

LAW OFFICES OF
CLEMENT, FITZPATRICK & KENWORTHY
INCORPORATED

3333 MENDOCINO AVENUE, SUITE 200

SANTA ROSA, CALIFORNIA 95403

FAX: 707 546-1360

TELEPHONE: (707) 523-1181

ERIN B. CARLSTROM, CHAIR
STEPHEN K. BUTLER
LAND USE DEPARTMENT

STEPHEN K. BUTLER
(1952-2023)

July 21, 2023

VIA EMAIL AND HAND DELIVERY

Tennis.wick@sonoma-county.org

Tennis Wick, Director
Permit Sonoma
2550 Ventura Avenue
Santa Rosa, CA 95403

Re: Notice of Appeal

*File No. ENP21-0012 (ACC21-0024, ACC21-0025, ACC21-0026 & ACC21-0027)
17001 Highway 1 and 16000 Meyers Grade Road, Jenner, CA
APN: 109-120-005 & 10, 109-150-006, 109-170-026 & 027*

Dear Director Wick:

As you may know, this office represents Soper Wheeler Company, LLC ("Soper Wheeler") with regard to the real property located at 17001 Highway 1 and 16000 Meyers Grade Road, Jenner.

This letter and the attachments constitute an appeal of the administrative determination by Jonathan R. Olin, County Surveyor, dated June 21, 2023, with regard to ACC21-0027. The basis for this appeal is set forth as follows, as well as the claims and arguments contained in my office's original correspondence.

Mr. Olin's letter, a copy of which is attached hereto as Attachment One states, in part:

1. *The parcel was created by a quitclaim deed recorded January 9, 1981 under document Number 1981-001185.*

Soper Wheeler's position: This is incorrect. The parcel was not "created" by the quitclaim deed. The quitclaim deed referenced above merely deeded Parcel "B" back to the heirs or devisees of Eckert from the State of California. Parcel "B" had been erroneously included in a transfer to the State in 1978. Indeed, the County itself acknowledged the existence of parcel -005 in 1981, the same year as the quitclaim referenced by Mr. Olin. Please see Attachment 5 to my letter of January 25, 2023 (Attachment Two to this letter).

RECEIVED

JUL 21 2023

PERMIT AND RESOURCE
MANAGEMENT DEPARTMENT

2. *We do not dispute the validity of the 387-acre parcel created by the probate order. Historical Assessor's Parcel Maps indicate that circa 1979-80, the portion of the Eckert Ranch lying southwesterly of Highway 1 was identified as APN 109-120-003, containing 397.08 acres.*

Soper Wheeler's position: The statement above fails to recognize the County's own acknowledgment of all four parcels in 1981, per the letter from Planning Director Pranab Chakrawarti.

3. *For unknown reasons the 397-acre parcel conveyed to the State of California pursuant to the Court Order was described in two parts, Parcel A and Parcel B. Both were described in the Court Order, recorded in Book 3458 O.R. Page 340 and conveyed to the State by deed recorded December 26, 1978, in Book 3458 O.R. Page 344.*

Soper Wheeler's position: Is the Department saying that the Court was wrong to approve the description? This is a legal conclusion which should be referred to the courts. The quitclaim gives the property back to the heirs or devisees of Eckert, but it doesn't extinguish the parcel.

4. *The site map provided by Ray Carlson indicates there is no water source on APN 109-120-005 but indicates two springs and a water tank on APN 109-120-010. It is assumed that one of these springs serves the residence situated on APN 109-120-005. This supports the idea that APN 005 is combined with APN 010.*

Soper Wheeler's position: Do shared springs connote a combined parcel? Our office is aware of many properties in the County that rely on shared water resources and yet maintain distinct boundaries.

Further, if the County is hereby attempting to effectuate a merger due to the acreage of parcel -005, notification must be given pursuant to Cal. Gov't Code §66451.11, and the owners must then be given an opportunity to be heard.

5. *The letter from the applicant's attorney, Erin Carlstrom, Esq. dated January 25, 2023, asserts that the permit history for APN 109-120-005 would confer legal status to the parcel. We have reviewed the permit history and have not found any significant development permits issued on APN 005 that would justify Cal. Gov. Code Sec. 66499.34.*

Soper Wheeler's position: A copy of my letter referenced above is attached hereto as Attachment Two. The "Act" referenced therein refers to the Subdivision Map Act. In my letter of January 25, 2023, I state:

Tennis Wick, Director
Permit Sonoma
July 21, 2023
Page 3

The Act dictates that the “issuance of a permit... for development of real property... shall constitute ‘real property which has been approved for development’ ... and, upon request, the local agency **shall** issue a Certificate of Compliance.” Cal. Gov’t Code §66499.34. The Act continues, requiring a certificate of compliance to be issued “for any real property that has been approved for development pursuant to §66499.34.” *Id.*, at §66499.35(c).

Accordingly, there is no threshold of significance that would constitute significant development permits, nor is such a threshold required by law. In this case, there are three pages, or 32 permits, listed with Permit Sonoma’s records for APN 109-120-005. A copy of said list of permits is attached hereto as Attachment Three.

Pursuant to Mr. Olin’s direction, I am enclosing a check in the amount of \$1,318.00 for the fee associated with this appeal of administrative decision.

Please feel free to call if you have any questions or require any additional information.

Sincerely,

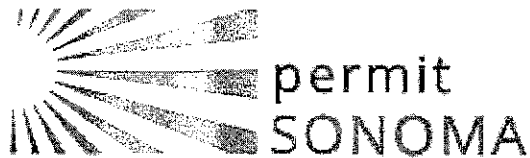


ERIN B. CARLSTROM

EBC/pd
attachments
enclosure (check)
c: client

ATTACHMENT ONE

Administrative Determination Letter
dated June 21, 2023



County of Sonoma
Permit & Resource Management Department

DATE: June 21, 2023

Paul Violett, President
Soper Wheeler Company, LLC
100 North Pine Street, Unit B
Nevada City, CA 95959

RE: File No.: ENP21-0012, (ACC21-0024, ACC21-0025, ACC21-0026 & ACC21-0027)
Address: 17001 Highway 1 and 16000 Meyers Grade Rd, Jenner, CA 95450
APN: 109-120-005 & 010, 109-150-006, 109-170-026 & 027

Dear Mr. Violett:

The Permit and Resource Management Department has completed its review for ENP21-0012, (ACC21-0024, ACC21-0025, ACC21-0026 & ACC21-0027), Administrative Certificates of Compliance for the property located at 17001 Highway 1 and 16000 Meyers Grade Rd, Jenner, CA 95450.

With respect to:

ACC21-0024, (ACC Parcel 1), APN 109-120-005 & APN 109-120-010 (portion)
ACC21-0025, (ACC Parcel 2), APN 109-120-010 (portion)
ACC21-0026, (ACC Parcel 3), APNs 109-150-006, 109-170-026 & 027

The parcels have been found to be created through:

Conveyance (grant deed or Government Patent) in which fewer than five parcels were created prior to March 1, 1967

As such each are entitled to an Administrative Certificate of Compliance.

With respect to:

ACC21-0027, (ACC Parcel 4), APN 109-120-005

Our determination is to deny ACC21-0027, (ACC Parcel 4) based on the reasons stated below. Therefore APN 109-120-005 is deemed to be a part of ACC21-0024, (ACC Parcel 1), as noted above.

The parcel was created by a quitclaim deed recorded January 9, 1981 under Document Number 1981-001185. The quitclaim deed states:

"This Quitclaim Deed is executed to correct above referenced Deed", (Book 3458 O.R. Page 344), "which erroneously included Parcel "B" ", (APN 109-120-005), "in the description of the parcels conveyed to the State of California."



We do not dispute the validity of the 397-acre parcel created by the probate order. Historical Assessor's Parcel Maps indicate that circa 1979-80, the portion of the Eckert Ranch lying southwesterly of Highway 1 was identified as APN 109-120-003, containing 397.08 acres.

For unknown reasons the 397-acre parcel conveyed to the State of California pursuant to the Court Order was described in two parts, Parcel A and Parcel B. Both were described in the Court Order, recorded in Book 3458 O.R. Page 340 and conveyed to the State by deed recorded December 26, 1978, in Book 3458 O.R. Page 344.

The quitclaim deed recorded January 9, 1981, under Document Number 1981-001185 conveying Parcel B, (APN 109-120-005), back to the Heirs or Devisees of Eckert, stated it was correcting an error. The County's position is, it was never intended to be conveyed to the State, and as such, it would revert to the parent parcel, ACC21-0024, (ACC Parcel 1).

