

## Scott Carey

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**From:** Sandra Edwards <sandra.edwards@barmail.ch>  
**Sent:** Wednesday, November 2, 2022 7:37 PM  
**To:** Scott Carey  
**Subject:** NTRPA November 2022 GB Meeting—Public Comment  
**Attachments:** Bijou Park Creek Park Proposal—FULL.pdf; Bijou Park Creek Park Proposal—ABSTRACT.pdf; The Dog Park Is Bad, Actually - The New York Times.pdf; Rent South Lake LLC\_SOS\_Statement of Information 2020.pdf; South Lake Tahoe Lodging Association - D&O.pdf; South Lake Tahoe Lodging Association\_SOS\_Statement of Information\_2020.pdf; Robert Maloff.pdf; SCANDAL.pdf; 63 FR 39571 (1998) [98-19678].pdf

**WARNING** - This email originated from outside the State of Nevada. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hello Nevada Tahoe Regional Planning Agency Governing Board,

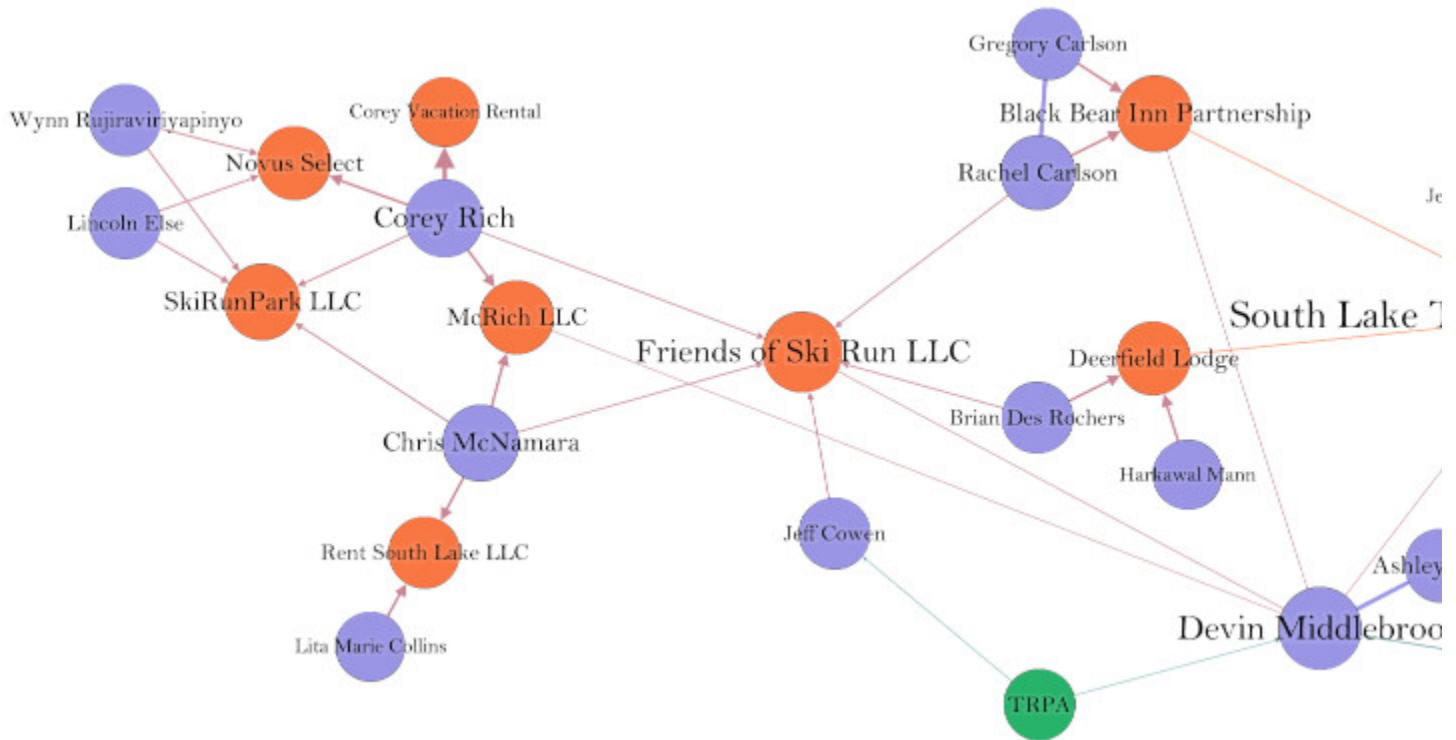
I represent the Lower Ski Run Neighborhood Group. Please see our enclosed proposal pertaining to [Bijou Park Creek Park](#). I look forward to the prospect of your input.

# Bijou Park Creek Park



Ski Run Boulevard is a very dangerous road. Fast eastbound traffic exiting from Pioneer Trail regularly turns north onto Ski Run Boulevard without decelerating. To p have been the subject of considerable bona fide health concerns. Moreover, the cabal trying to implement the Ski Run park have ulterior motives. Their parcel: (1) h existing naturally restored state; (2) conversion from a natural area into a playground poaches soft coverage and deprives the basin of the earmarked habitat; (3) wa of \$233,183 in 2020, but Rich and McNamara fraudulently purport that it is only worth \$25,000; (4) independent appraisal estimates it is worth nearly a million dollars the report mislead the council in claiming the "the parcel is currently owned by SkiRunParkLLC," whereas, the parcel was actually purchased from Safeway after the much safer alternative and would would leverage off of existing City, Conservancy, and USFS parcels, and actually addresses Plan Area Statement 093—Bijou which area in conjunction with the improvement of existing drainage problems."

Please understand the extent to which tourist lodging and marketing interests are driving the formation and execution of "SkiRunPark LLC."



Please also note that [LTVA president](#) Douglas William's tossed salad butt buddy [Troy A. Kelly](#) owns a parcel on [1068 Ski Run Boulevard](#) (El Dorado County Recorded Document # [2016-0015015](#)). When they're not both at his place riding the wood on [1234 Melba Drive](#), they are exercising the [lower colon](#) on Ski Run Blvd.

**Thank You,**

Saundra Edwards

# The Dog Park Is Bad, Actually

Dog parks may seem like great additions to the community, but they're rife with problems — for you, and for your dog. Here's what to know before you go.

By **Sassafras Lowrey**

Feb. 6, 2020

Every morning, rain, shine or snow, people stand around making conversation with strangers as their dogs chase, run and mingle. Ranging from elaborate fenced playgrounds and rolling fields to small inner-city runs, dog parks are among the fastest growing park amenities nationwide. The Trust for Public Land found that there has been a 40 percent increase in the development of dog parks since 2009.

The first dog park in the United States was the Ohlone Dog Park, which was founded by Martha Scott Benedict and Doris Richards in 1979 in Berkeley, Calif. Since then, dog parks have become standard amenities in developing city and suburban neighborhoods across the country, but are they actually good for dogs? Surprisingly, canine behavior experts aren't so sure.

According to a 2018 survey conducted by the National Recreation and Park Association (N.R.P.A.), 91 percent of Americans believe dog parks provide benefits to their communities. This was especially true among millennials and Gen Xers, who overwhelmingly recognized dog parks as beneficial amenities. The study found that the top two reasons responders cited for supporting dog parks were that 60 percent thought that they gave dogs a safe space to exercise and roam freely, and 48 percent felt that dog parks were important because they allowed dogs to socialize.

Especially for urban dogs that don't have backyards to exercise in, dog parks can sound like a great idea. There is nothing natural, however, about dogs that aren't familiar with one another to be put in large groups and expected to play together. Many of us just accept the assumption that dog parks are good places to socialize a dog, but that may not be the case.

## The socialization myth

Nick Hof, a certified professional dog trainer and chair of The Association of Professional Dog Trainers, explained that in terms of canine behavior, the term "socialization" isn't just dogs interacting or "socializing" with other dogs, but rather, "the process of exposing young puppies under 20 weeks to new experiences."

"This helps them have more confidence and adapt to new situations," Mr. Hof said.

Though socialization is critical for the healthy development of puppies, the dog park is not where you want to bring your puppy to learn about appropriate interactions with other dogs, Mr. Hof added.

"Dog parks are not a safe place to socialize a puppy under 6-12 months old," he continued. "During our puppy's early months, they are more sensitive to experiences, so a rambunctious greeter at the park may be enough to cause our puppy to be uncertain of all dogs," Mr. Hof explained.

The goal for socializing young puppies is to ensure they have only positive interactions, and to avoid any overwhelming or frightening interactions. Instead of taking puppies to a dog park for socialization, Mr. Hof encourages owners to attend puppy classes with their dog to meet age-appropriate playmates.



Socialization with older dogs is a bit more challenging, because in a behavioral sense, older dogs have already had all of their formative socialization experiences. Dog guardians generally mean well when they bring a shy dog to the dog park with the intention of giving that dog positive interactions with other dogs. Unfortunately, this can backfire; a dog who is nervous or uncomfortable is more likely to be easily overwhelmed in a park setting, which can lead to dog fights or a long-term fear of encountering other dogs. A park setting also allows dogs to pick up bad habits from one another, and is definitely not a place you want to bring a dog who is under-socialized.

## Playground bullies

Although dogs are social animals and regularly engage in various forms of play, the artificial setup of a dog park can be challenging. Many people bring their dogs to the park to burn off excess energy, but these dogs often display over-aroused and rude behavior that can trigger issues between dogs. Dr. Heather B. Loenser, senior veterinary officer of the American Animal Hospital Association cautioned that “unfortunately, just because an owner thinks their dog plays well with others, doesn’t mean they always do.”

Having your dog in a dog park requires trusting that everyone in the park is monitoring their dog, and is a good judge about whether their dog should be in the park in the first place. That’s a lot of trust to put in a stranger.

Unlike doggy day cares or play groups, most dog parks are public spaces that are not screened or supervised by canine professionals.

This can be an issue with fights between dogs that can lead to dogs learning inappropriate behaviors from other dogs. “Bad experiences can also ripple outward and cause our dogs to have issues or concerns outside of the dog park as well,” Mr. Hof said, adding that dogs at dog parks might pick up bad habits such as being pushy when greeting or engaging in play with other dogs. On other hand, dogs that are overwhelmed by the boisterousness of others may become withdrawn, skittish and nervous when meeting other dogs in and out of the dog park.

## Injuries

One of the biggest dangers of dog parks is that they often don’t have separate play enclosures for large and small dogs, or when they do, owners can choose to disregard those spaces. Even without meaning to, a large dog can easily cause serious injury or even kill a smaller dog.

From minor scuffles to serious incidents, injuries are common at dog parks. Bite wounds are common, even from rough play. Even if the wound seems small, “seek veterinary care immediately,” Dr. Loenser advised.

Bites that occur in fights or during play often involve tearing under the skin, which can be complicated to heal, and may carry a greater risk of infection. Muscle strains and sprains from lunging and rough play are also common. “Anytime dogs quickly pivot on their back legs, they are also at risk for tearing the ligaments, specifically the cranial cruciate ligament in their knees,” Dr. Loenser said. These types of knee-and-ligament injuries often require expensive surgery and extensive healing and rehabilitation.

