

**Mono County  
Community Development Department**

P.O. Box 347  
Mammoth Lakes, CA 93546  
(760) 924-1800, fax 924-1801  
commdev@mono.ca.gov

**Planning Division**

P.O. Box 8  
Bridgeport, CA 93517  
(760) 932-5420, fax 932-5431  
www.monocounty.ca.gov

**LOT LINE ADJUSTMENT  
APPLICATION**

APPLICATION # _____	FEE \$ _____
DATE RECEIVED _____	RECEIVED BY _____
RECEIPT # _____	CHECK # _____ (NO CASH)

**APPLICANT/AGENT** ERIC WOODS

ADDRESS P.O. BOX 27 CITY/STATE/ZIP BRIDGEPORT, CA 93517

TELEPHONE ( 775 ) 267-1244 E-MAIL ericwoods@appliedtungstenite.com

**OWNER**, if other than applicant \_\_\_\_\_

ADDRESS \_\_\_\_\_ CITY/STATE/ZIP \_\_\_\_\_

TELEPHONE ( \_\_\_\_\_ ) \_\_\_\_\_ E-MAIL \_\_\_\_\_

**PROJECT DESCRIPTION:** Assessor's Parcel # 060-120-014-000,-020-000 & 007-070-012-000

Adjust lot lines of undeveloped 2-40 acre parcels and 1-83 acre parcel into 60, 63 & 40 acre parcels.

**APPLICATION PACKET SHALL INCLUDE:**

- A. Plot Plan: Exhibit "A", a reproducible Plot Plan map, preferably on 8.5" x 11" (maximum size 11" x 17") drawn to a legible scale that illustrates and clarifies the requested lot line modifications. The Plot Plan must contain sufficient detail to verify conformance with existing zoning and building regulations. The Plot Plan must illustrate the following items where applicable: (a) existing zoning; (b) existing and proposed lot areas; (c) existing surface and subsurface structures and improvements; (d) existing septic system and well locations; (e) streams and waterways; (f) existing/proposed easements and access routes; and (g) any unusual topographic features or other information (such as compliance with minimum setback requirements) that may be pertinent to review and approval of the application.
- B. Completed Project Information form.
- C. Appropriate application fee: See Development Fee Schedule.

I/We certify that I/we are the owners of the subject property or that I/we have been authorized by the owners to process this application.

Merilee Gray Woods  
Signature

Eric Woods  
Signature

May 4 2008  
Date

**RECORDING REQUESTED BY**

COMMUNITY DEVELOPMENT DEPARTMENT

**AND WHEN RECORDED MAIL TO**

Mono County Planning Division  
P.O. Box 8  
Bridgeport, CA 93517

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

**OWNER'S REQUEST FOR  
LOT LINE ADJUSTMENT**

**PARCELS SUBJECT TO LOT LINE ADJUSTMENT:** Assessor's Parcel Numbers

006-120-014    006-120-020    007-070-012    \_\_\_\_\_

**SIGNATURE OF RECORD TITLE OWNERS:** This document will be recorded. All record title owners must sign below, and their signatures must appear as reflected on the recorded deeds. *All signatures must be notarized.*

I/we hereby attest by my/our signature(s) hereon that I/we am/are all the record title owner/owners of the above-referenced real property. I/we also affirm that said property consists of two or more continuous lots under our common/separate ownership. I/we understand that recordation of this Request for Lot Line Adjustment shall cause the subject parcels to be adjusted per the attached exhibit maps.

I/we hereby attest by our signature(s) hereon that I/we have initiated this Lot Line Adjustment and are requesting that the County record this notice with the Lot Line Adjustment approval.

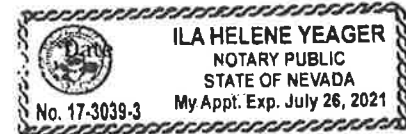
Merrilee Gray Wood  
Name

[Signature] 05/11/2018  
Notarized signature



Emi A. Wood  
Name

[Signature] 05/11/2018  
Notarized signature



n/a  
Name

n/a  
Notarized signature

Date

n/a  
Name

n/a  
Notarized signature

Date

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**PROJECT INFORMATION**

(To be completed by applicant or representative)

NOTE: Please answer all questions as accurately and completely as possible to avoid potential delays in processing. Attach additional sheets if necessary.

**I. TYPE OF PROJECT** (check any permit(s) requested):

- Director Review     Use Permit     Lot Line Adjustment     Land Division (4 or fewer)  
 Subdivision     Specific Plan     Zone Variance     Zoning Amendment  
 General Plan Amendment     Other \_\_\_\_\_

APPLICANT ERIC WOODS

PROJECT TITLE \_\_\_\_\_

LOT SIZE (sq. ft./acre) 163 ACRES    ASSESSOR'S PARCEL # 6-120-14, -20; 7-070-12

PROJECT LOCATION DEVIL'S GATE- S24, T6N, R23E, S19, S30, T6N, R24E, MDM

Has your project been described in detail in the project application? Yes  No

Please Specify:

Number of Units N/A    Building Height/# of floors \_\_\_\_\_  
Number of Buildings \_\_\_\_\_    Density (units/acre) \_\_\_\_\_

Total lot coverage/impervious surface (sq. ft. & %) N/A  
a. Buildings (first-floor lot coverage /sq. ft. & %) \_\_\_\_\_  
b. Paved parking & access (sq. ft. & %) \_\_\_\_\_

Landscaping/screening and fencing:  
a. Landscaping (sq. ft. & %) N/A \_\_\_\_\_  
b. Undisturbed (sq. ft. & %) \_\_\_\_\_

Total parking spaces provided:  
a. Uncovered N/A \_\_\_\_\_  
b. Covered \_\_\_\_\_  
c. Guest/Handicapped \_\_\_\_\_

**II. SITE PLAN**

Are all existing and proposed improvements shown on the Plot Plan (see attached Plot Plan Requirements)? Yes  No

**III. ENVIRONMENTAL SETTING**

Use one copy of the Tentative Map or Plot Plan as needed to show any necessary information. Attach photographs of the site, if available.

1. VICINITY MAP:

Attach a copy of assessor's parcel pages or a vicinity map showing the subject property in relation to nearby streets and lots or other significant features.

2. EXISTING DEVELOPMENT:

Vacant  If the site is developed, describe all existing uses/improvements such as structures, roads, etc. Does the Plot Plan show these uses? Yes  No

3. ACCESS/CIRCULATION:

Name of Street Frontage(s) \_\_\_\_\_

Paved  Dirt  No existing access

Are there any private roads, drives or road easements on/through the property?

Yes  No

Has an encroachment permit been submitted to Public Works or Caltrans? Yes  No

Does the property have any existing driveways or access points? Yes  No

Are any new access points proposed? Yes  No

Does the Plot Plan show the driveways or access points? Yes  No

Describe the number and type of vehicles associated with the project NONE

4. ADJACENT LAND USES:

A. Describe the existing land use(s) on adjacent properties. Also note any major man-made or natural features (i.e., highways, stream channels, number and type of structures, etc.).

