

37

320 SANTANA DR

LLA 96-0096

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 30, 1996
Time: 15:51
File #: LLA96-0096

Site Address

320 SANTANA DR CLO

Owner

LOUISIANA PACIFIC CORP
P O BOX 158
SAMOA CA

955640158

Applicant

LOUISIANA PACIFIC CORP
P O BOX 158
SAMOA CA

955640158

Description

REQUEST FOR A LOT LINE ADJUSTMENT IN WHICH A 12.3 AC. SITE IS DECREASED TO 2.05 ACRES AND A 2.8 AC. SITE IS INCREASED TO 13.2 ACRES

Parcel No: 116-310-031
Zoning:

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)	\$.00	\$.00
0615	025627-3140	APPLIC'N REFERRAL REVIEW	\$153.00	\$.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
			\$1,266.00	\$.00

Total Calculated Fees	\$1,266.00
Total Additional Fees	\$.00
Previously Paid	\$.00
Balance Due	\$1,266.00

CASH REGISTER
VALIDATION

016643 09/30/96
0960096
SIERRA \$1266.00

CHECK \$1266.00
CHNG \$0.00

2:40

File #: LLA 96-0596 Date Filed: 8-30-96
Accepted By: AL

LOT LINE ADJUSTMENT APPLICATION

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

Name: Louisiana Pacific Corporation Day Phone: (707) 485-8731
Mailing Address: P.O. Box 158 City/Town: Samoa State: CA Zip: 95564
Signature: Roger Krueger Date: _____
(For public authorization vector from owner)

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

Name: Louisiana Pacific Corporation Day Phone: (707) 485-8731
Mailing Address: P.O. Box 158 City/Town: Samoa State: CA Zip: 95564
Signature: Roger Krueger Date: _____
(For public authorization vector from owner)

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

Name: Bruce G. Jarvis Name: _____ Name: _____
Address: 565 W. College Ave Address: _____ Address: _____
City: Santa Rosa Zip: 95401 City: _____ Zip: _____
Title: Land Phone: 542-6451 Title: _____ Phone: _____

Surveyor

PROPERTY INFORMATION:

LOT A ADDRESS: 320 Santana Dr. City/Town: Cloverdale Zip: _____
ASSESSOR'S PARCEL NUMBER: 116-310-48,50 Existing Lot Size: 12.362 Ac Proposed Lot Size: 2.05 Ac
Existing Use: truck stop/ Site Served By Public Sewer? (Y/N): N Provider? _____
vacant Site Served By Public Water? (Y/N): Y Provider? Cloverdale

LOT B ADDRESS: 320 Santana Dr. City/Town: Cloverdale Zip: _____
ASSESSOR'S PARCEL NUMBER: 116-310-031 Existing Lot Size: 2.89 Ac Proposed Lot Size: 13.20 Ac
Existing Use: Parking Site Served By Public Sewer? (Y/N): N Provider? _____
Site Served By Public Water? (Y/N): Y Provider? Cloverdale

Does either owner NOW 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 N
- 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 live or more parcels, or parcels which have been lot line adjusted in the previous two years?.....Y/NN 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: BG/SBS Planning Area: 2 Supervisorial Dist: 4
Current Zoning: M-1/ES, RE-100 General Plan Land Use: LIMITED INDUSTRIAL
Specific Plan Title: N/A S.P. Land Use: N/A Needs CEQA Review? Y
1975 Rolls Checked: Y Previous Files: 2070

RURAL RES. 5

PERMIT AND RESOURCE MANAGEMENT DEPARTMENT
2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 527-1900 FAX (707) 527-1103

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."

Ron Krueger
Applicant

Louisiana Pacific
Property Owner (if other than applicant)

8-12-96
Date

LLA 96-0096
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.