The site map provided by Ray Carlson indicates there is no water source on APN 109-120-005 but indicates two springs and a water tank on APN 109-120-010. It is assumed that one of these springs serves the residence situated on APN 109-120-005. This supports the idea that APN 005 is combined with APN 010.

The letter from the applicant's attorney, Erin Carlstrom, Esq. dated January 25, 2023, asserts that the permit history for APN 109-120-005 would confer legal status to the parcel. We have reviewed the permit history and have not found any significant development permits issued on APN 005 that would justify Cal. Gov Code Sec. 66499.34.

This item is scheduled for the Board of Supervisors on July 18, 2023. There is an appeal period which ends July 21, 2023. The fee for an appeal of the administrative decision to the Planning Commission is \$1,318.00. The appeal must specifically state the basis for the appeal and shall be accompanied by the required filing fee. The appeal must be filed in writing to Director, Tennis Wick by July 21, 2023.

If you need more information, please contact the undersigned by e-mail at Jon.Olin@sonoma-county.org or by phone at 707-565-7385. Our office appreciates your cooperation in this matter.

Sincerely,



Jonathan R. Olin
County Surveyor

:JO

c: File No. ENP21-0012



Sonoma County Permit and Resource Management Department
2550 Ventura Avenue Santa Rosa CA 95403-2859 (707) 565-1900
www.PermitSonoma.org



ATTACHMENT TWO

Erin B. Carlstrom Letter to
Keri Rynearson, Sonoma County Surveyor's Office
dated January 25, 2023

LAW OFFICES OF
CLEMENT, FITZPATRICK & KENWORTHY
INCORPORATED

3333 MENDOCINO AVENUE, SUITE 200

SANTA ROSA, CALIFORNIA 95403

FAX: 707 546-1360

TELEPHONE: (707) 523-1181

ERIN B. CARLSTROM

January 25, 2023

Keri.rynearson@sonoma-county.org

Keri Rynearson
Sonoma County Surveyor's Office
2550 Ventura Avenue
Santa Rosa, CA 95403

Re: Soper Company, LLC
Sonoma County APNs: 109-120-005, et al.
Determination of Legal Parcels/Certificates of Compliance

Dear Ms. Rynearson:

This office represents Soper Company, LLC ("Soper"). Soper has asked us to assist in the determination of the status of the above APN to obtain a Certificate of Compliance from the County of Sonoma. This memo will review the historical title and ownership changes as well as its current status. In brief, the parcel qualifies for a Certificate of Compliance as a parcel that was determined eligible for development pursuant to the Subdivision Map Act.

Background

August 1, 1978

An Order Confirming Sale of Real Property was entered into in the Superior Court of California, County of Sonoma by Judge Joseph P. Murphy, Jr. This was a probate matter for the Estate of Mercedes C. Eckert, also known as Mercedes Call Eckert, decedent.

The order confirming the sale to the State of California was described as a "397 acre parcel of the real property commonly known as the Eckert Home Ranch, Fort Ross, CA."

The metes and bounds legal description included Parcel A and Parcel B. No APNs were provided in the legal description. Ray Carlson has determined that Parcel B is the -005- parcel of interest.

Recorded in Book 3458, page 340, Sonoma County Records.

(Attachment 1)

September 26, 1978

A Grant Deed pursuant to Order of the Superior Court was dated August 3, 1978 and recorded on September 26, 1978. This Grant Deed included the same legal description as above, Parcel A and Parcel B, with no APNs.

Recorded in Book 3458, page 346, Sonoma County Records.

(Attachment 2)

January 9, 1981

A Quitclaim Deed from the State of California to the Heirs or Devisees of Mercedes Call Eckert, deceased, as to the real property described in Parcel "B" of the recorded September 26, 1978 Grant Deed.

The Quitclaim Deed was executed on January 8, 1981, to correct the erroneous inclusion of Parcel "B" in the description of parcels conveyed to the State of California by the September 26, 1978 Grant Deed.

No APNs were referenced.

Recorded as Document No. 81 001185, January 9, 1981, Sonoma County Records.

(Attachment 3)

January 12, 1981

An Executor's Deed from Mercedes Pearce Stafford, Executor of the Will of Mercedes C. Eckert, aka Mercedes Call Eckert, deceased, to Soper-Wheeler Company.

The legal description to the Executor's Deed included the following APNs:

109-120-04, 109-120-05, 109-170-26, 109-170-27, 109-150-06

The legal description of APN 109-120-05 is the same legal description as "Parcel B," which was quitclaimed back to the Eckert Estate by the State of California on January 9, 1981 (above).

The Executor's Deed was recorded as Document No. 81 001579 on January 12, 1981, Sonoma County Records.

(Attachment 4)

June 10, 1981

A letter from the Sonoma County Department of Planning to James Soper, recognizing the following APNs as "existing lots."

APN 109-12-04, 109-12-05, 109-15-06, 109-17-26, 109-17-27

(Attachment 5)

**April 1981 to
September 2022**

Eleven (11) Building Permits have been applied for, seven (7) of which have been "finaled."

APN 109-120-005

Three (3) Well and Septic Permits have been "finaled," marked "complete" or withdrawn.

Two (2) Engineering Permits have been applied for – one has expired and one was started on 8/10/2021.

Six (6) Code Violations have been documented and closed.

Ten (10) Planning Permits, including Coastal Permits have been applied for, completed/closed and/or expired.

Determination

The Subdivision Map Act (the "Act") governs divisions of land, requiring Maps to be recorded when new parcels are created. Here, the County of Sonoma has requested documentation that the -05 parcel and the remainder parcel across Highway 1 are and were separate. County Counsel appears to argue that the 1978 Court Order directing the sale of the various parcels to the State of California, including a separately described "Parcel B," does not confer legal status to the parcel as a separate lot. However, regardless of the County's position, state law on the issue is clear: this parcel has been approved for development by the County for more than forty years and thus a Certificate of Compliance should issue.

The Act dictates that the "issuance of a permit... for development of real property... shall constitute 'real property which has been approved for development' ... and, upon request, the local agency shall issue a Certificate of Compliance." Cal. Gov't Code §66499.34. The Act continues, requiring a certificate of compliance to be issued "for any real property that has been approved for development pursuant to §66499.34." *Id.*, at §66499.35(c).

The County has approved the parcel for development on more than twenty occasions, including separately recorded building permits and violations. Indeed, the County considered the parcel itself as an existing lot forty-one years ago, as evidenced by the letter issued by Permit Sonoma in 1981.

The County appears to be concerned that the lot was formed in violation of the Act and the County's Subdivision ordinances. Generally, the Act applies to divisions of land that result in 4 or fewer parcels which must record Subdivision Maps, or 5 or more parcels which must record tentative and final maps. However, in a 1983 decision, the court held that a local subdivision ordinance cannot require the filing of a map for a parcel created as a probate homestead by the Probate Court, finding that Probate Law supersedes local subdivision ordinances. *Wells Fargo Bank v. Town of Woodside*, (1983) 33 Cal. 3d. 379, 391. Here, the relevant Parcel B was created pursuant to the Probate Court's Order of 1978. The County has no authority to veto a division accomplished by the Probate Court. *Id.*, at 381.

Permit Sonoma requires the following findings to be made prior to issuance of a Certificate of Compliance:

1. The parcel was specifically exempted from any prior laws regulating the design and improvement of subdivisions; and,
2. Nothing has happened since the parcel was created that would have caused or required the parcel to be merged with adjoining parcels.

As described above, the parcel was created at least as of 1978 when described in the deed transferring the Property to the State of California. It has since been recognized as a separate legal parcel for permitting and building code violations. No lot line adjustments, further subdivision, voluntary merger, or substantial construction over any parcel boundary have since occurred.

The County is likely concerned that recognizing the parcel as a lot which may be conveyed separately will lead to denser development than otherwise contemplated for in the General Plan or Coastal Program. While this may be a salutary goal, the lot has already been cleared and is entitled to an administrative Certificate of Compliance.

Please feel free to call me if you have any questions.

Sincerely,



ERIN CARLSTROM, ESQ.