LAND USE

LAND USE

North RM-40 AC. MIN. South USFS

East USFS West USFS

B. Will the proposed project result in substantial changes in pattern, scale or character of use in the general area? Yes  No  If YES, how does the project propose to lessen potential adverse impacts to surrounding uses? \_\_\_\_\_

5. SITE TOPOGRAPHY:

Is the site on filled land? Yes  No  Describe the site's topography (i.e., landforms, slopes, etc.) GENTLE TO STEEPER SLOPES- CONTOURS SHOWN ON EXHIBIT C

6. DRAINAGES:

A. Describe existing drainage ways or wetlands on or near the project site (i.e., rivers, creeks and drainage ditches 12" or deeper and/or within 30' of the property) \_\_\_\_\_  
SEASONAL DRAINAGE- SAWMILL CREEK AS SHOWN ON EXHIBIT C

B. Are there any drainage easements on the parcel? Yes  No

C. Will the project require altering any streams or drainage channels? Yes  No  If YES, contact the Department of Fish and Game for a stream alteration permit. IF YES TO ANY OF THE ABOVE, show location on plot plan and note any alteration or work to be done within 30 feet of the stream or drainage.

B. How many trees will need to be removed? 0

C. Are there any unique, rare or endangered plant species on site? Yes  No

D. Has the site been used for the production of agricultural crops/trees or grazing/pasture land in the past or at the present time? Yes  No

E. Is landscaping/planting of new vegetation proposed? Yes  No

8. WILDLIFE:

A. Will the project impact existing fish and wildlife? Yes  No

Describe existing fish and wildlife on site and note any proposed measures (if any) to avoid or mitigate impacts to fish and wildlife DEER, MOUNTAIN LION, BOBCAT, BEAR, SMALLER MAMMALS & RODENTS

B. Are there any unique, rare or endangered animal species on site? Yes  No

9. CULTURAL RESOURCES:

A. Are there any cemeteries, structures or other items of historical or archaeological interest on the property? Yes  No  Specify \_\_\_\_\_

10. SITE GRADING:

A. Will more than 10,000 square feet of site area be cleared and/or graded?

Yes  No  If YES, how much? \_\_\_\_\_

B. Will the project require any cuts greater than 4' or fills greater than 3'? Yes  No

C. Will the project require more than 200 cubic yards of cut or fill? Yes  No  If YES, how much? \_\_\_ If YES to A, B or C, contact the Department of Public Works for a grading permit.

D. Will site grading of 10% or more occur on slopes? Yes  No

E. Note any measures to be taken to reduce dust, prevent soil erosion, or the discharge of earthen material off site or into surface waters \_\_\_\_\_

11. AIR QUALITY:

A. Will the project have wood-burning devices? Yes  No  If YES, how many? \_\_\_\_\_

B. What fuel sources will the proposed project use? Wood  Electric  Propane/Gas

C. Will the proposal cause dust, ash, smoke, fumes or odors in the vicinity? Yes  No

12. VISUAL/AESTHETICS:

A. How does the proposed project blend with the existing surrounding land uses?

NO CHANGE TO EXISTING.

B. How does the proposed project affect views from existing residential/commercial developments, public lands or roads? NO CHANGE TO EXISTING.

C. If outdoor lighting is proposed, describe the number, type and location NONE.

13. NATURAL HAZARDS:

A. Is the site known to be subject to geologic hazards such as earthquakes, landslides,

- B. Will any hazardous waste materials such as toxic substances, flammables or explosives be used or generated? Yes  No  Does the project require the disposal or release of hazardous substances? Yes  No
- D. Will the project generate significant amounts of solid waste or litter? Yes  No

E. Will there be a substantial change in existing noise or vibration levels? Yes  No   
 If YES to any of the above, please describe \_\_\_\_\_

14. OTHER PERMITS REQUIRED:

List any other related permits and other public approvals required for this project, including those required by county, regional, state and federal agencies:

- Encroachment Permits from *Public Works or Caltrans.*
- Stream Alteration Permit from *Department of Fish and Game*
- 404 Wetland Permit from *Army Corps of Engineers*
- Grading Permit from *Public Works*
- Building Permit from *County Building Division*
- Well/Septic from *County Health Department*
- Timber Land Conversion from *California Department of Forestry*
- Waste Discharge Permit from *Lahontan Regional Water Quality Control Board*
- Other \_\_\_\_\_

**IV. SERVICES**

1. Indicate how the following services will be provided for your project and the availability of service.

Electricity NONE REQUIRED.

Underground  Overhead  (Show location of existing utility lines on Plot Plan)

Road/Access U.S. HIGHWAY 395

Water Supply NONE REQUIRED.

Sewage Disposal NONE REQUIRED.

Fire Protection NONE REQUIRED.

School District N/A

2. If an extension of any of the above is necessary, indicate which service(s), the length of extension(s), and the infrastructure proposed \_\_\_\_\_