CARLILE, MACY, MITCHELL & HERYFORD

CIVIL ENGINEERS • URBAN PLANNERS • LAND SURVEYORS • LANDSCAPE ARCHITECTS

565 WEST COLLEGE AVENUE • 538 MENDOCINO AVE. • SANTA ROSA, CA 95401 • 707-542-6451 • FAX 707-542-5212

175 PARK STREET • LAKEPORT, CA 95453 • 707-263-0202 • FAX 707-263-0298

July 26, 1996

Permit & Resource Management Department

2550 Ventura Avenue

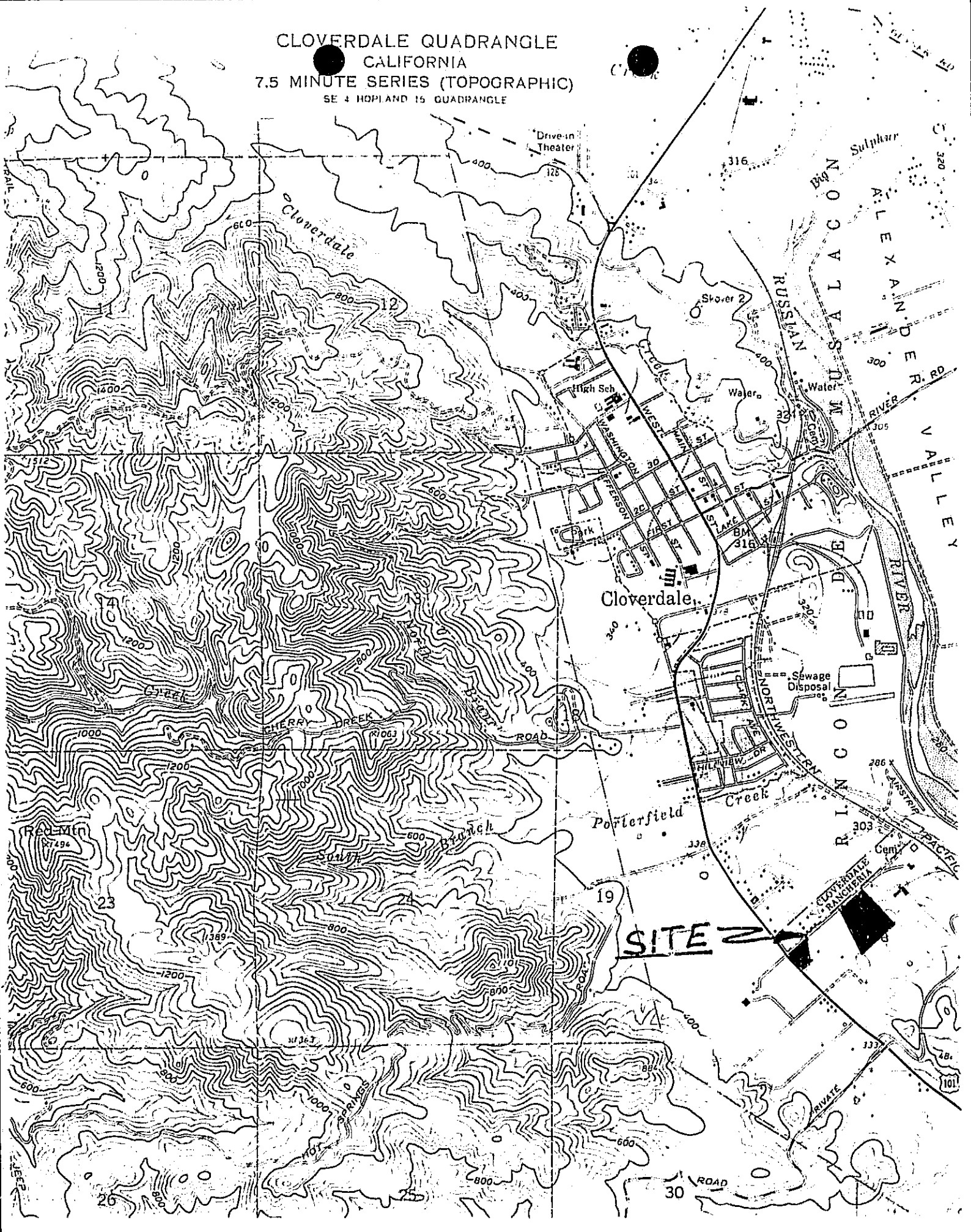
Santa Rosa, CA 95403

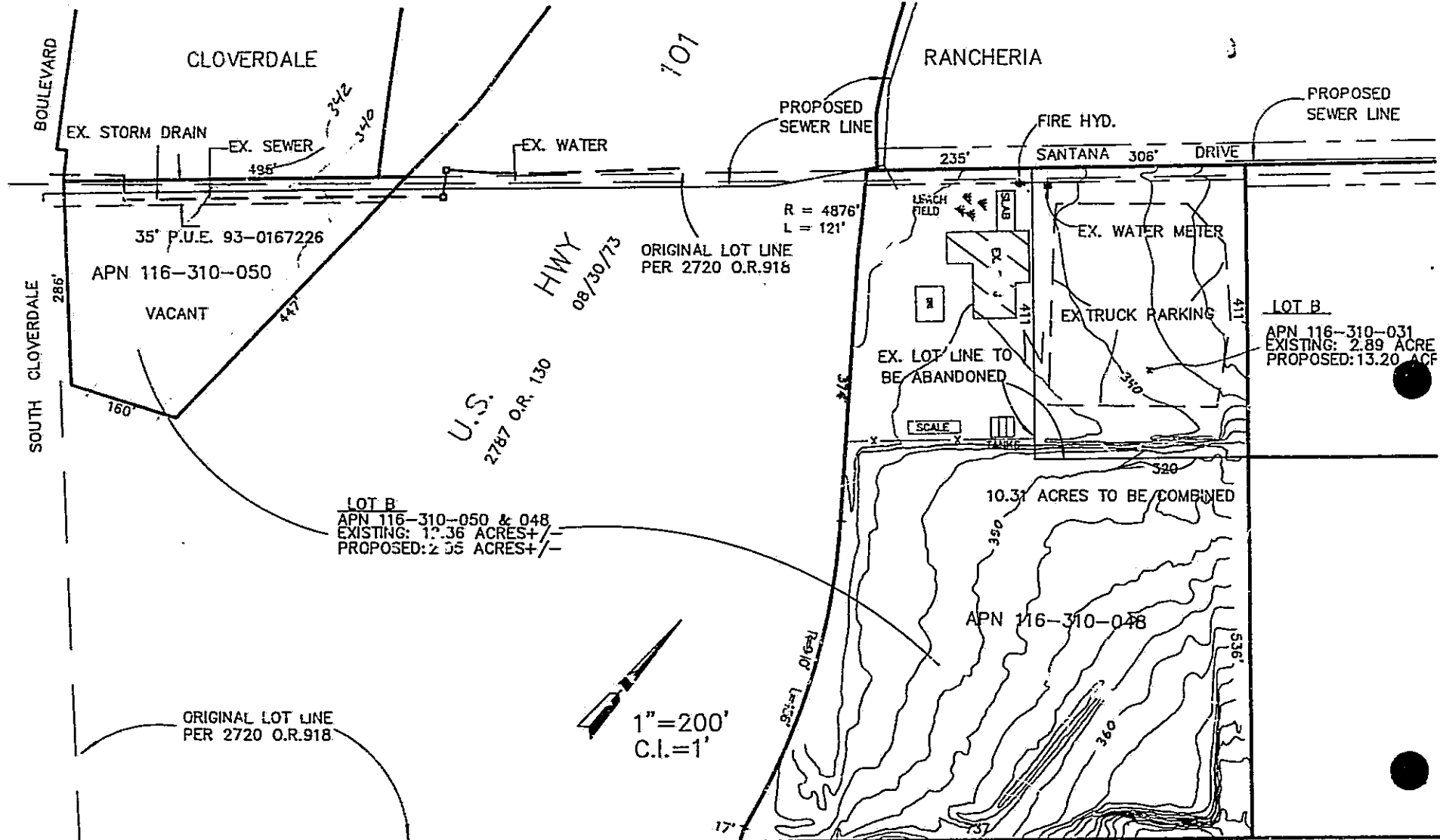
RE: Lot Line Adjustment A.P. No. 116-310-031, 048 and 050

Proposal Statement:

The purpose of this Lot Line Adjustment is to combine A.P. No. 116-310-031 with 116-310-048 and leave A.P. No. 116-310-050 as a separate legal parcel. A.P. No. 116-310-031 was conveyed to Louisiana Pacific by Drywell Supply, Inc., on April 9, 1973 (Book 2751 O.R. 260 S.C.R.). A.P. No. 116-310-050 and 048 are parts of a parcel conveyed to Louisiana Pacific on December 19, 1972, by Georgia Pacific Corporation (Book 2720 O.R. 918). This was A.P. No. 116-310-024. On August 30, 1973, Louisiana Pacific conveyed to the State of California a portion of last said parcel. This portion is now Highway 101. This conveyance split the parcel into two parcels of land. This Lot Line Adjustment will make the Westerly parcel a separate legal parcel of 2.05 acres, and merge the two contiguous parcels to form one parcel of 13.20 acres. It is the intent of the parties herein to voluntarily merge any and all parcels and parcel fragments underlying the final parcel configurations.

CLOVERDALE QUADRANGLE
CALIFORNIA
7.5 MINUTE SERIES (TOPOGRAPHIC)
SE 4 HOPLAND 15 QUADRANGLE



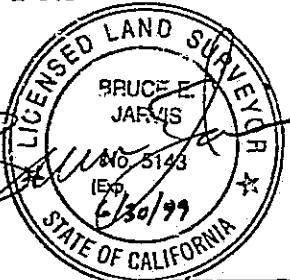


PROPOSED LOT LINE ADJUSTMENT

LOT "A"
 LANDS OF LOUISIANA-PACIFIC CORP. (2720 O.R. 918) APN 116-310-050 & 048
 EXISTING PARCEL SIZE: 12.36 ACRES+/- FINAL PARCEL SIZE: 2.05 ACRES
 UNINCORP. COUNTY OF SONOMA

LOT "B"
 LANDS OF LOUISIANA-PACIFIC CORP. (2751 O.R. 260) APN 116-310-031
 EXISTING PARCEL SIZE: 2.89 ACRES FINAL PARCEL SIZE: 13.20 ACRES
 UNINCORP. COUNTY OF SONOMA

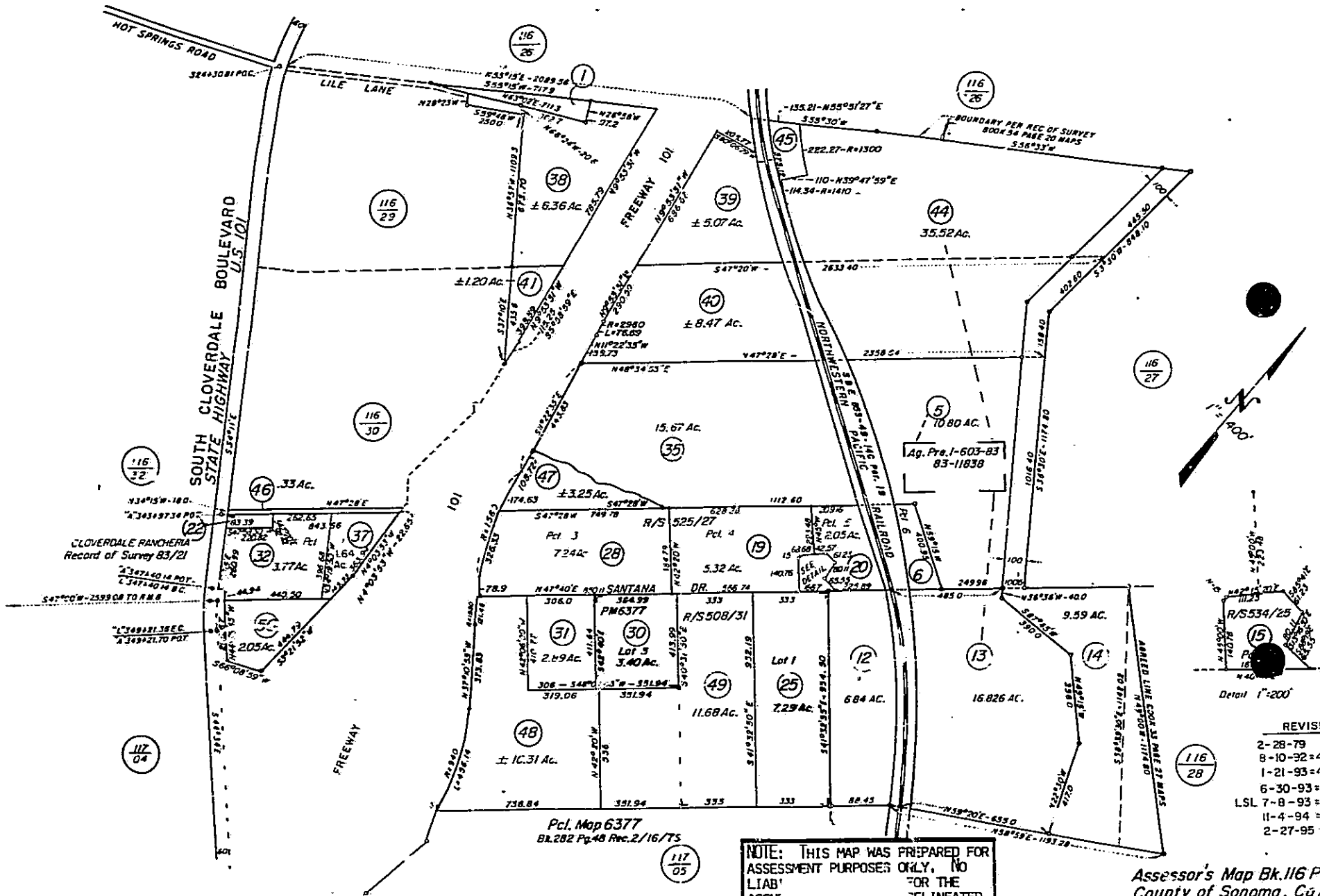
THE PURPOSE OF THIS LOT LINE ADJUSTMENT IS TO MERGE THAT PORTION OF THE LANDS OF LOUISIANA-PACIFIC CORP. (BK 2720 O.R. 918) LYING EASTERLY OF U.S. HWY 101 WITH A.P. 116-310-031 AND LEAVE THAT PORTION OF THE ORIGINAL PARCEL SEVERED BY THE FREEWAY AS A SEPERATE LEGAL PARCEL.



CARLILE, MACY, MITCHELL, & HERYFORD
 CIVIL ENGINEERS - URBAN PLANNERS - LAND SURVEYORS - LANDSCAPE ARCHITECTS
 140 WEST COLLIER AVENUE - SANTA ROSA, CA. 95401 - 707-543-0451 - FAX 707-543-8218

COUNTY ASSESSOR'S PARCEL MAP

TAX RATE AREA
65-009



NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY FOR THE INFORMATION INDICATED.

Assessor's Map Bk. 116 P
County of Sonoma, Ca.