EBC/pd
attachments (1 through 5)
c(w/attach): Ray Carlson
Gary O'Connor, Deputy County Counsel
client

ATTACHMENT 1

ORDER CONFIRMING SALE OF REAL PROPERTY

AUGUST 1, 1978

BOOK 3458 PAGE 340

THE WITHIN INSTRUMENT IS A CORRECT
COPY OF THE ORIGINAL ON FILE IN

NAME AND ADDRESS OF ATTORNEY: GEARY, GEARY, SHEA, PAWSON & O'DONNELL P. O. Box 429, Santa Rosa, CA 95402		TELEPHONE NO.: 707-545-1660	FOR PROBATE USE ONLY ATTEST: AUG 1 1978 EUGENE D. WILLIAMS County Clerk of the Superior Court of the County of Sonoma In and for the County of Sonoma EUGENE D. WILLIAMS County Clerk BY: KENE BARNETT DEPUTY CLERK
ATTORNEY FOR: Petitioner			
Insert name of court, branch court if any, and Post Office and Street Address. SUPERIOR COURT OF CALIFORNIA, COUNTY OF SONOMA			
ESTATE OF: MERCEDES C. ECKERT, also known as MERCEDES CALL ECKERT,			
<input checked="" type="checkbox"/> DECEDENT <input type="checkbox"/> CONSERVATEE <input type="checkbox"/> INCOMPETENT <input type="checkbox"/> MINOR			
ORDER CONFIRMING SALE OF REAL PROPERTY		Case Number: 44923	

1. Date of Hearing: 8/1/78 ☒ Dept. ☐ Div. ☐ Km. No.: 5 Judge: JOSEPH P. MURPHY, JR.

THE COURT FINDS

2. a. All notices required by law have been given.
b. Good reason existed for the sale of the property commonly described as (street address or location):

A 397 acre parcel of the real property commonly known as the Eckert Home Ranch, Fort Ross, CA

- c. The sale was legally made and fairly conducted.
d. The amount bid is not disproportionate to the value of the property.

- e. The amount bid is 90% or more of the appraised value of the property within one year prior to the date of sale, as appraised within one year of the date of sale.
f. A sum exceeding the amount bid by the statutory percentages, exclusive of the expense of a new sale ☒ cannot be obtained ☐ was obtained in open court from the purchaser named below after complying with all applicable provisions of the law.
g. The personal representative has made reasonable efforts to expose the property to the market. (Prob C 785)

THE COURT ORDERS

3. a. The sale of the real property described in Attachment 3a is confirmed to (Name):

THE STATE OF CALIFORNIA

Manner of vesting title:

for the sale price of \$ 1,014,000.00 and on the following terms (See attachment if necessary):

- b. The personal representative named below is directed to execute and deliver a conveyance of the interest in the property sold to purchaser on receipt of the consideration for the sale.

(1) (Name):

(2) (Name):

- c. (1) ☒ No additional bond is required.
(2) ☐ Personal representative shall give an additional bond in the sum of \$ surety, or otherwise, as provided by law.
(3) ☐ Net sale proceeds shall be deposited by escrow holder in the following depository:

in a blocked account pursuant to Prob C 541.1, to be withdrawn only on court order.

- d. (1) ☒ No commission is payable.
(2) ☐ A commission from the proceeds of the sale is approved as follows
Amount \$
To:

Date: AUG - 1 1978

JOSEPH P. MURPHY, JR.

Judge of the Superior Court

☐ Signature is at end of last Attachment.

EXHIBIT "A"

ATTACHMENT 3a

Those portions of the lands described in the Deed to Albert P. Eckert, et al, recorded June 11, 1917 in Book 351 of Deeds at page 382, Sonoma County Records, being in the Muniz Rancho, County of Sonoma, State of California, said portions being more particularly described as follows:

PARCEL A

BEGINNING at the point of intersection of the Mean High Tide Line of the Pacific Ocean with the Northwesterly line of the lands described in said Book 351 at page 382, said line being also the Southeasterly line of the lands described in the Final Order of Condemnation recorded January 8, 1962 in Book 1865 at page 795 Official Records of said County, said line being described in said Book 351 at page 382 as follows:

"Beginning at a stake marked "S.1" on the top of a knoll in the coast of the Pacific Ocean, on the Southwest side of the mouth of a small arroyo, which crosses course marked "20" on the plat of the Muniz Rancho on file in the Surveyor General's office, and running thence N 36° E 53 chains, along the Southern Boundary of G. W. Call's land."

THENCE from said point of beginning along said Northwesterly line North 35° 50' 37" East 130 feet more or less (record North 36° East 65 feet more or less) to a 3/4-inch iron pipe with brass cap stamped L.S. 2781, as shown on that certain Record of Survey recorded Feb. 19, 1965 in Book 100 of Maps of said County at page 59, said Record of Survey being of the lands described in the above mentioned Final Order of Condemnation; thence continuing along said Northwesterly line North 35° 50' 37" East 515.68 feet (record North 36° 00' 00" East 515.70 feet) to a 3/4-inch iron pipe with brass cap stamped L.S. 2781, as shown on said Record of Survey, said point being herein designated "A" for the purposes of this description; thence North 35° 50' 37" East 795.19 feet to the most Westerly corner of that certain parcel of land conveyed to the State of California by Grant Deed recorded Feb. 16, 1971 in Volume 2513 at page 830, Official Records of said County; thence leaving said Northwesterly line and along the boundary of last mentioned parcel South 51° 17' 07" East 125.80 feet (record N 51° 51' 25" W. 126.76 feet); thence North 42° 29' 50" East 172.34 feet (record S 41° 55' 32" W 172.34 feet); thence from a tangent which bears South 75° 52' 43" East along a curve to left having a radius of 600.00 feet, through a central angle of 12° 02' 59", an arc distance of 126.18 feet to a point of reverse curvature; thence along a reverse curve to the right having a radius of 330.00 feet, through a central angle of 16° 29' 05", an arc distance of 94.94 feet; thence North 18° 33' 23" East (record S 17° 59' 05" W) 22.32 feet more or less to the Southwesterly Right of Way line of the existing California State Highway No. 1; thence along said Southwesterly Right of Way line Southeasterly 3270 feet, more or less to a point that bears North 42° 22' 25" East 25 feet, more or less, from a 3/4-inch iron pipe with brass cap stamped L.S. 2685, from last said 3/4-inch iron pipe the monument hereinabove designated "A" bears North 61° 45' 14" West 3470.89

feet; thence leaving said Southwesterly Right of Way line South 42° 22' 25" West 25 feet, more or less to last said 3/4-inch iron pipe said point being hereinafter designated "B" thence South 42° 22' 25" West 339.88 feet to a 3/4-inch iron pipe with brass cap stamped L.S. 2685; thence South 43° 12' 54" East 370.57 feet to a 3/4-inch iron pipe with brass cap stamped L.S. 2685; thence South 41° 49' 10" East 215.05 feet to a 3/4-inch iron pipe with brass cap stamped L.S. 2685; thence South 44° 41' 52" East 517.12 feet to a 3/4-inch iron pipe with brass cap stamped L.S. 2685; thence North 42° 39' 54" East 507.46 feet to a 3/4-inch iron pipe with brass cap stamped L.S. 2685, said point being hereinafter designated "C" for the purposes of this description, from which point the monument hereinabove designated "A" bears North 59° 28' 58" West 4565.76 feet; thence North 42° 39' 54" East 3 feet, more or less to a point on the Southwesterly line of that certain parcel of land conveyed to the State of California for highway purposes by Grant Deed recorded August 20, 1938 in Volume 457 at page 346 of said Official Records; thence along last said Southwesterly line, Southeasterly 2150 feet, more or less, to the most southerly corner of last said parcel, said point being marked by a 3/4-inch iron pipe with brass cap stamped L.S. 2685, from which the monument hereinabove designated "C" bears North 43° 53' 10" West 1978.36 feet, and also from which the monument hereinabove designated "A" bears North 54° 47' 02" West 6493.11 feet; thence continuing along the Southerly and Southwesterly Right of Way line of State Highway Route IV Son 56 Section C as said Right of Way is designated and delineated on "Right of Way Record Maps" R-513.13, R-513.12 and R-513.11 Southeasterly 10,000 feet more or less to the centerline of "Honey Comb Gulch" (also known as Jewel Gulch) as delineated on said "Right of Way Record Map" 513.11, thence Southerly along the centerline of said gulch 700 feet more or less to the Mean High Tide Line of the Pacific Ocean; thence along said Mean High Tide Line in a general Northwesterly direction 15,800 feet, more or less to the point of beginning.

Excepting therefrom that portion thereof described in deed from Mercedes C. Eckert to State of California recorded January 9, 1939 in Volume 1640, page 28, Official Records of Sonoma County.