## Diseases

Even clean and well maintained dog parks can pose health risks, in particular the spread of easily communicable diseases. One challenge of dog parks being unregulated public spaces is that while most post signs saying dogs should be vaccinated, no proof of vaccinations is actually required.

The American Animal Hospital Association advises owners who bring their pets to the park to have them vaccinated with the Bordetella vaccine, which prevents “kennel cough,” as well as distemper. You’ll also want to

have your dog vaccinated against leptospirosis, as communal water bowls, puddles and other water features in dog parks can carry leptospira bacteria. All dogs should be vaccinated against rabies, and dogs that visit dog parks should be on flea and tick prevention as well as year-round heartworm prevention. Dogs that visit dog parks should also be vaccinated against canine influenza (dog flu) that can be transmitted through the air.

Dr. Loenser cautioned that although “currently, the influenza vaccines available cover for the strains that are most commonly seen, if new strains are introduced or mutate, these vaccines might not provide cross-protection.” If that were to occur, dogs that visited dog parks and had contact with a large number of dogs that might or might not be fully vaccinated would be at risk of getting sick.

## Body language

Most dog owners aren't skilled at reading their dog's body language beyond a wagging tail, so warning signs that your dog is uncomfortable, unhappy or angry are often ignored. This leads to minor and major dog fights. Understanding canine body language is key to supporting your dog's comfort and safety, and assessing if a playgroup at the dog park is going to be a good match.

“The dog park is not a place for you to let your dog run unsupervised while you socialize with other people,” Mr. Hof said. “Keep an eye on your dog and make sure that they are both being good and having a good time.” This means watching the actions and behaviors of your dog and the other dogs in the park. If things are getting too intense, that's a good time to leave.

But what exactly should you be watching for? Dr. Loenser says that subtle signs of fear or aggression include “lip licking, yawning or panting when not hot.” Other signs of discomfort or a brewing issue include stiff bodies and erect tails. Keeping an eye out for these signs can give you the edge to intervene on your dog's behalf before an interaction with another dog escalates.

Even dogs that appear to be playing well together may be at risk. “Healthy play between dogs should include small breaks or pauses,” Mr. Hof said. “If you are uncertain about if all dogs are happy, I recommend stopping the dog who may be too over-the-top and seeing what the other dog does. If the other dog tries to re-engage, it's a good indicator that everything was okay. If the other dog runs off though, a break was a good idea.”

Any kind of behavior that involve one dog pinning another dog is also one to avoid. Barking, growling and other vocalization occasionally during play is normal, but frenzied barking is generally too much.

## Dog park alternatives

On a good day, if the dog park you visit is large enough, it may physically tire out your dog. But the visit won't actually provide your dog with the kind of enriching mental and emotional stimulation that dogs need. Dog parks, unfortunately, are often more about humans than they are about dogs.

As much as humans enjoy the chance to socialize with other like-minded animal lovers while our dogs play, it's far safer and more fun for your dog to skip the dog park and spend that time engaging intentionally with you and their surroundings by going on walks, taking a training or general obedience class or even trying a new sport together. Ultimately you're the only one who can determine if the risks outweigh the benefits of dog parks, but there is no shame in not surrendering your dog to what has become the quintessential urban dog experience: running with dozens of strangers in a small, smelly pen as people stand by, looking at their phones or gossiping. Make the time you have with your dog meaningful and enriching; after all, your dog wants to spend time with you, too.



**Secretary of State**  
**Statement of Information**  
(California Nonprofit, Credit Union and  
General Cooperative Corporations)

SI-100

141

20-709782

**FILED**  
**Secretary of State**  
**State of California**

**MAY 06 2020**

This Space For Office Use Only

2. 7-Digit Secretary of State File Number

**C1891570**

**IMPORTANT** — Read instructions before completing this form.

**Filing Fee** — \$20.00;

**Copy Fees** — First page \$1.00; each attachment page \$0.50;  
Certification Fee - \$5.00 plus copy fees

**1. Corporation Name** (Enter the exact name of the corporation as it is recorded with the California Secretary of State)

**SOUTH LAKE TAHOE LODGING ASSOCIATION**

**3. Business Addresses**

a. Street Address of California Principal Office, if any - Do not enter a P.O. Box	City (no abbreviations)	State	Zip Code
		<b>CA</b>	
b. Mailing Address of Corporation, if different than item 3a	City (no abbreviations)	State	Zip Code
<b>PO BOX 9941</b>	<b>SOUTH LAKE TAHOE</b>	<b>CA</b>	<b>96158-2941</b>

**4. Officers**

The Corporation is required to enter the names and addresses of all three of the officers set forth below. An additional title for Chief Executive Officer or Chief Financial Officer may be added; however, the preprinted titles on this form must not be altered.

a. Chief Executive Officer/	First Name	Middle Name	Last Name	Suffix
	<b>DOUG</b>		<b>WILLIAMS</b>	
Address	City (no abbreviations)		State	Zip Code
<b>1234 MELBA DRIVE</b>	<b>SOUTH LAKE TAHOE</b>		<b>CA</b>	<b>96150</b>
b. Secretary	First Name	Middle Name	Last Name	Suffix
	<b>RICH</b>		<b>BODINE</b>	
Address	City (no abbreviations)		State	Zip Code
<b>3300 LAKE TAHOE BLVD</b>	<b>SOUTH LAKE TAHOE</b>		<b>CA</b>	<b>96150</b>
c. Chief Financial Officer/	First Name	Middle Name	Last Name	Suffix
	<b>JERRY</b>		<b>BINDEL</b>	
Address	City (no abbreviations)		State	Zip Code
<b>ONE LAKE PARKWAY</b>	<b>SOUTH LAKE TAHOE</b>		<b>CA</b>	<b>96150</b>

**5. Service of Process** (Must provide either Individual OR Corporation.)

**INDIVIDUAL** — Complete Items 5a and 5b only. Must include agent's full name and California street address.

a. California Agent's First Name (if agent is not a corporation)	Middle Name	Last Name	Suffix
<b>JACQUELINE</b>		<b>PROULX</b>	
b. Street Address (if agent is not a corporation) - Do not enter a P.O. Box	City (no abbreviations)	State	Zip Code
<b>3351 LAKE TAHOE BLVD SUITE #8</b>	<b>SOUTH LAKE TAHOE</b>	<b>CA</b>	<b>96150</b>

**CORPORATION** — Complete Item 5c only. Only include the name of the registered agent Corporation.

c. California Registered Corporate Agent's Name (if agent is a corporation) — Do not complete Item 5a or 5b
-------------------------------------------------------------------------------------------------------------

**6. Common Interest Developments**

☐ Check here if the corporation is an association formed to manage a common interest development under the Davis-Stirling Common Interest Development Act (California Civil Code section 4000, et seq.) or under the Commercial and Industrial Common Interest Development Act (California Civil Code section 6500, et seq.). The corporation must file a Statement by Common Interest Development Association (Form SI-CID) as required by California Civil Code sections 5405(a) and 6760(a). See Instructions.

**7. The Information contained herein, including in any attachments, is true and correct.**

**5/04/2020**  
Date

**ANDREA MARION**  
Type or Print Name of Person Completing the Form

**PREPARER**  
Title

Signature

UNITED STATES OF AMERICA  
BEFORE FEDERAL TRADE COMMISSION

COMMISSIONERS:

Robert Pitofsky, Chairman  
Sheila F. Anthony  
Mozelle W. Thompson  
Orson Swindle

*In the Matter of*

**SOUTH LAKE TAHOE LODGING ASSOCIATION, a corporation.**

**Docket Number: C-3830**

**DECISION AND ORDER**

The Federal Trade Commission having initiated an investigation of certain acts and practices of the respondent named in the caption hereof, and the respondent having been furnished thereafter with a copy of a draft of complaint which the San Francisco Regional Office proposed to present to the Commission for its consideration and which, if issued by the Commission, would charge respondent with violation of the Federal Trade Commission Act; and

The respondent and counsel for the Commission having thereafter executed an agreement containing a consent order, an admission by the respondent of all the jurisdictional facts set forth in the aforesaid draft of complaint, a statement that the signing of said agreement is for settlement purposes only and does not constitute an admission by respondent that the law has been violated as alleged in such complaint, or that the facts as alleged in such complaint, other than jurisdictional facts, are true and waivers and other provisions as required by the Commission's Rules; and

The Commission having thereafter considered the matter and having determined that it had reason to believe that the respondent has violated the said Act, and that a complaint should issue stating its charges in that respect, and having thereupon accepted the executed consent agreement and placed such agreement on the public record for a period of sixty (60) days, now in further conformity with the procedure prescribed in ♦ 2.34 of its Rules, the Commission hereby issues its complaint, makes the following jurisdictional findings and enters the following order:

1. Respondent South Lake Tahoe Lodging Association is a corporation organized, existing and doing business under and by virtue of the laws of the State of California, with its principal place of business located at P.O. Box 5746, South Lake Tahoe, California 96157.
2. The Federal Trade Commission has jurisdiction of the subject matter of this proceeding and of the respondent, and the proceeding is in the public interest.

**ORDER**



## **I.**

IT IS ORDERED that for the purposes of this Order, "respondent" or "SLTLA" shall mean the South Lake Tahoe Lodging Association, its predecessors, successors and assigns, and its directors, committees, officers, delegates, representatives, agents and employees.

## **II.**

IT IS FURTHER ORDERED that SLTLA, directly or indirectly, or through any person or any corporate or other device, in or in connection with its activities as a trade association, in or affecting commerce, as "commerce" is defined in the Federal Trade Commission Act, shall forthwith cease and desist from carrying out, participating in, inducing, suggesting, urging, encouraging, or assisting any agreement, combination or conspiracy with its members, or agreement, combination or conspiracy with some of its members, to restrict the posting of signs advertising the prices at which its individual members offer lodging;

Provided, however, that nothing in this order shall be construed to prevent respondent or its members from exercising rights protected under the First Amendment to the United States Constitution to petition any federal, state or local government executive agency or legislative body concerning legislation, rules, programs, or procedures, or to participate in any federal, state or local administrative or judicial proceeding.

## **III.**

IT IS FURTHER ORDERED that SLTLA shall:

- A. Within sixty (60) days after the date this Order becomes final, amend its by-laws to incorporate by reference Paragraph II of this Order, and distribute by first-class mail a copy of the amended by-laws to each of its members;
- B. Within thirty (30) days after the date this Order becomes final, distribute by first-class mail a copy of this Order and the Complaint to each of its members;
- C. For a period of five (5) years after the date this Order becomes final, provide each new member with a copy of this Order, the Complaint, and the amended by-laws within thirty (30) days of the new member's admission to SLTLA; and
- D. Within seventy-five (75) days after the date this Order becomes final, and annually thereafter for a period of five (5) years on the anniversary of the date this Order becomes final, file with the Secretary of the Commission a verified written report setting forth in detail the manner and form in which SLTLA has complied with and is complying with this Order.