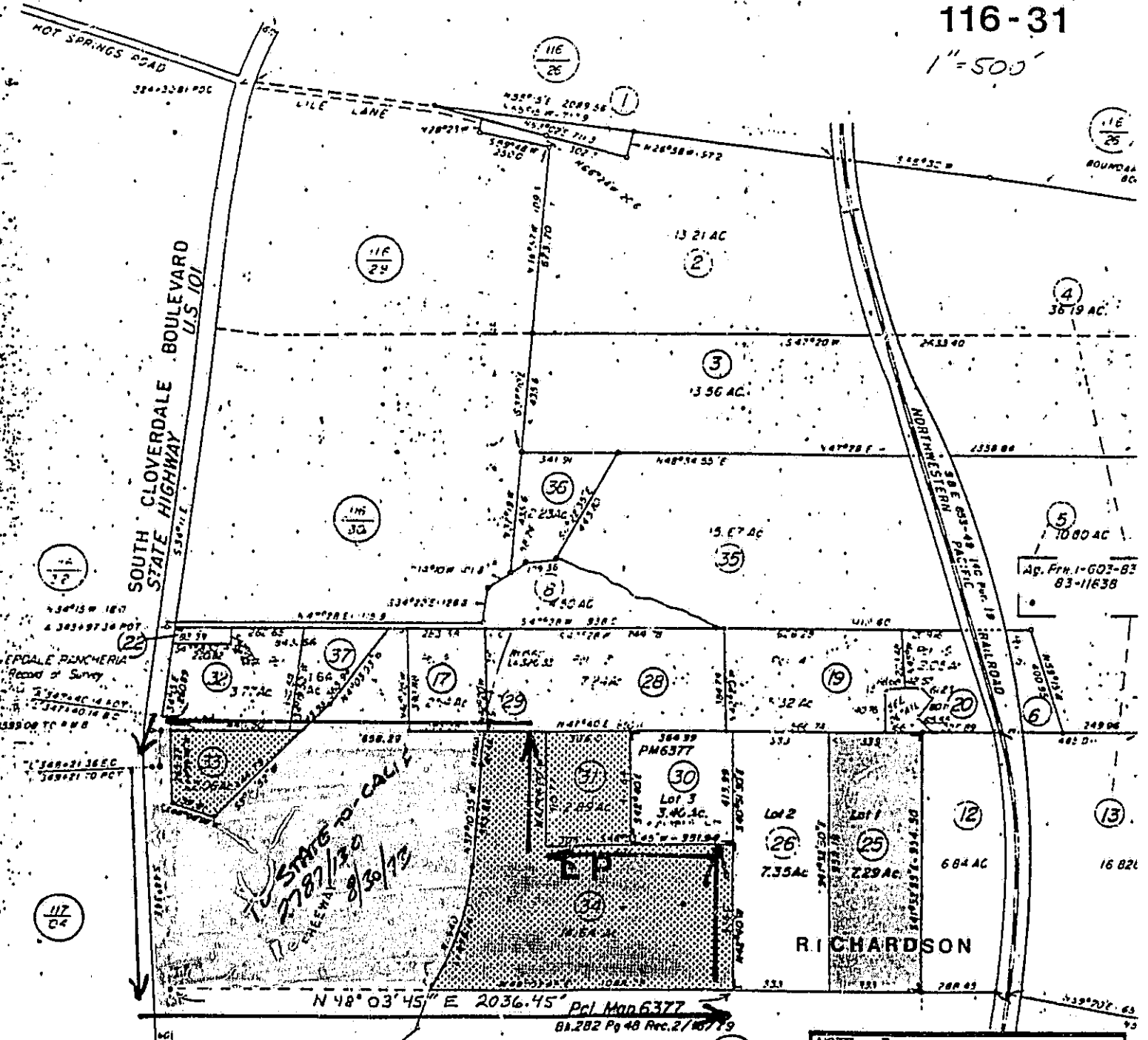
REVISI

2-28-79
8-10-92=4
1-21-93=4
6-30-93=
LSL 7-8-93=
11-4-94=
2-27-95=

COUNTY ASSESSOR'S PARCEL MAP

116-31

1" = 500'



EPIDALE PARKERIA
Record of Survey
3744 AC 4.40 P.
347140 14 B.C.
33908 TO A.M.B.

348-21 365 C.
348-21 TO P.C.T.

117
64

LI
ty

*TO STATE TO CALIF
2720/918
RECEIVED
8/30/72*

N 48° 03' 45" E 2036.45' Pcl Map 6377
81.282 Pg 48 Rec. 2/10/79

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

*GP Corp TO LP
REC. 12-19-72*

2720/918

Return to:
Mitchell + Dedekam
814 Seventh Street
Eureka, Ca. 95501

BOOK 2720 PAGE 918

Mail tax statement to:
Louisiana-Pacific Corporation
Property Tax Department
900 SW Fifth Avenue
Portland, Oregon 97204

DOCUMENTARY TAX
DECLARATION FILED

DEED

GEORGIA-PACIFIC CORPORATION, a Georgia corporation, ("Grantor") in consideration of Ten Dollars (\$10) and other valuable consideration, does hereby grant, bargain, sell and convey unto LOUISIANA-PACIFIC CORPORATION, a Delaware corporation, ("Grantee") its successors and assigns, all of the real property together with all improvements thereon and all other interests therein situated in Sonoma County, State of California as described on Schedule A attached hereto and by reference incorporated herein.

This conveyance is made SUBJECT to the following:

1. Any easements and rights-of-way of record,
2. Any visible or apparent roadways, easements and rights-of-way over or across the above-described real property which do not appear of record,
3. The lien of any real property taxes or other assessments not yet due and payable, and
4. Any other interests of third parties in or to the above-described real property or any part thereof.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its duly authorized officers and its corporate seal to be hereunto affixed as of the 25th day of September, 1972.

RECORDED AT REQUEST OF
Other
AT 5:30 MIN. PAST 12:30 P.M.
Sonoma County, California
H. H. Douglas RECORDER
DEC 19 1972

GEORGIA-PACIFIC CORPORATION

By *R. B. Pamplin*
Chairman and President

OFFICIAL RECORDS BOOK 2720 PAGE 918

By *Frank G. Breuer*
Assistant Secretary

FEES \$ 17.00 PD.

N 9740
STATE OF OREGON)
County of Multnomah) ss.



On this 12th day of December, 1972, before me the undersigned, a Notary Public in and for said county and state, personally appeared R. B. Pamplin and Frank G. Breuer, known to me to be the Chairman and President and Assistant Secretary, respectively, of Georgia-Pacific Corporation, the corporation that executed the within

INDEXED
Land Journal 2720
Document File 918
TICKLER FILE
Tax Records

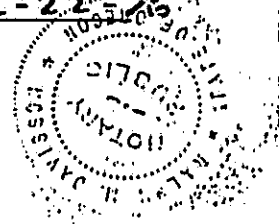
BOOK 2720 PAGE 919

instrument, known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its bylaws or a resolution of its Board of Directors.

WITNESS my hand and official seal.


Notary Public for Oregon

My commission expires 2-22-76



PARCEL SIX:

BOOK 2720 PAGE 931

Being a portion of the lands described in the Deed to Clement E. Auradou and Bernice Auradou, his wife, recorded April 29, 1955 in Book 1343 of Sonoma County Official Records, page 500, as Serial No. E-48549, and being more particularly described as follows:

Commencing at a $1\frac{1}{2}$ inch iron pipe on the Easterly side of Healdsburg Avenue as shown on the map recorded in Book 91 of Maps, page 17, Sonoma County Records; thence from said point of commencement and along the Easterly line of Healdsburg Avenue North $16^{\circ} 14' 30''$ West 554.92 feet to a lead plug tagged L. S. 3216 in the top of a curb being the Southwesterly corner of the lands of Clement E. Auradou as described in the Deed recorded in Book 1519 of Sonoma County Official Records, page 436, as Serial No. F-12745; thence leaving said Easterly line of Healdsburg Avenue and along the Southerly line of the lands described in the Deed to Clement E. Auradou and wife, recorded in Book 1519 of Sonoma County Official Records, page 436, North $85^{\circ} 30' 20''$ East 128.37 feet to a $\frac{1}{2}$ inch iron pipe tagged L. S. 3216; thence South $65^{\circ} 26' 40''$ East 101.86 feet to a $\frac{1}{2}$ inch iron pipe tagged L. S. 3216 at the Southeasterly corner of said lands described in the Deed to Clement E. Auradou and wife, recorded in Book 1343 of Sonoma County Official Records, at page 500, the True Point of beginning of the parcel to be herein described; thence from said true point of beginning and along the Easterly line of said lands of Clement E. Auradou North $30^{\circ} 27' 30''$ East 110.33 feet to a $\frac{1}{2}$ inch iron pipe tagged L. S. 3216 set 40.00 feet from the centerline of the most Southerly yard track of the Northwestern Pacific Railroad; thence parallel with said centerline North $59^{\circ} 32' 30''$ West 50.00 feet to a $\frac{1}{2}$ inch iron pipe tagged L. S. 3216; thence South $30^{\circ} 27' 30''$ West 115.52 feet to a $\frac{1}{2}$ inch iron pipe tagged L. S. 3216; thence South $65^{\circ} 26' 40''$ East 50.27 feet to the point of beginning. Basis of Bearings: California Coordinate System, Zone 2, California Division of Highways Monuments S7-S8.