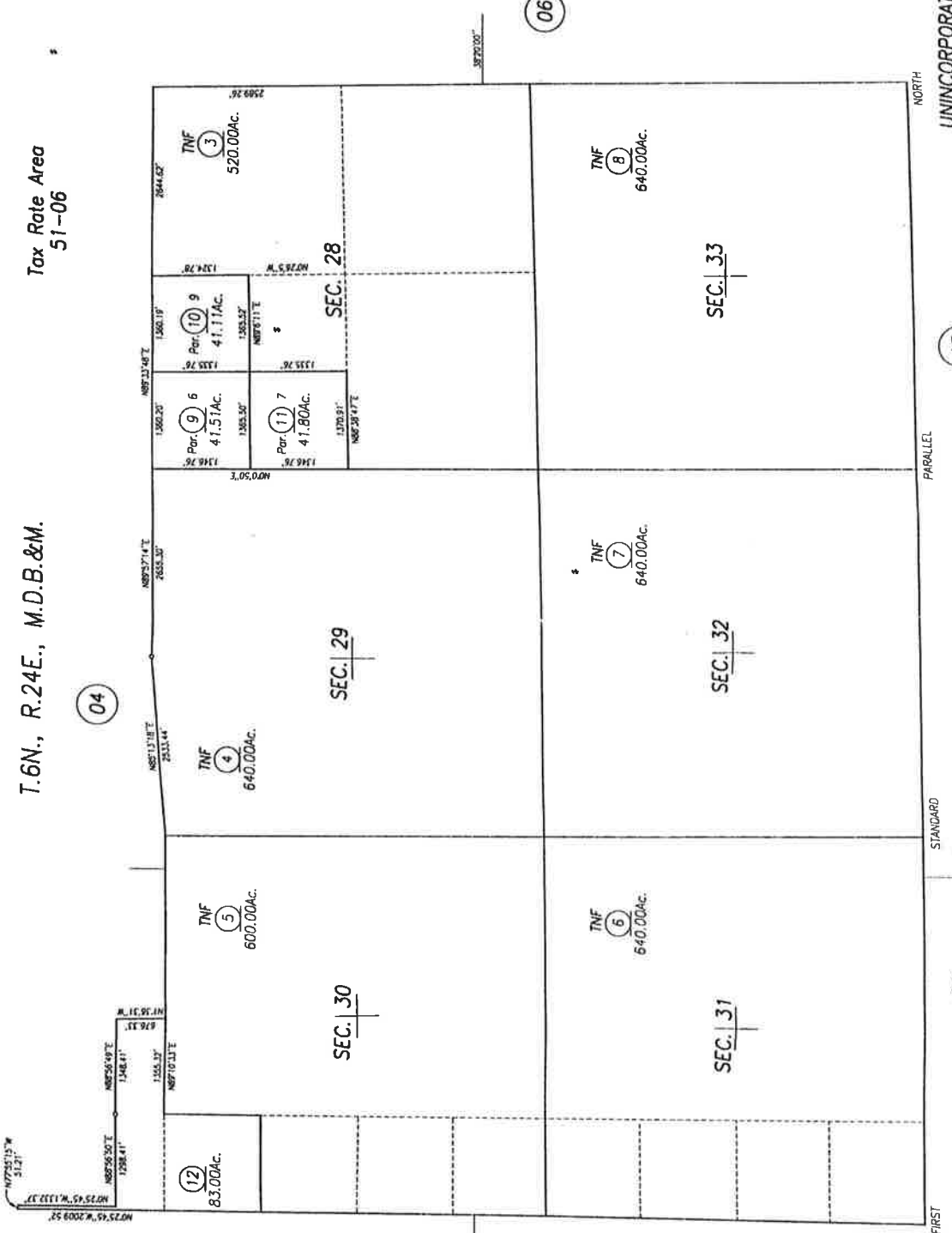
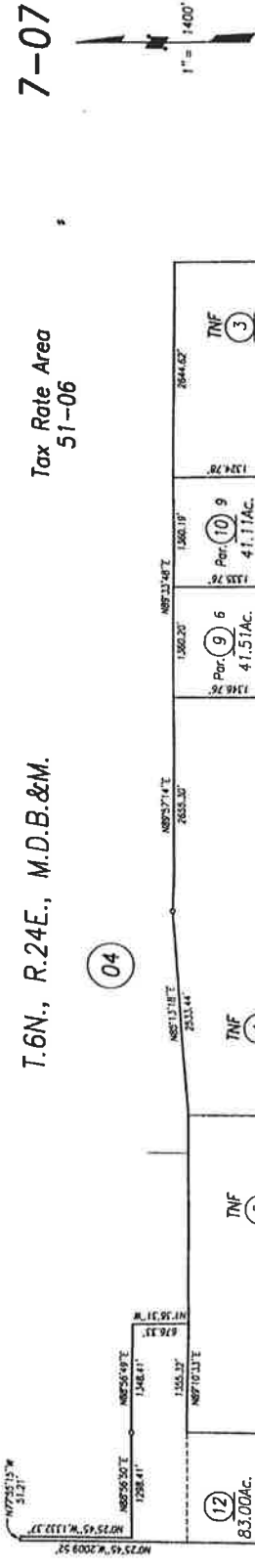
**CERTIFICATION:** I hereby certify that I have furnished in the attached exhibits the data and information required for this initial evaluation to the best of my ability, and that the information presented is true and correct to the best of my knowledge and belief. I understand that this information, together with additional information that I may need to provide, will be used by Mono County to prepare a Specific Plan in compliance with state law.



T.6N., R.24E., M.D.B.&M.

Tax Rate Area  
 51-06

7-07



P.M. 32-9, Bk. 1, Pg. 66 (7-070-9, 10, & 11)  
 L.L.A. 96-05, VOL. 744, Pg. 231 (7-070-12)

UNINCORPORATED AREA  
 Mono County Assessor's Map

Assessor's Block Numbers Shown in Ellipses.  
 Assessor's Parcel Numbers Shown in Circles.

REDRAWN P. Ellertson REVISED 3-18-1997  
 FILE NAME B:\79-07\Mono County Assessor's Office

NOTE: This map is prepared for the use of the Mono County Assessor.  
 For assessment purposes only. It does not necessarily represent a  
 survey of the parcels. Its liability is assumed to the full extent  
 of the law.

Bk. 6

06

04

15

16

FIRST

STANDARD

PARALLEL

NORTH



PARCEL 1

A PARCEL OF LAND LOCATED IN THE S 1/2 OF THE SE 1/4 OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 23 EAST, MOUNT DIABLO MERIDIAN, COUNTY OF MONO, STATE OF CALIFORNIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING THE 1/4 CORNER S24/S25 SAID POINT BEING DESCRIBED ON RECORD OF SURVEY NO. 32-23 FILED ON JUNE 12, 1984 IN BOOK 1 OF RECORD OF SURVEYS, PAGES 98 THRU 98-I, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE ALONG THE FOLLOWING COURSES AND DISTANCES:

1. ALONG THE SOUTHERLY LINE OF THE SOUTH 1/2 OF THE SE 1/4 OF SAID SECTION 24 S 89°25'12" E, 1960.89 FEET; THENCE
2. N 00°32'13" W, 1323.91 FEET TO THE NORTHERLY LINE OF THE S 1/2 OF THE SE 1/4 OF SAID SECTION 24; THENCE
3. ALONG SAID NORTHERLY LINE N 89°02'58" W, 1967.73 FEET TO THE C-S 1/16 CORNER OF SAID SECTION; THENCE
4. ALONG THE CENTER OF SECTION LINE S 00°52'03" E, 1302.58 FEET TO THE TRUE POINT OF BEGINNING.

AREA: 59.2 ACRES MORE OR LESS.

SURVEY INFORMATION AND MONUMENTATION ARE SHOWN ON RECORD OF SURVEY NUMBER 32-23 (RS32-23) FILED ON JUNE 12, 1984 IN BOOK 1 OF RECORD OF SURVEYS, PAGE 98 THRU 98-I. THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS NORTH AS DETERMINED ON RS32-23. RECORD BEARINGS AND DISTANCES HAVE BEEN TRANSCRIBED FROM RS32-23.

PARCEL 2

A PARCEL OF LAND LOCATED IN A PORTION OF THE S 1/2 OF THE SE 1/4 OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 23 EAST, AND A PORTION OF THE SW 1/4 OF SECTION 19, TOWNSHIP 6 NORTH, RANGE 24 EAST, MOUNT DIABLO MERIDIAN, COUNTY OF MONO, STATE OF CALIFORNIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING THE SECTION CORNER S19/S24/S25/S30, SAID POINT BEING DESCRIBED ON RECORD OF SURVEY NO. 32-23 FILED ON JUNE 12, 1984 IN BOOK 1 OF RECORD OF SURVEYS, PAGES 98 THRU 98-I, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE ALONG THE FOLLOWING COURSES AND DISTANCES:

1. ALONG THE SOUTHERLY LINE OF THE SOUTH 1/2 OF THE SE 1/4 OF SAID SECTION 24 N 88°12'25" W 653.62' FEET; THENCE
2. N 00°32'13" W, 1323.91 FEET TO THE NORTHERLY LINE OF THE S 1/2 OF THE SE 1/4 OF SAID SECTION 24; THENCE
3. ALONG SAID NORTHERLY LINE S 89°02'58" E, 655.90 FEET TO THE C-S 1/16 CORNER S24/S19; THENCE
4. ALONG THE WESTERLY SECTION LINE OF SECTION 19 N 00°25'45" W, 678.48 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 395; THENCE
5. ALONG SAID RIGHT-OF-WAY LINE S 77°55'09" E, 51.24 FEET; THENCE
6. ALONG A LINE THAT IS PARALLEL WITH AND 50 FEET EASTERLY FROM SAID WESTERLY LINE S 00°25'45" W, 1332.37 FEET TO THE NORTHERLY LINE OF THE SOUTH 1/2 OF LOT 4 OF SECTION 19; THENCE ALONG THE FOLLOWING COURSES AND DISTANCES IN SECTION 19:
7. ALONG SAID NORTHERLY LINE N 89°01'06" E, 1285.41 FEET TO C-S-SW 1/64; THENCE
8. ALONG THE NORTHERLY LINE OF THE S 1/2 OF THE SE 1/4 OF THE SW 1/4 N 89°00'26" E, 1361.00 FEET TO THE C-S-S 1/64 CORNER; THENCE
9. ALONG THE CENTER OF SECTION LINE S 01°36'31" E, 676.33 FEET TO THE 1/4 CORNER S19/S30; THENCE ALONG THE SOUTHERLY LINE OF THE SE 1/4 OF THE SW 1/4 N 89°14'06" E, 1367.28 FEET TO THE C-W 1/16 CORNER S19/S30; THENCE ALONG THE SOUTHERLY LINE OF LOT 4 N 89°14'06" E, 1343.37 FEET TO THE TRUE POINT OF BEGINNING.

AREA: 63.1 ACRES MORE OR LESS.

2.

SURVEY INFORMATION AND MONUMENTATION FOR COURSES 1 AND 3 THRU 6 WERE TRANSCRIBED FROM RECORD OF SURVEY NUMBER 32-23 FILED ON JUNE 12, 1984 IN BOOK 1 OF RECORD OF SURVEYS, PAGE 98 THRU 98-I.

SURVEY INFORMATION AND MONUMENTATION FOR COURSES 7 THRU 9 WERE TRANSCRIBED FROM RECORD OF SURVEY NUMBER 32-69 FILED ON AUGUST 21, 2008 IN BOOK 4 OF RECORD OF SURVEYS, PAGE 41 THRU 41-B.

PARCEL 3

A PARCEL OF LAND LOCATED IN THE NW 1/4 OF SECTION 30, TOWNSHIP 6 NORTH, RANGE 24 EAST, MOUNT DIABLO MERIDIAN, COUNTY OF MONO, STATE OF CALIFORNIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

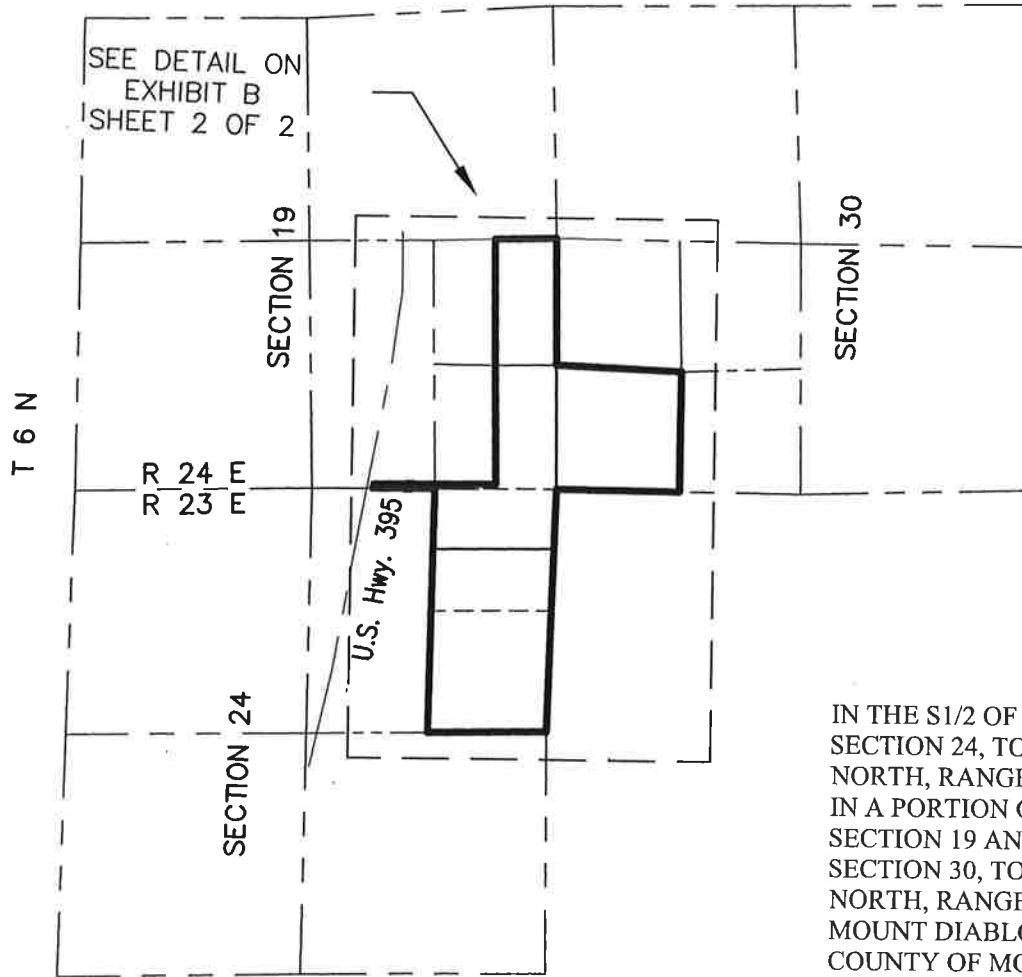
LOT 1 AS SHOWN ON USSGO PLAT EXAMINED AND APPROVED SURVEYOR GENERAL'S OFFICE, SAN FRANCISCO, CA ON MAY 17, 1879.

AREA: 39.34 ACRES PER SAID PLAT.

EXHIBIT "B"  
LOT LINE ADJUSTMENT NO. 18-



Scale: 1"=2000'



IN THE S1/2 OF THE SE1/4 OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 23 EAST AND IN A PORTION OF THE SW1/4 OF SECTION 19 AND LOT 1 OF SECTION 30, TOWNSHIP 6 NORTH, RANGE 24 EAST, MOUNT DIABLO MERIDIAN, COUNTY OF MONO, STATE OF CALIFORNIA