## **IV.**

IT IS FURTHER ORDERED that SLTLA shall notify the Commission at least thirty (30) days prior to any change in SLTLA, such as dissolution or reorganization resulting in the emergence of a successor corporation or association, or any other change in the corporation that may affect compliance obligations arising out of this Order.

**V.**

IT IS FURTHER ORDERED that for the purposes of determining or securing compliance with this Order, respondent shall permit any duly authorized representative of the Commission:

A. Upon seven (7) days notice to respondent, to have access, during office hours and in the presence of counsel, to inspect and copy all books, ledgers, accounts, correspondence, memoranda and other records and documents in the possession or under the control of respondent relating to any matters contained in this Order; and

B. Upon seven (7) days notice to respondent and without restraint or interference from it, to interview directors, committees, officers, delegates, representatives, agents and employees.

**VI.**

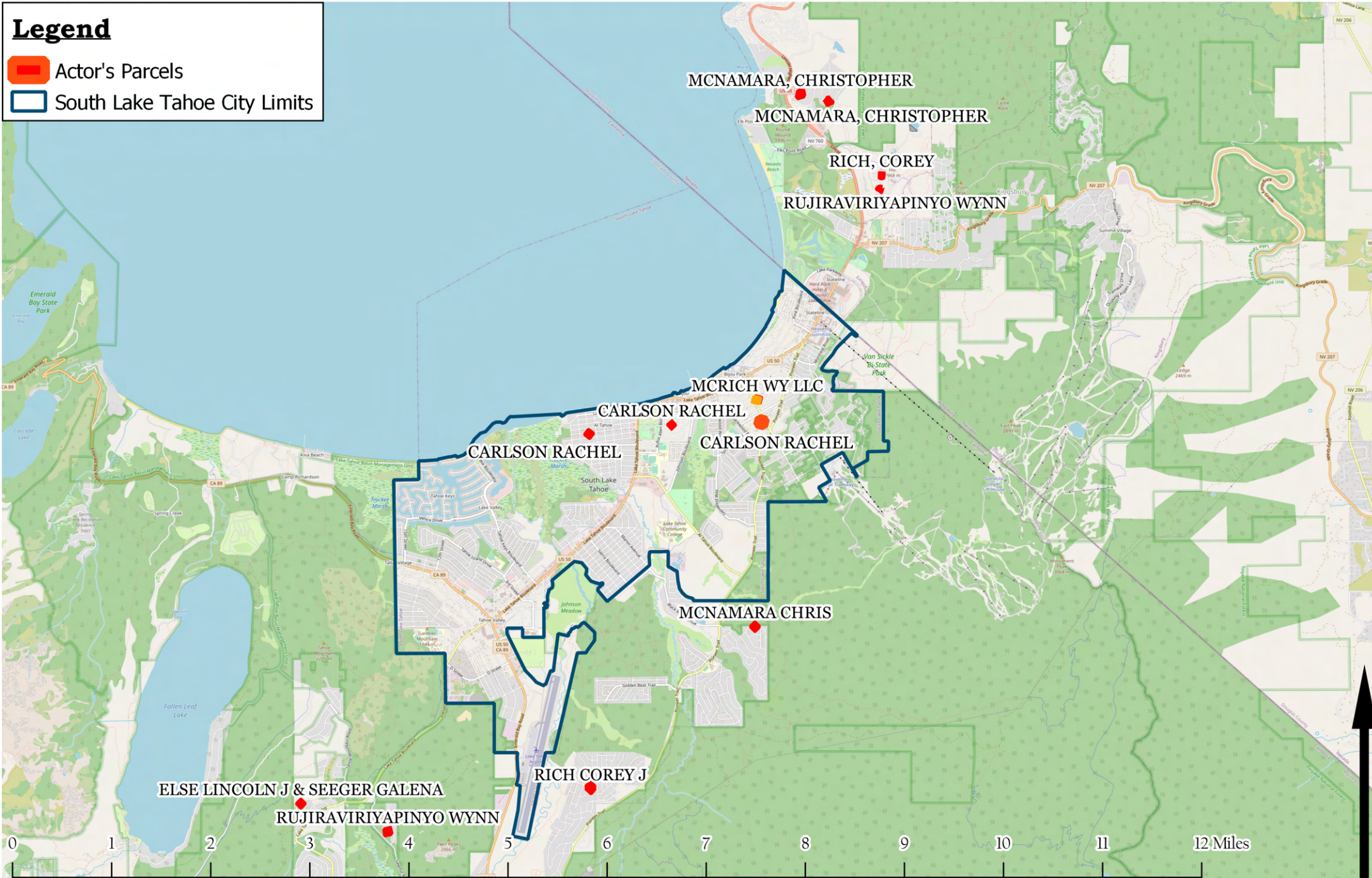
IT IS FURTHER ORDERED that this Order shall terminate on October 7, 2018.

By the Commission,

Donald S. Clark  
Secretary

ISSUED: October 7, 1998

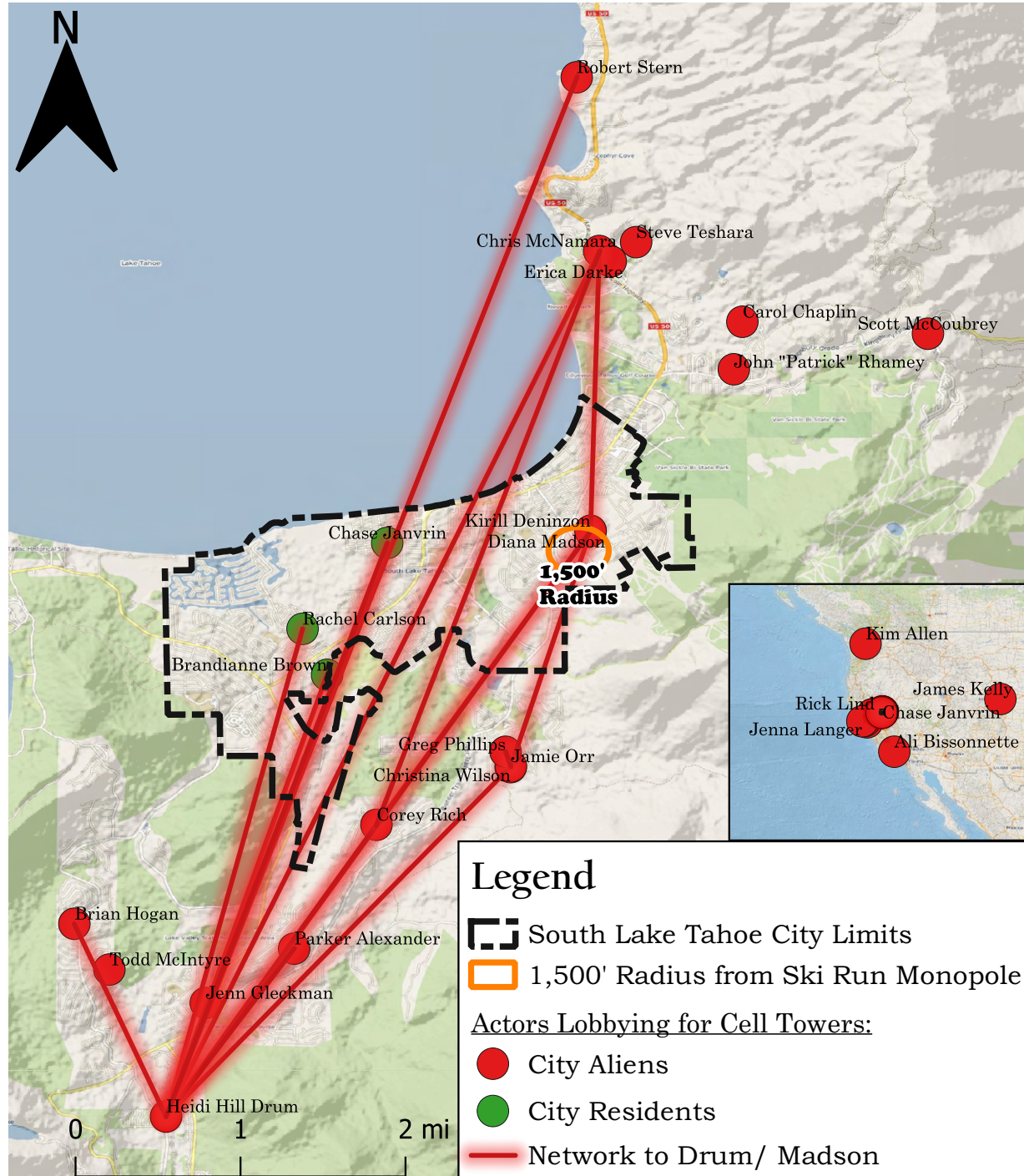
# SkiRunPark Actor's Constellation of Lodging Properties



IF THIS PATTERN SMACKS OF  
SOMETHING FAMILIAR, THAT IS  
BECAUSE IT IS A PORTION OF THE  
LARGER COVERT NETWORK LOBBYING  
FOR THE SKI RUN CELL TOWER.



# Actors Lobbying for Cell Towers; Their Connection to Tahoe Prosperity Center



The Actors lobbying for city legislative action ( *Eg.* 26 U.S.C. § 4911(e)(2); CA. Gov. Code § 54952.6 ) pertaining to cell towers are generally not city residents, and are being directed to submit ghostwritten letters and talking points compiled by City Planning Commissioner Diana Madson on behalf of Heidi Hill-Drum. This is a direct and grassroots lobbying campaign by the Nevada-based Tahoe Prosperity Center. Heidi Hill-Drum's approximate \$100,000 compensation from this organization is dependent on her completing her project to inject controversial cell towers within city limits. She is not a city resident. The Tahoe Prosperity Center was created by—and hence is a proxy of—the Nevada-based Tahoe Chamber of Commerce, which advocates tourism interests and is controlled by or affiliated with Steve Teshara, Patrick Rhamey, and Carol Chaplin.

None of the advocates for the Ski Run Macro Tower reside within the purported coverage gap, which signals measurement tests and RF modeling (Longley-Rice/Irregular Terrain Model) show does not exist. Only four of these lobbyist-actors are residents governed under city rule. Three of which, live on the other end of town which cannot be serviced by that tower, due to signal interference with multiple intermediate macro towers. There are no actors that are not affiliated with this orchestrated campaign.

There are over two-hundred anti-cell tower comments on the city record, and the appeal hearing of the Ski Run Macro Tower contained two hours of anti-cell tower pleas. In contrast, the minority pro-cell tower dialogue is contained to the 20 or so actors on this map. These "border ruffians" descended onto the city council hearings under the direction of Diana Madson and Heidi Hill-Drum.

Colluding telecommunications representatives and bay area residents owning vacation property are shown on the inset map: they reside hundreds of miles away.

# Bob Maloff – 1921-2011

Longtime South Lake Tahoe businessman Bob Maloff died June 2.

Mr. Maloff was 90.

Mr. Maloff was in the hotel business most of his career.