PARCEL B

BEGINNING at the point designated "B" in the above described PARCEL A; THENCE from said point of beginning South 42° 22' 25" West 339.88 feet to a 3/4-inch iron pipe with brass cap stamped L.S. 2685; thence South 43° 12' 54" East 370.57 feet to a 3/4-inch iron pipe with brass cap stamped L.S. 2685; thence South 41° 49' 10" East 215.05 feet to a 3/4-inch iron pipe with brass cap stamped L.S. 2685; thence South 44° 41' 52" East 517.12 feet to a 3/4-inch iron pipe with brass cap stamped L.S. 2685; thence North 42° 39' 54" East 507.46 feet to a 3/4-inch iron pipe with brass cap stamped L.S. 2685, said point being hereinafter designated "C" for the purposes of this description from which point the monument hereinabove designated "A" bears North 59° 28' 58" West 4565.76 feet; thence North 42° 39' 54" East 3 feet, more or less to a point on the Southwesterly line of that certain parcel of land conveyed to the State of California for highway purposes by Grant Deed recorded August 20,

BOOK 3458 PAGE 343

1938 in Volume 457 at page 346 of said Official Records; thence along last said Southwesterly line, Northwesterly 180 feet, more or less to the most Westerly corner of last said parcel; thence along the Northwesterly line of last said parcel, Northeasterly 10 feet, more or less to the Southwesterly Right of Way line of the existing California State Highway No. 1; thence along said Southwesterly Right of Way line Northwesterly 950 feet, more or less to a point that bears North 42° 22' 25" East 25 feet, more or less from said point of beginning; thence leaving said Southwesterly Right of Way line South 42° 22' 25" West 25 feet, more or less to the point of beginning.

Bearings and distances used in the above descriptions are based on the California Coordinated System Zone II. To obtain ground distances multiply by 1.0000465.

B-8032A

RECORDED BY DEPARTMENT OF
I & T CO

at 30 miles, page 10, 11, 12, 13, 14

SEP 26 1978

OFFICIAL RECORDS
SACRAMENTO COUNTY CALIF.

Charles J. Johnson
S. H. J. Recorder

T 36988

ATTACHMENT 2

GRANT DEED

RECORDED SEPTEMBER 26, 1978

BOOK 3458 PAGE 344

RECORDING REQUEST OF

H I & T CO

at 30 min. per 10 p. 111

WHEN RECORDED MAIL TO

STATE OF CALIFORNIA
DEPARTMENT OF GENERAL SERVICES
REAL ESTATE SERVICES DIVISION
650 Howe Avenue
Sacramento, California 95824

SEP 26 1978

OFFICIAL RECORDS
SONOMA COUNTY CALIF.

Mercedes Pearce Stafford
Recorder

T 36989

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Grant Deed

Agency: Parks and Recreation
Project: Fort Ross
Parcel: 3983
AP # 109-120-034

MERCEDES PEARCE STAFFORD, Executrix of
the Estate of MERCEDES CALL ECKERT,

hereby GRANTS to THE STATE OF CALIFORNIA, the following described real property
in the County of Sonoma, State of California: as shown on the
attached Exhibit "A" consisting of three (3) pages.

This Deed is made pursuant to the Order of the Superior Court
of California, County of Sonoma, in the Estate of Mercedes C.
Eckert, on August 1, 1978, confirming sale of real property
and directing the execution of a conveyance to the State of
California, granting all right, title, interest and estate
of the decedent at the time of her death and all right,
title and interest that the estate may have subsequently
acquired in the real property described in the attached
Exhibit "A."

Afix IRS

Dated: August 3, 1978

Mercedes Pearce Stafford
MERCEDES PEARCE STAFFORD, Executrix

Subscribing Witness:

GRANTOR(S)

STATE OF CALIFORNIA }
COUNTY OF SONOMA }

On August 3, 1978 before me,
the undersigned, a Notary Public in and for the State of
California, personally appeared

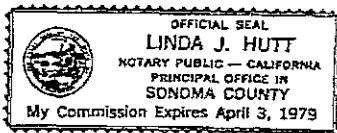
MERCEDES PEARCE STAFFORD

known to me to be the person whose name is
subscribed to the within instrument and acknowledged
that she executed the same as executrix.

WITNESS my hand and official seal.

(Seal) *Linda J. Hutt*

Linda J. Hutt
Name (Typed or Printed)
Notary Public in and for the State of California



SUBSCRIBING WITNESS

STATE OF CALIFORNIA }
COUNTY OF _____ }

On _____, 19____ before me,
the undersigned, a Notary Public in and for the State of
California, personally appeared

known to me to be the person whose name is subscribed to
the within instrument as a witness thereto, who, being by me
duly sworn, deposed and said: that he was present and saw

personally known to him to be the person described in
and whose name subscribed to the within in-
strument, execute the same; and that affiant subscribed his
name thereto as a witness to said execution.

WITNESS my hand and official seal.

_____(Seal)

Name (Typed or Printed)
Notary Public in and for the State of California

EXHIBIT "A"

Those portions of the lands described in the Deed to Albert P. Eckert, et al, recorded June 11, 1917 in Book 351 of Deeds at page 382, Sonoma County Records, being in the Muniz Rancho, County of Sonoma, State of California, said portions being more particularly described as follows:

PARCEL A

BEGINNING at the point of intersection of the Mean High Tide Line of the Pacific Ocean with the Northwesterly line of the lands described in said Book 351 at page 382, said line being also the Southeasterly line of the lands described in the Final Order of Condemnation recorded January 8, 1962 in Book 1865 at page 795 Official Records of said County, said line being described in said Book 351 at page 382 as follows:

"Beginning at a stake marked "S.1" on the top of a knoll in the coast of the Pacific Ocean, on the Southwest side of the mouth of a small arroyo, which crosses course marked "20" on the plat of the Muniz Rancho on file in the Surveyor General's office, and running thence N 36° E 53 chains, along the Southern Boundary of G. W. Call's land."

THENCE from said point of beginning along said Northwesterly line North 35° 50' 37" East 130 feet more or less (record North 36° East 65 feet more or less) to a 3/4-inch iron pipe with brass cap stamped L.S. 2781, as shown on that certain Record of Survey recorded Feb. 19, 1965 in Book 100 of Maps of said County at page 59, said Record of Survey being of the lands described in the above mentioned Final Order of Condemnation; thence continuing along said Northwesterly line North 35° 50' 37" East 515.68 feet (record North 36° 00' 00" East 515.70 feet) to a 3/4-inch iron pipe with brass cap stamped L.S. 2781, as shown on said Record of Survey, said point being herein designated "A" for the purposes of this description; thence North 35° 50' 37" East 795.19 feet to the most Westerly corner of that certain parcel of land conveyed to the State of California by Grant Deed recorded Feb. 16, 1971 in Volume 2513 at page 830, Official Records of said County; thence leaving said Northwesterly line and along the boundary of last mentioned parcel South 51° 17' 07" East 125.80 feet (record N 51° 51' 25" W. 126.76 feet); thence North 42° 29' 50" East 172.34 feet (record S 41° 55' 32" W 172.34 feet); thence from a tangent which bears South 75° 52' 43" East along a curve to left having a radius of 600.00 feet, through a central angle of 12° 02' 59", an arc distance of 126.18 feet to a point of reverse curvature; thence along a reverse curve to the right having a radius of 330.00 feet, through a central angle of 16° 29' 05", an arc distance of 94.94 feet; thence North 18° 33' 23" East (record S 17° 59' 05" W) 22.32 feet more or less to the Southwesterly Right of Way line of the existing California State Highway No. 1; thence along said Southwesterly Right of Way line Southeasterly 3270 feet, more or less to a point that bears North 42° 22' 25" East 25 feet, more or less, from a 3/4-inch iron pipe with brass cap stamped L.S. 2685, from last said 3/4-inch iron pipe the monument hereinabove designated "A" bears North 61° 45' 14" West 3470.89

