN CHAVEZ, husband and wife, as Joint Tenants

OLD REPUBLIC TITLE COMPANY

ORDER NO. 0816000654-PM

The land referred to in this Report is situated in the County of Sonoma, in the unincorporated area, _____
State of California, and is described as follows:

LOT 6, BLOCK 3, as shown upon the Map of Southwood Park Subdivision No. 7, etc.,
filed June 29, 1961, in Book 87 of Maps, Pages 8, 9 and 10, Sonoma County
Records.

A.P. No. 043-164-010

OLD REPUBLIC TITLE COMPANY

ORDER NO. 0816000654-PM

At the date hereof exceptions to coverage in addition to the Exceptions and Exclusions in said policy form would be as follows:

1. Taxes and assessments, general and special, for the fiscal year 2004-2005 a lien, but not yet due or payable.
2. Taxes and assessments, general and special, for the fiscal year 2003-2004 as follows:

| | | | |
|-----------------------|---|--------------|-----------------|
| Assessor's Parcel No. | : | 043-164-010 | |
| Code No. | : | 058-024 | |
| 1st Installment | : | \$ 1,212.07 | Marked Paid |
| 2nd Installment | : | \$ 1,212.07 | NOT Marked Paid |
| Land | : | \$ 86,151.00 | |
| Imp. Value | : | \$ 70,068.00 | |
| P.F. Value | : | \$ 0.00 | |
| Exemption | : | \$ 0.00 | |

3. The lien of supplemental taxes, if any, assessed pursuant to the provisions of Section 75, et seq., of the Revenue and Taxation Code of the State of California.
4. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following instrument:

Granted to : Sonoma County Flood Control and Water Conservation District
For : Pipeline
Recorded : February 16th, 1961 in Book 1808 of Official Records, Page 161
Affects : Westerly 25 feet

and as also contained in Book 1808, Page 163, Official Records.

5. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following instrument:

Granted to : Sonoma County Flood Control and Water Conservation District
For : Drainage
Recorded : March 30th, 1961 in Book 1815 of Official Records, Page 765
Affects : 55-foot strip of land

6. Building set-back line as shown on the filed Map.

Affects : 20 feet from Whitewood Drive and Ashwood Drive

OLD REPUBLIC TITLE COMPANY

ORDER NO. 08160006E4-PM

7. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as shown on the filed Map.

For : Public utilities
Affects : Northeasterly 3 feet of the Southeasterly 25 feet

8. Covenants, Conditions and Restrictions which do not contain express provisions for forfeiture or reversion of title in the event of violation, but omitting any covenants or restrictions if any, based upon race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Title 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons, as provided in an instrument

Recorded : January 24th, 1961 in Book 1804 of Official Records, Page 575

NOTE: "If this document contains any restriction based on race, color, religion, sex, familial status, marital status, disability, national origin, or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to Section 13956.1 of the Government Code. Lawful restrictions under state and federal law on the age of occupant's in senior housing or housing for older persons shall not be construed as restrictions based on familial status."

9. Redevelopment Plan, as follows:

Entitled : "Notice of Adoption of Redevelopment Plan for the Southwest
Redevelopment Project"
Recorded : July 28th, 2000 in Official Records under Recorder's Serial Number
2000-075753

10. Deed of Trust to secure an indebtedness of the amount stated below and any other amounts payable under the terms thereof,

Amount : \$200,000.00
Trustor/Borrower : Richard Chavez and Susan Chavez, husband and wife
Trustee : Chicago Title Company
Beneficiary/Lender : Beneficiary: "MERS" (Mortgage Electronic Registration
Systems, Inc.); Lender: Residential Mortgage Capital, a
California corporation
Dated : July 23rd, 2003
Recorded : August 8th, 2003 in Official Records under Recorder's Serial
Number 2003-165624
Loan No. : 9620892
"MIN" : 100095600096208922
Returned to Address: 900 Fourth Street, Suite 200, San Rafael, CA 94901-3104

OLD REPUBLIC TITLE COMPANY

ORDER NO. 0816000654-PM

NOTE: This loan appears to be registered with Mortgage Electronics Registration Systems, Inc. ("MERS"). Accordingly, the name, address and telephone number of the loan servicer should be obtained by calling the toll-free number, 1-888-679-MERS, and referring to the Mortgage Identification Number ("MIN") shown above.