He was in business for more than 50 years with George Achilles Karadanis. The two men developed and operated the Lake Tahoe Inn and Timber Cove Lodge. Mr. Maloff in 2007 was going to sell Timber Cove Lodge to Randy Lane. However, the assessor's office lists Karadanis Maloff Investments as the current owner.

In 1975, the business partners opened the Sundowner Hotel and Casino in Reno, which Mr. Karadanis operated.

The two bought the Mapes Hotel in Reno in 1988, but never opened it. They sold it to the city of Reno in 1996.

Mr. Maloff and Mr. Karadanis built shopping centers and apartment complexes in Reno and Sacramento.

Besides being a successful businessman who kept working until he died, Mr. Maloff was an avid bridge player. He and his friends played at Edgewood Tahoe.

Mr. Maloff is survived by his wife, Lisa of South Lake Tahoe.

Mr. Maloff is interred at Happy Homestead Cemetery in South Lake Tahoe.



**Secretary of State**  
**Statement of Information**  
(Limited Liability Company)

**LLC-12**

20-A58953

**FILED**

In the office of the Secretary of State  
of the State of California

FEB 05, 2020

**IMPORTANT** — [Read instructions](#) before completing this form.

**Filing Fee – \$20.00**

**Copy Fees** – First page \$1.00; each attachment page \$0.50;  
Certification Fee - \$5.00 plus copy fees

**This Space For Office Use Only**

**1. Limited Liability Company Name** (Enter the exact name of the LLC. If you registered in California using an alternate name, [see instructions](#).)

RENT SOUTH LAKE, LLC

**2. 12-Digit Secretary of State File Number**  
200807510156

**3. State, Foreign Country or Place of Organization** (only if formed outside of California)  
CALIFORNIA

**4. Business Addresses**

a. Street Address of Principal Office - Do not list a P.O. Box

2478 Alice Lake Road

City (no abbreviations)

South Lake Tahoe

State

CA

Zip Code

96150

b. Mailing Address of LLC, if different than item 4a

PO Box 11790

City (no abbreviations)

ZEPHYR COVE

State

NV

Zip Code

89448

c. Street Address of California Office, if Item 4a is not in California - Do not list a P.O. Box

2478 Alice Lake Road

City (no abbreviations)

south lake tahoe

State

CA

Zip Code

96150

**5. Manager(s) or Member(s)**

If no **managers** have been appointed or elected, provide the name and address of each **member**. At least one name **and** address must be listed. If the manager/member is an individual, complete Items 5a and 5c (leave Item 5b blank). If the manager/member is an entity, complete Items 5b and 5c (leave Item 5a blank). Note: The LLC cannot serve as its own manager or member. If the LLC has additional managers/members, enter the name(s) and addresses on Form LLC-12A ([see instructions](#)).

a. First Name, if an individual - Do not complete Item 5b

Chris

Middle Name

Last Name

McNamara

Suffix

chrism

b. Entity Name - Do not complete Item 5a

c. Address

PO Box 11790

City (no abbreviations)

ZEPHYR COVE

State

NV

Zip Code

89448

**6. Service of Process** (Must provide either Individual **OR** Corporation.)

**INDIVIDUAL** – Complete Items 6a and 6b only. Must include agent's full name and California street address.

a. California Agent's First Name (if agent is **not** a corporation)

Chris

Middle Name

Last Name

McNamara

Suffix

chrism

b. Street Address (if agent is **not** a corporation) - **Do not enter a P.O. Box**

2478 Alice Lake Road

City (no abbreviations)

south lake tahoe

State

CA

Zip Code

96150

**CORPORATION** – Complete Item 6c only. Only include the name of the registered agent Corporation.

c. California Registered Corporate Agent's Name (if agent is a corporation) – Do not complete Item 6a or 6b

**7. Type of Business**

a. Describe the type of business or services of the Limited Liability Company

Rental

**8. Chief Executive Officer, if elected or appointed**

a. First Name

Middle Name

Last Name

Suffix

b. Address

City (no abbreviations)

State

Zip Code

**9. The Information contained herein, including any attachments, is true and correct.**

02/05/2020

Date

Chris McNamara

Type or Print Name of Person Completing the Form

Member

Title

Signature

**Return Address (Optional)** (For communication from the Secretary of State related to this document, or if purchasing a copy of the filed document enter the name of a person or company and the mailing address. This information will become public when filed. [SEE INSTRUCTIONS](#) BEFORE COMPLETING.)

Name: [ ]

Company:

Address:

City/State/Zip: [ ]

# **Bijou Park Creek Park Proposal**



# Bijou Park Creek Park



Ski Run Boulevard is a very dangerous road. Fast eastbound traffic exiting from Pioneer Trail regularly turns north onto Ski Run Boulevard without decelerating. To put a playground here would be a lethal attractive nuisance. Also, dog parks have been the subject of considerable bona fide health concerns. Moreover, the cabal trying to implement the Ski Run park have ulterior motives. Their parcel: (1) has no hard or soft coverage which would be required for conversion from its existing naturally restored state; (2) conversion from a natural area into a playground poaches soft coverage and deprives the basin of the earmarked habitat; (3) was in 2018 assessed at \$475,318, and managed to owe taxes on a valuation of \$233,183 in 2020, but Rich and McNamara fraudulently purport that it is only worth \$25,000; (4) independent appraisal estimates it is worth nearly a million dollars on account of its street front potential following a retransfer of coverage; (5) the report mislead the council in claiming the "the parcel is currently owned by SkiRunParkLLC," whereas, the parcel was actually purchased from Safeway after the MOU agenda was posted; and (6) a park at the end of Spruce Avenue is a much safer alternative and would leverage off of existing City, Conservancy, and USFS parcels, and actually addresses Plan Area Statement 093—Bijou which has been neglected for twenty years: "Encourage stream restoration in this area in conjunction with the improvement of existing drainage problems."



# Bijou Park Creek Park

This park is feasible because the parcels are vacant land in a Stream Environmental Zone (SEZ) of which the majority are publicly owned:

Vacant Parcels<sup>1</sup> by ownership:

the City: 027-331-004

the State: 027-322-001

the USFS: 027-331-017

Privately: 027-321-002 and 027-322-018

A park at the terminal end of Spruce Avenue would be in an extremely safe location, ideal for a playground. Cul-de-sacs are the only appropriate place for new playgrounds according to “safe cities” initiatives and modern “urban design” standards. Parents who can’t afford child care often leave their children to play unattended during rush hour making dangerous arterial street-side playgrounds by expedient developers an identified source of environmental injustice.<sup>2</sup> This project is being perpetrated by a group of non-city “residential aliens” trying to advance their own personal gain and improve a few businesses with callous disregard to the adverse impacts on the community. These individuals are extremely wealthy outsiders and will never have to worry about their children being run over by vehicles. They do not appear to care one bit about the completely inappropriate location for their children’s park. Their selfish, narcissistic ulterior motives and personal incentives such as real estate development, lodging amenities, Machiavellian tax write-off’s (manufactured \$200,000 business loss via a fraudulent land appraisal) are blinding them from any focus on *bona fide* social good. These are the same individuals who made a bunch of patently false statements from scripted talking points in favor of the widely despised Ski Run Macro Tower.<sup>3</sup>

40+ mph traffic along Ski Run Boulevard has been an incessant, pervasive, and immutable problem for decades, which is fundamentally invited by the arterial road’s wide shoulders which give it a corresponding design speed.

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<sup>1</sup> This information is required by law to be public pursuant to: Revenue and Tax Code §§ 109, 327, 602, & 1602; Government Code §§ 27233, 27280.5, & 27297.5; Civil Code §§ 1213 & 2934; 18 CCR §§ 252 & 266.

<sup>2</sup> See e.g., Public Resources Code § 30107.3; Government Code § 65302.

<sup>3</sup> See Tahoe Mountain News, June 2020, p. 8.

# In Real Time

## WHO DOES THAT?

Just when you thought we'd heard the last from former city manager Nancy Kerry, she has resurfaced with a \$50,000 liability claim against the city for comments posted on Facebook by Councilman Cody Bass that she claims have caused her "emotional distress."

She further proposed a public apology from the city and Councilman Bass in order to clear her sullied name. She set a deadline for the apology or an additional \$5,000 would be added to the original claim.

Bass considers his comments regarding her receiving \$300,000 after she was terminated, for what could possibly have been criminal behavior, to be valid. Will the Nancy Kerry soap-opera ever end?

## NEXT:

We have a planning commissioner (Diana Madson) who has misplaced her ethical guidebook. A series of emails and text messages reveal her efforts to influence the city council concerning the approval of a 12-story cell tower on Ski Run Blvd. She refers to residents who opposed the cell tower as "crazies" and their well-documented health and property-value-loss objections as

"junk science."

Heidi Hill Drum from the Prosperity Center and Jenna Palacio were party to this orchestrated campaign. Further, Ms. Madson provided scripted material for Cory Rich and Chris McNamara to read at the hearing.

Ms. Madson's removal from the planning commission should be certain and swift. Meanwhile, Jenna Palacio announced her departure from the planning commission citing work obligations related to the pandemic.

## AND:

Mayor Jason Collin has become the subject of a smear campaign organized by a group of self-appointed "business leaders" who believe that his statements to the media about the governor-imposed travel restrictions have destroyed our local economy.

It would be fair to acknowledge that the economic fallout from the pandemic is worldwide and not unique to Tahoe. These "leaders" have created a fake news blog to disparage the mayor along with a GoFundMe account that falsely claims to be raising money to "Help Move Mayor Jason Collin out of Tahoe." Jason told KCRA News that



## Keeping It Real

by  
Peggy  
Bourland

he does not plan to run for reelection.

## BETTER GOVERNMENT

At a time when we are witnessing pervasive civil unrest and demonstrations reminiscent of the turbulent 1960s, a level of dissatisfaction with previous and current local government decisions has been revived.

By promoting vacation rental businesses in neighborhoods, parking meters all over town and cell towers in residential areas, city government and city council members create distrust by their constituents. When the people stand up *en masse* to be heard, elected officials need to be paying attention. Another task force or paid consultant just delays the inevitable public outrage.

Proper management and good governance should be looking ahead

to avoid these kinds of controversies and the civil discord that often follows when informed/organized citizens rise up and demand better.

## FULL COURT PRESS

The citizen's vacation rental initiative (Measure T) passed in November of 2018. Designed to phase out VHRs in residential zones over three years, our "hoods" have already begun to feel more like real neighborhoods and less like motel districts. Michelle Benedict, Kathy Jo Liebhardt and others sought to overturn Measure T by filing a lawsuit against the city to challenge the measure, saying it was, among other things, unconstitutional.

When the lawsuit was first filed, "armchair attorney" Steve Teshara stated, "*Tahoe Chamber leaders have reviewed the initial legal complaint filed by the South Lake Tahoe Property Owners Group and we agree that Measure T is unconstitutional and unenforceable.*"

On June 1, 2020 the EDC Superior Court Judge Dylan Sullivan made a detailed and unambiguous tentative ruling that denied the plaintiff's claim that Measure T is unconstitutional.