ALSO: All that real property situate in the County of Sonoma, State of California, described as follows:

Lying within Rancho Rincon de Musalaca and being a portion of the 58.867 acre tract conveyed to Arthur W. Hover and wife by Deed recorded May 11, 1949, in Book 879 of Official Records, Page 179, Recorder's Serial No. C-89782, Sonoma County Records, said portion being described as follows:

Beginning at a 6" x 6" concrete monument set on the Easterly Right-of-Way line of the State Highway leading from Healdsburg to Cloverdale, said concrete monument being opposite Engineer's Station "L" 349+21.36 of the Survey of said Highway; thence from said point of beginning South $44^{\circ} 34'$ East 806.62 feet to an iron pipe monument; thence leaving said Highway North $48^{\circ} 03' 45''$ East a distance of 2036.45 feet, more or less, to the most Southerly corner of the 17.50 acre tract conveyed to Hulbert & Muffly, Inc., a corporation, by Deed recorded May 14, 1954, in Book 1271 of Official Records, Page 607, Sonoma County Records; thence along the boundary line of said 17.50 acre tract North $42^{\circ} 06'$ West 536 feet; thence South

NO (12)
Questionable
11/11/51 Survey

11/11/51
11/11/51

48° 03' 45" West 671 feet; thence North 42° 06' West (approximately) a distance of 400 feet, more or less, to the true point of beginning described in Deed dated November 10, 1971, from Georgia-Pacific Investment Company to John M. Fuller and Beverly J. Fuller; thence South 47° 54' West a distance of 1403 feet, more or less, to an iron pipe monument set on the Easterly line of the State Highway; thence Southerly and along the Easterly line of the Highway a distance of 128.23 feet to the point of beginning.

SUBJECT TO a Right-of-Way for road purposes over and along a strip of land 20 feet in width, said 20 foot strip being described as:

Beginning at the most Northwesterly corner of said tract hereinabove described; thence from said point of beginning South 42° 06' East 20 feet; thence South 47° 54' West 1403 feet to the Easterly line of the State Highway; thence Northerly along the Easterly line of the Highway 20 feet to the most Westerly corner of said tract; thence North 47° 54' East 1403 feet, more or less, to the point of beginning.

TOGETHER WITH all water rights, water pipelines and pipeline rights-of-way and privileges and all other rights and privileges as were conveyed to Arthur W. Hover and Thylla Mary Hover, his wife, by Deed recorded May 11, 1949, in Book 879 of Official Records, Page 179, Sonoma County Records, which Deed is hereby specifically referred to and made a part hereof.

TOGETHER WITH a right-of-way for road purposes over, across and along the Northwesterly 20 feet and the Northeasterly 20 feet of the property hereinafter described. Said 20 feet measured at right angles from the Northwesterly boundary of said land.

A portion of the land within Rancho Musalacón, more particularly described as follows:

COMMENCING at a 6-inch by 6-inch concrete monument on the Easterly right-of-way line of the Healdsburg-Cloverdale Highway opposite Engineer's Station "L" 349+21.36; thence Northerly along said right-of-way line, curving to the right with a radius of 970 feet, 128.23 feet to an iron pipe monument; thence North 47° 54' East, 1403 feet to the TRUE POINT OF BEGINNING of the property herein described; thence North 47° 54' East 1337 feet to an iron pipe monument; thence South 42° 06' East, 948.67 feet to an iron pipe monument; thence South 48° 03' 45" West, 666 feet to a point; thence North 42° 06' West 536 feet, more or less, to a point; thence South 48° 03' 45" West 671 feet to a point; thence North 42° 06' West (approximately) a distance of 400 feet, more or less, to the true point of beginning.

0473 2

Easements, Rights of Way and Other Interests in Real Property

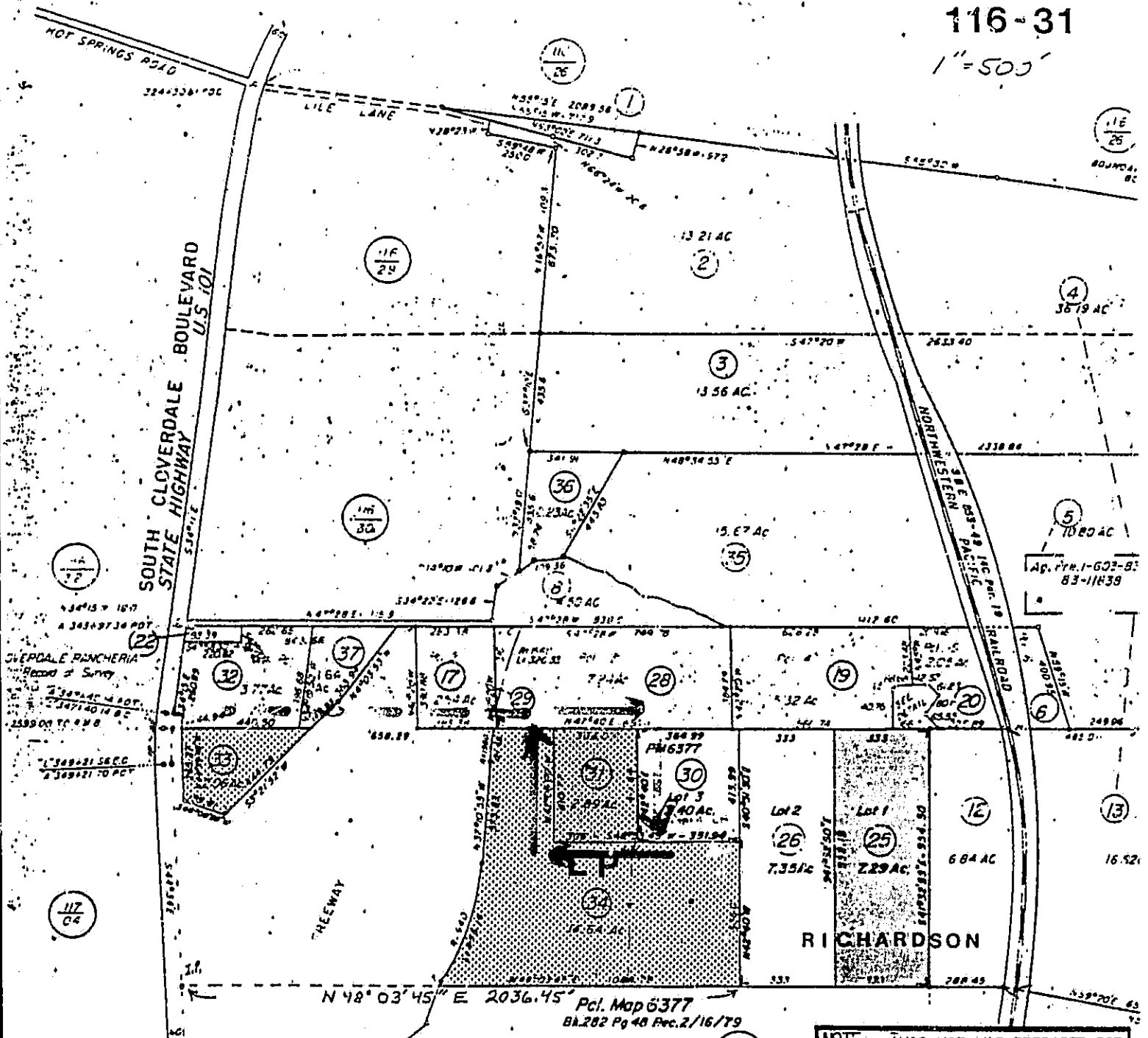
All interests in real property (including, but without limitation, easements and rights of way) granted or reserved by the following described instruments and now vested in Georgia-Pacific Corporation and recorded in Sonoma County, California as follows:

<u>Parties</u>	<u>Date Recorded</u>	<u>Book</u>	<u>Page</u>	<u>Official Records or Deed Records</u>
Boldt-Nell, Inc. Georgia-Pacific Corporation	6-5-68	2334	547	Official Records

COUNTY ASSESSOR'S PARCEL MAP

116-31

1"=500'



N 48° 03' 45" E 2036.45' Pct. Map 6377
 Bl. 282 Pg. 48 Rec. 2/16/79

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

DRYWALL SUPPLY TO LP
 REC. 4-9-73

2751/260

LLI
 ny

RECORDING REQUESTED BY
WESTERN TITLE INSURANCE COMPANY
AND WHEN RECORDED MAIL TO

NAME Louisiana-Pacific Corp.
ADDRESS 320 Santano Drive
Cloverdale, California
CITY & STATE [ATTN: Mr. Mariani 95425]

Title Order No. Escrow No. 251252/A-2

RECORDED AT REQUEST OF

AT S. C. A. B. BOOK 2751 PAGE 26(10)
Sonoma County, California

RECORDER [Signature]

APR 9 1973
OFFICIAL RECORDS

FEES \$ 4.00 PD.

N 28796

MAIL TAX STATEMENTS TO
NAME Same As Above
ADDRESS DOCUMENTARY TRANSFER TAX
CITY & STATE PAID \$ 10.45



SPACE ABOVE THIS LINE FOR RECORDER'S USE

Documentary transfer tax \$ 10.45
 Computed on full value of property conveyed, or
 Computed on full value less liens and encumbrances
remaining thereon at time of sale. Western Title

INS. Co. By: [Signature] Not Notary
Signature of declarant or agent determining tax - firm name

Individual Grant Deed

WESTERN TITLE FORM NO. 104

FOR VALUE RECEIVED, DRYWALL SUPPLY, INC., a California corporation

GRANT to LOUISIANA-PACIFIC CORPORATION,

all that real property situate in the UNINCORPORATED AREA

County of SONOMA, State of California, described as follows:

PARCEL NO. 1:

A portion of the land within Rancho Musalmon, described as follows:

Commencing at a 6 inch by 6 inch concrete monument on the Easterly right of way line of the Healdsburg-Cloverdale Highway opposite Engineer's Station "E" 349+21.36; thence Northerly along said right of way line, curving to the right with a radius of 970.00 feet, 128.23 feet to an iron pipe monument; thence North 47° 54' East 1403.00 feet to the true point of beginning; thence from said true point of beginning North 47° 54' East 306.00 feet; thence South 42° 06' East 411.64 feet; thence South 40° 03' 45" West 306.00 feet; thence North 42° 06' West 410.77 feet to the point of beginning.