11. NOTE: Information in possession of this Company indicates the possibility of a division of land ownership. If such division is in fact contemplated, the transaction would appear to fall within the purview of the Subdivision Map Act (66410 et seq. Government Code).

As a prerequisite to the Company's participation in land division transactions, compliance with one of the following provisions of the Subdivision Map Act will be required:

- a. The recording of a subdivision map in compliance with statutes or related local ordinances; or
- b. The recording of a Parcel map in compliance with statutes or related local ordinances; or
- c. The recording of a Certificate of Compliance, as provided by statute; or
- d. The recording of a waiver as provided by Government Code Section 66428; or
- e. Submission of other satisfactory evidence of compliance with or non-violation of the Act.

----- Informational Notes -----

1. NOTE: According to the public records, there have been no deeds conveying the property described in this report recorded within a period of two years prior to the date hereof except as follows:

NONE

2. The applicable rate(s) for the policy(s) being offered by this report or commitment appears to be section(s) 2.1.

3. Short Term Rate ("STR") applies (but may be precluded or limited by application of the above shown section(s) of our Schedule of Fees and Charges).

SB/st
03/02/04



OLD REPUBLIC TITLE COMPANY

1455 NORTH DUTTON AVENUE STE C • SANTA ROSA, CA • 95401 • (707) 523-0639 • Fax: (707) 569-1783

PRELIMINARY REPORT

Issued for the sole use of:

PHELPS & ASSOCIATES
632 PETALUMA AVENUE
SEBASTOPOL, California 95472

Attention: **JOE HUGHES**

Our Order No. 0816000655-PM

Reference

When Replying Please Contact:

Phyllis Mulligan (707) 523-0639

Property Address: 2115 Whitewood Drive, Santa Rosa, CA 95407
[Unincorporated area of Sonoma County]

In response to the above referenced application for a policy of title insurance, OLD REPUBLIC TITLE 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 below 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 may be set forth in Exhibit A attached. Copies of the Policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

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.

Dated as of February 25th, 2004, at 7:30 A.M.

OLD REPUBLIC TITLE COMPANY

For Exceptions Shown or Referred to, See Attached

Page 1 of 5 Pages

OLD REPUBLIC TITLE COMPANY

ORDER NO. 0816000655-PM

The form of policy of title insurance contemplated by this report is:
TO BE DETERMINED IF APPLICABLE.

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:

GREGORY JAMES CHAVEZ, an unmarried man.

OLD REPUBLIC TITLE COMPANY

ORDER NO. 0816000655-PM

The land referred to in this Report is situated in the County of Sonoma, in the unincorporated area, State of California, and is described as follows:

THAT PORTION of Lot 7 in Block 3 as delineated upon the Map of Southwood Park Subdivision No. 7, recorded June 29, 1962 in Book 87 of Maps, Page 6, Sonoma County Records, lying Westerly of the line described as bearing N. 17' 27' 30" E., 60.25 feet in the deed to Marçal L. Medeiros, et ux, recorded June 22, 1965 in Book 2137, Official Records, Page 25, Sonoma County Records.

A. P. No. 043-164-044

OLD REPUBLIC TITLE COMPANY

ORDER NO. 0816000655-PM

At the date hereof exceptions to coverage in addition to the Exceptions and Exclusions in said policy form would be as follows:

1. Taxes and assessments, general and special, for the fiscal year 2004-2005 a lien, but not yet due or payable.

NOTE: Taxes and assessments, general and special, for the fiscal year 2003-2004 as follows:

| | | | |
|-----------------------|---|-------------|-------------|
| Assessor's Parcel No. | : | 043-164-044 | |
| Code No. | : | 058-024 | |
| 1st Installment | : | \$ 0.00 | Marked Paid |
| 2nd Installment | : | \$ 0.00 | Marked Paid |
| Land | : | \$ 0.00 | |
| Imp. Value | : | \$ 0.00 | |
| P.P. Value | : | \$ 0.00 | |
| Exemption | : | \$ 0.00 | |

2. The lien of supplemental taxes, if any, assessed pursuant to the provisions of Section 75, et seq., of the Revenue and Taxation Code of the State of California.