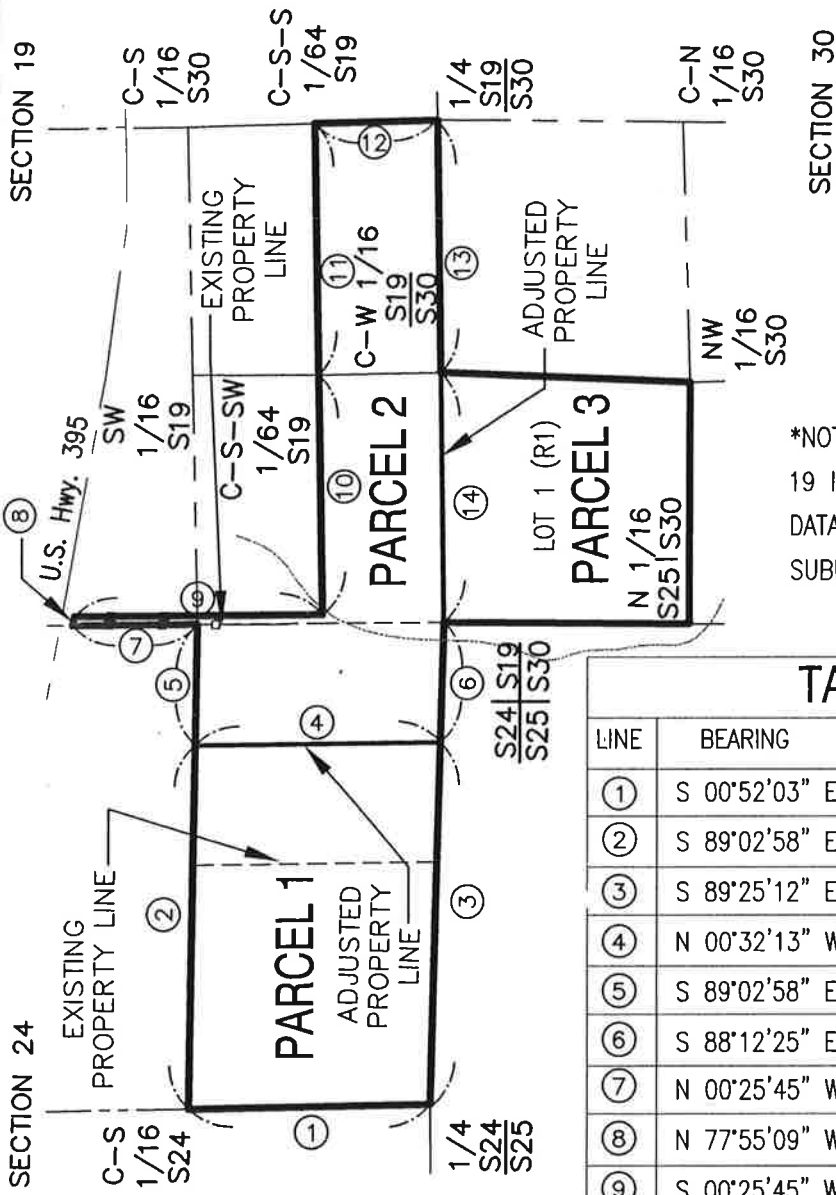
**REFERENCE DOCUMENTS**

- R1: 1879 USSGO SURVEY
- R2: RSMB 1/98, 98E & 98F
- R3: LLA 96-05 O.R. 744/229
- R4: RSMB 4/41 THRU 41B

**LAND USE DESIGNATIONS**

- APN 006-120-014-000: RM 40
- APN 006-120-020-000: RM 40
- APN 007-070-013-000: RM 40

EXHIBIT "B"  
 LOT LINE ADJUSTMENT NO. 18-



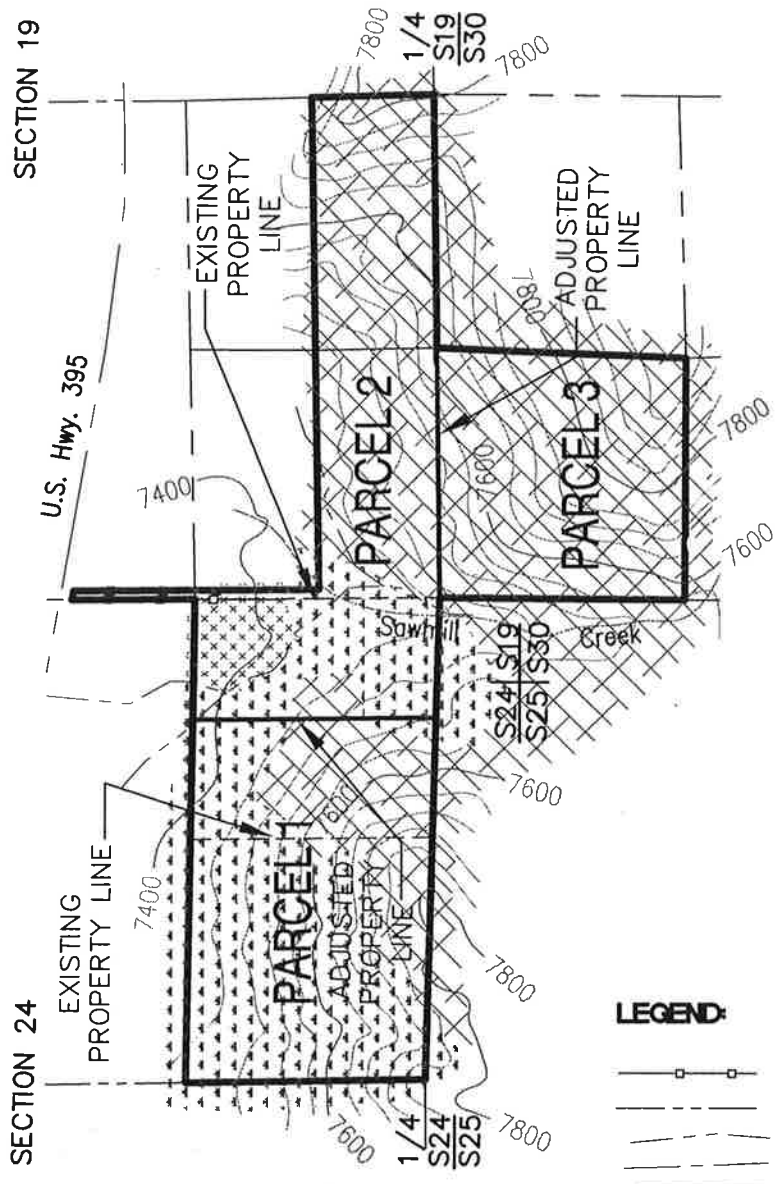
\*NOTE: THE ALIQUOT SUBDIVISION OF SECTION 19 IS CORRECTLY SHOWN ON R4. THE SURVEY DATA FROM THIS MAP FOR SECTION 19 SUBDIVISION IS ACCEPTED AS CONTROLLING.

TANGENT DATA

LINE	BEARING	DISTANCE
①	S 00°52'03" E (R2)	1302.58' (R2)
②	S 89°02'58" E (R2)	1967.73' (R2)
③	S 89°25'12" E (R2)	1960.89'
④	N 00°32'13" W	1323.91'
⑤	S 89°02'58" E (R2)	655.90'
⑥	S 88°12'25" E (R2)	653.62'
⑦	N 00°25'45" W (R2, R3)	678.48' (R2)
⑧	N 77°55'09" W (R3)	51.24' (R3)
⑨	S 00°25'45" W (R3)	1332.37' (R3)
⑩	N 00°56'50" E (R2, R3)	1298.41' (R3)
	N 89°01'06" E (R4)*	1285.41' (R4)*
⑪	N 89°56'49" E (R2, R3)	1348.41' (R2, R3)
	N 89°00'26" E (R4)*	1361.00' (R4)*
⑫	S 01°36'31" E (R2)	676.33' (R2)
⑬	N 89°14'06" E (R4)*	1367.28' (R4)*
⑭	N 89°14'06" E (R4)*	1343.37' (R4)*

DETAIL

EXHIBIT "C"  
 LOT LINE ADJUSTMENT NO. 18-



SECTION 30



Scale: 1"=1000'

NOTE:

1. NO DEVELOPMENT EXISTS ON THE ADJUSTED PARCELS.
2. TOPOGRAPHY TAKEN FROM USGS FALES HOT SPRINGS 7.5 MIN MAP.
3. VEGETATIVE COVER TAKEN FROM USGS MAP AND GOOGLE IMAGE.