PARCEL NO. 2:

A non-exclusive right of way for road purposes to be used in conjunction with other legally entitled to use the same over and across the following described real property:

Beginning at the true point of beginning of Parcel No. 1 described above; thence South 47° 54' West 1403.00 feet to an iron pipe monument; thence South 44° 34' East 20.00 feet; thence North 47° 54' East 1403 feet, more or less, to the Southwesterly boundary of said Parcel No. 1; thence Northwesterly along said Southwesterly boundary 20.00 feet to the point of beginning.

"RESERVING unto the grantors a right of way for road purposes, over, across, and along the Northwesterly 20 feet of the property hereinbefore described. Said 20 feet measured at right angles from the Northwesterly boundary of said land."

BOOK 2751 PAGE 261

For a complete Description see Exhibit "A" attached hereto and made a part hereof.

Dated March 22, 1973

By: [Signature]

DRYWALL SUPPLY, INC

By: [Signature]

STATE OF CALIFORNIA

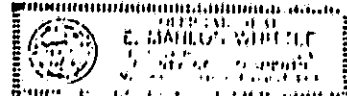
STATE OF CALIFORNIA

County of Sacramento

On March 23, 1973 before me, the undersigned
a Notary Public, in and for said State, personally appeared Frederick E. Anderson, JK and Geo. W. Richards, known to me to be the President and the Secretary of the corporation that executed the within instrument, and also known to me to be the persons who executed it on behalf of such corporation, and acknowledged to me that such corporation executed the same, and further acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its Board of Directors.

My commission expires.....

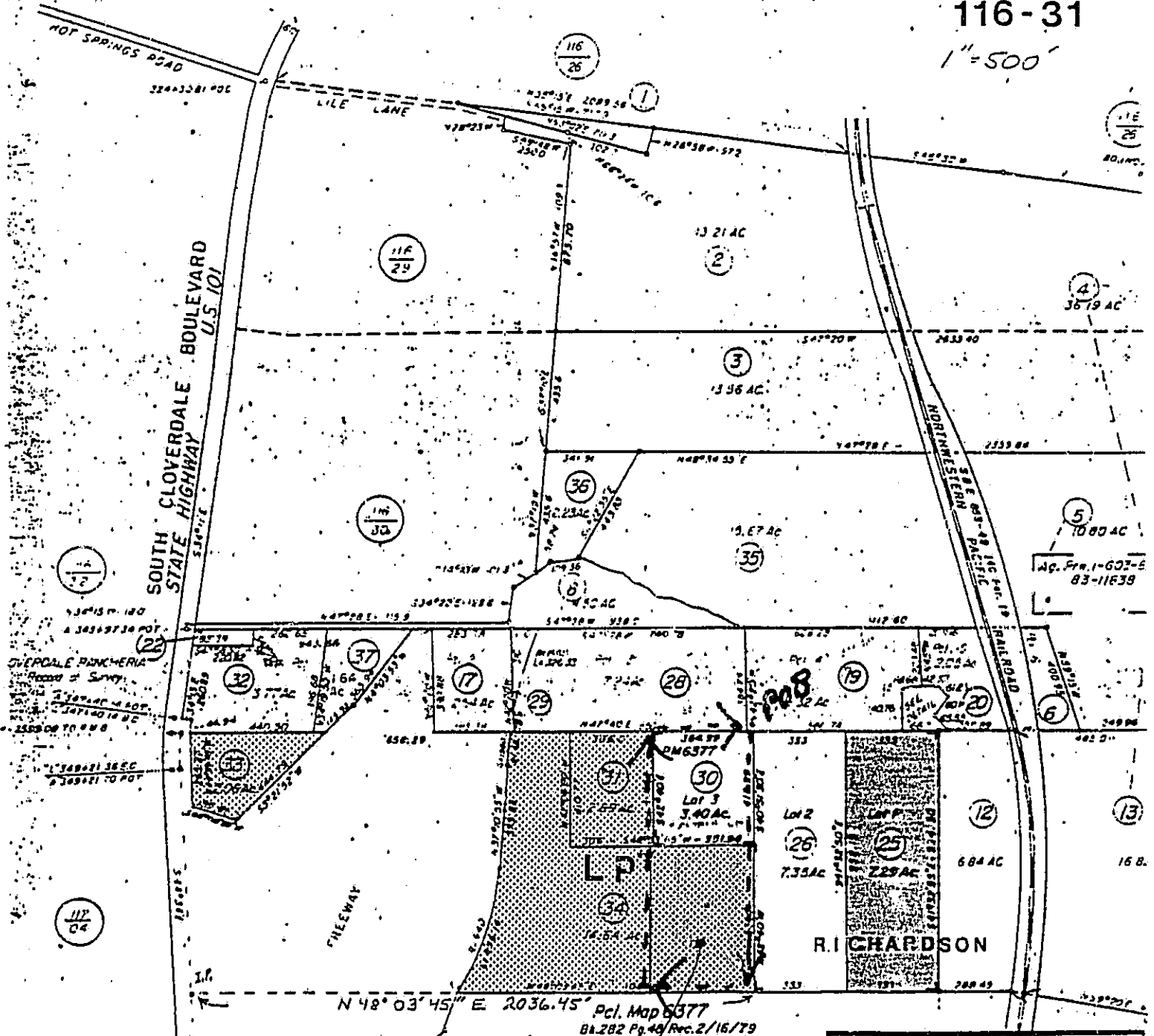
[Signature]
Notary Public



COUNTY ASSESSOR'S PARCEL MAP

116-31

1"=500'



LLI
nty

TO REUSER
LLA 92-247
93-0050278

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

Order No 11357254
Escrow No
Loan No.



1993 0050278
OFFICIAL RECORDS OF
SONOMA COUNTY
BERNICE A. PETERSON

WHEN RECORDED MAIL TO:
Bruce Reuser
370 Santana Drive
Cloverdale, California 95425

AT REQUEST OF FIRST AMERICAN TITLE
04/23/1993 08:00:00
FEE: \$ 31.00 PGS: 3
TT: \$ 259.68 PAID

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO:

DOCUMENTARY TRANSFER TAX \$259.60
..... Computed on the consideration or value of property conveyed; OR
..... Computed on the consideration or value less liens or encumbrances
remaining at time of sale.
AS DESIGNATED BY GRANOR HEREIN
Signature of Declarant or Agent determining tax - Firm Name

ptn A. P. No. 116-310-34

CORPORATION GRANT DEED

AFNF

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

LOUISIANA-PACIFIC CORPORATION,
a Delaware corporation

a corporation organized under the laws of the State of Delaware

does hereby

GRANT to

BRUCE REUSER and SUE REUSER, Trustees of the Bruce and Sue Reuser Trust dated March 18, 1993

the real property in the City of unincorporated area of the
County of Sonoma

State of California, described as

SEE EXHIBIT "A&B" ATTACHED HEREIN AND INCORPORATED BY REFERENCE HEREIN....

"THE PURPOSE OF THIS CONVEYANCE IS TO COMPLY WITH THE COUNTY OF SONOMA'S APPROVAL
OF LLA#92-247 ON FILE IN THE OFFICE OF THE SONOMA COUNTY PLANNING DEPARTMENT."

This Lot Line Adjustment
(number 1347) has been approved
by the County of Sonoma in
accordance with Section 66412(d)
of the Subdivision Map Act
Approved by 203 Date 2-31-93
Sonoma County Planning Department

Dated March 2, 1993

LOUISIANA-PACIFIC CORPORATION,
a Delaware corporation

STATE OF CALIFORNIA
COUNTY OF Humboldt
On March 8, 1993 before me,
the undersigned, a Notary Public in and for said State, personally appear-
ed Robert H. Simpson
and Blayne Fry
personally known to me (or proved to me on the basis of satisfactory
evidence) to be the persons who executed the within instrument as
General Manager and
Secretary
on behalf of Louisiana-Pacific Corporation

By Robert H. Simpson
Robert H. Simpson General Manager

By Blayne Fry
Blayne Fry Secretary

the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to the by-laws or a resolution of its board of directors.



WITNESS my hand and official seal,
Signature Lois Lee Busey

(This area for official notarial seal) 1144 (8/82)

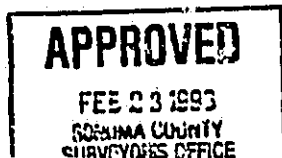
MAIL TAX STATEMENTS AS DIRECTED ABOVE

EXHIBIT "A"

Lying within Rancho Rincon de Misalacaon and being a portion of the lands of LOUISIANA-PACIFIC CORPORATION, a Delaware Corporation, described by deed recorded in Book 2720 at page 918, Official Records of Sonoma County, and being more particularly described as follows:

Beginning at a 1/2" iron pipe tagged L.S. 3665 marking the most easterly corner of Lot No. 3 as said lot is shown on that certain Parcel Map No. 6377 filed on Book 232 of Maps at page 48, Sonoma County Records, said iron pipe also marking a point in the southwesterly line of Lot No. 2 of said parcel map, thence along said southwesterly line South 42°20'00" East 536.00 feet to a 1/2" iron pipe tagged L.S. 3665 marking the most southerly corner of said Lot No. 2; thence South 48°03'55" West 351.94 feet; thence North 42°20'00" West 536.00 feet to a 1/2" iron pipe tagged L.S. 3665 marking the most southerly corner of said Lot No. 3; thence along the southeasterly line of said Lot No. 3 North 48°03'55" East 351.94 feet to the point of beginning and containing 4.33 acres.