feet; thence leaving said Southwesterly Right of Way line South 42° 22' 25" West 25 feet, more or less to last said 3/4-inch iron pipe said point being hereinafter designated "B" thence South 42° 22' 25" West 339.88 feet to a 3/4-inch iron pipe with brass cap stamped L.S. 2685; thence South 43° 12' 54" East 370.57 feet to a 3/4-inch iron pipe with brass cap stamped L.S. 2685; thence South 41° 49' 10" East 215.05 feet to a 3/4-inch iron pipe with brass cap stamped L.S. 2685; thence South 44° 41' 52" East 517.12 feet to a 3/4-inch iron pipe with brass cap stamped L.S. 2685; thence North 42° 39' 54" East 507.46 feet to a 3/4-inch iron pipe with brass cap stamped L.S. 2685, said point being hereinafter designated "C" for the purposes of this description, from which point the monument hereinabove designated "A" bears North 59° 28' 58" West 4565.76 feet; thence North 42° 39' 54" East 3 feet, more or less to a point on the Southwesterly line of that certain parcel of land conveyed to the State of California for highway purposes by Grant Deed recorded August 20, 1938 in Volume 457 at page 346 of said Official Records; thence along last said Southwesterly line, Southeasterly 2150 feet, more or less, to the most southerly corner of last said parcel, said point being marked by a 3/4-inch iron pipe with brass cap stamped L.S. 2685, from which the monument hereinabove designated "C" bears North 43° 53' 10" West 1978.36 feet, and also from which the monument hereinabove designated "A" bears North 54° 47' 02" West 6493.11 feet; thence continuing along the Southerly and Southwesterly Right of Way line of State Highway Route IV Son 56 Section C as said Right of Way is designated and delineated on "Right of Way Record Maps" R-513.13, R-513.12 and R-513.11 Southeasterly 10,000 feet more or less to the centerline of "Honey Comb Gulch" (also known as Jewel Gulch) as delineated on said "Right of Way Record Map" 513.11, thence Southerly along the centerline of said gulch 700 feet more or less to the Mean High Tide Line of the Pacific Ocean; thence along said Mean High Tide Line in a general Northwesterly direction 15,800 feet, more or less to the point of beginning.

Excepting therefrom that portion thereof described in deed from Mercedes C. Eckert to State of California recorded January 9, 1939 in Volume 1640, page 28, Official Records of Sonoma County.

PARCEL B

BEGINNING at the point designated "B" in the above described PARCEL A; THENCE from said point of beginning South 42° 22' 25" West 339.88 feet to a 3/4-inch iron pipe with brass cap stamped L.S. 2685; thence South 43° 12' 54" East 370.57 feet to a 3/4-inch iron pipe with brass cap stamped L.S. 2685; thence South 41° 49' 10" East 215.05 feet to a 3/4-inch iron pipe with brass cap stamped L.S. 2685; thence South 44° 41' 52" East 517.12 feet to a 3/4-inch iron pipe with brass cap stamped L.S. 2685; thence North 42° 39' 54" East 507.46 feet to a 3/4-inch iron pipe with brass cap stamped L.S. 2685, said point being hereinafter designated "C" for the purposes of this description from which point the monument hereinabove designated "A" bears North 59° 28' 58" West 4565.76 feet; thence North 42° 39' 54" East 3 feet, more or less to a point on the Southwesterly line of that certain parcel of land conveyed to the State of California for highway purposes by Grant Deed recorded August 20,

1938 in Volume 457 at page 346 of said Official Records; thence along last said Southwesterly line, Northwesterly 180 feet, more or less to the most Westerly corner of last said parcel; thence along the Northwesterly line of last said parcel, Northeasterly 10 feet, more or less to the Southwesterly Right of Way line of the existing California State Highway No. 1; thence along said Southwesterly Right of Way line Northwesterly 950 feet, more or less to a point that bears North 42° 22' 25" East 25 feet, more or less from said point of beginning; thence leaving said Southwesterly Right of Way line South 42° 22' 25" West 25 feet, more or less to the point of beginning.

Bearings and distances used in the above descriptions are based on the California Coordinated System Zone II. To obtain ground distances multiply by 1.0000465.

B-8032A

Exhibit "E"
of minutes
State Public Works Board
August 29, 1978

RESOLUTION OF STATE PUBLIC WORKS BOARD
APPROVING ACQUISITION OF REAL PROPERTY
UNDER SECTION 15854 OF THE GOVERNMENT CODE
FOR THE
DEPARTMENT OF PARKS AND RECREATION

(Parcel 3983 - Fort Ross State Historic Park)

WHEREAS, the owner of the hereinafter identified parcel of real property has agreed to sell said parcel to the State for the consideration set forth in the hereinafter identified agreement, subject to the terms and conditions contained therein.

NOW, THEREFORE, BE IT RESOLVED, the STATE PUBLIC WORKS BOARD, by unanimous vote, hereby determines the consideration set forth in the hereinafter identified agreement is fair and reasonable for the purchase of certain property in the County of Sonoma, State of California, as more particularly described in that certain resolution adopted by this Board on May 26, 1978, and designated as Exhibit "W" of the minutes of that date, and acquisition by condemnation is not necessary.

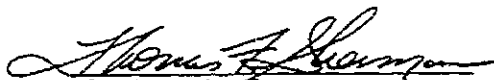
<u>Parcel Number</u>	<u>Date of Agreement</u>	<u>Date of Conveyance</u>	<u>Grantor</u>
3983	8/11/78	8/3/78	Mercedes Pearce Stafford, Executrix of the Estate of Mercedes Call Eckert

BE IT FURTHER RESOLVED, that the conveyance identified above is hereby accepted on behalf of the State of California and consent is given to the recordation thereof, and that either the Chairman or Administrative Secretary of this Board is authorized to execute said agreement and such other instruments as may be necessary to complete the acquisition of said real property.

END OF RESOLUTION

I HEREBY CERTIFY the foregoing to be a full, true and correct copy of a resolution adopted by unanimous vote of the State Public Works Board on August 29, 1978.

WITNESS my hand this 29th day of August, 1978.


Administrative Secretary
State Public Works Board

ATTACHMENT 3

QUITCLAIM DEED

RECORDED JANUARY 9, 1981

-Return to: Geary, Shea & O'Donnell
P. O. Box 429
Santa Rosa, Ca. 95402

81001185

Recorded At Request Of

STG CO.

at 3 1/2 min. past 10 A.M.

JAN 9 1981

OFFICIAL RECORDS
SONOMA COUNTY - CALIF.

Carrie J. Adams

2
FREE

STATE OF CALIFORNIA
QUITCLAIM DEED

Pursuant to Section 14664 of the Government Code, the STATE OF CALIFORNIA, through its duly appointed, qualified and acting Director of General Services, hereby quitclaims to the Heirs or devisees of Mercedes Call Eckert, deceased, subject to the administration of the estate of said decedent, all its right, title and interest in and to the following described real property in the County of Sonoma, State of California:

All that real property described as Parcel "B" in Deed from the Estate of Mercedes Call Eckert to the State of California dated August 3, 1978 recorded September 26, 1978 in Book 3458 Page 344 of the Official Records of the County of Sonoma, California.

This Quitclaim Deed is executed to correct above referenced Deed which erroneously included Parcel "B" in the description of parcels conveyed to the State of California.

IN WITNESS WHEREOF, the State of California has caused this Quitclaim Deed to be executed this 8th day of January, 1981.

STATE OF CALIFORNIA
DEPARTMENT OF GENERAL SERVICES
DAVID E. JANSSEN, DIRECTOR

By *Edward R. Miller*

EDWARD R. MILLER
Chief Land Agent
Real Estate Services Division

STATE OF CALIFORNIA - OFFICIAL RECORDS
Document entitled to free registration
pursuant to Gov't. Code Sec. 6103

81001185

State of California
RES-016 (2-79)

STATE OF CALIFORNIA)

ss.

COUNTY OF SACRAMENTO)

On this 8th day of January, 1981, before me

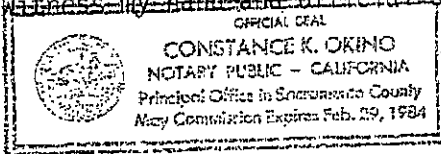
CONSTANCE K. OKINO a Notary Public in and for the State of California,

personally appeared EDWARD R. MILLER

known to me to be the Chief Land Agent of Real Estate Services
Division, Department of General Services

and known to me to be the person who executed the within instrument on behalf
of the State of California and acknowledged to me that the State of California
executed the same.

~~Witness my hand and official seal.~~



Constance K. Okino

CONSTANCE K. OKINO
NOTARY PUBLIC IN AND FOR THE STATE OF CALIFORNIA

ATTACHMENT 4

EXECUTOR'S DEED

RECORDED JANUARY 12, 1981

81001579

Recording Requested By
GEARY, SHEA & O'DONNELL

Recorded At Request Of
STG CO.

3 min. past 2 P.M.