The judge denied and eliminated

the following claims from the case: whether Measure T interferes with vested rights; whether it exceeds the initiative power; whether the occupancy limits are unconstitutional; whether the permanent resident exception is unconstitutional; and whether Measure T is vague and ambiguous.

City Attorneys Heather Stroud and Beverly Roxas competently defended the voter initiative and prevailed with one claim still to be decided.

The ruling by the court confirms that VHR owners do not have a vested right to convert residential housing to commercial uses. It is a zoning issue that has been upheld in courts throughout California. People deserve to live without the disruption of tourism invading residential neighborhoods.

Even the TRPA in their recent housing report now identifies Measure T as part of the solution to Tahoe's housing crisis.

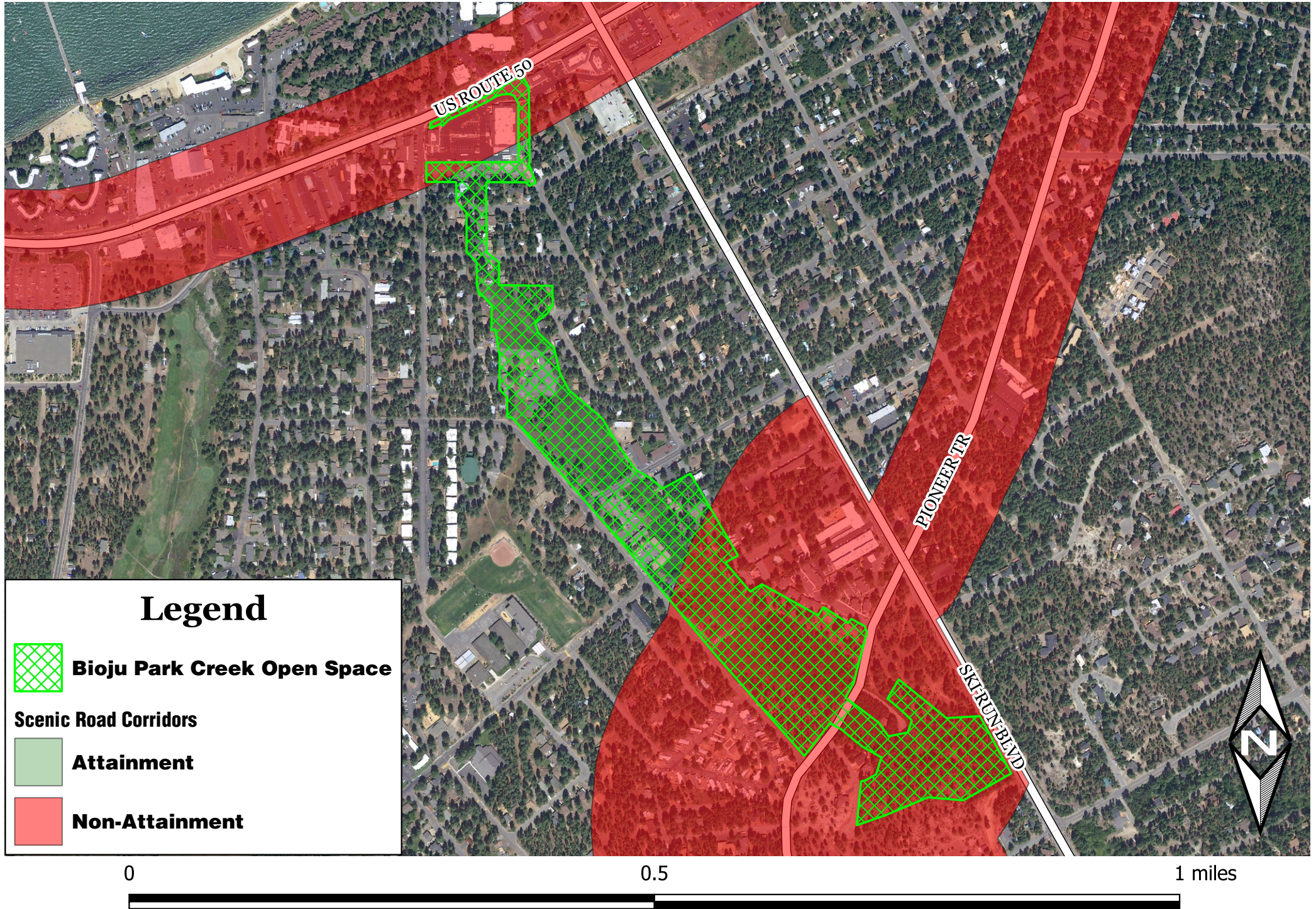
## REPEAT:

Wash your hands, wear a mask in public and support local businesses.

To be continued...



# "Bijou Park Creek Open Space Preserve" — Ski Run Park Concept — An Active Lifestyle, Interpretive Dog Park, & Cultural Hub.





# Expansion Concept: Bijou Park Creek Open Space Preserve

The long proposed and ever evasive Bijou Park Creek Park ought to be the seed towards implementing PAS 093, Special Policy # 1: “Encourage stream restoration in this area in conjunction with the improvement of existing drainage problems.”<sup>4</sup>

## **SPECIAL POLICIES:**

1. **Encourage stream restoration in this area in conjunction with the improvement of existing drainage problems.**

A Ski Run park location in conjunction with a re-purposing of Bijou Golf Course<sup>5</sup> is a calculated and subversive political maneuver to deflate demand to restore the Bijou Park Creek meadows and stream environmental zone. The surrogates behind this want to instead squander City funds on concerts and pet projects at the expense of our obligations to the general plan and restoring lake clarity. SkiRunLLC is really a fixed parcel development group in search of a developed land use, rather than an organic neighborhood search for a safe place for a children’s park; the location is very dangerous which is a deal-breaker that will be revisited.

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<sup>4</sup> TRPA Plan Area Statements 093 – BIJOU at page 2.

<sup>5</sup> Bijou Golf Course on “Bijou Creek” meadows is a separate drainage from “Bijou Park Creek.”

# 093

## BIJOU

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### **PLAN DESIGNATION:**

<b>Land Use Classification</b>	RESIDENTIAL
<b>Management Strategy</b>	MITIGATION
<b>Special Designation</b>	TDR RECEIVING AREA FOR: <ul style="list-style-type: none"><li>1. Existing Development</li><li>2. Multi-Residential Units<sup>§</sup></li></ul> PREFERRED AFFORDABLE HOUSING AREA MULTI-RESIDENTIAL INCENTIVE PROGRAM ELIGIBLE FOR REDEVELOPMENT PLANS

### **DESCRIPTION:**

**Location:** This area is located south of Highway 50 between Ski Run Boulevard and Bijou Meadow and is located on TRPA maps G-17 and H-17.

**Existing Uses:** This is an older residential area of mixed residential uses and includes the Bijou Elementary School. The area is 90 percent built out.

**Existing Environment:** The lands in this area are classified as 70 percent low hazard and 30 percent SEZ. The area has 30 percent hard coverage with an additional 20 percent disturbed.  
**PLANNING STATEMENT:** This area should continue as residential, maintaining the existing character of the neighborhood.

**PLANNING STATEMENT:** This area should continue as residential, maintaining the existing character.

### **PLANNING CONSIDERATIONS:**

1. The SEZ has been altered due to single family unit development.
2. This area has deteriorating housing.
3. There is a major drainage problem in this area.
4. The existing Caltrans right-of-way passes through this area.
5. The South Lake Tahoe Demonstration Redevelopment Plan is in this plan area.

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<sup>§</sup> Amended 04/28/04

## **SPECIAL POLICIES:**

1. Encourage stream restoration in this area in conjunction with the improvement of existing drainage problems.
2. Encourage the improvement of multiple housing units.
3. Encourage the consolidation of small parcels through the redevelopment process.
4. Retain Bijou School and the mini-park as recreation areas. Provide opportunities for expansion.
5. Senior citizen housing should be encouraged in this area.
6. All activities within the South Lake Tahoe Demonstration Redevelopment Plan Area shall be subject to the special provisions of the adopted redevelopment plan.
7. Commercial, tourist accommodation or residential uses on parcels abutting the Montreal Road Extension right-of-way shall not be permitted access to the Montreal Road Extension, except for new single family residences which have no alternative access. New commercial and tourist accommodation uses or signage, abutting the Montreal Road Extension, shall be restricted consistent with the limited access design of the Montreal Road Extension.

**PERMISSIBLE USES:** Pursuant to Chapter 18 PERMISSIBLE USES and if applicable, Chapter 51 PERMISSIBLE USES AND ACCESSORY STRUCTURES IN THE SHOREZONE AND LAKEZONE, the following primary uses may be permitted within all or a portion of the Plan Area. The list indicates if the use is allowed (A) or must be considered under the provisions for a special use (S). Existing uses not listed shall be considered nonconforming uses within this Plan Area. The establishment of new uses not listed shall be prohibited within this Plan Area.

**General List:** The following list of permissible uses is applicable throughout the Plan Area (except as noted in Special Area #1):

<b>Residential</b>	Single family dwelling (A), employee housing (S), multiple family dwellings (A), and multi-person dwellings (S).
<b>Public Service</b>	Local public health and safety facilities (S), transit stations and terminals (S), pipelines and power transmission (S), transmission and receiving facilities (S), transportation routes (S), public utility centers (S), churches (S), schools - kindergarten through secondary (A), local assembly and entertainment (S), cultural facilities (S), and day care centers/pre-schools (S).
<b>Recreation</b>	Participant sports facilities (S), day use areas (A), and riding and hiking trails (A).
<b>Resource Management</b>	Reforestation (A), sanitation salvage cut (A), special cut (A), thinning (A), early successional stage vegetation management (A), structural and nonstructural fish/wildlife habitat management (A), fire detection and suppression (A), fuels treatment/management (A), insect and disease suppression (A), sensitive and uncommon plant management (A), erosion control (A), SEZ restoration (A), and runoff control (A).

**Special Area #1:** The following list of permissible uses is applicable in those areas identified as Special Area #1.

All those uses listed on the General List with the following modification:

**Residential** Single family dwelling (A)<sup>§</sup>.

**MAXIMUM DENSITIES:** Pursuant to Chapter 21 DENSITY, the following list establishes the maximum allowable densities that may be permitted for any parcel located within the Plan Area. The actual development permitted may be further limited by transfer of development rights limitations, residential density incentive program, special use determinations, allocation limitations and general site development standards.

USE	MAXIMUM DENSITY
<b>Residential</b>	
Single Family Dwelling	1 unit per parcel
Multiple Family Dwellings	15 units per acre
Multi-person Dwellings	25 persons per acre

**MAXIMUM COMMUNITY NOISE EQUIVALENT LEVEL:** The maximum community noise equivalent level for this Plan Area is 55 CNEL.

**ADDITIONAL DEVELOPED OUTDOOR RECREATION:** The following are the targets and limits for additional developed outdoor recreation facilities specified in Chapter 13 to be located within this Plan Area. Specific projects and their timing are addressed in the TRPA Five-Year Recreation Program pursuant to Chapter 33 Allocation of Development. The following additional capacities allowed are measured in persons at one time.