The purpose of this deed is a Lot Line Adjustment for the combination of a portion of the lands of LOUISIANA PACIFIC CORPORATION, as described by deed recorded in Book 2720 at page 918, Official Records of Sonoma County, APN 116-310-34, with the lands of BRUCE and SUE REUSER, as described by deed recorded under Document No. 88-023996, Official Records of Sonoma County, APN 116-310-26. This deed is pursuant to MLA 92-247, on file in the office of the Sonoma County Planning Department. It is the express intent of the signators hereto that the recordation of this deed extinguish any underlying parcels or portions of parcels.



L

EXHIBIT "B"

TOGETHER WITH A ROAD AND UTILITY EASEMENT MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Lying within Rancho Rincon de Musalacón and being a 44 FOOT WIDE ROAD AND UTILITY EASEMENT crossing a portion of the lands of LOUISIANA-PACIFIC CORPORATION, a Delaware Corporation, described by deeds recorded in Book 2720 at page 918 and in Book 2751 at page 260, Official Records of Sonoma County, and being more particularly described as follows:

Beginning at a 1/2" iron pipe tagged L.S. 3665 marking the most westerly corner of Lot #3 as said lot is shown on that certain Parcel Map No. 6377 filed in Book 282 of Maps at page 48, Sonoma County Records, and also marking the most northerly corner of said LOUISIANA-PACIFIC lands (2751 O.R. 260); thence along the northwesterly line of said lands South 47°40'00" West 44.00 feet; thence leaving said northwesterly line South 42°20'00" East 947.09 feet to a point in the southeasterly line of said LOUISIANA-PACIFIC lands; thence along said southeasterly line North 48°03'55" East 44.00 feet to a 1/2" iron pipe tagged L.S. 3665; thence North 42°20'00" West 536.00 feet to a 1/2" iron pipe tagged L.S. 3665 marking the most southerly corner of said Lot #3; thence along the southwesterly line of Lot #3 North 42°20'00" West 411.40 feet to the point of beginning.



EDWARD J. WALKER
DIRECTOR OF TRANSPORTATION
AND PUBLIC WORKS

**COUNTY OF SONOMA
DEPARTMENT OF TRANSPORTATION**



AREA CODE (707)
ROADS 577-2231
TRANSIT 585-7516
SANITATION 527-2231
REFUSE 527-2231
AIRPORT 524-7243
AIR POLLUTION 433-5911
FAX 527-2620

Project Development Conditions

Date: November 18, 1996

File #: LLA 96-0096

Developer/Applicant: Louisiana Pacific Corp.

Address: 320 Santana Drive
Cloverdale

APN: 116-310-031; -048; -050

Attention: Bob Gaiser

No CONDITIONS

EDWARD J. WALKER
DIRECTOR OF TRANSPORTATION AND PUBLIC WORKS

James C. Peebles, For
John Kottage, P.E., Engineering Division Manager



RECEIVED
OCT - 9 1996

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

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

LLA 96-0096
LOUISIANA PACIFIC CORP.
320 SANTANA DRIVE, CLOVERDALE
A.P.N. 116-310-031; -048; -050

Request for a lot line adjustment between two parcels, 12.4 and 2.9 acres in size, resulting in two parcels, 2 and 13.2 acres in size.

OBTAIN ALL APPLICABLE PERMITS FROM THE BUILDING INSPECTION DEPARTMENT. THESE APPEAR TO INCLUDE BUT MAY NOT BE LIMITED TO:

- SITE REVIEW
- SURVEY OF EXISTING STRUCTURES
- CHANGE OF OCCUPANCY
- BUILDING PERMITS
- GRADING PERMITS

Rd Name Ch. if Required per Title Standards

October 13 1996

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 October 17, 1996 and should be sent to the attention of LLA 96-0096, Bob Gaiser.

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
- Other:

- Fire Marshal
- Fire District - Cloverdale
- 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 Cloverdale Planning 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:

RECEIVED
OCT - 3 1996
Joe Perez AND RESOURCE
MANAGEMENT DEPARTMENT
COUNTY OF SONOMA

FEES \$191



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

October 3, 1996

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

LLA 96-0096
LOUISIANA PACIFIC CORP.
320 SANTANA DRIVE, CLOVERDALE
A.P.N. 116-310-031; -048; -050

*No. 9196
No. 9196*

*10-14-96
No Conditions
N. Kingfeldt*

Request for a lot line adjustment between two parcels, 12.4 and 2.9 acres in size, resulting in two parcels, 2.1 and 13.2 acres in size.

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 October 17, 1996 and should be sent to the attention of LLA 96-0096, Bob Galar.

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
- Other:

- Fire Marshal
- Fire District - Cloverdale
- 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 Cloverdale Planning 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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OCT - 3 1996
Joe Perez
PERMIT AND RESOURCE
MANAGEMENT DEPARTMENT
COUNTY OF SONOMA



COUNTY OF SONOMA

PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

FILE

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

October 3, 1996

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

LLA 96-0096
LOUISIANA PACIFIC CORP.
320 SANTANA DRIVE, CLOVERDALE
A.P.N. 116-310-031; -048; -050

CONSISTENT, 10-17-96

Request for a lot line adjustment between two parcels, 12.4 and 2.9 acres in size, resulting in two parcels, 2.1 and 13.2 acres in size.

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 October 17, 1996 and should be sent to the attention of LLA 96-0096, Bob Gaiser.

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.

- | | |
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| <input checked="" type="checkbox"/> County Surveyor | <input checked="" type="checkbox"/> Fire Marshal |
| <input checked="" type="checkbox"/> Well & Septic | <input checked="" type="checkbox"/> Fire District - Cloverdale |
| <input checked="" type="checkbox"/> Sanitation | <input type="checkbox"/> School District |
| <input checked="" type="checkbox"/> Land Development/Road | <input type="checkbox"/> Water District |
| <input type="checkbox"/> Ag Commissioner | <input type="checkbox"/> State Coastal Commission |
| <input checked="" type="checkbox"/> Flood & Drainage Review | <input checked="" type="checkbox"/> Cal Trans (State) |
| <input checked="" type="checkbox"/> PRAC Planner | <input type="checkbox"/> State Fish and Game |
| <input checked="" type="checkbox"/> General Plan Staff <i>GC</i> | <input type="checkbox"/> State Department of Forestry |
| <input checked="" type="checkbox"/> Northwest Information Center, S.S.U. | <input type="checkbox"/> State Department of Health |
| <input type="checkbox"/> Betty Guggolz, Native Plant 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 checked="" type="checkbox"/> Building Inspection | <input type="checkbox"/> Regional Parks Department |
| <input type="checkbox"/> Army Corps of Engineers | <input checked="" type="checkbox"/> City of Cloverdale Planning Dept. |
| <input type="checkbox"/> P.G. & E. | <input type="checkbox"/> Alcoholic Beverage Control |
| <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"/> Farm/Home Advisor U.C.C.E. - Rick Bennett |
| <input type="checkbox"/> ALUC | <input checked="" type="checkbox"/> Public Works - Land Dev - John Kottage |
| <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: |

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OCT - 3 1996

PERMIT AND RESOURCE
MANAGEMENT DEPARTMENT
COUNTY OF SONOMA



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

October 3, 1996

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

LLA 96-0096
LOUISIANA PACIFIC CORP.
320 SANTANA DRIVE, CLOVERDALE
A.P.N. 116-310-031; -048; -050

No Comments
C. Ozanich
10/25/96

Request for a lot line adjustment between two parcels, 12.4 and 2.9 acres in size, resulting in two parcels, 2.1 and 13.2 acres in size.

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 October 17, 1996 and should be sent to the attention of LLA 96-0096, Bob Gaiser.

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.

- | | |
|---|--|
| <ul style="list-style-type: none"> <input checked="" type="checkbox"/> County Surveyor <input checked="" type="checkbox"/> Well & Septic <input checked="" type="checkbox"/> Sanitation <input checked="" type="checkbox"/> Land Development/Road <input type="checkbox"/> Ag Commissioner <input checked="" type="checkbox"/> Flood & Drainage Review <input checked="" type="checkbox"/> PRAC Planner <input checked="" type="checkbox"/> General Plan Staff <u>GC</u> <input checked="" type="checkbox"/> Northwest Information Center, S.S.U. <input type="checkbox"/> Betty Guggolz, Native Plant Society <input type="checkbox"/> Public Works - Transit <input type="checkbox"/> Public Works - Traffic - Dave Wallace <input checked="" type="checkbox"/> Building Inspection <input type="checkbox"/> Army Corps of Engineers <input type="checkbox"/> P.G.& E. <input type="checkbox"/> Pacific Bell <input type="checkbox"/> Sheriff - Crime Prevention <input type="checkbox"/> LAFCO <input type="checkbox"/> ALUC <input type="checkbox"/> Board of Supervisors <input type="checkbox"/> County Communications - <u>Joe Perez</u> <input type="checkbox"/> Other: | <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Fire Marshal <input checked="" type="checkbox"/> Fire District - Cloverdale <input type="checkbox"/> School District <input type="checkbox"/> Water District <input type="checkbox"/> State Coastal Commission <input checked="" type="checkbox"/> Cal Trans (State) <input type="checkbox"/> State Fish and Game <input type="checkbox"/> State Department of Forestry <input type="checkbox"/> State Department of Health <input type="checkbox"/> State Parks and Recreation <input type="checkbox"/> Regional Water Quality Control Board <input type="checkbox"/> Regional Air Pollution Control Board <input type="checkbox"/> Regional Parks Department <input checked="" type="checkbox"/> City of Cloverdale Planning Dept. <input type="checkbox"/> Alcoholic Beverage Control <input checked="" type="checkbox"/> Treasurer/Special Assessment <input type="checkbox"/> Assessor <input type="checkbox"/> Farm/Home Advisor U.C.C.E. - Rick Bennett <input checked="" type="checkbox"/> Public Works - Land Dev - John Kottage <input type="checkbox"/> Landmarks Commission <input type="checkbox"/> Other: <input type="checkbox"/> Other: |
|---|--|

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OCT - 3 1996

PERMIT AND RESOURCE
MANAGEMENT DEPARTMENT
COUNTY OF SONOMA



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

October 3, 1996

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

LLA 96-0096
LOUISIANA PACIFIC CORP.
320 SANTANA DRIVE, CLOVERDALE
A.P.N. 116-310-031; -048; -050

Request for a lot line adjustment between two parcels, 12.4 and 2.9 acres in size, resulting in two parcels, 2.1 and 13.2 acres in size.