3. Covenants, Conditions and Restrictions which do not contain express provisions for forfeiture or reversion of title in the event of violation, but omitting any covenants or restrictions if any, based upon race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Title 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons, as provided in an instrument

Recorded : January 24th, 1961 in Book 1804 of Official Records, Page 575

NOTE: "If this document contains any restriction based on race, color, religion, sex, familial status, marital status, disability, national origin, or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to Section 12956.1 of the Government Code. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status."

4. Redevelopment Plan, as follows:

Entitled : "Notice of Adoption of Redevelopment Plan for the Southwest Redevelopment Project"
Recorded : July 28th, 2000 in Official Records under Recorder's Serial Number 2000-075753

OLD REPUBLIC TITLE COMPANY

ORDER NO. 0816000655-PM

5. NOTE: Information in possession of this Company indicates the possibility of a division of land ownership. If such division is in fact contemplated, the transaction would appear to fall within the purview of the Subdivision Map Act (66410 et seq. Government Code).

As a prerequisite to the Company's participation in land division transactions, compliance with one of the following provisions of the Subdivision Map Act will be required:

- a. The recording of a subdivision map in compliance with statutes or related local ordinances; or
- b. The recording of a Parcel map in compliance with statutes or related local ordinances; or
- c. The recording of a Certificate of Compliance, as provided by statute; or
- d. The recording of a waiver as provided by Government Code Section 66428; or
- e. Submission of other satisfactory evidence of compliance with or non-violation of the Act.

----- Informational Notes -----

1. NOTE: According to the public records, there have been no deeds conveying the property described in this report recorded within a period of two years prior to the date hereof except as follows:

NONE

2. This is a vacant lot: Accordingly, we should anticipate a construction loan. If there is such a loan involved, we must inspect the subject property immediately prior to recording to determine that we have mechanics lien priority. In the event we have a loss of priority due to work having commenced or materials delivered on the site prior to the recording of the Construction Loan Deed of Trust, management must approve (i.e., relying on an Indemnity Agreement to insure the loan, etc.).

3. The applicable rate(s) for the policy(s) being offered by this report or commitment appears to be section(s) 2.1.

4. Short Term Rate ("STR") does not apply.

SB/st
03/02/04

RECORDING REQUESTED BY
Old Republic Title Company
ORDER # 0816000654-PM
APN ptn 043-164-010

WHEN RECORDED MAIL TO

Name Gregory James Chavez
Street Address 2115 Whitewood Drive
City State Zip Santa Rosa, CA 95407



2004126196

OFFICIAL RECORDS OF
SONOMA COUNTY
EVEE T. LEWIS

OLD REPUBLIC TITLE CO.
08/17/2004 08:00 DEED
RECORDING FEE: 23.00
PAID

3

PGS



SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

Grant Deed

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$0.00 No Consideration. Lot Line Adjustment Value less than \$100.00

() computed on full value of property conveyed, or

() computed on full value less of liens and encumbrances remaining at time of sale.

(X) Unincorporated area: () City of _____

(X) Realty not sold.

FOR A VALUABLE CONSIDERATION, rec _____ hereby acknowledged,
Richard Chavez and Susan Chavez, husband and wife, as Joint Tenants

hereby GRANT(S) to

Gregory James Chavez, an unmarried man

that property in Unincorporated area of Sonoma County, State of California, described as follows:
See "Exhibit A" attached hereto and made a part hereof.

This Lot Line Adjustment
LLA 04-0031 has been approved
by the County of Sonoma in
accordance with Section 66412(d)
of the Subdivision Map Act.
Approved by Scott Humphreys Date 8/14/04
Permitted Resource Management Department

Mail Tax Statements to Grantee at address above

Date July 15, 2004

Richard Chavez
Richard Chavez

STATE OF CALIFORNIA
COUNTY OF SONOMA

Susan Chavez
Susan Chavez

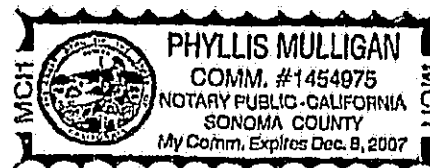
On July 15, 2004 before me, the
undersigned, a Notary Public in and for said State, personally appeared
RICHARD CHAVEZ and SUSAN CHAVEZ

personally known to me (or proved to me on the basis of satisfactory
evidence) to be the person(s) whose name(s) is/are described 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 Phyllis Mulligan