SUMMER DAY USES **0 PAOT** WINTER DAY USES **0 PAOT** OVERNIGHT USES **0 PAOT**

**ENVIRONMENTAL IMPROVEMENT PROGRAMS:** The capital improvement and other improvement programs required by the Regional Goals and Policies Plan and Environmental Improvement Plan (EIP) for this area shall be implemented. <sup>§§</sup>

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<sup>§</sup> Amended 05/26/99, Special Area #1

<sup>§§</sup> Amended 5/22/02

# Issues with SkiRunParkLLC:

## I Deed Restriction<sup>6</sup>

It is expressly clear from the language of the deed restriction that the Ski Run parcel is to remain in its restored natural state:<sup>7</sup>

2. Declarant shall cause the structures or facilities and land coverage on the Sending Parcel to be removed and shall restore that area of the Sending Parcel to a natural state. Declarant also shall maintain that area in its restored state so as to eliminate the development transferred.
3. Declarant agrees to pay or cause to be paid all real property taxes and other assessments levied or assessed against the Sending Parcel.

This park is a clear scheme to entice the City and the TRPA to condone the poaching of soft coverage for the parcel. A playground or even continual occupancy as a “dog park” fundamentally deprives the land of essential ecological function as a “natural state.” It is fairly transparent that McNamara and Rich are acting as direct surrogates for Rachel Carlson who is the owner of the Black Bear Lodge which is directly across the street from the parcel.

The Tourist Core Area Plan (TCAP) expressly exemplifies this very parcel as a showcase paradigm of “land returned to its natural state” using coverage swaps:<sup>8</sup>

- Slalom Inn located on Ski Run Boulevard was demolished; the site was returned to its natural state and 20,435 square feet of coverage was removed and transferred.

These surrogates not only wish to develop land in profane degradation of the aforementioned epitome of a “natural state,” but set a dangerous precedent in the legal construction of TRPA area plans and Code of Ordinances which would allow developers to obtain or claw-back “soft coverage” from preserved lands.

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<sup>6</sup> See Government Code §§ 67102 & 67106 (cities must enforce TRPA Code of Ordinances; violation a misdemeanor).

<sup>7</sup> El Dorado County Recorder Document Number 2001-0001732 at p. 2. See also, Document Numbers 2005-0034755 and 2006-0062338.

<sup>8</sup> Tourist Core Area Plan § 3-4, p. 23.

**RECORDING REQUESTED BY:**

Tahoe Regional Planning Agency  
Post Office Box 1038  
Zephyr Cove, Nevada 89448

**WHEN RECORDED MAIL TO:**

Tahoe Regional Planning Agency  
Post Office Box 1038  
Zephyr Cove, Nevada 89448  
Attn: Kathy Canfield



El Dorado, County Recorder  
William E. Schultz Co Recorder Office  
**DOC- 2001-0001732-00**

Check Number 2266  
Wednesday, JAN 10, 2001 14:57:12  
Ttl Pd \$25.00 Nbr-0000102180  
JMB/C2/1-7

**DEED RESTRICTION AND  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR TRANSFER OF EXISTING COMMERCIAL DEVELOPMENT AND LAND COVERAGE  
("DEED RESTRICTION")**

This Deed Restriction is made this 21<sup>st</sup> day of July, 2000, by Safeway Inc., a Delaware corporation (hereinafter "Declarant").

**RECITALS**

1. Declarant is the owner of certain real property located in El Dorado County, State of California, described as follows:

Lots 1, 2, 3, 23 and 24, Block 28, Bijou Park Addition, filed December 31, 1932, in Book A of Maps, at Page 18, El Dorado County Records and as recording on December 10, 1999 as Document Number 99-0075482-00 at the El Dorado County Recorder's Office and having Assessor's Parcel Number (APN) 27-161-30 (hereinafter "Sending Parcel").

2. The Declarant has received approval from the Tahoe Regional Planning Agency (TRPA) on June 5, 2000 to transfer 2,643 square feet of commercial gross floor area, 15,365 square feet of Class 5 land coverage and 4,738 square feet of Class 1b land coverage from the Sending Parcel to a receiving parcel, described as follows;

See Exhibit A, and as recorded in the Grant Deed dated October 3, 1991 in Book 3640, Page 404 as Document Number 57116 at the El Dorado County Recorder's Office and having Assessor's Parcel Number (APN) 27-180-19 (hereinafter "Receiving Parcel").

3. The Sending Parcel and the Receiving Parcel are located in the Tahoe Region as described in the Tahoe Regional Planning Compact (P.L. 96-551, 94 Stat. 3233, 1980), which region is subject to the regional plan and ordinances adopted by the TRPA pursuant to the Tahoe Regional Planning Compact.

**RECORDER'S MEMO: LEGIBILITY  
OF WRITING, TYPING OR PRINTING  
UNSATISFACTORY IN PORTIONS OF  
THIS DOCUMENT WHEN RECEIVED.**



4. As a condition of the above approval, Chapter 34 of the TRPA Code of Ordinances requires that an appropriate deed restriction be recorded documenting both the transfer of coverage and the requirement that the portion of the Sending Parcel, from which the commercial gross floor area has been transferred, be restricted or retired pursuant to TRPA's Ordinances. The Deed Restriction must likewise document that the structures or facilities accounting for the existing use on the Sending parcel shall be removed or modified and the land restored and maintained in as natural a state as is possible so as to eliminate the units transferred.
5. As a condition of the above approval, Chapter 20 of the TRPA Code of Ordinances requires that the appropriate deed restriction be recorded documenting both the transfer of coverage and the requirement that the area of the transferred land coverage on the Sending Parcel be restored and maintained in a natural or near-natural state. The deed restriction must likewise document that the area of the transferred land coverage on the Sending Parcel must be protected from soil disturbance, and that provisions must be made for the future maintenance of the Sending Parcel.

### DECLARATIONS

1. Declarant hereby declares that, for the purpose of calculating land coverage and applying TRPA ordinances relating to land coverage and for the purpose of transferring commercial floor area, and applying TRPA ordinances relating to the transfer of commercial gross floor area, the Sending Parcel described above is and shall be, deemed by TRPA to have transferred 15,365 square feet of Class 5 land coverage, 4,738 square feet of Class 1b land coverage and 2,643 square feet of commercial floor area.
2. Declarant shall cause the structures or facilities and land coverage on the Sending Parcel to be removed and shall restore that area of the Sending Parcel to a natural state. Declarant also shall maintain that area in its restored state so as to eliminate the development transferred.
3. Declarant agrees to pay or cause to be paid all real property taxes and other assessments levied or assessed against the Sending Parcel.
4. This Deed Restriction shall be deemed a covenant running with the land, or an equitable servitude, as the case may be, and shall constitute benefits and burdens to the Sending parcel and the Receiving Parcel and shall be binding on the Declarant and Declarant's assigns and all persons acquiring or owning any interest in the Sending Parcel and the Receiving Parcel.
5. This Deed Restriction may not be modified or revoked without the prior express written and recorded consent of the TRPA or its successor agency, if any. TRPA is deemed and agreed to be a third party beneficiary of this Deed Restriction and as such can enforce the provisions of this Deed Restriction.

01/10/2001, 20010001.02

IN WITNESS WHEREOF, Declarant has executed this Deed Restriction this the day and year written above.

Declarant's Signature:

Safeway Inc.

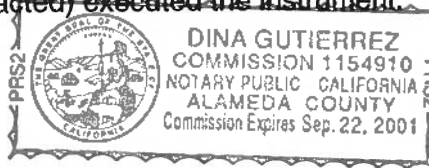
Dated:

July 24, 2000

STATE OF California )  
COUNTY OF Alameda ) SS.

On this 5th day of December, 2000, before me, personally appeared Thomas L. Hanavan personally known to me, or proved to me to be on the basis of satisfactory evidence to be the person whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon their behalf of which the person(s) acted, executed the instrument.

NOTARY PUBLIC



APPROVED AS TO FORM:

Tahoe Regional Planning Agency

STATE OF NEVADA )  
COUNTY OF DOUGLAS ) SS.

On this 16th day of June, 2000, before me, personally appeared John Ladue Marshall personally known to me, or proved to me to be on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person or the entity upon their behalf of which the person acted executed the instrument.

NOTARY PUBLIC

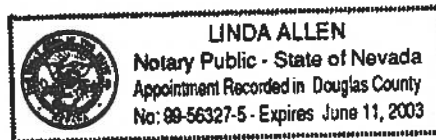


EXHIBIT A  
PAGE ONE

ALL THAT PORTION OF LOT 3 AND THE SOUTHEAST QUARTER OF SOUTHWEST QUARTER AND WEST HALF OF SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 13 NORTH, RANGE 18 EAST, M.D.B.&M., LYING SOUTH OF A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT A GRANITE ROCK ON THE WEST LINE OF SAID LOT 3, 33 RODS (544.4 FEET) SOUTH OF NORTHWEST CORNER OF SAID LOT 3; THENCE RUNNING EAST 120 RODS (1980 FEET) TO A GRANITE ROCK ON THE EAST BOUNDARY OF WEST HALF OF NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER OF SECTION 33, AND 37 RODS (610.5 FEET) SOUTH FROM THE NORTHEAST CORNER OF SAID WEST QUARTER OF NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER OF SECTION 33.

SAVING AND EXCEPTING ALL THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 13 NORTH, RANGE 18 EAST, M.D.B.&M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED PARCEL, A 2 INCH IRON PIPE, IDENTICAL WITH THE SOUTHWESTERLY CORNER OF LOT 56, OF RANCHO BIJOU SUBDIVISION; THENCE FROM POINT OF BEGINNING NORTH 89 DEGREES 26'30" WEST, 52.01 FEET; THE SOUTHWESTERLY CORNER; THENCE NORTH 40 DEGREES 17'30" EAST 67.16 FEET, THE NORTHEASTERLY CORNER; THENCE SOUTH 9 DEGREES 25' EAST 52.44 FEET TO THE POINT OF BEGINNING.

ALSO SAVING AND EXCEPTING ALL THAT PORTION WHICH LIES WITHIN THE EXTERIOR BOUNDARIES OF RANCHO BIJOU SUBDIVISION AS THE SAME IS SHOWN ON THE OFFICIAL MAP OF RANCHO BIJOU SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY OF EL DORADO COUNTY, STATE OF CALIFORNIA ON JULY 1, 1953, IN MAP BOOK B, AT PAGE 20.

ALSO SAVING AND EXCEPTING THEREFROM ALL THAT PORTION WHICH LIES WITHIN THE EXTERIOR BOUNDARIES OF JOHNSON ACRES SUBDIVISION, AS THE SAME IS SHOWN ON THE OFFICIAL MAP OF JOHNSON ACRES SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF EL DORADO, STATE OF CALIFORNIA, ON AUGUST 22, 1941, IN MAP BOOK A, AT PAGE 28.