LEGEND:

- FENCE LINE
- SECTION LINE
- DIRT ROAD- 12'± WIDE
- PAVED ROAD- 26' WIDE
- FORESTED AREA
- UPLAND AREA
- PASTURE
- MAJOR CONTOUR- INTERVAL: 200'
- MINOR CONTOUR: INTERVAL: 40'
- SEASONAL DRAINAGE

# PRELIMINARY REPORT



SERVING INYO AND MONO COUNTIES  
SINCE 1913

873 North Main Street  
Bishop, CA 93514  
760-872-4741 Phone  
760-873-8938 Fax  
[www.inyomonotitle.com](http://www.inyomonotitle.com)

Handwritten initials and a date stamp, possibly "4/24/18".

Eric Woods & Merri Lee Gray Woods  
P.O. Box 27  
Bridgeport, CA 93517

Date Issued: April 24, 2018  
Your No. Birch Flats  
Our No. IMT-00006110-M

Effective date of this report is: April 5, 2018 @ 7:30 a.m.

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

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Attachment One attached. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Attachment One. Copies of the policy forms should be read. They are available from the office which issued this report.

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

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

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

The form of policy of title insurance contemplated by this report is:  
CLTA Owners - 1990

Sean O'Brien, Title Officer  
sobrien@inyomonotitle.com

THIS REPORT IS SUBJECT TO A MINIMUM CANCELLATION CHARGE AS REQUIRED UNDER SECTION 12404 OF THE STATE OF CALIFORNIA INSURANCE CODE.



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

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

Merri Lee Gray Woods and Eric C Woods, wife and husband as community property, as to Parcel 1;

Merrilee Gray Woods and Eric Woods, wife and husband as community property, as to Parcel 2 and a portion of Parcel 3; and,

W. F. Dressler, subject to Exception No. 15 herein, as to the remainder of said Parcel 3

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

SEE EXHIBIT A ATTACHED HERewith FOR LEGAL DESCRIPTION.

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

1. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2018-2019

a. Property taxes, including any personal property taxes and any assessments collected with taxes are as follows:

Fiscal Year:	2017-2018
1 <sup>st</sup> Installment:	\$248.00 PAID
2 <sup>nd</sup> Installment:	\$248.00 PAID
Total Amount:	\$496.00
Tax Identification Number:	006-120-014-000

Affects: Parcel 1

b. Property taxes, including any personal property taxes and any assessments collected with taxes are as follows:

Fiscal Year:	2017-2018
1 <sup>st</sup> Installment:	\$248.00 OPEN
2 <sup>nd</sup> Installment:	\$248.00 OPEN
Total Amount:	\$496.00
Tax Identification Number:	006-120-020-000

Affects: Parcel 2

Plus penalty on Both Installments: \$59.60

c. Said property has been declared tax defaulted for non-payment of delinquent taxes for the fiscal year 2015-2016.

Default No.: 160 000 023  
Default Date: June 30, 2016

Amounts to redeem for the above-stated fiscal year (and subsequent years if any) are:

Amount: \$683.28 by April 30, 2018  
Amount: \$690.54 by May 31, 2018

Affects: Parcel 2

d. Property taxes, including any personal property taxes and any assessments collected with taxes are as follows:

Fiscal Year: 2017-2018  
1st Installment: \$514.58 OPEN  
2nd Installment: \$514.58 OPEN  
Total Amount: \$1,029.16  
Tax Identification Number: 007-070-012-000

Affects: Parcel 3

Plus penalty on Both Instalments: \$112.90

- e. Said property has been declared tax defaulted for non-payment of delinquent taxes for the fiscal year 2015-2016.

Default No.: 160 000 026  
Default Date: June 30, 2016

Amounts to redeem for the above-stated fiscal year (and subsequent years if any) are:

Amount: \$1,380.14 by April 30, 2018  
Amount: \$1,395.20 by May 31, 2018

Affects: Parcel 3

- f. The lien of supplemental taxes, if any, assessed pursuant to the provisions of Chapter 3.5 (Commencing with Section 75) of the Revenue and Taxation Code of the State of California.
2. The herein described land lies within the Eastern Sierra Unified School District Bond and is subject to any liens or assessments thereof.
  3. Notwithstanding the covered risks as set forth in the policy, the company does not insure against loss or damage by reason of a lack of a right of access to and from the Land.
  4. Any defects, claims, encumbrances and other matters that might be disclosed by an examination of the records of the United States District Land office of the District within which said land is located.
  5. Covenants, conditions, restrictions, and rights of way contained in the Act of the Legislature, statutes of 1921, Page 404, and amendments thereto.
  6. A right of way over said land to the United States, for all telegraph, telephone, power or light lines, roads, railroads, tramways, dikes, levees, dams, mounds, embankments, tunnels, ditches or canals, or other works, structures or excavations under the provisions of the Act of Congress, approved June 17, 1902, relating to irrigation and reclamation, as granted by the Act approved May 18, 1921, stats. 1921, Page 180.
  7. Rights and easements for navigation and fishery which may exist over that portion of said Land lying beneath the waters of the Hot Creek.
  8. A waiver in favor of the State of California of any claims for damages to said land by reason of highway contiguous thereto, contained in the deed  
From: W. F. Dressler et ux  
Recorded: March 3, 1931, in Book 6, Page 85, Official Records
  9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: Interstate Telegraph Company  
Purpose: Pole lines  
Recording No.: in Book 23, Page 33 Official Records  
Affects: As described therein

10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: California Electric Power Company  
Purpose: Electric lines and telephone lines  
Recording Date: August 12, 1963  
Recording No.: Book 61, Page 33, Official Records  
Affects: As described therein

11. Matters disclosed by a record of survey filed in Book 1, Page 98, Record of Surveys, in the office of the County Recorder of said county relating to the location and dimensions of a portion of said land.

12. Matters disclosed by a record of survey filed in Book 2, Page 3, Record of Surveys, in the office of the County Recorder of said county relating to the location and dimensions of a portion of said land.

13. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other matters shown on

Map: Record of Survey No. 32-85  
Recording Date: October 12, 2011  
Recording No.: Book 5, Page 8 Record of Survey maps

14. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other matters shown on

Map: Record of Survey No. 32-85  
Recording Date: October 12, 2011  
Recording No.: Book 5 Page 8C Record of Survey maps

15. The effect of a deed, on the date of which, the Grantor had no record interest in said land nor has since acquired any

Grantor: Plymouth Land and Stock Company, a Nevada Corporation  
Grantee: Milton N. Dressler  
Dated: November 20, 1964  
Recorded: December 1, 1964, in Book 71, Page 315, of Official Records  
Affects: a portion of Parcel 3

The interest, if any, of said Grantee was conveyed to Durell E. and Virginia J. Williams, as Co-Trustees under Declaration of Trust dated June 20, 1973, by deed recorded June 17, 1985 in Book 433 Page 455 of Official Records.

