

37

1620 SEBASTOPOL RD
LLA96-0094

COUNTY OF SONOMA

PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA

(707) 527-1900 FAX (707) 527-1103

MAJOR LOT LINE ADJUSTMENT APPLICATION RECEIPT

Date: Aug 29, 1996
Time: 13:38
File #: LLA96-0094

Site Address

1620 SEBASTOPOL RD ROS

Owner

CHOE HAK SU & MIRIAM G
7441 MAXIMILLIAN PL
ROHNERT PARK CA
707 795 3125 949283649

Applicant

CHOE HAK SU & MIRIAM G
7441 MAXIMILLIAN PL
ROHNERT PARK CA
707 795 3125 949283649

Description

REQUEST FOR A LOT LINE ADJUSTMENT BETWEEN TWO
PARCELS 20,381 SF AND 12,000 SF IN SIZE RESULTING
IN TWO PARCELS 12,826 SF AND 19,556 SF IN SIZE.

Parcel No: 125-131-040
Zoning: C2

Total Acres:
Gen Plan Land Use:

APPLICATION FEE SUMMARY

Item #	Item Account Code	Description	Fee	Previously Paid
0121	025619-1341	FIRE SAFE STDS REF FEES	\$60.00	\$.00
0323	025627-3355	LLA CERT OF COMP SEP/WEL	\$191.00	\$.00
0324	025627-3355	LLA CERT OF COMP PUB S/W	\$.00	\$.00
0605	025627-3327	LLA PROCESSING FEE	\$80.00	\$.00
0610	025627-3157	PROJ REV ADV COMM (PRAC)	\$201.00	\$.00
0615	025627-3140	APPLIC'N REFERRAL REVIEW	\$.00	\$.00
1010	025213-3803	APPEAL (HEARING OFFICER)	\$.00	\$.00
1011	025627-3803	APPEAL (ALL OTHERS)	\$.00	\$.00
1054	025627-3811	ENV REV ARCH LAB REFERRL	\$25.00	\$.00
1055	025627-3811	ENV REV NO SPEC STUDIES	\$237.00	\$.00
1056	025627-3812	ENV REV SPECIAL STUDIES	\$.00	\$.00
1057	025627-3813	ENV REV COMM'S REVIEW	\$.00	\$.00
1058	025627-3148	EIR REVIEW (CONTRACT+ %)	\$.00	\$.00
1060	025627-3815	LLA W/HRG & ENV REV	\$520.00	\$.00
1061	025619-3816	LLA ADMIN. (NO HEARING)	\$.00	\$.00
1062	025619-3816	ADMIN. EXT OF TIME	\$.00	\$.00
1063	025619-3816	LLA REVISION TO FILE	\$.00	\$.00
1110	025650-3831	RECORDS SEARCH	\$.00	\$.00
1125	025650-4026	TOPOGRAPHICAL MAPS	\$.00	\$.00
5121	025619-1341-WAIVED	FIRE S.S. REFERRAL FEE	\$.00	\$.00
5323	025627-3355-WAIVED	LLA CERT OF COMP SEP/WEL	\$.00	\$.00
5324	025627-3355-WAIVED	LLA CERT OF COMP PUB S/W	\$.00	\$.00
5605	025627-3327-WAIVED	LLA PROCESSING FEE	\$.00	\$.00
5610	025627-3157-WAIVED	PROJ REV ADV COMM (PRAC)	\$.00	\$.00
5615	025627-3140-WAIVED	APPLIC'N REFERRAL REVIEW	\$.00	\$.00
6010	025213-3803-WAIVED	APPEAL (HEARING OFFICER)	\$.00	\$.00
6011	025627-3803-WAIVED	APPEAL (ALL OTHERS)	\$.00	\$.00
6054	025627-3811-WAIVED	ENV REV ARCH LAB REFERRL	\$.00	\$.00
6055	025627-3811-WAIVED	ENV REV NO SPEC STUDIES	\$.00	\$.00
6056	025627-3812-WAIVED	ENV REV SPECIAL STUDIES	\$.00	\$.00
6057	025627-3813-WAIVED	ENV REV COMM'S REVIEW	\$.00	\$.00
6058	025627-3148-WAIVED	EIR REVIEW (CONTRACT+ %)	\$.00	\$.00
6060	025627-3815-WAIVED	LLA W/HRG & ENV REV	\$.00	\$.00
6061	025619-3816-WAIVED	LLA ADMIN. (NO HEARING)	\$.00	\$.00
6062	025619-3816-WAIVED	ADMIN. EXT OF TIME	\$.00	\$.00
6063	025619-3816-WAIVED	LLA REVISION TO FILE	\$.00	\$.00
6110	025650-3831-WAIVED	RECORDS SEARCH	\$.00	\$.00
6125	025650-4026-WAIVED	TOPOGRAPHICAL MAPS	\$.00	\$.00
			\$1,314.00	\$.00

Total Calculated Fees	\$1,314.00
Total Additional Fees	\$.00
Previously Paid	\$.00
Balance Due	\$1,314.00

**CASH REGISTER
VALIDATION
REQUIRED**

115510 02 1314.00
2 000000
010000 0000.00
000000 0000.00
000000 0000.00
000000 0000.00

1:07

LLA 96-0094

File #: _____ Date Filed: 8-29-96
Accepted By: [Signature]

LOT LINE ADJUSTMENT APPLICATION

OWNER OF THE PARCEL THAT WILL BE REDUCED IN SIZE (LOT A):

Name: HAK SU CHOE Day Phone: 795-3125
Mailing Address: 7441 MAXIMILLIAN PL. City/Town: ROHNERT PARK State: CA Zip: 94928
Signature: [Signature] Date: 8-29-96
(To submit authorization letter from owner)

OWNER OF THE PARCEL THAT WILL BE INCREASED IN SIZE (LOT B):

Name: HAK SU CHOE Day Phone: 795-3125
Mailing Address: 7441 MAXIMILLIAN PL. City/Town: ROHNERT PARK State: CA Zip: 94928
Signature: [Signature] Date: 8-29-96
(To submit authorization letter from owner)

OTHER PERSONS TO BE NOTIFIED: Include Agents, Lenders, Parties to Deeds of Trust, Etc.

Name: Prime Funding Investment Name: Jerald Miller Name: _____
Address: 9101 Los Amigos Address: 7265 Roxanne Ln Address: _____
City: Windsor, CA Zip: 95492 City: Rohnert Park Zip: 94928 City: _____ Zip: _____
Title: President Phone: 836-9644 Title: Surveyor Phone: 527-4376 Title: _____ Phone: _____

PROPERTY INFORMATION:

LOT A ADDRESS: 1620 SEBASTOPOL AVE. City/Town: SANTA ROSA, CA Zip: 95401
ASSESSOR'S PARCEL NUMBER: 125-131-040 Existing Lot Size: 20,381 SF Proposed Lot Size: 12,826 SF
Existing Use: VACANT Site Served By Public Sewer? (Y/N): N Provider? _____
Site Served By Public Water? (Y/N): N Provider? _____

LOT B ADDRESS: 1600 ROSE AVE. City/Town: SANTA ROSA CA Zip: 95401
ASSESSOR'S PARCEL NUMBER: 125-131-035 Existing Lot Size: 12,000 SF Proposed Lot Size: 19,556 SF
Existing Use: VACANT Site Served By Public Sewer? (Y/N): N Provider? _____
Site Served By Public Water? (Y/N): N Provider? _____

Does either owner NOV OWN or has either owner FORMERLY OWNED OR HELD INTEREST IN adjacent land? (Y/N): _____

- 1. Will any parcel be completely, relocated?.....Y/N N
- 2. Will any parcel be reduced in size by more than 30 % or enlarged by more than 100%?.....Y/N Y
- 3. Is an existing parcel subject to merger or otherwise undevelopable?.....Y/N Y
- 4. Is the proposal subject to the California Environmental Quality Act, (CEQA)?.....Y/N N
 - 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?.....Y/N N
 - b) Does the request involve five or more parcels, or parcels which have been lot line adjusted in the previous two years?.....Y/N N
 - c) Could the request result in cumulative or significant adverse impacts?.....Y/N N

Are any of the above statements true? (Y/N): Y If so, the project is a MAJOR LLA and a CEQA fee is required.

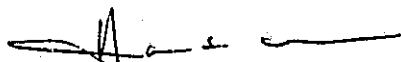
Staff Planner: _____ Planning Area: 5 Supervisorial Dist: 5
Current Zoning: R3R6-15/UA/C2 General Plan Land Use: UR-15/G.C.
Specific Plan Title: S. SANTA ROSA S.P. Land Use: _____ Needs CEQA Review? (X)
1975 Rolls Checked: ✓ Previous Files: DEC 94-617 / DEC 95-219
DR 86-045

PERMIT AND RESOURCE MANAGEMENT DEPARTMENT
2350 Ventura Avenue, Santa Rosa, CA 95403
(707) 527-1900 FAX (707) 527-1103

LOT LINE ADJUSTMENT

INDEMNIFICATION AGREEMENT

"As part of this application, applicant agrees to defend, indemnify, release and hold harmless the County, its agents, officers, attorneys, employees, 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 connection 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."