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 October 17, 1996 and should be sent to the attention of LLA 96-0096, Bob Gaiser.

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 10/4/96
DC

- | | |
|---|--|
| <ul style="list-style-type: none"> <input checked="" type="checkbox"/> County Surveyor <input checked="" type="checkbox"/> Well & Septic <input checked="" type="checkbox"/> Sanitation <input checked="" type="checkbox"/> Land Development/Road <input type="checkbox"/> Ag Commissioner <input checked="" type="checkbox"/> Flood & Drainage Review <input checked="" type="checkbox"/> PRAC Planner <input checked="" type="checkbox"/> General Plan Staff <u>GC</u> <input checked="" type="checkbox"/> Northwest Information Center, S.S.U. <input type="checkbox"/> Betty Guggolz, Native Plant Society <input type="checkbox"/> Public Works - Transit <input type="checkbox"/> Public Works - Traffic - Dave Wallace <input checked="" type="checkbox"/> Building Inspection <input type="checkbox"/> Army Corps of Engineers <input type="checkbox"/> P.G. & E. <input type="checkbox"/> Pacific Bell <input type="checkbox"/> Sheriff - Crime Prevention <input type="checkbox"/> LAFCO <input type="checkbox"/> ALUC <input type="checkbox"/> Board of Supervisors <input type="checkbox"/> County Communications - Joe Perez <input type="checkbox"/> Other: | <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Fire Marshal <input checked="" type="checkbox"/> Fire District - Cloverdale <input type="checkbox"/> School District <input type="checkbox"/> Water District <input type="checkbox"/> State Coastal Commission <input checked="" type="checkbox"/> Cal Trans (State) <input type="checkbox"/> State Fish and Game <input type="checkbox"/> State Department of Forestry <input type="checkbox"/> State Department of Health <input type="checkbox"/> State Parks and Recreation <input type="checkbox"/> Regional Water Quality Control Board <input type="checkbox"/> Regional Air Pollution Control Board <input type="checkbox"/> Regional Parks Department <input checked="" type="checkbox"/> City of Cloverdale Planning Dept. <input type="checkbox"/> Alcoholic Beverage Control <input checked="" type="checkbox"/> Treasurer/Special Assessment Assessor <input type="checkbox"/> Farm/Home Advisor U.C.C.E. - Rick Bennett <input checked="" type="checkbox"/> Public Works - Land Dev - John Kottage <input type="checkbox"/> Landmarks Commission <input type="checkbox"/> Other: <input type="checkbox"/> Other: |
|---|--|

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OCT - 3 1996

PERMIT AND RESOURCE
MANAGEMENT DEPARTMENT

Historical
Resources
Information System



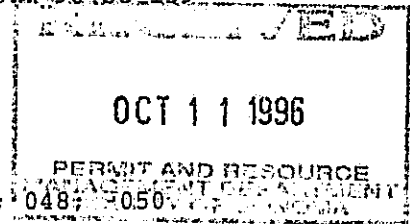
ALAMEDA
COLUSA
CONTRA COSTA
DEL NORTE
HUMBOLDT
LAKE
MARIN
MENDOCINO
MONTEREY
NAPA
SAN BENITO
SAN FRANCISCO
SAN MATEO
SANTA CLARA
SANTA CRUZ
SOLANO
SONOMA
YOLO

Northwest Information Center
Sonoma State University
1801 East Cotati Avenue
Rohnert Park, California 94928-3609
(707) 664-2494 • Fax (707) 664-3947
E-mail: nwic.center@sonoma.edu

October 9, 1996

File No.: 96-SO-159

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



re: LLA 96-0096 Louisiana Pacific Corp. APN 116-310-031; 048; 050

Attn: Bob Gaiser

Records at this office were reviewed to determine if this project could adversely affect historical resources. The review for possible historic structures, however, was limited to references currently in our office. The Office of Historic Preservation has determined that any building or structure 45 years or older may be of historic value. Therefore, if the project area contains such properties they should be evaluated by a historian prior to commencement of project activities. Please note that use of the term historical resources includes both archaeological sites and historic structures.

___ The proposed project area contains or is adjacent to the archaeological site(s) (). A study is recommended prior to commencement of project activities.

___ The proposed project area has the possibility of containing unrecorded archaeological site(s). A study is recommended prior to commencement of project activities.

___ The proposed project area contains a listed historic structure (). See recommendations in the comments section below.

___ Study # identified one or more historical resources. The recommendations from the report are attached.

___ Study # identified no historical resources. Further study for historical resources is not recommended.

There is a low possibility of historical resources. Further study for historical resources is not recommended.

___ Comments:

If archaeological resources are encountered during the project, work in the immediate vicinity of the finds should be halted until a qualified archaeologist has evaluated the situation. If you have any questions please give us a call (707) 664-2494.

Sincerely,

Katherine Jordan for
Leigh Jordan
Coordinator

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

November 21, 1996

Louisiana Pacific Corp.
P.O. Box 158
Samoa, CA 95564

Re: LLA 96-0096; 320 Santana Drive, Cloverdale

Your application for **Lot Line Adjustment LLA 96-0096** was granted on November 21, 1996. This approval will be complete once you have complied with measures (a) through (e) 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 between the Lands of Louisiana Pacific (portion), as described by deed recorded under Document No. 2751-260 and 2720-918, Sonoma County Records, APN's 116-310-031 and 116-310-048, with the Lands of Louisiana Pacific, as described by deed recorded under Document No. 2720-918, Sonoma County Records, APN 116-310-050. This deed is pursuant to LLA 96-0096 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.

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 527-1914.

Sincerely,



Bob Gaiser
Project Planner

:sw

Enclosures (2)

c: Bruce Jarvis
County Surveyor
File LLA 96-0096

COPY

TREASURER-TAX COLLECTOR
REFERRAL

DATE: 11/06/96

FILE # 960096

TO: PLANNING DEPARTMENT

FROM: TREASURER-TAX COLLECTOR

SUBJECT: ASSESSOR'S PARCEL # 116-310-048

WITH ASSESSOR'S PARCEL # 116-310-031

PROPERTY ADDRESS: SANTANA DRIVE, CLOVERDALE

APPLICANT: LOUISIANA PACIFIC CORPORATION

MAILING ADDRESS: POST OFFICE BOX 158, SAMOA, CA 95561

PROPERTY OWNER'S NAME (Receiving land to be combined):
LOUISIANA PACIFIC CORPORATION

MAILING ADDRESS: POST OFFICE BOX 158
SAMOA, CALIFORNIA 95561

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.

1996-97 FISCAL YEAR'S TAXES AND/OR DELINQUENT TAXES ON THESE PARCELS HAVE BEEN PAID.

V NO SPECIAL ASSESSMENTS.

Carol J. Kelm
SONOMA COUNTY TREASURER

11-25, 1996
DATE

Margaret Tunstall
SONOMA COUNTY TAX COLLECTOR

11-25-, 1996
DATE

COPY

DATE: 11/06/96

TO: Planning Department
FROM: Assessor's Department
SUBJECT: Notice of authorized map change

APN 116-310-048 OWNER LOUISIANA PACIFIC CORPORATION

SITE ADDRESS SANTANA DRIVE, CLOVERDALE MAILING ADDRESS POST OFFICE BOX 158, SAMOA, CA
95561

APN 116-310-031 OWNER LOUISIANA PACIFIC CORPORATION

SITE ADDRESS SANTANA DR, CLOVERDALE MAILING ADDRESS POST OFFICE BOX 158, SAMOA, CA
95561

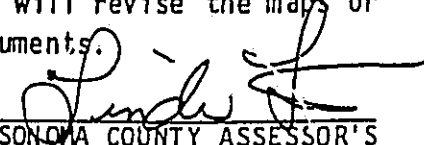
This Department has receive notice of the approval of

- Lot Line Adjustment File No. 96-0096
- Voluntary Merger File No. _____
- Subdivison 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 116-310-031
with all or portion of APN 116-310-048
- 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 recordation of the proper documents.

SIGNED: 
SONOMA COUNTY ASSESSOR'S

COMBINING AGREEMENT

AND WHEN RECORDED MAIL TO

Louisiana-Pacific Corporation
P.O. Box 340
Calpella, CA 95418

Escrow No. 189895-81
Order No. 189895-8

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned declares that the documentary transfer tax is \$

and is

- computed on the full value of the interest or property conveyed, or is
- computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale.

The undersigned declares that the city/county transfer tax is \$

The land, tenements or realty is located in unincorporated area City of

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Louisiana-Pacific Corporation, a Delaware Corporation

hereby GRANT(S) to
Louisiana-Pacific Corporation, a Delaware Corporation

**This Grant Deed Instrument
(Number 5695) has been approved
by this County of Sonoma in
accordance with Section 66412 (d)
of the Subdivision Map Act.**

Approved by 2/20/97 [Signature]
Planning and Resource Management Department

the following described real property in the
County of SONOMA, State of California:
See legal description attached hereto and made a part hereof

Dated February 13, 1997

Louisiana-Pacific Corporation, a Delaware Corporation

STATE OF CALIFORNIA
COUNTY OF Humboldt, ss.