16. Certificate of Compliance No. 96-05

Executed: June 17, 1996  
By: Mono County Land Division Review Committee  
Recorded: August 23, 1996 in Book 0744 Page 229, Official Records  
Affects: Parcel 3 and other land

17. A Deed of Trust to secure the payment of the amount shown below,

Dated: January 2, 2018  
Amount: \$24,000.00  
Trustor: Merri Lee Gray Woods and Eric Woods, wife and husband, as community property  
Trustee: Inyo-Mono Title Company, a California Corporation  
Beneficiary: Brett Emery and Dawne Emery, husband and wife as joint tenants  
Recording Date: January 8, 2018  
Recording No.: 2018000037, of Official Records

Affects: Parcel 1

18. Information in the possession of the Company indicates that a division of land has occurred or is contemplated in the current transaction involving the Land described in this report. Such contemplated division of land appears to fall within the guidelines necessitating approval by the City, County or other applicable government agency. As a prerequisite to the issuance of any title assurance under this application, at least one of the following requirements must be accomplished to the Company's satisfaction:

A Final Map has been recorded in compliance with Mono County related ordinances/requirements.

Evidence of compliance or waiver from the County of Mono

Other evidence, satisfactory to the Company, indicating compliance or non-violation must be furnished.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

19. Based upon the information provided to the company when this order was opened, it is uncertain what land is to be covered by this Preliminary Report, and the Policy(ies) to be issued. The Company believes that the land described in this Preliminary Report is that which was requested, however, the Company makes no such presentations. Please verify that the description of the land in this Preliminary Report is accurate and the land which the parties wish to be covered by the Policy(ies) to be issued. Unless the Company is advised to the contrary, it will proceed on the assumption that the land described in this Preliminary Report is the land which is to be covered by the Policy(ies) to be issued pursuant hereto.

**End of Exceptions**

## EXHIBIT A

### PARCEL 1:

THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 23 EAST, M.D.M., IN THE COUNTY OF MONO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

### PARCEL 2:

THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 23 EAST, M.D.M., IN THE COUNTY OF MONO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

### PARCEL 3:

THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 6 NORTH, RANGE 24 EAST, MDB&M AND THE FOLLOWING DESCRIBED LAND LOCATED IN THE SOUTHWEST QUARTER, SECTION 19, TOWNSHIP 6 NORTH, RANGE 24 EAST MDB&M, COUNTY OF MONO, STATE OF CALIFORNIA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SECTION CORNER S19/S24/S25/S30 SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE ALONG THE WESTERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 19 NORTH  $0^{\circ}25'45''$  WEST, 2009.52 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 395; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE SOUTH  $77^{\circ}55'09''$  EAST, 51.21 FEET; THENCE PARALLEL TO SAID WESTERLY LINE OF SAID SECTION 19 SOUTH  $0^{\circ}25'45''$  EAST, 1332.37 FEET TO THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 19; THENCE ALONG SAID NORTHERLY LINE NORTH  $88^{\circ}56'50''$  EAST, 1298.41 FEET TO THE C-S-SW $1/64$  CORNER OF SAID SECTION 19; THENCE ALONG THE NORTHERLY LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 19 NORTH  $88^{\circ}56'49''$  EAST, 1348.41 FEET TO THE C-S-S  $1/64$  CORNER OF SAID SECTION 19; THENCE ALONG THE EASTERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19 SOUTH  $1^{\circ}36'31''$  EAST, 676.33 FEET TO THE QUARTER SECTION CORNER S19/S30; THENCE ALONG THE SOUTHERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19 SOUTH  $89^{\circ}10'33''$  WEST, 2710.64 FEET TO THE TRUE POINT OF BEGINNING.

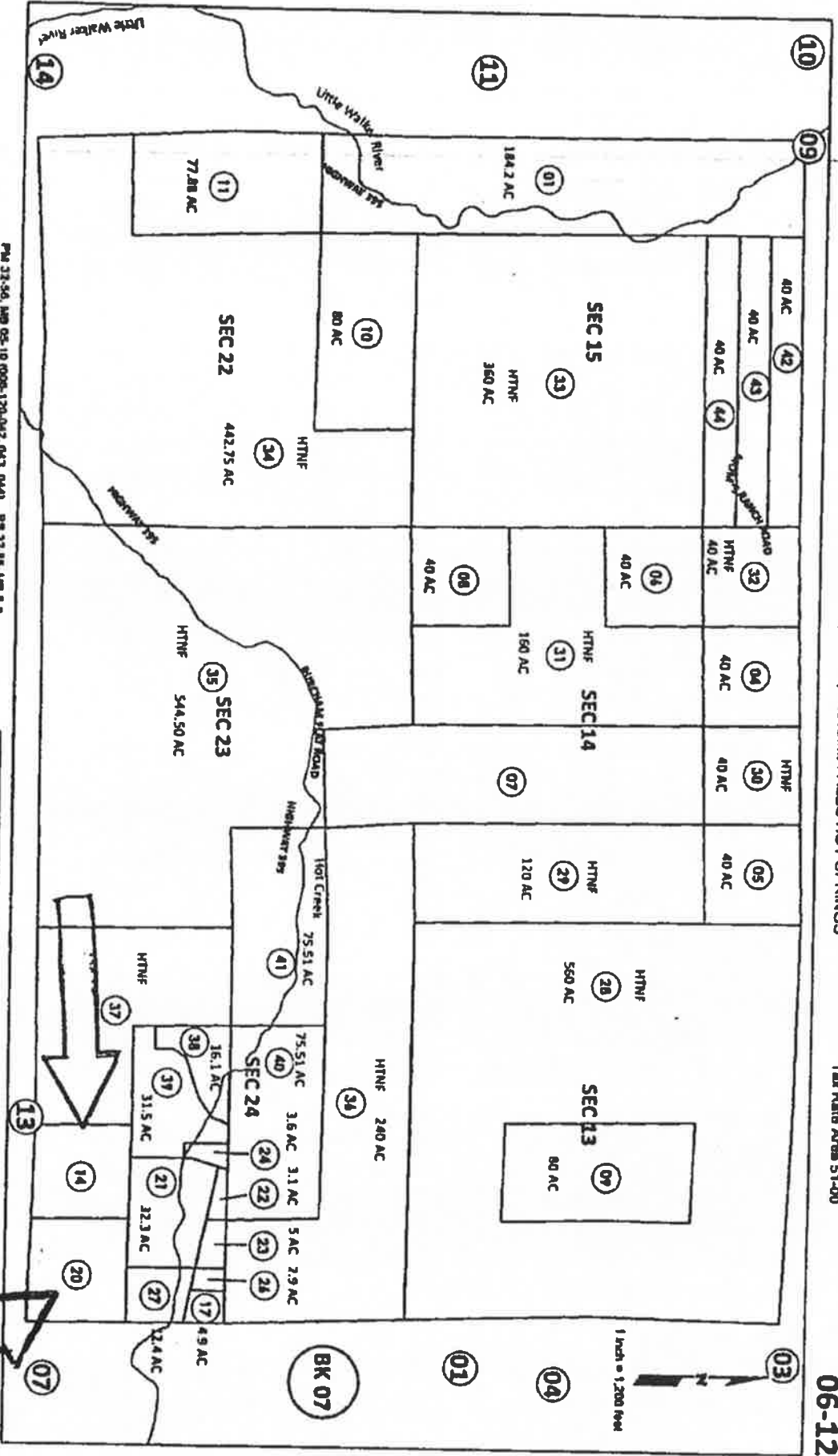
SURVEY INFORMATION AND MONUMENTATION FOR SAID PARCEL 2 ARE SHOWN ON RECORD OF SURVEY NUMBER 32-23 AS RECORDED IN VOLUME 1, PAGE 98, OF RECORD OF SURVEYS, AND ON RECORD OF SURVEY NUMBER 32-25 AS RECORDED IN VOLUME 2, PAGE 3, OF RECORD OF SURVEYS IN THE OFFICE OF THE COUNTY RECORDER.