ALSO EXCEPTING ALL THAT PORTION OF LOT 3 OF SECTION 33, TOWNSHIP 13 NORTH, RANGE 18 EAST, M.D.B.&M., DESCRIBED AS FOLLOWS:

COMMENCING AT A ONE AND THREE QUARTER INCH IRON PIPE MONUMENT MARKING THE NORTHEAST CORNER OF LOT 11 OF "JOHNSON ACRES", THE OFFICIAL PLAT OF WHICH IS RECORDED IN MAP BOOK A, AT PAGE 28, EL DORADO COUNTY RECORDS, THENCE FROM SAID POINT OF COMMENCEMENT ALONG

THE NORTH LINE OF SAID LOT 11, SOUTH 89 DEGREES 42'00" WEST 10.09 FEET AND THENCE, LEAVING SAID NORTH LINE, NORTH 07 DEGREES 27'00" EAST PARALLEL WITH THE NORTHEASTERLY PROLONGATION OF THE WESTERLY LINE OF JOHNSON BOULEVARD AS SHOWN ON SAID PLAT OF "JOHNSON ACRES", A DISTANCE OF 404.29 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION, THENCE FROM SAID TRUE POINT OF BEGINNING, NORTH 07 DEGREES 27'00" EAST 61.04 FEET; THENCE CURVING TO THE LEFT ON THE ARC OF A TANGENT CURVE HAVING A RADIUS OF 1060.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 01 DEGREES 46'57" EAST 209.36 FEET TO A POINT IN THE SOUTH LINE OF THE PROPERTY OF THE STATE OF CALIFORNIA, AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED AUGUST 22, 1929, IN BOOK 113 AT PAGE 351, OFFICIAL RECORDS OF SAID EL DORADO COUNTY; THENCE ALONG SAID SOUTH LINE NORTH 89 DEGREES 04'29" WEST 430.79 FEET TO A POINT IN THE NORTHERLY PROLONGATION OF THE EAST LINE OF LOT B OF "LAKEVIEW PINES SUBDIVISION", THE OFFICIAL MAP OF WHICH IS RECORDED IN BOOK B OF MAPS, MAP NO. 86, EL DORADO COUNTY RECORDS; THENCE SOUTH 0 DEGREES 14'51" WEST ALONG SAID NORTHERLY PROLONGATION AND ALONG THE EAST LINE OF LOT B OF SAID "LAKEVIEW PINES SUBDIVISION", A DISTANCE OF 270.00 FEET TO A POINT IN THE EAST LINE OF SAID LOT B; THENCE, LEAVING SAID EAST LINE SOUTH 89 DEGREES 04'29" EAST 417.53 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPTING ALL THAT PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 13 NORTH, RANGE 18 EAST, M.D.B.&M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

01/10/2001, 2001 1732

EXHIBIT B  
PAGE TWO

BEGINNING AT A POINT IN THE WESTERLY RIGHT-OF-WAY LINE OF FAIRWAY DRIVE, AS SAID LINE IS DESCRIBED IN GRANT OF RIGHT OF WAY TO THE CITY OF SOUTH LAKE TAHOE RECORDED JULY 13, 1967, IN BOOK 838, PAGE 317 OFFICIAL RECORDS OF SAID COUNTY, SAID POINT BEARS NORTH 83 DEGREES 14'28" WEST (RECORD CITES: NORTH 88 DEGREES 28'42" WEST), 96.14 FEET FROM THE NORTHWEST CORNER OF LOT 19, AS SAID LOT IS SHOWN ON THE OFFICIAL MAP OF "RANCHO BIJOU", FILED JULY 1, 1953, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, IN BOOK "B" OF MAPS, AT PAGE 20, THENCE ALONG THE WESTERLY AND THE NORTHERLY RIGHT-OF-WAY LINE OF SAID FAIRWAY DRIVE, THE FOLLOWING COURSES AND DISTANCES: SOUTH 41 DEGREES 35'06" WEST, 204.74 FEET (RECORD CITES: SOUTH 47 DEGREES 27'59" WEST, 203.50 FEET) TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 186.80 FEET AND A CENTRAL ANGLE OF 49 DEGREES 18'43"; THENCE ALONG SAID CURVE AN ARC LENGTH OF 160.77 FEET (RECORD CITES: CURVING TO THE LEFT AN ARC OF 186.80 FEET RADIUS, SAID ARC BEING SUBTENDED BY A CHORD BEARING SOUTH 66 DEGREES 07'22" WEST, 155.88 FEET); THENCE NORTH 89 DEGREES 06'11" WEST (RECORD CITES: NORTH 89 DEGREES 13'15" WEST), 223.52 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 95 DEGREES 48'14"; THENCE ALONG SAID CURVE AN ARC LENGTH OF 41.80 FEET (RECORD CITES: CHORD BEARING NORTH 41 DEGREES 16'37" WEST, 37.12 FEET) TO A POINT IN THE EASTERLY RIGHT-OF-WAY LINE OF JOHNSON BOULEVARD, AS SAID LINE IS DESCRIBED IN THE GRANT OF RIGHT OF WAY TO THE CITY OF SOUTH LAKE TAHOE FIRST HEREINABOVE REFERRED TO: THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE OF JOHNSON BOULEVARD, ALONG A CURVE TO THE LEFT WITH A RADIUS OF 1120.00 FEET AND A CENTRAL ANGLE OF 06 DEGREES 56'34", AN ARC LENGTH OF 135.72 FEET TO A POINT IN THE SOUTH LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN FINAL ORDER OF CONDEMNATION IN FAVOR OF SOUTH LAKE TAHOE PUBLIC UTILITY DISTRICT, A CERTIFIED COPY OF WHICH WAS RECORDED SEPTEMBER 24, 1976, IN BOOK 1431, PAGE 486 OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG THE SOUTH LINE OF SAID PARCEL, SOUTH 88 DEGREES 14'28" EAST (RECORD CITES: SOUTH 88 DEGREES 13'00" EAST), 50.83 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE ALONG THE EAST LINE OF SAID PARCEL, NORTH 01 DEGREES 45'32" EAST (RECORD CITES: NORTH 01 DEGREES 47'00" EAST), 65.00 FEET TO THE NORTHEAST CORNER OF SAID PARCEL, A POINT IN THE SOUTH LINE OF THAT CERTAIN REALTY DESCRIBED IN THE DEED RECORDED DECEMBER 31, 1981, IN BOOK 2043, PAGE 111, OFFICIAL RECORDS; THENCE ALONG THE SOUTH LINE OF LAST SAID REALTY, SOUTH 88 DEGREES 14'28" EAST (RECORD CITES: SOUTH 88 DEGREES 13' EAST), 191.14 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN REALTY DESCRIBED AS PARCEL NO. 2 IN THE DEED RECORDED JANUARY 3, 1978, IN BOOK 1585, PAGE 584, OFFICIAL RECORDS; THENCE CONTINUE SOUTH 88 DEGREES 14'28" EAST (RECORD CITES: SOUTH 88 DEGREES 13' EAST), ALONG THE SOUTH LINE OF SAID PARCEL NO. 2 AND THE SOUTH LINE OF PARCEL NO. 1 AS DESCRIBED IN THE DEED LAST HEREINABOVE REFERRED, 194.83 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL NO. 1; THENCE CONTINUE SOUTH 88 DEGREES 14'28" EAST (RECORD CITES: SOUTH 88 DEGREES 13' EAST), 80.27 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING ALL THAT PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 13 NORTH, RANGE 18 EAST, M.D.B.&M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 16, AS SHOWN ON THE OFFICIAL MAP OF "JOHNSON ACRES", FILED AUGUST 22, 1941, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, IN BOOK "A" OF MAPS, AT PAGE 28; THENCE ALONG THE NORTH LINE OF SAID LOT 16, NORTH 82 DEGREES 33'48" WEST (RECORD CITES: NORTH 82 DEGREES 33' WEST), 271.90 FEET TO A POINT IN THE EASTERLY RIGHT-OF-WAY LINE OF JOHNSON BOULEVARD, AS SAID LINE IS DESCRIBED IN GRANT OF RIGHT OF WAY TO THE CITY OF SOUTH LAKE TAHOE RECORDED JULY 13, 1967, IN BOOK 838, PAGE 317, OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, THE FOLLOWING FOUR COURSES AND DISTANCES: NORTH 07 DEGREES 30'57" EAST (RECORD CITES: NORTH 07 DEGREES 23'30" EAST), 322.58 FEET; THENCE NORTH 06 DEGREES 27'13" EAST (RECORD CITES: NORTH 06 DEGREES 19'46" EAST), 343.71 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 84 DEGREES 26'36"; THENCE ALONG SAID CURVE AN ARC LENGTH OF 36.85 FEET; THENCE TANGENT TO SAID CURVE, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF FAIRWAY DRIVE AS DESCRIBED IN GRANT OF RIGHT OF WAY TO THE CITY OF SOUTH LAKE TAHOE HEREINABOVE REFERRED TO, SOUTH 89 DEGREES 06'11" EAST (RECORD CITES: SOUTH 89 DEGREES 13'15" EAST), 232.54 FEET TO THE BEGINNING A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 246.80 FEET AND CENTRAL ANGLE OF 23 DEGREES 57'30"; THENCE ALONG SAID CURVE AN ARC LENGTH OF 103.20 FEET TO A POINT IN SAID LINE FROM WHICH THE NORTHEAST CORNER OF LOT 16 OF SAID "JOHNSON ACRES" BEARS SOUTH 12 DEGREES 59'25" WEST, 754.06 FEET DISTANT; THENCE LEAVING THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID FAIRWAY DRIVE, SOUTH 12 DEGREES 59'25" WEST, 754.06 FEET TO THE POINT OF BEGINNING.

01/10/2001, 20010001732

EXHIBIT B  
PAGE THREE

ALSO EXCEPTING THEREFROM A PORTION OF THE SOUTHWEST QUARTER OF SECTION 33, T. 13 N., R. 18 E., M.D.M., EL DORADO COUNTY CALIFORNIA.

COMMENCING AT THE NORTHWEST CORNER OF LOT 19, BLOCK 7, RANCHO BEJOU SUBDIVISION, AS SHOWN IN BOOK "B" MAPS, PAGE 20, EL DORADO COUNTY RECORDS; THENCE N. 88 DEGREES 20' W., 97.44 FEET; THENCE, N. 88 DEGREES 13' W., 465.11 FEET TO THE POINT OF BEGINNING OF THIS PARCEL; THENCE, FROM SAID POINT OF BEGINNING, N. 88 DEGREES 13'00" W., 55.00 FEET TO A POINT ON THE EASTERLY LINE OF JOHNSON BOULEVARD; THENCE, ALONG SAID EASTERLY LINE, SOUTH 09 DEGREES 10'30" W., 65.55 FEET; THENCE LEAVING SAID EASTERLY LINE, S. 88 DEGREES 13'00" E., 63.43 FEET; THENCE, N. 01 DEGREES 47'00" E., 65.00 FEET TO THE POINT OF BEGINNING.