Applicant OWNER
HAK SU CHOE

Property Owner (if other than applicant)

8.29.96

Date

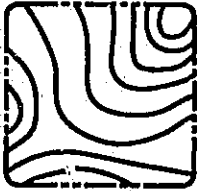
LLA 96-0094

File No.

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.

IA:6/91

INDEMNIFICATION AGREEMENT



Jerald P. Miller
PROFESSIONAL LAND SURVEYOR

August 29, 1996

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

Subject: *Lands of Choe: Lot Line Adjustment - "Proposal Statement"*

This proposal statement is for the proposed lot line adjustment and voluntary merger for the properties owned by Hak Su Choe at 1620 and 1630 Sebastopol Avenue and 1600 Rose Avenue, Santa Rosa, CA.

The purpose of this lot line adjustment is to conform to requirement(s) set forth by the City of Santa Rosa, Community Development Department, for a Utility Certificate on one of the parcels owned by Mr. Choe, 1600 Rose Ave. (See attached conditions) The City of Santa Rosa requires "a 24 foot wide fee access strip to public right of way" across Lot 'A' to Lot 'B' as shown on the attached site plan. Since Lot 'A' has been reduced by more than 30%, Mr. Choe agrees to also voluntarily merge Lot 'A' with Lot 'C' as shown. Mr. Choe would also like to dedicate an additional 7 feet of Sebastopol Avenue frontage across all parcels (to conform with the 45 foot half section right of way) to the County of Sonoma and an additional 13 foot public utility easement to the City of Santa Rosa behind this "new" property line concurrently.

Parcel information is as follows:

Lot 'A': Lands of Choe - Doc. No. 95-011182 - APN 125-131-040
Existing parcel size: 20,381 s.f. Proposed parcel size: 12,826 s.f. (to be merged with Lot 'C')

Lot 'B': Lands of Choe - Doc. No. 95-011180 - APN 125-131-035
Existing parcel size: 12,000 s.f. Proposed parcel size: 19,556 s.f.

Lot 'C': Lands of Choe - Doc. No. 95-011181 - APN 125-131-039
Existing parcel size: 20,381 s.f. Proposed parcel size: 33,207 s.f.

Mr. Choe all three parcels involved in this application. He is presently in the process of developing parcel 125-131-035 and needs to complete this process in order to proceed with his development. Mr. Choe intends to develop the remaining two parcels upon the completion of this first project.

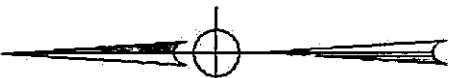
Should you have any questions regarding this application, site plan information, contents contained or need additional information, please feel free to contact me at (707) 527-4376 during business hours. I look forward to working with you on this project and Mr. Choe would appreciate an expeditious approval of this lot line adjustment/voluntary merger application.

Sincerely,

A handwritten signature in cursive script that reads "Jeyald P. Miller". The signature is written in dark ink and is positioned above the printed name.

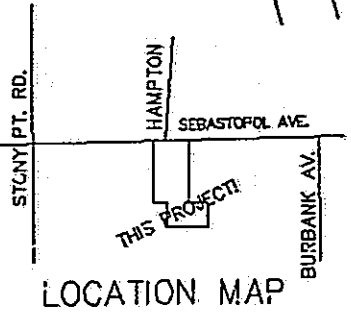
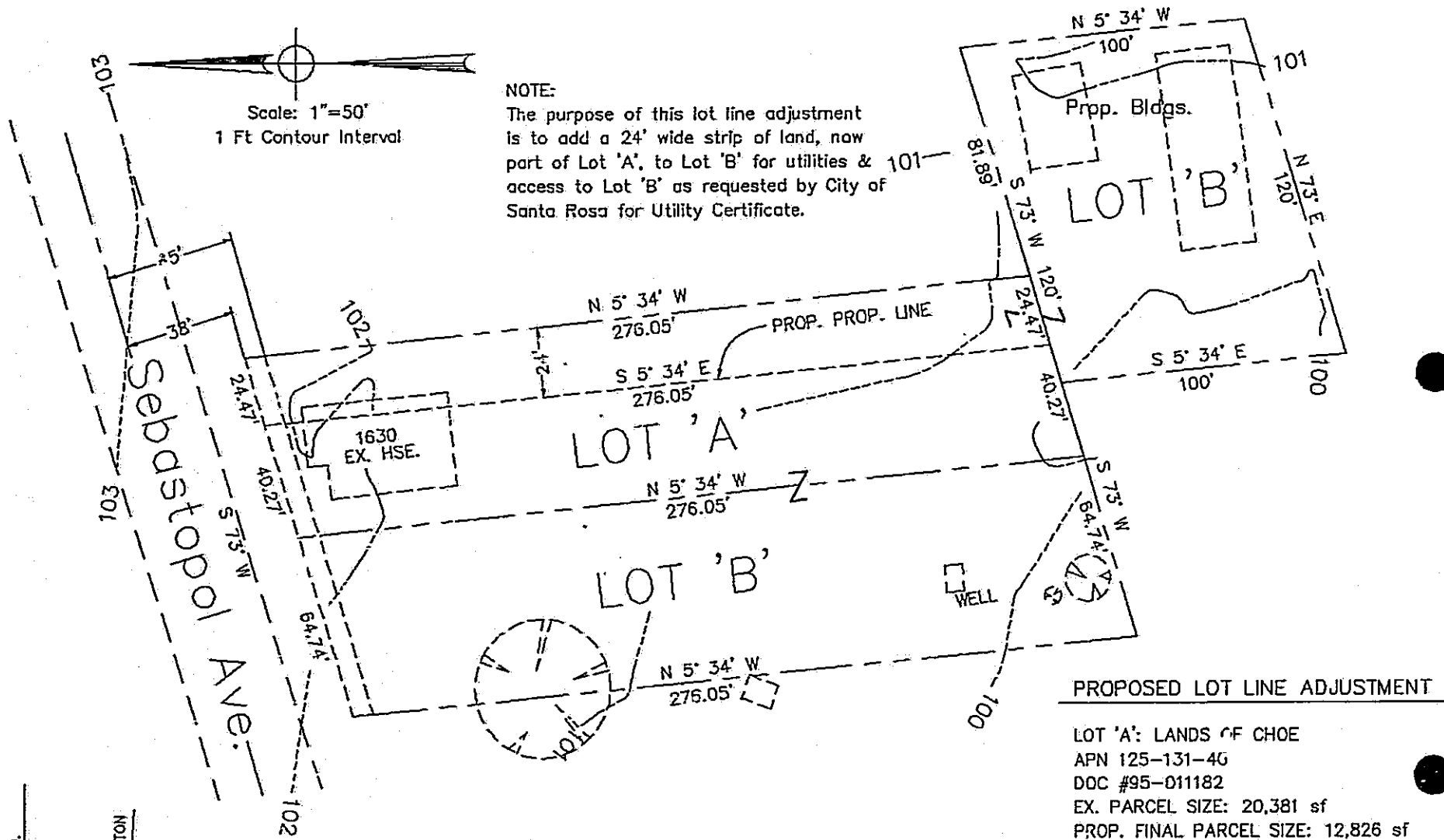
Jeyald P. Miller
Professional Land Surveyor

cc: Hak Su Choe
encls.

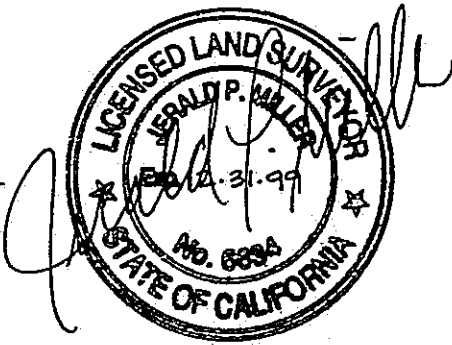


Scale: 1"=50'
1 Ft Contour Interval

NOTE:
The purpose of this lot line adjustment is to add a 24' wide strip of land, now part of Lot 'A', to Lot 'B' for utilities & 101 access to Lot 'B' as requested by City of Santa Rosa for Utility Certificate.