JAN 12 1981

OFFICIAL RECORDS
SONOMA COUNTY CALIF.
Patricia J. Williams

SONOMA COUNTY
DOCUMENTARY TRANSFER TAX
PAID \$ 1,430.00

When Recorded Return To

GEARY, SHEA & O'DONNELL
37 Old Courthouse Square
P.O. Box 429
Santa Rosa CA 95402

DOCUMENTARY TRANSFER TAX \$ 1,430.00

☒ COMPUTED ON FULL VALUE OF PROPERTY CONVEYED, OR
☐ COMPUTED ON FULL VALUE LESS CLAIMS & ENCUMBRANCES
REMAINING THEREON AT TIME OF SALE.

Sonoma Title Guaranty Co.

Signature of declarant or agent determining tax firm name.

EXECUTOR'S DEED

I, MERCEDES PEARCE STAFFORD, as Executor of the Will of MERCEDES C. ECKERT, also known as MERCEDES CALL ECKERT, deceased, pursuant to the Order of the Superior Court of the State of California, for the County of Sonoma, made in the matter of the Estate of MERCEDES C. ECKERT, also known as MERCEDES CALL ECKERT, on November 18, 1980, confirming sale of real property and directing the execution of a conveyance, hereby grant to SOPER-WHEELER COMPANY all right, title, interest and estate of decedent at the time of her death and all right, title, and interest that the estate may have subsequently acquired in the real property situated in the County of Sonoma, State of California, described as follows:

See attached EXHIBIT "A".

AP 109-120-04, 109-120-05, 109-170-26, 109-170-27, 109-150-06

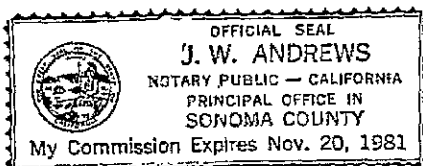
Dated:

Jan 6, 1981

Mercedes Pearce Stafford

STATE OF CALIFORNIA
COUNTY OF SONOMA

On January 6, 1981, before me, the undersigned, a Notary Public in and for said County, State of California, personally appeared MERCEDES PEARCE STAFFORD, as Executor of the Will of MERCEDES C. ECKERT, also known as MERCEDES CALL ECKERT, deceased, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same as such Executor.



J. W. Andrews

Order No. 1-140599

EXHIBIT "A"

PARCEL ONE:

All that portion of the real property lying within Muniz Rancho, more particularly described as follows:

Beginning at a stake marked "S. No. 1" situated on the top of a Knoll on the Coast of the Pacific Ocean, on the Southwesterly side of the mouth, a small arroyo, which crosses course marked "20" on the Survey of the Muniz Rancho, attached to the Patent of said Rancho, said Patent recorded in Book A of Patents, page 77, North 53° 45' East 45.27 chains to a conspicuous dead topped redwood tree, 17 links in circumference, marked "S. 2", where a young redwood tree, 16 inches in diameter marked "S. 2B T.", bears South 51° 15' East distant 17 links; thence following the line between the timber and pasture land South 67° East 4.44 chains; North 61° 45' East, 7.09 chains; South 76° 15' East 5.41 chains to a redwood tree; South 56° 45' East 5.60 chains; South 63° East 3.70 chains; South 68° 30' East 1.70 chains; South 78° East 7.25 chains to a live oak tree, marked "S. 3" 19 links in circumference, South 57° East 118.64 chains to a madrone tree marked "S. 11" standing on the brow of the ridge overlooking the canyon between lands of Jewell (said lands conveyed to Jesse Jewell by Deed dated July 25, 1870, recorded July 26, 1870 in Book 30 of Deeds, page 284, Sonoma County Records) and Dixon (said lands of Dixon recorded in Book 20 of Deeds, page 129) and growing close to a large pine, and from which madrone tree another madrone tree marked "S11 B. T.", 20 inches in diameter; bears South 58° West 55 links distant; thence South 57° East 21.50 chains to the bed of said canyon being the dividing line between Dixon and Jewell; thence down the said canyon, to the shore of the Pacific Ocean; thence along the shore of the Pacific Ocean, Northwesterly, to the point of beginning. Magnetic Variation 17° East.

PARCEL TWO:

All that certain piece of land lying within Muniz Rancho, more particularly described as follows:

Order No. 1-140599

Beginning at a stake marked "S. 1" on the top of a Knoll, in the coast of the Pacific Ocean, on the Southwest side of the mouth of a small arroyo, which crosses course marked "20" on the plat of the Muniz Rancho, on file, in the Surveyor General's Office, and running thence North 36° East 53 chains, along the Southern boundary of G. W. Call's land as described in Deed recorded in Book 42 of Deeds, page 245; thence South 57° East 37 chains, striking a redwood stump at the forks of the creek, marked "D. F. S."; thence to an oak stump marked "S. 3", 19 links in circumference; thence South 82° West 24.50 chains to a dead top redwood tree, marked "S. 2" 17 links in circumference; thence South 53° 45' West 45.27 chains to the place of beginning. Being the same premises as was conveyed by James Dixon and Ada Fairfax, to Aaron Schroyer by Deed dated December 10, 1874 and recorded in Book 48 of Deeds, at page 212, Sonoma County Records.

PARCEL THREE:

All that certain piece of land lying within Muniz Rancho, more particularly described as follows:

Beginning at a point near the old Fort Ross road, where it crosses A. Schroyer's Northeasterly line as described in Book 43 of Deeds, page 316, which point is marked by a redwood stake driven in the ground, from which a live oak stump, marked "S. 3" is South 57° East distant 94/100 of a chain, and a live oak, one foot in diameter, bears North 4° West, distant 22/100 of a chain, and the center of the Northerly end of kitchen to the main dwelling at Fort Ross bears North 88° West and running thence North 64° East 16.39 chains; North 70° 45' East 9.35 chains to the center of a large bushy pine, standing on the Westerly slope of the main ridge above Fort Ross; thence North 59° East 12.81 chains; North 73° 15' East 9.12 chains; North 45° 15' East 10.51 chains; North 9° 15' East 9.56 chains; North 31° East 11.08 chains to a point near where the old Fort Ross road strikes the main ridge road, and from which a black oak tree, 4 feet in diameter, bears North distant 0.75 chains, and buckeye tree, one foot in diameter, bears South 40° East distant 0.48 chains; thence to and along the main ridge road, North 59° East 12.09 chains; North 52° East 2.90 chains; North 68° 15' East 3.50 chains; South 84° 30' East 5.28 chains; South 44° 30' East 4.66 chains; South 43° 15' East 23.37 chains; South 37° 15' East 4.29 chains; South 5° 30' East 4.69 chains; South 17° 45' East 1.85 chains; South 3° East 2.13 chains; South 42° 15' East 3.21 chains; South 6° 15' West 3.90 chains; South 8° East 4.83 chains; South 21° 45' West 4.85 chains; South 12° 30' East 6.32 chains; South 12° East 6.57 chains; thence South 25° 15' East 4.53 chains; South 44° East 16.06 chains; South 28° 45' East 4.15 chains;

Order No. 1-140599

South 3° 15' West 5.20 chains; South 37° 45' East 4.14 chains; South 71° 30' East 5.43 chains; South 17° 45' East 6.85 chains; South 59° 45' East 3.20 chains; North 65° 15' East 1.73 chains; South 68° 45' East 4.49 chains; South 18° 45' East 3.41 chains; South 59° 45' East 3.23 chains; South 36° 30' East 3.48 chains; South 38° 45' East 2.82 chains; South 72° 45' East 2.37 chains; South 42° 45' East 7.76 chains; South 49° 15' East 3.87 chains; South 8° 30' East 4.98 chains, to the center of what is known as the Benitz Gate, near what is known as a formerly Benitz Station; thence leaving the main ridge road, and running towards and along a deep canyon leading towards the Pacific Ocean, by the following courses and distances: South 85° West 3.12 chains; South 66° 15' West 2.65 chains; South 68° 45' West 7.28 chains; South 82° 15' West 9.62 chains; South 46° 45' West 1.04 chains; South 6° 30' West 1.35 chains; South 29° West 1.21 chains; South 61° 15' West 1.02 chains; South 1° West 1.32 chains; South 3° 45' East 1.01 chains; South 24° 15' West 0.98 chains; South 46° 45' West 1.13 chains; South 86° 45' West 0.83 chains; South 67° 15' West 1.77 chains; South 53° West 1.33 chains to a large redwood tree, blazed, standing in the canyon on the Southerly side of an arroyo; thence North 57° West 151.86 chains to the place of beginning. Courses true. Magnetic variation 17° 15' East.

Being a portion of the premises conveyed by Lloyd Tevis to Ernest Zahn by Deed dated June 24, 1878, and begin the same premises as was conveyed by Ernest Zahn to Aaron Schroyer by Deed dated July 8, 1878, and recorded in Book 63 of Deeds, at page 597. Sonoma County Records.