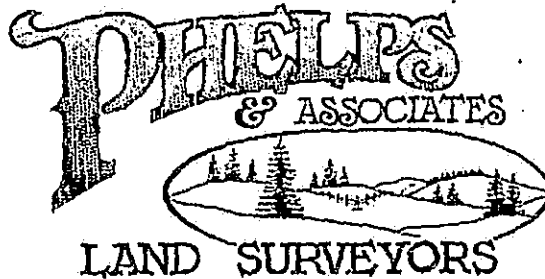
Name Phyllis Mulligan
(typed or printed)



FTGIS-140 8/94

(This area for official notarial seal)

MAIL TAX STATEMENT AS DIRECTED ABOVE



632 PETALUMA AVENUE, SEBASTOPOL, CALIFORNIA 95472 / (707) 829-0400 / FAX (707) 829-0401

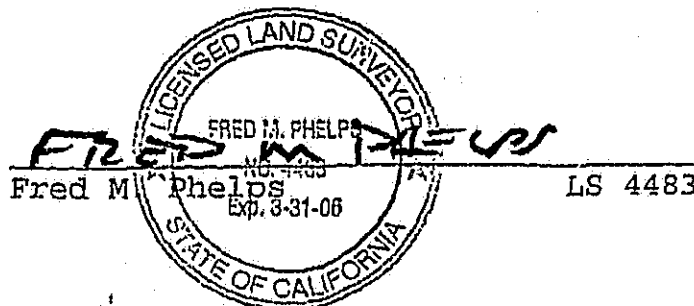
May 21, 2004

LEGAL DESCRIPTION FOR LOT LINE ADJUSTMENT
(Chavez to Chavez)

Being a portion of the lands of Richard Chavez and Susan Chavez as described in that Deed recorded as Document Number 1995-0023028, Sonoma County Records, and being a portion of Lot 6, Block 3, as shown on that Map of Southwood Park Subdivision No. 7, filed in Book 87 of Maps, Page 8, Sonoma County Records, said portion being more particularly described as follows:

Beginning at the Northwesterly corner of abovementioned Lot 6; thence S89°22'20"E, along the Northerly line of said Lot, 34.22 feet to the Northeasterly corner of said Lot; thence S40°31'50"E, along the Northeasterly line of said Lot, 102.82 feet to a point on the Centerline of a 55.00'-wide Drainage Easement as shown on said Map; thence along said Centerline, from a tangent which bears S49°54'21"W, along a curve to the left having a radius of 206.50 feet, a central angle of 34°26'13", and a length of 124.11 feet to a point on the Southerly line of said Lot; thence N73°28'30"W, along said Southerly line, 36.50 feet to the Southwesterly corner of said Lot; thence N00°00'30"W, along the Westerly line of said Lot, 171.04 feet to the point of beginning. Containing 0.26 acres, more or less.

The purpose of this deed is for a Lot Line Adjustment for the combination of a portion of the lands of Richard Chavez and Susan Chavez, husband and wife, as joint tenants, as described by deed recorded under Document Number 1995-0023028, Sonoma County Records APN 043-164-010, with the lands of Gregory James Chavez, as described by deed recorded under Document Number 1994-0035308, Sonoma County Records APN 043-164-044. This deed is pursuant to File No. LLA 04-0031 on file in the office of the Sonoma County Permit and Resource Management Department. It is the express intent of the signators hereto that the recordation of this deed extinguishes any underlying parcels or portions of parcels.



APPROVED

JUN 10 2004

SONOMA COUNTY SURVEYOR'S OFFICE
By *[Signature]*

ATTACHMENT TO GRANT DEED

The approval of Lot Line Adjustment LLA 04-0031 is subject to the following condition and Note on Deed:

"Public Sewer Connection shall be required per the sewer requirements of the Sanitation Section of PRMD. Public water connection is strongly recommended."