THIS MAP PREPARED BY:
JERALD P. MILLER
Professional Land Surveyor
7265 Roxanne Lane
Rohnert Park, CA 94928
(707) 527-4376



PROPOSED LOT LINE ADJUSTMENT

LOT 'A': LANDS OF CHOE
APN 125-131-4G
DOC #95-011182
EX. PARCEL SIZE: 20,381 sf
PROP. FINAL PARCEL SIZE: 12,826 sf

LOT 'B': LANDS OF CHOE
APN 125-131-35
DOC #95-011180
EX. PARCEL SIZE: 12,000 sf
PROP. FINAL PARCEL SIZE: 19,556 sf

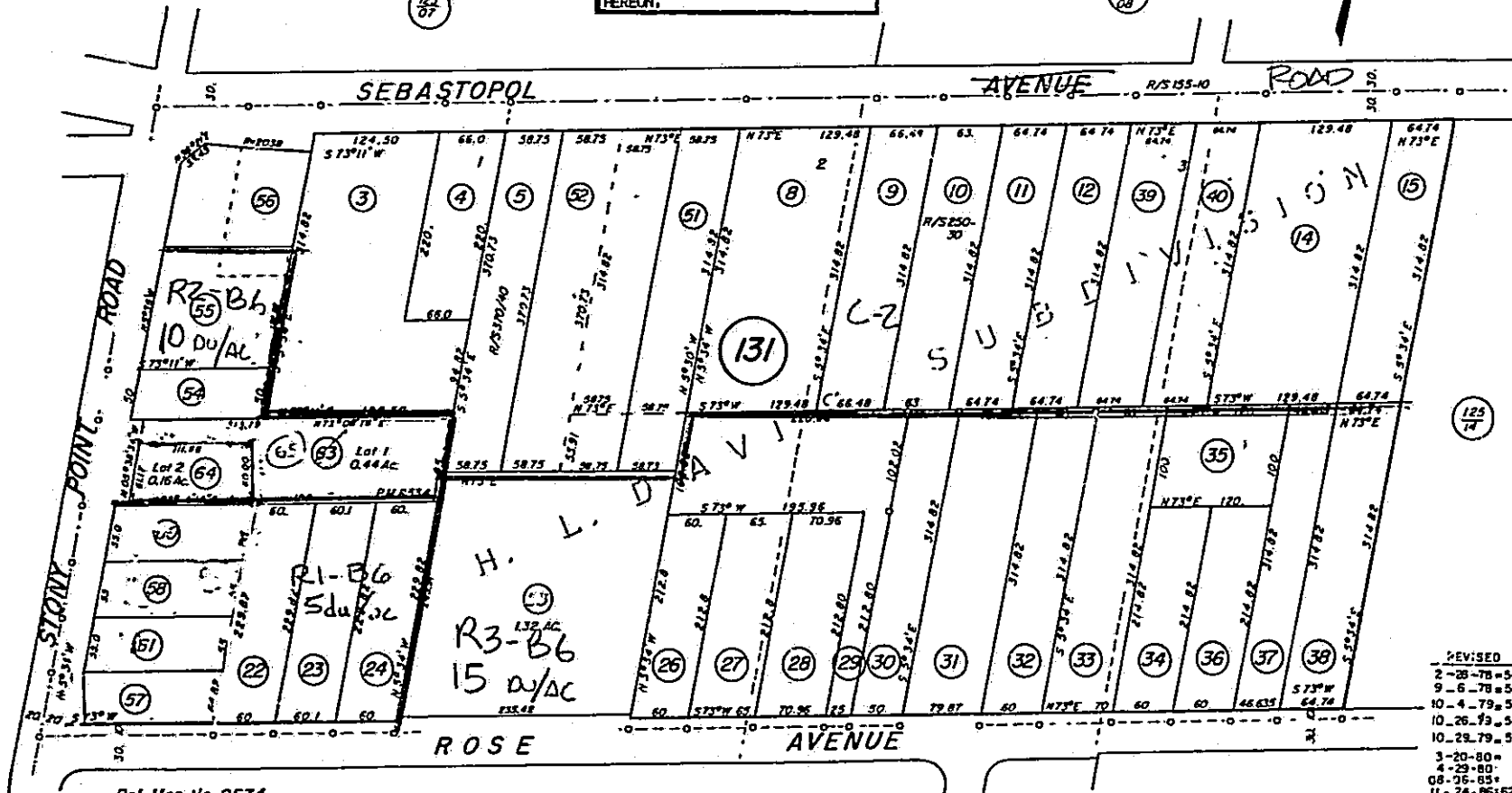
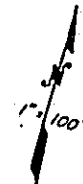
LOT 'C': LANDS OF CHOE
APN 125-131-39
DOC #95-011181
EX. PARCEL SIZE: 20,381 sf
PROP. FINAL PARCEL SIZE: 33,207 sf

COUNTY ASSESSOR'S PARCEL MAP

TAX CODE AREA
150-009

125-13

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



REVISED

2-28-78	= 54
9-6-78	= 58
10-4-79	= 57
10-26-79	= 58
10-29-79	= 59
3-20-80	=
4-29-80	=
08-26-85	=
11-24-86	= 62
6-30-87	= 64

Pcl. Map No. 8534
BK 397 PG. 7-8, REC. 4/21/87

WEST ROSELAND, Lot 1
HENRY L. DAVIS SUBDIVISION Lots 2, 3, part of 4.

Assessor's Map Bk. 125 Pg. 13
Sonoma County, Calif.

Jesus

DEPARTMENT OF COMMUNITY DEVELOPMENT
ENGINEERING DIVISION

FILE COPY

EXHIBIT "A"
JANUARY 29, 19961610 SEBASTOPOL ROAD
UTILITY CERTIFICATE

- (1) Prior to approval of a utility certificate a lot line adjustment shall be completed between parcels 125-131-035, 125-131-39 and 125-131-040 to obtain a 24 foot wide fee title access strip to public right of way.
- II. Developer's engineer shall obtain the current City Design and Construction Standards and the Community Development Department's Standard Conditions of Approval dated January 1992 and comply with all requirements therein unless specifically waived or altered by written variance by the City Engineer.
- III. In addition, the following summary constitutes the recommended conditions of approval on the subject application/development based on the plans stamped received NOVEMBER 7, 1995:

PARCEL AND EASEMENT DEDICATION

1. ALL DEDICATION COSTS SHALL BE BORNE BY THE PROPERTY OWNER, INCLUDING PREPARATION OF ANY LEGAL DESCRIPTIONS, PLATS, TITLE REPORTS, AND DEEDS NECESSARY. CIVIL IMPROVEMENT PLANS SHALL BE PREPARED BY A REGISTERED CIVIL ENGINEER LICENSED TO PRACTICE IN THE STATE OF CALIFORNIA FOR APPROVAL BY THE CITY ENGINEER.

PUBLIC STREET IMPROVEMENTS

- 2. SEBASTOPOL ROAD SHALL BE DEDICATED AND TO MAJOR STREET STANDARDS ALONG THE ENTIRE PROJECT FRONTAGE. RIGHT-OF-WAY FOR A HALF STREET SECTION SHALL BE 45.0 FEET FROM CENTERLINE TO PROPERTY LINE WITH A 5.5 FOOT SIDEWALK EASEMENT CONTAINED WITHIN A 13.0 FOOT PUBLIC UTILITY EASEMENT BEHIND THE PROPERTY LINE.
- (3) PUBLIC IMPROVEMENTS TO SEBASTOPOL ROAD SHALL BE CASH IN LIEU OF CONSTRUCTING THE IMPROVEMENTS AND SHALL COVER WORK NECESSARY FOR WIDENING THE ROAD TO 37 FEET WITH CURB AND GUTTER AND A CITY STANDARD 250-B RESIDENTIAL CURB CUT 24 FEET WIDE.

EXHIBIT "A"
1610 SEBASTOPOL ROAD
PAGE 2

4. AN ENCROACHMENT PERMIT MUST BE OBTAINED FROM SONOMA COUNTY AND THE CITY OF SANTA ROSA DEPARTMENT OF PUBLIC WORKS PRIOR TO BEGINNING ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY OR FOR ANY WORK ON UTILITIES LOCATED WITHIN PUBLIC EASEMENTS.

PRIVATE STREET/DRIVEWAY IMPROVEMENTS

5. THE DRIVEWAY FOR PARCEL 123-131-35 SHALL BE 20 FEET WIDE AND SHALL ACCESS TO SEBASTOPOL ROAD THROUGH A 24 FOOT WIDE FLARED SECTION.
6. TURN AROUND CAPABILITY ON THE COMMON DRIVEWAY SHALL BE PROVIDED WITH CLEAR BACKUP OF 43 FEET FROM GARAGE FACE TO OPPOSING FACE OF CURB AND WITH A CONTINUATION OF THE COMMON DRIVEWAY 10 FEET BEYOND THE LAST DRIVEWAY ACCESS POINT
7. PRIVATE DRIVEWAYS SHALL NOT BE GREATER THAN 15% GRADE AND SHALL PROVIDE TURNOUTS THAT MEET FIRE DEPARTMENT REQUIREMENTS.
8. PRIVATE STREETS AND DRIVEWAYS SHALL BE CONSTRUCTED UNDER CONTINUOUS INSPECTION BY THE PROJECT SOILS ENGINEER IN COMPLIANCE WITH CITY DESIGN AND CONSTRUCTION STANDARDS. PROGRESS AND FINAL REPORTS SHALL BE FURNISHED TO THE CITY IN COMPLIANCE WITH U.B.C. SPECIAL INSPECTION REQUIREMENTS. ALL COSTS RELATED TO SUCH INSPECTION SHALL BE BORNE BY THE OWNER/DEVELOPER.

STORM DRAIN (PUBLIC)

9. PRIOR TO APPROVAL OF IMPROVEMENT PLANS, AN APPROVAL LETTER SHALL BE OBTAINED FROM THE SONOMA COUNTY WATER AGENCY FOR STORM DRAINAGE REVIEW.