Being the same premises conveyed by Anna E. Sagehorn to Fred W. Eckert, on the 6th day of June 1917, by Deed recorded in Book 351 of Deeds, page 382, Sonoma County Records.

Excepting from Parcels One, Two, Three and Four, herein, that parcel of land conveyed by Albert P. Eckert and wife, to State of California dated August 1, 1938, recorded August 20, 1938 in Book 457 of Official Records of Sonoma County, at page 346.

Also Excepting from Parcels One, Two, Three and Four, herein, that parcel of land conveyed by State of California to County of Sonoma, February 3, 1939, recorded February 17, 1939 in Book 471 of Official Records of Sonoma County, page 202.

Also Excepting from Parcels One, Two, Three and Four, herein, that parcel of land conveyed by Albert P. Eckert, and others, to County of Sonoma, September 27, 1949, recorded October 4, 1949, in Book 910 of Official Records, page 160.

Order No. 1-140599

Also Excepting from Parcels One, Two, Three and Four, herein, that parcel of land conveyed by Albert P. Eckert, and others, to County of Sonoma, October 19, 1949, recorded October 25, 1949, in Book 914 of Official Records, page 210.

Also Excepting from Parcels One, Two, Three and Four, herein, all that portion described in the Deed to the State of California, dated November 18, 1958 and recorded January 9, 1959 in Book 1640 of Official Records, page 28, Serial No. F-62297.

Also Excepting from Parcels One, Two, Three and Four, herein, all that portion described in the Deed to the State of California dated January 19, 1971 and recorded February 16, 1971 in Book 2513 of Official Records, page 830, Serial No. L-97955.

Also Excepting from Parcels One, Two, Three and Four, herein, all that portion described in the Deed to the State of California, dated August 3, 1978, recorded September 26, 1978 in Book 3458 of Official Records, page 344, as Recorder's Serial No. T-36989, Sonoma County Records.

Also Excepting from Parcels One, Two, Three and Four herein, all that portion described in the Deed to Celia H. Sherman, et al, dated September 19, 1978, recorded September 27, 1978 in Book 2459 of Official Records, page 12, as Recorder's Serial No. T-37330, Sonoma County Records.

A. P. Nos. 109-120-04, 109-150-06, 109-170-26 and 27.

PARCEL FOUR:

BEGINNING at the point designated "B" in Parcel "A" in the Deed to The State of California, dated August 3, 1978, recorded September 26, 1978 in Book 3458 of Official Records, page 344, as Recorder's Serial No. T-36989, Sonoma County Records; thence from said point of beginning South 42° 22' 25" West 339.88 feet to a 3/4-inch iron pipe with brass cap stamped L.S. 2685; thence South 43° 12' 54" East 370.57 feet to a 3/4-inch iron pipe with brass cap stamped L.S. 2685; thence South 41° 49' 10" East 215.05 feet to a 3/4-inch iron pipe with brass cap stamped L.S. 2685; thence South 44° 41' 52" East 517.12 feet to a 3/4-inch iron pipe with brass cap stamped L.S. 2685; thence North 42° 39' 54" East 507.46 feet to a 3/4-inch iron pipe with brass cap stamped L.S. 2685, from which point the monument designated "A" in said Parcel "A" of the above referred to Deed to The State of California, bears North 59° 28' 58" West 4565.76 feet; thence North 42° 39' 54" East 3 feet, more or less, to a point on the Southwesterly line of that certain parcel of land conveyed to the State of California for highway purposes by Grant

Order No. 1-140599

Deed recorded August 20, 1938 in Volume 457, at page 346 of said Official Records; thence along last said Southwesterly line, Northwesterly 180 feet, more or less, to the most Westerly corner of last said parcel; thence along the Northwesterly line of last said parcel, Northeasterly 10 feet, more or less, to the Southwesterly Right of Way line of the existing California State Highway No. 1; thence along said Southwesterly Right of Way line Northwesterly 950 feet, more or less, to a point that bears North 42° 22' 25" East 25 feet, more or less, from said point of beginning; thence leaving said Southwesterly Right of Way line South 42° 22' 25" West 25 feet, more or less, to the point of beginning.

Bearings and distances used in the above descriptions are based on the California Coordinated System Zone II. To obtain ground distances multiply by 1.0000465.

A. P. No. 109-120-05.

ATTACHMENT 5

SONOMA COUNTY DEPARTMENT OF PLANNING LETTER

DATED RECORDED JUNE 10, 1981

SONOMA COUNTY



DEPARTMENT OF PLANNING

Pranab Chakrawarti, Director

James Soper
7405 Soda Bay Road
Kelseyville, CA. 95451

June 10, 1981

Re.: AP #'s 109-12-04, 109-12-05, 109-15-06, 109-17-26 and 27

Dear Mr. Soper:

These parcels are recognized as existing lots. No further division would be allowed under the proposed zoning.

Sincerely,
PRANAB CHAKRAWARTI
Planning Director

Melanie Perry
Melanie Perry
Planner

MP:rl

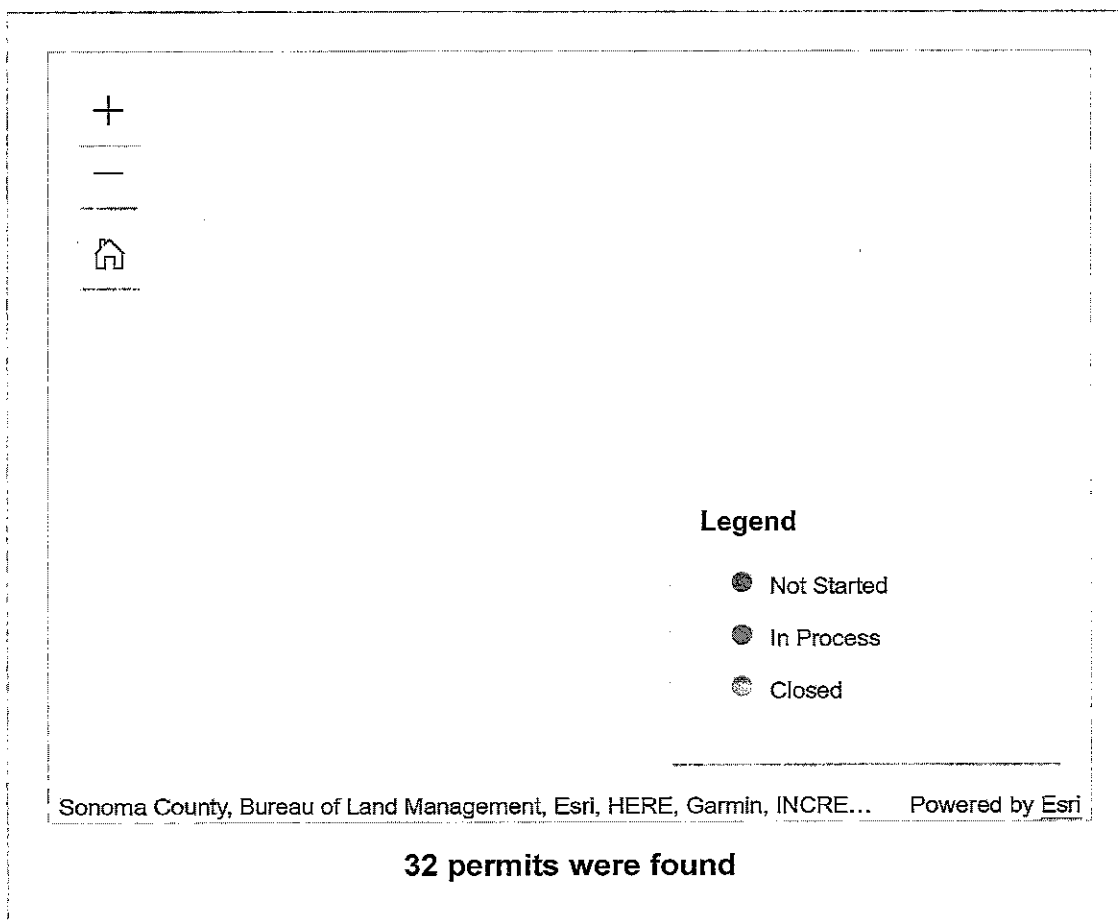
ATTACHMENT THREE

Permit History
APN 109-120-005

SONOMA COUNTY
PERMIT SONOMA

Permit History Search

This service provides convenient access to permit history information for properties located within unincorporated Sonoma County. For help understanding what the permit numbers mean, visit our [Permit Numbering Information](#) page.