SAID LAND IS SHOWN AS PARCEL 2 OF LOT LINE ADJUSTMENT 96-05 AND CERTIFICATE OF COMPLIANCE RECORDED AUGUST 23, 1996 IN VOLUME 744 PAGE 229 OF OFFICIAL RECORDS.

POR. T. 8N., R.29E., M. D.B.M. FALES HOT SPRINGS

Tax Rate Area 51-00

06-12



PM 33-56, MB 05-10 (008-120-042, 043, 044) RS 32-85, MB 5-8  
 PM 32-28, MB 03-28 (008-120-038, 039) RS 32-87, MB 5-11  
 PM 32-17, MB 01-58 (008-120-017, 028, 027) RS 32-23, MB 1-08  
 RM 08-37

This Map is prepared for the use of the State County Auditor.  
 The State Auditor is not responsible for the accuracy of the  
 information shown on this map. It is the responsibility of the  
 owner of the land shown hereon.

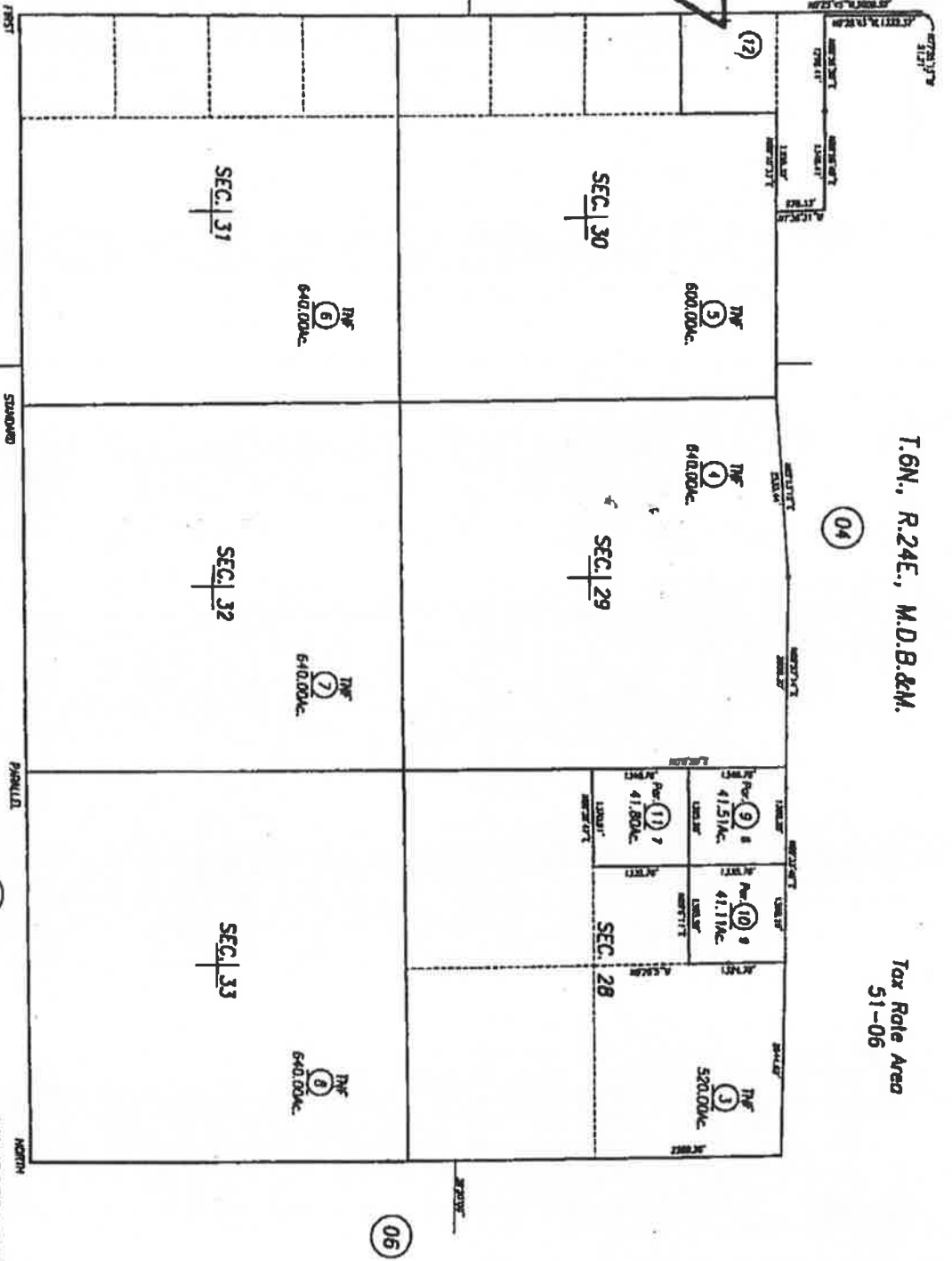
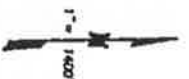
Approved By: \_\_\_\_\_ Date: \_\_\_\_\_  
 State County Auditor's Office  
 3775111 87128111

APPROVED BY: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 COUNTY: \_\_\_\_\_  
 STATE: \_\_\_\_\_

T.6N., R.24E., M.D.B.&M.

Tax Rate Area  
51-06

7-07



Bk. 6

INYO-MONO TITLE COMPANY

P.M.32-9, Bk. 1, Pg.66(7-070-9,10,&11)  
L.L.A.96-05, VOL.744, Pg.231(7-070-12)

This is not a survey of the land. It is for information only, and is to be used for reference only. It is not a legal document and should not be used for any legal purpose.

NOTE: This map is prepared for the use of the Mono County Assessor's Office. It is not a legal document and should not be used for any legal purpose.

UNINCORPORATED AREA  
Mono County Assessor's Map  
Assessor's Book Number shown in Green.  
Assessor's Parcel Number shown in Green.  
APR 17 1987  
RICHARD P. EASTMAN (RONSZ) 3-18-1987  
FILE NAME: BPP07 Mono County Assessor's Office