GENERAL UNDERGROUND UTILITY

10. AN ANNEXATION COVENANT PREPARED BY THE CITY MUST BE EXECUTED BY THE PROPERTY OWNER. THE PROPERTY OWNER MUST SUBMIT TO UTILITIES ENGINEERING A COPY OF THE APPLICABLE GRANT DEED AND ANY ADDITIONAL INFORMATION REQUESTED TO SHOW PROOF OF TITLE.

EXHIBIT "A"
1610 SEBASTOPOL ROAD
PAGE 3

11. **NON-PARTICIPATION WATER MAIN REIMBURSEMENT FEES, BASED ON A MINIMUM OF 60 FOOT FRONTAGE, WILL BE REQUIRED IN ADDITION TO STANDARD DEMAND FEES.**

SEWER

12. **THIS PROJECT IS IN THE SOUTH PARK SANITATION DISTRICT AND IS SUBJECT TO THE DISTRICT REGULATIONS FOR SEWER CONNECTION.**

WATER

13. **THIS PROJECT MAY BE SERVED BY ONE MASTER METER WITH ONE LATERAL OR BY THREE INDIVIDUAL METERS WITH THREE LATERALS. METERS BOXES MUST BE INSTALLED AT FRONTAGE OF SEBASTOPOL ROAD.**
14. **CITY AND COUNTY PLUMBING PERMITS ARE REQUIRED.**

FIRE

15. **FIRE PROTECTION IS TO BE PROVIDED IN ACCORDANCE WITH CITY FIRE DEPARTMENT REQUIREMENTS. NO PART OF A RESIDENTIAL BUILDING MAY BE MORE THAN 250 FEET FROM THE NEAREST HYDRANT. THE PROPOSED CONSTRUCTION IS LOCATED ON A PARCEL WHICH IS 300 FEET SOUTH OF SEBASTOPOL ROAD AND BECAUSE OF THE DISTANCE FROM THE EXISTING HYDRANT IT WILL BE NECESSARY TO PROVIDE FIRE DEPARTMENT ACCESS TO THE PROPERTY AND A HYDRANT WITHIN 250 FEET OF THE FURTHEST BUILDING SUPPLIED BY AN 8 INCH PRIVATE MAIN INSTALLED TO CITY STANDARDS.**
16. **MUST SHOW THAT ADEQUATE PRESSURE AND FLOW OF 2500 GPM FOR FIRE PROTECTION CAN BE OBTAINED AT THE PRIVATE HYDRANT.**



LARRY LACKIE
Project Engineer

c:\j\seeb1610.exe

RECORDING REQUESTED BY

NORTH BAY TITLE CO.

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

HAK SU CHOE
MIRIAM G. CHOE
7441 Maximillian Pl.
Rohnert Park, CA 94928



1995 0011180

OFFICIAL RECORDS OF
SONOMA COUNTY
BERNICE A. PETERSON

AT REQUEST OF **NO BAY TITLE**

02/09/1995 08:00:00
FEE: \$ 23.00 PGS: 3
TT: \$ 286.00 **PAID**

Escrow No. 1129368JS

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Grant Deed

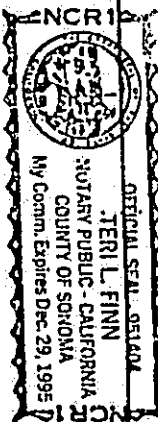
The undersigned grantor(s) declare(s):
Documentary transfer tax is \$ 286.00
City Transfer Tax is \$
(X) computed on full value of property conveyed, or
() computed on full value less value of liens and encumbrances remaining at time of sale.
(X) Unincorporated area: () City of

A.P.N. 125-131-035-000

By this instrument dated February 2, 1995, for a valuable consideration
THE MAYER FAMILY TRUST, CAROLENE L. GINOCCHIO, Trustee under Declaration of Trust dated
December 1, 1989 and SANTA ROSA-ELLIS PROPERTIES, LTD.

hereby GRANT(S) to HAK SU CHOE and MIRIAM G. CHOE, husband and wife, as joint tenants

the following described real property in the UNINCORPORATED AREA
County of Sonoma, State of CALIFORNIA
FOR LEGAL DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.



STATE OF CALIFORNIA,
COUNTY OF SONOMA

On 2/3/95 before me, Teri L Finn
personally appeared Carolene L. Ginocchio

PERSONALLY APPEARED (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) 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 Teri L. Finn

Carolene L. Ginocchio
CAROLENE L. GINOCCHIO, TRUSTEE

SANTA ROSA-ELLIS PROPERTIES, LTD.

WILLIAM J. Howard Jr., General Partner
by: [Signature], Clerk of the
Superior Court of California, County
of Sonoma

ROSALIE ANN HOWARD, General Partner
by: [Signature], Clerk of the
Superior Court of California, County of

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE: IF NO PARTY IS SHOWN, MAIL AS DIRECTED ABOVE. Sonoma

Name

Street Address

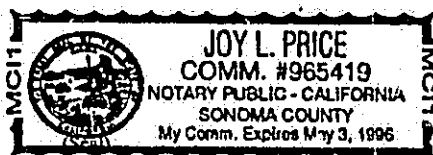
City & State

STATE OF CALIFORNIA)
COUNTY OF SONOMA)SS

On FEB 3 1995, before me, Joy L PRICE
personally appeared TERRY ODEN

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:
Joy L Price
Signature



***** OPTIONAL *****

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT:

TITLE OR TYPE OF DOCUMENT: _____

NO. OF PAGES: _____ DATE OF DOCUMENT: _____

Though the date requested here is not required by law, it could prevent fraudulent reattachment of this form.

SIGNER(S) OTHER THAN NAMED ABOVE: _____

STATE OF CALIFORNIA)
COUNTY OF _____)SS

On _____, before me, _____
personally appeared _____

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)

***** OPTIONAL *****

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT:

TITLE OR TYPE OF DOCUMENT: _____

NO. OF PAGES: _____ DATE OF DOCUMENT: _____

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

SIGNER(S) OTHER THAN NAMED ABOVE: _____

LEGAL DESCRIPTION- EXHIBIT "A"

PARCEL ONE:

Commencing at the Northwesterly corner of that certain lot conveyed by Frank A. Morse, et ux, to Ruth Todd Gottenberg, by deed dated October 27, 1936, and recorded in Book 417 of Official Records, Page 268, Sonoma County Records; thence North 73° East, along the Northerly line of said Gottenberg and lot of Wm. R. Todd, 120 feet to the Northeast corner of said Todd lot; thence North 5° 34' West, 100 feet; thence South 73° West, 120 feet; thence South 5° 34' East, 100 feet to the point of commencement.

PARCEL TWO:

An easement for general roadway and utility purposes over the Easterly 25 feet of the following described property:

Beginning at a point in Sebastopol Avenue, distant South 73° West 659.08 feet from the Northwest corner of Lot 2 of West Roseland Tract, according to the map thereof, filed in the office of the County Recorder of Sonoma County, California, on September 17, 1912 in Book 28 of Maps at Page 22, Sonoma County Records; thence South 5° 34' East, 314.82 feet; thence South 73° West, 64.74 feet; thence North 5° 34' West, 314.82 feet to a point in Sebastopol Avenue, distant South 73° West, 64.74 feet from the point of beginning; and thence along Sebastopol Avenue, North 73° East, 64.74 feet to the point of beginning.

(125-131-035-000)

1000 Rose Avenue

RECORDING REQUESTED BY

NORTH BAY TITLE CO.

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

HAK SU CHOE
MIRIAM G. CHOE
7441 Maximillian Pl.
Rohnert Park, CA, 94928



1995 001181

OFFICIAL RECORDS OF
SONOMA COUNTY
BERNICE A. PETERSON

AT REQUEST OF **NO BAY TITLE**
02/09/1995 08:00:00
FEE: \$ 13.00 PGS: 3
TT: \$.00 **PAID**

Escrow No. 1129368JS

SPACE ABOVE THIS LINE FOR RECORDER'S USE

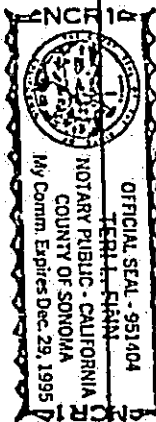
Grant Deed

The undersigned grantor(s) declare(s): A.P.N. 125-131-039-000
Documentary transfer tax is \$ 0.00 Paid under Grant Deed recorded concurrent
City Transfer Tax is \$
(X) computed on full value of property conveyed, or
() computed on full value less value of liens and encumbrances remaining at time of sale.
(X) Unincorporated area: () City of _____, and

By this instrument dated February 2, 1995, for a valuable consideration
THE MAYER FAMILY TRUST, CARLENE L. GINOCCHIO, Trustee under Declaration of Trust dated
December 1, 1989 and SANTA ROSA-ELLIS PROPERTIES, LTD.

hereby GRANT(S) to HAK SU CHOE and MIRIAM G. CHOE, husband and wife, as joint tenants

the following described real property in the UNINCORPORATED AREA
County of Sonoma, State of CALIFORNIA
FOR LEGAL DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.