Permit Search Results

Search result as of: 7/20/2023

Permits found: 32

Parcel Number:	<u>109-120-005</u>
Permit Number:	<u>DEM22-0596</u>
Start Date:	9/27/2022

Status: Finaled
Type: Demolition Permit
Description: Remove wood burning stove and kitchen in barn to legalize VBU17-0516

Parcel Number: 109-120-005
Permit Number: ACC21-0024
Start Date: 8/10/2021
Status: Started
Type: Certificate of Compliance - Admin
Description: SEE ENP21-0012

Parcel Number: 109-120-005
Permit Number: ACC21-0025
Start Date: 8/10/2021
Status: Started
Type: Certificate of Compliance - Admin
Description: SEE ENP21-0012

Parcel Number: 109-120-005
Permit Number: ACC21-0026
Start Date: 8/10/2021
Status: Started
Type: Certificate of Compliance - Admin
Description: SEE ENP21-0012

Parcel Number: 109-120-005
Permit Number: ACC21-0027
Start Date: 8/10/2021
Status: Started
Type: Certificate of Compliance - Admin
Description: SEE ENP21-0012

Parcel Number: 109-120-005
Permit Number: ENP21-0012
Start Date: 8/10/2021
Status: Started
Type: Engineering Project
Description: ACC - LANDS OF SOPER WHEELER CO LLC

Parcel Number: 109-120-005
Permit Number: VBU17-0516
Start Date: 9/26/2017
Status: File Closed
Type: Building Violation
Description: NON-PERMITTED INSTALLATION OF A WOOD BURNING STOVE AND A KITCHEN IN BARN.

Parcel Number: 109-120-005
Permit Number: BLD17-3671
Start Date: 7/31/2017
Status: Finaled
Type: Building Permit No Plan Check
Description: SFD- UPGRADE (E) MAIN SERVICE PANEL FROM 100 TO 200 AMP

Parcel Number: 109-120-005
Permit Number: BLD16-0833
Start Date: 2/23/2016
Status: Finaled
Type: Building Permit With Plan Check
Description: REPLACE TRUSSES OVER GARAGE AREA, REROOF WITH CLASS A STANDING SEAM METAL ROOF. INSTALL LAUNDRY HOOK-UPS, REPLACE/REPAIR ELEC. ATTACHED GARAGE.

Parcel Number: 109-120-005
Permit Number: SEV14-0438
Start Date: 6/27/2014
Status: Complete
Type: Well And Septic Field Review
Description: PRE PERC

Parcel Number: 109-120-005
Permit Number: SEV14-0439
Start Date: 6/27/2014
Status: Withdrawn
Type: Well And Septic Field Review
Description: PERC TEST DATA REVIEW

Parcel Number: 109-120-005

Permit Number: CPH14-0001
Start Date: 4/15/2014
Status: REF_SENT
Type: Coastal Permit - With Hearing
Description: COASTAL PERMIT FOR ADDITION TO EXISTING SFD REQUEST FOR A COASTAL PERMIT WITH HEARING FOR A 507 SQ FT ADDITION TO AN EXISTING SINGLE FAMILY DWELLING ON A 13.0 ACRE PARCEL.

Parcel Number: 109-120-005
Permit Number: BLD13-5176
Start Date: 10/31/2013
Status: Finaled
Type: Building Permit With Plan Check
Description: LEGALIZE BARN REPAIR

Parcel Number: 109-120-005
Permit Number: BLD12-4187
Start Date: 10/11/2012
Status: Finaled
Type: Building Permit No Plan Check
Description: T/O SHAKES, INSTALL PLYWOOD & REROOF 20 SQS W METAL ROOFING. CLASS A. SFD.

Parcel Number: 109-120-005
Permit Number: VBU12-0304
Start Date: 9/10/2012
Status: File Closed
Type: Building Violation
Description: REMODEL OF BARN, SIDING, WINDOWS, REFRAMING, DOORS

Parcel Number: 109-120-005
Permit Number: SEP07-0096
Start Date: 2/15/2007
Status: Finaled
Type: Septic Permit
Description: FCLEARANCE NOW TANK REPLACEMENT FOR MAIN HOUSE.

Parcel Number: 109-120-005
Permit Number: BLD06-6295
Start Date: 11/6/2006

Status: Expired
Type: Building Permit With Plan Check
Description: REPLACE BARN WITH MEZZANINE DESTROYED BY TORNADO,
DIFFERENT LOCATION

Parcel Number: 109-120-005
Permit Number: DEM05-0315
Start Date: 9/30/2005
Status: Expired
Type: Demolition Permit
Description: DEMOLITION - OF 5184 SQFT BARN

Parcel Number: 109-120-005
Permit Number: CPH05-0010
Start Date: 6/16/2005
Status: Expired
Type: Coastal Permit - With Hearing
Description: SEE PLP05-0054

Parcel Number: 109-120-005
Permit Number: PLP05-0054
Start Date: 6/16/2005
Status: Expired
Type: Planning Project
Description: USE PERMIT AND COASTAL PERMIT TO REPLACE BARN REQUEST
FOR A USE PERMIT AND COASTAL PERMIT WITH HEARING TO
REPLACE A LEGAL NONCONFORMING BARN ON 13 ACRES. THIS
PERMIT DOES NOT LEGALIZE THE USE OF THE BARN ONLY THE
STRUCTURE. NEW PROJECT DESCRIPTION 2-27-06 REQUEST FOR A
COASTAL PERMIT WITH HEARING TO REPLACE A BARN DESTROYED
BY A TORNADO ON A 13 ACRE SITE.

Parcel Number: 109-120-005
Permit Number: UPE05-0063
Start Date: 6/15/2005
Status: Expired
Type: Use Permit
Description: SEE PLP05-0054

Parcel Number: 109-120-005

Permit Number: VB098-0509
Start Date: 10/19/1998
Status: File Closed
Type: Building Violation
Description: NEW DECK AND WINDOWS ON SOUTHSIDE OF AG BARN

Parcel Number: 109-120-005
Permit Number: B-142403
Start Date: 5/16/1997
Status: Finaled
Type: Building Permit No Plan Check
Description: UPGRADE ELECTRIC METER

Parcel Number: 109-120-005
Permit Number: VB096-0343
Start Date: 7/28/1996
Status: File Closed
Type: Building Violation
Description: AG STRUCTURE CONVERTED TO COMMERCIAL USE G [WINDOWS]

Parcel Number: 109-120-005
Permit Number: VPL96-0215
Start Date: 7/28/1996
Status: File Closed
Type: Zoning Violation
Description: AG -BARN CONVERTED TO BUSINESS

Parcel Number: 109-120-005
Permit Number: VPL96-0320
Start Date: 7/28/1996
Status: File Closed
Type: Zoning Violation
Description: ILLEGAL GIFT SHOP IN AG STRUCTURE

Parcel Number: 109-120-005
Permit Number: CPH95-1008
Start Date: 12/28/1995
Status: DONE
Type: Coastal Permit - With Hearing

Description: CPH - FOLLOW UP ISSANCE OF EMER REPAIR PERMIT REQUEST FOR A COASTAL PERMIT TO FOLLOW UP ISSUANCE OF EMERGENCY COASTAL PERMIT FOR DISPOSAL OF 90,000 CU YARDS FILL FROM ROAD REPAIR SITES ON HIGHWAY 1 BETWEEN JENNER & FORT ROSS ON 8 +/- ACRES.

Parcel Number: 109-120-005
Permit Number: CPN95-1004
Start Date: 9/29/1995
Status: DONE
Type: Coastal Permt - No Hearing
Description: CPN - EMERGENCY -NO HEARING- REF: B-132538

Parcel Number: 109-120-005
Permit Number: B-132538
Start Date: 9/28/1995
Status: Expired
Type: Grading Permit
Description: GRADING, 90,000 C.Y.

Parcel Number: 109-120-005
Permit Number: B-069895
Start Date: 3/5/1986
Status: Finaled
Type: Building History Record
Description: ELECTRIC REPAIR

Parcel Number: 109-120-005
Permit Number: B-058199
Start Date: 12/14/1983
Status: Expired
Type: Building History Record
Description: 100 AMP SER

Parcel Number: 109-120-005
Permit Number: B-046273
Start Date: 4/30/1981
Status: Finaled
Type: Building History Record
Description: SURVEY

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Thursday - Friday

8:00 AM - 4:00 PM

Wednesday

10:30 AM - 4:00 PM

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