On February 17, 1997 before me,

Amy Gomes
a Notary Public in and for said County and State, personally appeared
Ronald S. Martin

[Signature]
BY

Ronald S. Martin

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.

BY

AMY GOMES M
Comm. #1119008 J
NOTARY PUBLIC S
HUMBOLDT COUNTY, CALIFORNIA
My commission expires Jan. 3, 2001

WITNESS my hand and official seal.

[Signature]
Signature of Notary

5695

FOR NOTARY SEAL OR STAMP

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

Name

Street Address

City, State & Zip

EXHIBIT "A"

(Portion of APN 116-310-048 to be combined with APN 116-310-031)

Lying in the County of Sonoma, State of California, within the Rancho Musalacon, being a portion of the lands of **Louisiana Pacific Corporation**, a Delaware Corporation as said lands are described in that certain Deed recorded in the Office of the Sonoma County Recorder in Book 2720, Page 918, Official Records of Sonoma County, and being more particularly described as follows:

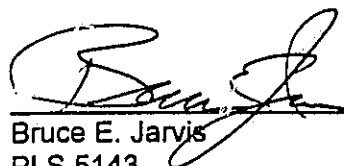
BEGINNING at the common southerly corner of said lands of Louisiana Pacific and the lands of the State of California as described in that deed recorded in the Office of the Sonoma County Recorder, in Book 2787, Page 130 Official Records of Sonoma County; thence along the common line of said lands the following 4 courses:(1) North 22°54'09" East, 17.06 feet; (2) along a 940 foot radius curve, concave westerly, from a tangent bearing of North 9°22'43" West, through a central angle of 27°48'12", a distance of 456.14 feet; (3) North 37°10'55" West, 373.83 feet to the beginning of a 1560 foot radius curve concave easterly; (4) northwesterly, 121.46 feet along said curve through a central angle of 4°27'40" to the most northerly corner of the said Lands of the State of California; thence along the northwesterly line of said lands of Louisiana Pacific and along the southeasterly line of the lands of John Santana, trustee of the "John Santana Living Trust" dated November 10, 1992 as described in that Deed recorded in the Office of the Sonoma County Recorder under Document Number 93-0027962, Official Records of Sonoma County, North 48°18'30" East, 235.17 feet to the most westerly corner of the lands of Louisiana Pacific as described in that Grant Deed from Drywall Supply, Inc., a California corporation recorded in the Office of the Sonoma County Recorder in Book 2751, Page 260, Official Records of Sonoma County; thence along the southwesterly and southeasterly lines thereof, South 41°38'00" East, 408.92, and North 48°31'01" East, 306.00 feet to the westerly line of the lands of Bruce Reuser as described in that Deed recorded in the Office of the Sonoma County Recorder under Document Number 96-0067886 Official Records of Sonoma County; thence along the southwesterly line of said lands of Reuser, South 41°38'44" East, 536.63 feet to the most southerly corner thereof; thence, leaving said common line along the southeasterly line of said lands of Louisiana Pacific Corporation (2720 O.R. 918), South 48°59'13" West, 732 feet to the POINT OF BEGINNING; containing 10.15 Acres more or less.

BASIS OF BEARINGS: That certain Grant Deed Louisiana Pacific to the State of California recorded in the Office of the Sonoma County Recorder in Book 2787, Page 130 Official Records of Sonoma County.

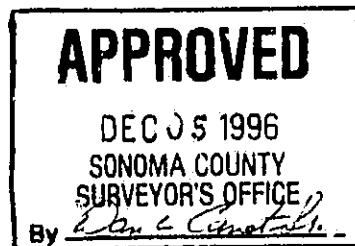
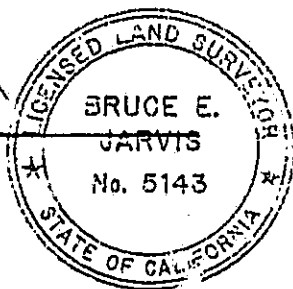
*Bob Gaiser
LL 11 96-0096*

The purpose for this deed is for a Lot Line Adjustment for the combination of a portion of the Lands of Louisiana Pacific Corporation, as described by deed recorded under Document No. Book 2720, Page 918 of Official Records, Sonoma County APN 116-310-048, with the Lands of Louisiana Pacific Corporation, as described by deed recorded under Document No. Book 2751, Page 260 of Official Records, Sonoma County Records, APN 116-310-031. This deed is pursuant to LLA 96-0096 on file in the office of the Sonoma County Permit and Resource Management Department, Planning Division. It is the express intent of the signators hereto that the recordation of this deed extinguishes any underlying parcels or portions of parcels.

This Description was prepared by Carlile, Macy, Mitchell and Heryford.



Bruce E. Jarvis
PLS 5143
exp. 6-30-99
12/07/96



RECORDING REQUESTED BY
CHICAGO TITLE COMPANY
AND WHEN RECORDED MAIL TO

Louisiana-Pacific Corporation
P.O. Box 340
Calpella, CA 95418



1997 0013921

OFFICIAL RECORDS OF
SONOMA COUNTY
BERNICE A. PETERSON

AT REQUEST OF:

02/20/1997
FEE: \$
TT: \$

13.00
.00

11:49:46
PGS: 3
PAID

Escrow No. 189895 - 81
Order No. 189895 - 8

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned declares that the documentary transfer tax is \$ _____ and is
 computed on the full value of the interest or property conveyed, or is
 computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale.

The undersigned declares that the city/county transfer tax is \$ _____
The land, tenements or realty is located in unincorporated area City of
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Louisiana-Pacific Corporation, a Delaware Corporation

This lot has been approved
by the County of Sonoma in
accordance with Section 66412 (d)
of the Subdivision Map Act.

Approved by: [Signature]
Planning and Resource Management Department

hereby GRANT(S) to
Louisiana-Pacific Corporation, a Delaware Corporation

the following described real property in the
County of SONOMA, State of California:
See legal description attached hereto and made a part hereof

Dated February 13, 1997 Louisiana-Pacific Corporation, a Delaware Corporation

STATE OF CALIFORNIA
COUNTY OF Humboldt, ss.

On February 17, 1997 before me,
Amy Gomes
a Notary Public in and for said County and State, personally appeared
Ronald S. Martin

[Signature of Ronald S. Martin]

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 of Amy Gomes]

Signature of Notary

AMY GOMES
Comm. #1119008
NOTARY PUBLIC
HUMBOLDT COUNTY, CALIFORNIA
My commission expires Jan. 3, 2001

5695

FOR NOTARY SEAL OR STAMP

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

Name Street Address City, State & Zip

EXHIBIT "A"

(Portion of APN 116-310-048 to be combined with APN 116-310-031)

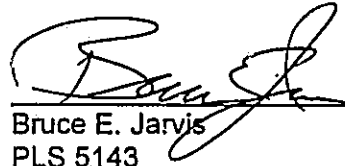
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BEGINNING at the common southerly corner of said lands of Louisiana Pacific and the lands of the State of California as described in that deed recorded in the Office of the Sonoma County Recorder, in Book 2787, Page 130 Official Records of Sonoma County; thence along the common line of said lands the following 4 courses: (1) North 22°54'09" East, 17.06 feet; (2) along a 940 foot radius curve, concave westerly, from a tangent bearing of North 9°22'43" West, through a central angle of 27°48'12", a distance of 456.14 feet; (3) North 37°10'55" West, 373.83 feet to the beginning of a 1560 foot radius curve concave easterly; (4) northwesterly, 121.46 feet along said curve through a central angle of 4°27'40" to the most northerly corner of the said Lands of the State of California; thence along the northwesterly line of said lands of Louisiana Pacific and along the southeasterly line of the lands of John Santana, trustee of the "John Santana Living Trust" dated November 10, 1992 as described in that Deed recorded in the Office of the Sonoma County Recorder under Document Number 93-0027962, Official Records of Sonoma County, North 48°18'30" East, 235.17 feet to the most westerly corner of the lands of Louisiana Pacific as described in that Grant Deed from Drywall Supply, Inc., a California corporation recorded in the Office of the Sonoma County Recorder in Book 2751, Page 260, Official Records of Sonoma County; thence along the southwesterly and southeasterly lines thereof, South 41°38'00" East, 408.92, and North 48°31'01" East, 306.00 feet to the westerly line of the lands of Bruce Reuser as described in that Deed recorded in the Office of the Sonoma County Recorder under Document Number 96-0067886 Official Records of Sonoma County; thence along the southwesterly line of said lands of Reuser, South 41°38'44" East, 536.63 feet to the most southerly corner thereof; thence, leaving said common line along the southeasterly line of said lands of Louisiana Pacific Corporation (2720 O.R. 918), South 48°59'13" West, 732 feet to the POINT OF BEGINNING; containing 10.15 Acres more or less.

BASE OF BEARINGS: That certain Grant Deed Louisiana Pacific to the State of California recorded in the Office of the Sonoma County Recorder in Book 2787, Page 130 Official Records of Sonoma County.

The purpose for this deed is for a Lot Line Adjustment for the combination of a portion of the Lands of Louisiana Pacific Corporation, as described by deed recorded under Document No. Book 2720, Page 918 of Official Records, Sonoma County APN 116-310-048, with the Lands of Louisiana Pacific Corporation, as described by deed recorded under Document No. Book 2751, Page 260 of Official Records, Sonoma County Records, APN 116-310-031. This deed is pursuant to LLA 96-0096 on file in the office of the Sonoma County Permit and Resource Management Department, Planning Division. It is the express intent of the signators hereto that the recordation of this deed extinguishes any underlying parcels or portions of parcels.

This Description was prepared by Carlile, Macy, Mitchell and Heryford.


Bruce E. Jarvis
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