STATE OF CALIFORNIA,
COUNTY OF Sonoma }

On 2/3/95 before me, Teri L. Finn
personally appeared Carolene L. GINOCCHIO

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) 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 Teri L. Finn

Carolene L. Ginocchio
CAROLENE L. GINOCCHIO, TRUSTEE

SANTA ROSA-ELLIS PROPERTIES, LTD.

WILLIAM J. Howard, Jr., General Partner
by: [Signature], Clerk of the
Superior Court of California, County
of Sonoma

ROSALIE ANN HOWARD, General Partner
by: [Signature], Clerk of the
Superior Court of California, County of
Sonoma

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE: IF NO PARTY IS SHOWN, MAIL AS DIRECTED ABOVE. Sonoma

Name

Street Address

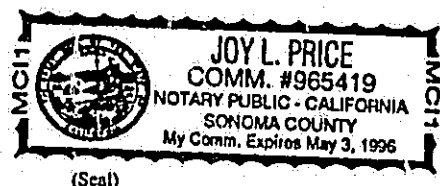
City & State

STATE OF CALIFORNIA)
COUNTY OF SONOMA)SS

On FEB 3 1995, before me, Joy L. PRICE
personally appeared TERRY ODEN

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:
Joy L. Price
Signature



***** OPTIONAL *****

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT:

TITLE OR TYPE OF DOCUMENT: _____

NO. OF PAGES: ___ DATE OF DOCUMENT: _____

Though the date requested here is not required by law, it could prevent fraudulent reattachment of this form.

SIGNER(S) OTHER THAN NAMED ABOVE: _____

STATE OF CALIFORNIA)
COUNTY OF _____)SS

On _____, before me, _____
personally appeared _____

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



***** OPTIONAL *****

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT:

TITLE OR TYPE OF DOCUMENT: _____

NO. OF PAGES: ___ DATE OF DOCUMENT: _____

Though the date requested here is not required by law, it could prevent fraudulent reattachment of this form.

SIGNER(S) OTHER THAN NAMED ABOVE: _____

LEGAL DESCRIPTION -EXHIBIT 'A'

Beginning at a point in Sebastopol Avenue, distant South 73° West, 723.82 feet from the Northwest corner of Lot 2 of West Roseland Tract, according to the map thereof, filed in the office of the County Recorder of Sonoma County, California, on September 17, 1912 in Book 28 of Maps at Page 11, Sonoma County Records; thence South 5° 34' East, 314.82 feet; thence South 73° West, 64.74 feet; thence North 5° 34' West, 314.82 feet to a point in Sebastopol Avenue, distant South 73° West, 64.74 feet from the point of beginning; and thence along Sebastopol Avenue, North 73° East, 64.74 feet to the place of beginning.

(125-131-039-000)

commonly known @ 1630 Seb. Rd.

RECORDING REQUESTED BY

NORTH BAY TITLE CO.

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

HAK SU CHOE
MIRIAM G. CHOE
7441 Maximillian Pl.
Rohnert Park, CA 94928

Escrow No. 1129368JS



1995 001182

OFFICIAL RECORDS OF
SONOMA COUNTY
BERNICE A. PETERSON

AT REQUEST OF

NO BAY TITLE

02/09/1995

08:00:00

FEE: \$ 23.00

PGS: 3

TT: \$.00

PAID

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Grant Deed

The undersigned grantor(s) declare(s):

A.P.N. 125-131-040-000

Documentary transfer tax is \$ 0.00 Paid under Grant Deed recorded concurrent

City Transfer Tax is \$

() computed on full value of property conveyed, or

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

() Unincorporated area: () City of _____, and

By this instrument dated

February 2, 1995

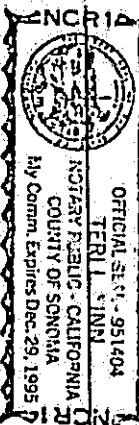
, for a valuable consideration

THE MAYER FAMILY TRUST, CAROLENE L. GINOCCHIO, Trustee under Declaration of Trust dated December 1, 1989 and SANTA ROSA-ELLIS PROPERTIES, LTD.

hereby GRANT(S) to HAK SU CHOE and MIRIAM G. CHOE, husband and wife, as joint tenants

the following described real property in the _____ UNINCORPORATED AREA
County of Sonoma, State of CALIFORNIA

FOR LEGAL DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.



STATE OF CALIFORNIA,
COUNTY OF Sonoma

On 2/3/95 before me, Terri L. Finn
personally appeared Carolene L. Ginocchio

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 Terri L. Finn

Carolene L. Ginocchio

CAROLENE L. GINOCCHIO, TRUSTEE

SANTA ROSA-ELLIS PROPERTIES, LTD.

WILLIAM J. Howard Jr., General Partner
by: [Signature], Clerk of the
Superior Court of California, County
of Sonoma

ROSALIE ANN HOWARD, General Partner
by: [Signature], Clerk of the
Superior Court of California, County of

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE: IF NO PARTY IS SHOWN, MAIL AS DIRECTED ABOVE. Sonoma

Name

Street Address

City & State

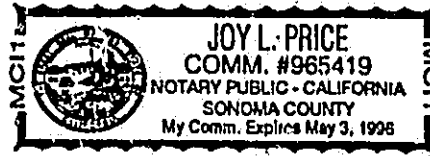
STATE OF CALIFORNIA)
COUNTY OF SONOMA)SS

On 12 3 1995, before me, Joy L Price
personally appeared TERRY IDEN

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:

Joy L Price
Signature



(Seal)

***** OPTIONAL *****

THIS CERTIFICATE MUST BE ATTACHED TO
THE DOCUMENT DESCRIBED AT RIGHT:

TITLE OR TYPE OF DOCUMENT: _____

NO. OF PAGES: _____ DATE OF DOCUMENT: _____

Though the date requested here is not
required by law, it could prevent
fraudulent reattachment of this form.

SIGNER(S) OTHER THAN NAMED ABOVE: _____

STATE OF CALIFORNIA)
COUNTY OF _____)SS

On _____, before me, _____
personally appeared _____

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)

***** OPTIONAL *****

THIS CERTIFICATE MUST BE ATTACHED TO
THE DOCUMENT DESCRIBED AT RIGHT:

TITLE OR TYPE OF DOCUMENT: _____

NO. OF PAGES: _____ DATE OF DOCUMENT: _____

Though the date requested here is not
required by law, it could prevent
fraudulent reattachment of this form.

SIGNER(S) OTHER THAN NAMED ABOVE: _____

LEGAL DESCRIPTION -EXHIBIT 'A'

Beginning at a point in Sebastopol Avenue, distant South 73° West 659.08 feet from the Northwest corner of Lot 2 of West Roseland Tract, according to the map thereof, filed in the office of the County Recorder of Sonoma County, California, on September 17, 1912 in Book 28 of Maps at Page 11, Sonoma County Records; thence South 5° 34' East, 314.82 feet; thence South 73° West, 64.74 feet; thence North 5° 34' West, 314.82 feet to a point in Sebastopol Avenue, distant South 73° West, 64.74 feet from the point of beginning; and thence along Sebastopol Avenue, North 73° East, 64.74 feet to the place of beginning.

RESERVING THEREFROM an easement for general roadway and utility purposes over the Easterly 25 feet of said land. Said Easement is for the benefit of Parcel Three of the lands of the Mayer Family Trust as described in that certain Deed recorded December 15, 1989 under Document No. 89121001, Sonoma County Records.

(125-131-040-000)

Commonly known as 1620 Sebastopol Rd.

CALIFORNIA LAND TITLE ASSOCIATION
STANDARD COVERAGE POLICY 1990

05 0036 067 06340

CHICAGO TITLE INSURANCE COMPANY

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B AND THE CONDITIONS AND STIPULATIONS, CHICAGO TITLE INSURANCE COMPANY, a Missouri corporation, herein called the Company, insures, as of Date of Policy shown in Schedule A, against loss or damage, not exceeding the Amount of Insurance stated in Schedule A, sustained or incurred by the insured by reason of:

1. Title to the estate or interest described in Schedule A being vested other than as stated therein;
 2. Any defect in or lien or encumbrance on the title;
 3. Unmarketability of the title;
 4. Lack of a right of access to and from the land;
- and in addition, as to an insured lender only:
5. The invalidity or unenforceability of the lien of the insured mortgage upon the title;
 6. The priority of any lien or encumbrance over the lien of the insured mortgage, said mortgage being shown in Schedule B in the order of its priority;
 7. The invalidity or unenforceability of any assignment of the insured mortgage, provided the assignment is shown in Schedule B, or the failure of the assignment shown in Schedule B to vest title to the insured mortgage in the named insured assignee free and clear of all liens.

The Company will also pay the costs, attorneys' fees and expenses incurred in defense of the title or the lien of the insured mortgage, as insured, but only to the extent provided in the Conditions and Stipulations.

In Witness Whereof, CHICAGO TITLE INSURANCE COMPANY has caused this policy to be signed and sealed as of Date of Policy shown in Schedule A, the policy to become valid when countersigned by an authorized signatory.

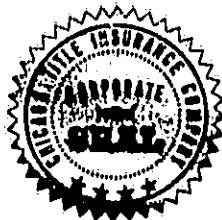
Issued by:
NORTH BAY TITLE COMPANY
431 "E" Street
P. O. Box 3939
Santa Rosa, California 95402
(707) 526-2000

CHICAGO TITLE INSURANCE COMPANY
By:

Richard L. Polla
President

By:

Thomas J. Adams
Secretary



CLIA STANDARD COVERAGE

SCHEDULE A

Office File No.	Policy Number	Date of Policy	Amount of Insurance	Premium
1129368JS	05 0036 067 06340	February 9, 1995 at 8:00 A.M.	\$260,000.00	\$1,160.00

1. Name of Insured:

HAK SU CHOE AND MIRIAM G. CHOE
THE MAYER FAMILY TRUST, CAROLENE L. GINOCCHIO, Trustee under Declaration of Trust dated December 1, 1989 and SANTA ROSA-ELLIS PROPERTIES, LTD.

2. The estate or interest in the land described herein and which is covered by this policy is:

A FEE as to Tract One, Parcel One, Tract Two and Tract Three and AN EASEMENT as to Tract One, Parcel Two

3. Title to the estate or interest in the land is vested in:

HAK SU CHOE AND MIRIAM G. CHOE, husband and wife, as joint tenants

4. The land referred to in this Policy is described as follows:

SEE DESCRIPTION PAGE

The following endorsement(s) are attached hereto and are made a part hereof.

Endorsement(s): None

This policy is valid only if Schedule B is attached
Chicago Title Insurance Company

DESCRIPTION PAGE

Roll No. 05 0036 067 06340

Order No. 1129368JS

Situated in the State of California, Unincorporated Area, County of Sonoma, and described as follows:

TRACT ONE

PARCEL ONE:

Commencing at the Northwesterly corner of that certain lot conveyed by Frank A. Morse, et ux, to Ruth Todd Gottenberg, by deed dated October 27, 1936, and recorded in Book 417 of Official Records, Page 268, Sonoma County Records; thence North 73° East, along the Northerly line of said Gottenberg and lot of Wm. R. Todd, 120 feet to the Northeast corner of said Todd lot; thence North 5° 34' West, 100 feet; thence South 73° West, 120 feet; thence South 5° 34' East, 100 feet to the point of commencement.

PARCEL TWO:

An easement for general roadway and utility purposes over the Easterly 25 feet of the following described property:

Beginning at a point in Sebastopol Avenue, distant South 73° West 659.08 feet from the Northwest corner of Lot 2 of West Roseland Tract, according to the map thereof, filed in the office of the County Recorder of Sonoma County, California, on September 17, 1912 in Book 28 of Maps at Page 22, Sonoma County Records; thence South 5° 34' East, 314.82 feet; thence South 73° West, 64.74 feet; thence North 5° 34' West, 314.82 feet to a point in Sebastopol Avenue, distant South 73° West, 64.74 feet from the point of beginning; and thence along Sebastopol Avenue, North 73° East, 64.74 feet to the point of beginning.

(125-131-035-000)

TRACT TWO:

Beginning at a point in Sebastopol Avenue, distant South 73° West, 723.82 feet from the Northwest corner of Lot 2 of West Roseland Tract, according to the map thereof, filed in the office of the County Recorder of Sonoma County, California, on September 17, 1912 in Book 28 of Maps at Page 11, Sonoma County Records; thence South 5° 34' East, 314.82 feet; thence South 73° West, 64.74 feet; thence North 5° 34' West, 314.82 feet to a point in Sebastopol Avenue, distant South 73° West, 64.74 feet from the point of beginning; and thence along Sebastopol Avenue, North 73° East, 64.74 feet to the place of beginning.

(125-131-039-000)

TRACT THREE:

Beginning at a point in Sebastopol Avenue, distant South 73° West 659.08 feet from the

CONTINUED

DESCRIPTION PAGE
(CONTINUED)

Northwest corner of Lot 2 of West Roseland Tract, according to the map thereof, filed in the office of the County Recorder of Sonoma County, California, on September 17, 1912 in Book 28 of Maps at Page 11, Sonoma County Records; thence South 5° 34' East, 314.82 feet; thence South 73° West, 64.74 feet; thence North 5° 34' West, 314.82 feet to a point in Sebastopol Avenue, distant South 73° West, 64.74 feet from the point of beginning; and thence along Sebastopol Avenue, North 73° East, 64.74 feet to the place of beginning.

RESERVING THEREFROM an easement for general roadway and utility purposes over the Easterly 25 feet of said land. Said Easement is for the benefit of Parcel Three of the lands of the Mayer Family Trust as described in that certain Deed recorded December 15, 1989 under Document No. 89121001, Sonoma County Records.

(125-131-040-000)

EXCEPTIONS FROM COVERAGE

This Policy does not insure loss or damage (and the company will not pay costs, attorneys' fees or expenses) which arise by reason of:

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.
2. 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.
3. 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 or by making inquiry of persons in possession thereof.
4. Easements, liens of encumbrances or claims thereof, which are not shown by public records.
5. Discrepancies, conflicts in boundary lines, shortages in area, encroachments, or any other facts which a correct survey would disclose and which are not shown by the public records.
6. (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 whether or not the matters expected under (a), (b) or (c) are shown by the public records.

PART II

1. RIGHTS of the public in common with the vestee as to that portion of the property described herein lying within Sebastopol Avenue.
 - (Affects Tracts Two and Three)
2. EASEMENT(S) affecting the portions of said land and for the purposes hereinafter stated, and incidental purposes as described in the instrument:

In favor of:	Arthur Ellis, et ux, their successors/heirs or assigns
For:	Sidewalk, 12 feet in width
Affects:	Parallel with and immediately South of Sebastopol Avenue
Recorded:	October 4, 1957 in Book 1548 of Official Records at Page 302, Serial No. F25039, Sonoma County Records.

(Affects Tract Three)

CONTINUED


Validating Signatory

3. An Existing Easement for Sidewalk purposes over a strip of land 12 feet in width lying parallel with and immediately South of Sebastopol Ave. as disclosed by decree of distribution of the Estate of Arthur Ellis, deceased, Recorded November 30, 1959 in Book 1718 of Official Records, at Page 336, Sonoma County Records.

° (Affects Tract Two)

4. THE TERMS AND PROVISIONS of the proceedings for the redevelopment of the Roseland Redevelopment Project Area, and the effect of any failure to comply with such terms and provisions.

Adopted: November 27, 1984 by the Board of Supervisors of the County of Sonoma By Ordinance No. 3377.

Recorded: November 29, 1984, under Document No. 84079109, Sonoma County Records.

5. DEED OF TRUST to secure an indebtedness of the amount stated herein, and any other amounts as therein provided:

Dated: January 31, 1995

Amount: \$10,000.00

Trustor: HAK SU CHOE AND MIRIAM G. CHOE, husband and wife

Trustee: NORTH BAY TITLE COMPANY, a California corporation

Beneficiary: THE MAYER FAMILY TRUST, CAROLENE L. GINOCCHIO, Trustee under Declaration of Trust dated December 1, 1989 and SANTA ROSA-ELLIS PROPERTIES, LTD.

Recorded: February 9, 1995, under Document No. 1995 001183, Sonoma County Records.

6. DEED OF TRUST to secure an indebtedness of the amount stated herein, and any other amounts as therein provided:

Dated: January 31, 1995

Amount: \$100,000.00

Trustor: HAK SU CHOE AND MIRIAM G. CHOE, husband and wife

Trustee: NORTH BAY TITLE COMPANY, a California corporation

Beneficiary: THE MAYER FAMILY TRUST, CAROLENE L. GINOCCHIO, Trustee under Declaration of Trust dated December 1, 1989 and SANTA ROSA-ELLIS PROPERTIES, LTD.

Recorded: February 9, 1995, under Document No. 1995 001184, Sonoma County Records.

7. DEED OF TRUST to secure an indebtedness in the amount shown below, and any other obligations secured thereby:

Dated: January 31, 1995

Amount: \$100,000.00

---CONTINUED---

Truster: HAK SU CHOE AND MIRIAM G. CHOE, husband and wife
Trustee: NORTH BAY TITLE COMPANY, a California corporation
Beneficiary: THE MAYER FAMILY TRUST, CAROLINE L. GINOCCHIO, Trustee under
Declaration of Trust dated December 1, 1989 and SANTA ROSA-ELLIS
PROPERTIES, LTD.
Recorded: February 9, 1995 under Document No. 1995 0011185, Sonoma County
Records.

END OF SCHEDULE B

EXHIBIT "C"

RIDER TO

Chicago Title Insurance Company

Policy No. 005 0036 067 05340

Escrow No. 1129368JS

No Endorsement issued in connection with the policy and relating to Covenants, Conditions or Restrictions provides coverage for environmental protection.

EXHIBIT "C"

COUNTY OF SONOMA

PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA 95403

(707) 527-1900 FAX (707) 527-1103

Field Operations Code Enforcement Permits Environmental & Comprehensive Planning

Sep 02, 1996

CHOE HAK SU & MIRIAM G.
7441 MAXIMILLIAN PL.
ROHNERT PARK CA

949283649

Re: Maj Lot Line Adjustment / LLA96-0094 / 1620 SEBASTOPOL RD ROS

Dear Applicant,

Thank you for your application. In an effort to continue to improve service to you a new program has been implemented by the Permit and Resource Management Department. I am your project coordinator. My job is to keep track of the PRMD'S processing of your application to assure it is completed in a timely manner. I will be your primary contact person and available to answer questions and assist you. My phone number is 527-1906. When calling or leaving voice mail always refer to your project's identification number which is LLA96-0094. Unless directed otherwise below, I will assume that you will act as the single contact for this application. To expedite the process and maximize efficient communication, I request the following from you:

1. Please review the following information pertaining to the contact for this application, make any corrections or additions necessary, and direct all communication to this office through this individual.

Contact Name: CHOE HAK SU & MIRIAM G
Phone: 707 795 3125
Fax:
Address: 7441 MAXIMILLIAN PL
ROHNERT PARK CA

949283649

2. Please notify me if the application contact changes or if there are any changes in the project, the project team, or the project documents, plans, reports, etc.
3. Please understand that additional items may be required to complete your project. A prompt turn around of these items enables our timely processing of your project.
4. Please remember, the applicant retains full responsibility for project management. I will assist the application contact in tracking the project's time schedule and monitoring the project and status of related permits and clearances. If special conditions are placed on a project, it is the applicants responsibility to meet these conditions.

I will be available to clarify any item or information on your project. I look forward to working with you. Do not hesitate to contact me if you have any questions.

Thank You


Angus Latta
Project Coordinator

CC: Property Owner (if other than applicant)
(Introltr) C-LLA 9601



COUNTY OF SONOMA

PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 527-1900 FAX (707) 527-1103

Field Operations • Code Enforcement • Permits • Environmental & Comprehensive Planning

To: Interested Agencies

September 16, 1996

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

LLA 96-0094

HAK SU & MIRIAM G. CHOE

1620 SEBASTOPOL AVENUE & 1600 ROSE AVENUE, SANTA ROSA

A.P.N. 125-131-035; -040 - 039

Request for a lot line adjustment in which a 20,000 square foot lot is reduced to 12,826 square feet and a 12,000 square foot lot is increased to 19,556 square feet.

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 September 30, 1996 and should be sent to the attention of LLA 96-0094, Angus Latta.

If no reply is received by the above mentioned date, it will be assumed that your agency has no concern on the environmental aspect of the project. Please send a copy of your comments to the applicant(s) or their representatives.

*No Conditions
9/23/96 oc*

- | | |
|--|---|
| <input checked="" type="checkbox"/> County Surveyor | <input type="checkbox"/> Fire Marshal |
| <input checked="" type="checkbox"/> Well & Septic | <input type="checkbox"/> Fire District |
| <input checked="" type="checkbox"/> Sanitation | <input type="checkbox"/> School District |
| <input checked="" type="checkbox"/> Land Development/Road | <input type="checkbox"/> Water District |
| <input checked="" type="checkbox"/> Ag Commissioner | <input type="checkbox"/> State Coastal Commission |
| <input checked="" type="checkbox"/> Flood & Drainage Review | <input type="checkbox"/> Cal Trans (State) |
| <input type="checkbox"/> PRAC-Planner | <input type="checkbox"/> State Fish and Game |
| <input type="checkbox"/> General Plan Staff <u>GC</u> | <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"/> Betty Guggolz, Native Plznt Society | <input type="checkbox"/> State Parks and Recreation |
| <input type="checkbox"/> Public Works - Transit | <input type="checkbox"/> Regional Water Quality Control Board |
| <input type="checkbox"/> Public Works - Traffic - Dave Wallace | <input type="checkbox"/> Regional Air Pollution Control Board |
| <input type="checkbox"/> Building Inspection | <input type="checkbox"/> Regional Parks Department |
| <input type="checkbox"/> Army Corps of Engineers | <input type="checkbox"/> City of Dept. |
| <input type="checkbox"/> P.G.& E. | <input type="checkbox"/> Alcoholic Beverage Control |
| <input type="checkbox"/> Pacific Bell | <input type="checkbox"/> Treasurer/Special Assessment |
| <input type="checkbox"/> Sheriff - Crime Prevention | <input type="checkbox"/> Assessor |
| <input type="checkbox"/> LAFCO | <input type="checkbox"/> Farm/Home Advisor U.C.C.E. - Rick Bennett |
| <input type="checkbox"/> ALUC | <input checked="" type="checkbox"/> Public Works - Land Dev - JohnKottage |
| <input type="checkbox"/> Board of Supervisors | <input type="checkbox"/> Landmarks Commission |
| <input type="checkbox"/> County Communications - Joe Perez | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Other: | <input type="checkbox"/> Other: |

RECEIVED
SEP 16 1996
Joe Perez
PERMIT AND RESOURCE
MANAGEMENT DEPARTMENT
COUNTY OF SONOMA

SUBDIVISION CONDITIONS

DATE: 9-24-96
 TO: Permit and Resource Management Department, Project Review Section, Planning
 ATTN: Angus Katta

FROM: Nancy Lingafeldt, R.E.H.S., Project Review Section, Health

PROJECT TYPE: Lot line adjustment

SUBJECT: Project Address: 1600 Sebastopol Rd & 1600 Rose Avenue
 Project File#: LA 96-0099
 Name: Hak Su & Miriam G. Choi
 AP# 125-131-035, -040
 Purpose: Request for a lot line adjustment in which a 20,000 square foot lot is reduced to 13,826 square feet, and a 12,000 square foot lot is increased to 19,556 square feet.

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

- x1) If the application is approved, it is recommended it be subject to the following circled conditions:
- x2) Further information is needed before we can respond to the project.
- x3) We can see no environmental health reason to deny this request.
- x4) We recommend denial for the following reasons:

SEPTIC:

Note: To insure compliance with sewage disposal regulations prior to filing the map, additional requirements may be imposed by the Health Officer to supplement sewage disposal conditions listed below.

1. On Lot(s) _____ (and the designated remainder), the applicant shall provide evidence of soils suitable for subsurface sewage disposal. This will include, but not be limited to, soil profiles and percolation tests done in accordance with current standards of the Well & Septic Division of the Permit and Resource Management Department. The work must be certified by a State Registered Civil Engineer, Environmental Health Specialist or Geologist and refer to this subdivision number.
2. Perc testing for the designated remainder may be waived by the District Specialist, based upon clearly acceptable soil profiles.
3. For major subdivisions, wastewater discharge requirements shall be filed with the (North Coast Regional Water Quality Control Board/the San Francisco Bay Regional Water Quality Control Board). Waiver or approval of the requirements must be received from the appropriate board prior to final map recordation.
4. The applicant must demonstrate that all portions of the proposed sewage disposal system(s) and reserve areas on Lot(s) _____ will maintain a 100 foot setback from the 10-year flood elevation of _____ as determined by the Sonoma County Water Agency.
5. On Lot(s) _____ groundwater determinations shall be performed during a wet weather testing period as specified by Well & Septic Section policy. If the test area slope exceeds 5%, this requirement may be waived if justification is submitted showing that subsurface drainage can be adequately diverted.
6. Lot(s) _____ shall contain a minimum area of (1.5 acres exclusive of easements and rights-of-way, in order to qualify for use of private sewage disposal and individual domestic wells/1.0 acres exclusive of easements and rights-of-way, in order to qualify for use of private sewage disposal and connection to an approved public water system.
7. The applicant must provide by means of a (topographic) plot plan drawn to a 1" = 20' scale, that Lot(s) _____ contain sufficient area to accommodate a 3-bedroom private sewage disposal system and a 200% unencumbered future reserve area. The plan shall include a possible domestic well site. Location of neighboring wells and septic systems within 100 feet of this property must be shown, if applicable, as well as existing and proposed driveways, grading cuts, and drainage ways. The plan is to be prepared by a registered Civil Engineer or Environmental Health Specialist. This condition may be modified or waived by the District Specialist if adequate space is clearly available and the consultant can clearly demonstrate adequate area is available.

40. NOTE ON MAP: "A copy of the sound study by _____ dated _____ shall be submitted to the Plan Check/Engineering Section of the Permit and Resource Management Department at the time of building permit application submittal."

ABANDONMENTS:

41. Abandon any septic tanks and/or wells under permit and inspection of Well & Septic Section of the Permit and Resource Management Department. If none are known or discovered, this shall be so stated in written correspondence to Well & Septic Section of the Permit and Resource Management Department describing the precise level of research and field review done to determine that none exist.

42. Abandon existing septic tank(s) on Lot(s) A under permit and inspection of Well & Septic Section of the Permit and Resource Management Department. *prior to recording the lot line adjustment, OR*

43. Abandon existing well(s) on Lot(s) _____ under permit and inspection from Well & Septic Section of the Permit and Resource Management Department. Upgrading the well to current standards of sealing and setbacks may be reviewed as an option.

HAZ MAT:

44. Prior to a negative declaration, a qualified consultant shall perform an environmental audit to determine if hazardous materials have been used in the past and if any effects have occurred through releases to the environment.

45. Prior to a negative declaration, a work plan for remediation of any hazardous materials shall be submitted by the applicant and approved by the appropriate County or State regulatory agency.

OTHER:

46) Applicant shall show that the existing septic system does not cross the newly adjusted lot line.

47) Convert the existing house to storage only by removing existing plumbing prior to recording the lot line adjustment.

Please feel free to contact Nancy Lingafeldt at (707) 527-1883, between 7:30 a.m. and 9:00 a.m., Monday through Friday, should you have any questions on the above information.

cc: Rich Lease
Applicant
Other.



COUNTY OF SONOMA

PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 527-1900 FAX (707) 527-1103

Field Operations • Code Enforcement • Permits • Environmental & Comprehensive Planning

To: Interested Agencies

September 16, 1996

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

LLA 96-0094
HAK SU & MIRIAM G. CHOE
1620 SEBASTOPOL AVENUE & 1600 ROSE AVENUE, SANTA ROSA
A.P.N. 125-131-035; -040

*No Comments, but
please note that
parcels are served
by Public Sewer/H₂O
C. Ozanich, 9/19/96*

Request for a lot line adjustment in which a 20,000 square foot lot is reduced to 12,826 square feet and a 12,000 square foot lot is increased to 19,556 square feet.

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 September 30, 1996 and should be sent to the attention of LLA 96-0094, Angus Latta.

If no reply is received by the above mentioned date, it will be assumed that your agency has no concern on the environmental aspect of the project. Please send a copy of your comments to the applicant(s) or their representatives.

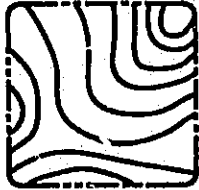
- County Surveyor
- Well & Septic
- Sanitation
- Land Development/Road
- Ag Commissioner
- Flood & Drainage Review
- PRAC Planner
- General Plan Staff GC
- Northwest Information Center, S.S.U.
- Betty Guggolz, Native Plant Society
- Public Works - Transit
- Public Works - Traffic - Dave Wallace
- Building Inspection
- Army Corps of Engineers
- P.G. & E.
- Pacific Bell
- Sheriff - Crime Prevention
- LAFCO
- ALUC
- Board of Supervisors
- County Communications - Joe P
- Other:

- Fire Marshal
- Fire District
- School District
- Water District
- State Coastal Commission
- Cal Trans (State)
- State Fish and Game
- State Department of Forestry
- State Department of Health
- State Parks and Recreation
- Regional Water Quality Control Board
- Regional Air Pollution Control Board
- Regional Parks Department
- City of Dept.
- Alcoholic Beverage Control
- Treasurer/Special Assessment
- Assessor
- Farm/Home Advisor U.C.C.E. - Rick Bennett
- Public Works - Land Dev - John Kottage
- Landmarks Commission
- Other:
- Other:

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SEP 16 1996

PERMIT AND RESOURCE
MANAGEMENT DEPARTMENT
COUNTY OF SONOMA



Jerald P. Miller
PROFESSIONAL LAND SURVEYOR

September 26, 1996

Mr. Angus Latta
County of Sonoma
Permit and Resource Management Department
2550 Ventura Avenue
Santa Rosa, CA 95403

Subject: *Lands of Choe: Lot Line Adjustment - File # LLA 96-0094*

Dear Mr. Latta,

I have researched the "origin" of the three parcels involved with Mr. Choe's lot line adjustment application. Reference maps for these parcel are as follows:

- Book 28 of Maps, page 11 S.C.R. (Original Subdivision)
- Book 180 of Maps, page 26 S.C.R. (Record of Survey)
- Book 250 of Maps, page 30 S.C.R. (Record of Survey)

The documents with the appropriate legal description describing each individual lots are as follows:

- Lots A & C were created in 1922 by the legal description of parcel 5 as described in Book 11 of Official Records, page 92, S.C.R.
- Lot B was created in 1936 by the legal description in Book 417 of Official Records, page 268, S.C.R.

All three of these lots were part of Luther Burbank's and H.L. Davis' original subdivision's, being created out of a resubdivision called the West Rosland Tract. The information contained in these maps and documents should satisfy your request concerning the origin of the parcels. All *were* created before March 1967.

Should you have any questions or need additional information, please feel free to contact me at (707) 527-4376 during business hours.

Sincerely,

Jerald P. Miller
Professional Land Surveyor

cc: Hak Su Choe

COUNTY OF SONOMA
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 527-1900 FAX (707) 527-1103

Field Operations / Code Enforcement / Permits / Environmental & Comprehensive Planning

October 17, 1996

Hak Su & Miriam G. Choe
7441 Maximillian Place
Rohnert Park, CA 94928

Re: LLA 96-0094; 1620 Sebastopol Avenue/1600 Rose Avenue, Santa Rosa

Your application for **Lot Line Adjustment LLA 96-0094** was granted on October 17, 1996. This approval will be complete once you have complied with measures (a) through (h) below. You have twenty four (24) months from the approved date to record the deed which finalizes this application. This twenty four (24) month period is extendable for one year by requesting an extension prior to the expiration date and payment of the applicable fee.

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, Planning Division, 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 combination of lots 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 Choe Hak Su and Miriam G., as described by deed recorded under Document No. 11182, Sonoma County Records, APN 125-131-040, with the Lands of Choe Hak Su and Miriam G., as described by deed recorded under Document No. 11180, Sonoma County Records, APN 125-131-035. This deed is pursuant to LLA 96-0094 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."
- (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.

- (f) Prior to or concurrent to the recording of deeds a combining agreement shall be executed with the Sonoma County Assessor combining Lot A with Lot C as shown on the approved map.
- (g) Abandon existing septic tank on Lot A under permit and inspection of Well & Septic Section of the Permit and Resource Management Department prior to recording the Lot Line Adjustment, or applicant shall show that the existing septic system does not cross the newly adjusted lot line.
- (h) Convert the existing house to storage only by removing existing plumbing prior to recording the Lot Line Adjustment.

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 527-1906.

Sincerely,


Angus Latta
Project Planner

:sw

Enclosures (2)

c: Prime Funding Investment
Jerald Miller
County Surveyor
File LLA 96-0094
Track

RECORDING REQUESTED BY:
City of Santa Rosa
Department of Community Development
Engineering Division
AND WHEN RECORDED MAIL TO:
Jerald P. Miller
7265 Roxanne Lane
Rohnert Park, CA 94928

IRREVOCABLE OFFER TO DEDICATION

This irrevocable offer to dedicate, executed this 30 day of September, 1997,
by and between the following parties:

HAK SU CHOE and MIRIAM G. CHOE, a husband and wife as joint tenants

and

COUNTY OF SONOMA.

The undersigned owners of the property herein described, do hereby offer for dedication to the County of Sonoma, a political subdivision of the State of California, the following described land for the purposes of roadway. The real property herein offered for dedication is described as:

EXHIBIT "A" attached and made part of this document.

It is understood that this offer of dedication shall remain in effect until the County of Sonoma accepts or rejects said offer by resolution.

IN WITNESS WHEREOF, the undersigned have executed this irrevocable offer of dedication the day and year first above written.


HAK SU CHOE


MIRIAM G. CHOE

STATE OF CALIFORNIA
COUNTY OF SONOMA

On 9/30/97 before me the undersigned, a Notary Public in and for the State, personally appeared HAK SU CHOE and MIRIAM G. CHOE satisfactory evidence to be the person(s) whose name(s) subscribed to the within instrument and acknowledge that they executed the same. WITNESS my hand and official seal.

Signature: 

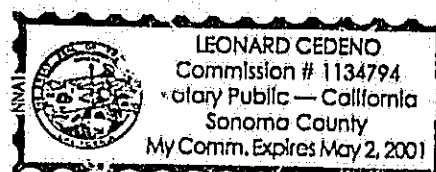


EXHIBIT "A"

Being a portion of Parcel Two of the Lands of Choe as described by Document No. 95-011180 S.C.R. and more particular described as follows:

All that portion of said Parcel Two lying northerly of a line 45 feet southerly of and parallel with the centerline of Sebastopol Road as shown on the record of survey recorded March 18, 1994, in Book 524 of Maps, pages 26-32, S.C.R., said line shall terminate on the easterly and westerly lines of said Parcel Two of the Lands of Choe.

Said described land is dedicated for general roadway purposes as required by the recommended conditions of approval set forth by the Department of Community Development - Engineering Division of the City of Santa Rosa, on the subject development dated January 29, 1996, 1610 Sebastopol Road.

Said described land contains 179 square feet more or less.

This legal description was prepared by:


Jerald P. Miller, PLS 6634