ASSESSOR'S PARCEL NUMBER: 027-180-13  
ASSESSOR'S PARCEL NUMBER: 027-180-19



## ILLEGIBLE NOTARY SEAL DECLARATION

I CERTIFY UNDER PENALTY OF PERJURY THAT THE NOTARY SEAL ON THE DOCUMENT TO WHICH THIS STATEMENT IS ATTACHED READS AS FOLLOWS:

NAME OF NOTARY DINA GUTIERREZ

DATE COMMISSION EXPIRES SEPT 22, 2001

NOTARY IDENTIFICATION NUMBER N/A  
(For Notaries commissioned after 1-1-1992)

MANUFACTURER/VENDOR IDENTIFICATION NUMBER N/A  
(For Notaries commissioned after 1-1-1992)

PLACE OF EXECUTION OF THIS DECLARATION PLACERVILLE, CA


DATE JAN. 10, 2001

  
Signature (Print name if any)

GARY W. OSWALD

**RECORDING REQUESTED BY:**  
Tahoe Regional Planning Agency  
Post Office Box 5310  
Stateline, Nevada 89449

**WHEN RECORDED MAIL TO:**  
Tahoe Regional Planning Agency  
Post Office Box 5310  
Stateline, Nevada 89449  
Attention: Chris Chambers, Assistant Planner  
TRPA File No. 20050330

  
El Dorado, County Recorder  
William Schultz Co Recorder Office  
**DOC- 2005-0034755-00**  
Thursday, APR 28, 2005 14:01:21  
Ttl Pd \$16.00 Nbr-0000719101  
C1/1-4

**RECEIVED**  
MAY 13 2005  
TAHOE REGIONAL  
PLANNING AGENCY

**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR COMMERCIAL FLOOR AREA TRANSFER ("DEED RESTRICTION")  
TO BE RECORDED AGAINST ASSESSOR'S PARCEL NUMBER (APN) 027-161-30**

This Deed Restriction is made this 27<sup>th</sup> day of April, 2005, by Safeway Inc., a Delaware Corporation (hereinafter "Declarant").

**RECITALS**

1. Declarant is the owners of certain real property located in Washoe County, State of Nevada, described as follows:

Lots 1, 2, 3, 23 and 24, Block 28, of Bijou Park Addition, filed December 31, 1932, in Book A of Maps, at Page 18, El Dorado Records.

Said parcel was recorded on December 10, 1999 in document number 99-0075482-00 in the El Dorado County Recorder's Office, and having Assessor's Parcel Number 027-161-30 (hereinafter "Sending Parcel").

2. The Declarant received approval from the Tahoe Regional Planning Agency (TRPA) on October 22, 2003, to transfer a total of **8,284 square feet** of commercial floor area from the Sending Parcel to receiving parcels, described as follows:

Beginning at a point on the Easterly line of U.S. Highway 50 as described in that certain Deed to the State of California recorded September 20, 1950 in Book 283 of Official Records, Page 280, from which point of beginning the Southwest corner of Section 4, Township 12 North, Range 18 East, M.D.B.&M., bears the following two courses: (1) South 66° 24' 20" West 20.75 feet and (2) South 07° 15' 00" West 1,050.80 feet, said point of beginning being further described as a point on the Southeasterly line of that certain 2.00 acre parcel of land described in the Deed recorded in Book 576 of Official Records Page 27; thence from said point of beginning along the Southeasterly line of said 2.00 acre parcel and the Easterly prolongation thereof North 66° 24' 20" West 247.27 feet to the easterly line of said U.S. 50 Highway; thence along said Easterly line the following two courses: (1) curving to the right on an arc of 4,955.00 feet radius, said arc being subtended by a chord bearing North 24° 03' 05" west 198.34 feet and (2) North 23° 14' 17" West 1.68 feet to the point of beginning.

Deed Restriction APN 027-161-30  
Safeway, Inc.  
Page 2 of 4

Said parcel was recorded on June 30, 2003 in Document No. 03-0065134-00, in the El Dorado County Recorder's Office, and having Assessor's Parcel Number (APN) 023-430-30 (hereinafter "Receiving Parcel").

3. Both the Sending Parcel and the Receiving Parcels are located in the Tahoe Region as described in the Tahoe Regional Planning Compact (P.L. 96-551, 94 Stat. 3233, 1980), which region is subject to the regional plan and ordinances adopted by the TRPA pursuant to the Tahoe Regional Planning Compact.
4. As a condition of the above approval, Chapter 34 of the TRPA Code of Ordinances requires that the appropriate deed restriction be recorded documenting both the transfer of coverage and the requirement that the portion of Sending Parcel from which the commercial gross floor area has been transferred, be restricted or retired pursuant to TRPA's ordinances. The Deed Restriction must likewise document that the structures or facilities accounting for the existing use on the Sending Parcel shall be removed or modified and the land restored and maintained in as natural a state as is possible so as to eliminate the units transferred. Declarant likewise declares that the Sending Parcel, from which the commercial floor area is transferred, shall be hereinafter permanently restricted from transferring the development back to the Sending Parcel.

#### DECLARATIONS

1. Declarant hereby declares that, for the purpose of transferring commercial floor area, and applying TRPA ordinances relating to the transfer of commercial gross floor area, the Sending Parcel shall be deemed by TRPA to have transferred **8,284 square feet** of commercial gross floor area to the Receiving Parcel, and to now contain **1,425 square feet** of banked commercial gross floor area. No new commercial activities shall be allowed on the Sending Parcel without prior written approval by TRPA. Likewise, the portion of the Sending parcel, from which the commercial gross floor area is transferred, shall be hereinafter restricted to reflect the use of **1,425 square feet** of banked commercial floor area remaining thereon, unless and until TRPA approves additional development on the Sending Parcel pursuant to TRPA's ordinances in effect at the time of such development. This Deed Restriction shall likewise document that the structures or facilities accounting for the existing use on the Sending Parcel shall be removed or modified and the land restored and maintained in as natural a state as is possible so as to eliminate the development transferred.
2. Declarant shall cause the structures or facilities on the Sending Parcel to be removed and shall restore that area of the Sending Parcel to a natural state insofar as possible. Declarant shall also maintain that area in its restored state so as to eliminate the development transferred.
3. Declarant agrees to pay or cause to be paid all real property taxes and other assessments levied or assessed against the Sending parcel.
4. This Deed Restriction shall be deemed a covenant running with the land, or an equitable servitude, as the case may be, and shall constitute benefits and burdens to the Sending

Deed Restriction APN 027-161-30  
Safeway, Inc.  
Page 3 of 4

parcel and the Receiving Parcel and shall be binding on the Declarants and Declarant's assigns and all persons acquiring or owning any interest in the Sending Parcel and the Receiving Parcel.

5. This Deed Restriction may not be modified or revoked without the prior express written and recorded consent of the TRPA or its successor agency, if any. TRPA is deemed and agreed to be a third party beneficiary of this Deed Restriction and as such can enforce the provisions of this Deed Restriction.

IN WITNESS WHEREOF, Declarant has executed this Deed Restriction this the day and year written above.

DECLARANT'S SIGNATURE:

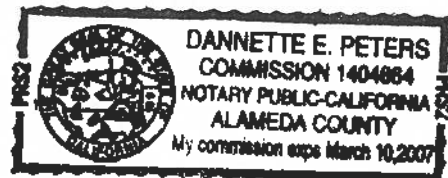
*Thomas L. Hanavan*  
Thomas L. Hanavan  
Safeway, Inc.

Dated: 4/27/05

STATE OF California )  
COUNTY OF Alameda ) SS.

On this 27th day of April, 2005, before me, personally appeared Thomas L. Hanavan personally known to me, or proved to me to be on the basis of satisfactory evidence to be the person whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon their behalf of which the person(s) acted) executed the instrument.

*Dannette E. Peters*  
NOTARY PUBLIC



////

Deed Restriction APN 027-161-30  
Safeway, Inc.  
Page 4 of 4

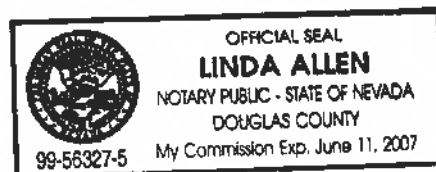
APPROVED AS TO FORM:

  
Tahoe Regional Planning Agency

STATE OF NEVADA       )  
                                  ) SS.  
COUNTY OF DOUGLAS   )

On this 25<sup>th</sup> day of April, 2005, before me, personally appeared Jordan Kahn personally known to me, or proved to me to be on the basis of satisfactory evidence to be the person whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon their behalf of which the person(s) acted) executed the instrument.

  
NOTARY PUBLIC





**RECORDING REQUESTED BY:**  
Tahoe Regional Planning Agency  
Post Office Box 5310  
Stateline, Nevada 89449

**WHEN RECORDED MAIL TO:**  
Tahoe Regional Planning Agency  
Post Office Box 5310  
Stateline, Nevada 89449  
Attention: Patrick Dobbs, Assistant Planner  
TRPA File No. 20061542



El Dorado, County Recorder  
William Schultz Co Recorder Office  
**DOC- 2006-0062338-00**

Acct 3-FIRST AMERICAN TITLE CO  
Tuesday, SEP 12, 2006 14:30:00  
Ttl Pd \$0.00 Nbr-0000904171  
JLB/C1/1-3

**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR COMMERCIAL FLOOR AREA TRANSFER ("DEED RESTRICTION")  
TO BE RECORDED AGAINST ASSESSOR'S PARCEL NUMBER (APN) 027-161-30**

This Deed Restriction is made this 11 day of SEPTEMBER, 2006, by Safeway Inc., a Delaware Corporation (hereinafter "Declarant").

**RECITALS**

1. Declarant is the owner of certain real property located in El Dorado County, State of California, described as follows:

Lots 1, 2, 3, 23 and 24, Block 28, of Bijou Park Addition, filed December 31, 1932, in Book A of Maps, at Page 18, El Dorado Records.

Said parcel was recorded on December 10, 1999 in document number 99-0075482-00 in the El Dorado County Recorder's Office, and having Assessor's Parcel Number 027-161-30 (hereinafter "Sending Parcel").

2. The Declarant received approval from the Tahoe Regional Planning Agency (TRPA) on September 8, 2006, to transfer a total of **1,169 square feet** of commercial floor area from the Sending Parcel to a receiving parcel, described as follows:

All that portion of Lot 36 as shown on the map entitled "Trout Creek Tract", filed September 22, 1947, in Book "A" of Maps, at Page 72, in the Office of the County Recorder of said County, Described as follows:

Commencing at the Northeast corner of Lot 36 as shown on the map above referred to, running thence North 84° 27' West 168.09 feet more or less to the Northwest corner of the property described in the deed to Elizabeth Lawson, a widow, recorded March 25, 1955, in Book 362 of Official Records of El Dorado County, at Page 83, thence South 16° 30' West along the East line of said Lawson property, to the Northwest corner of the property described in the deed to Harold H. Buchanan and wife, recorded January 14, 1959, in Book 455 of Official Records, at Page 86, records of said El Dorado County, thence South 84° 27' East along the North line of said Buchanan property 168.09 feet, more or less, to a point on the East line of said Lot 36, said point also being the Northeast corner of the Buchanan property above referred to; thence North 17° 26' East

09/12/2006, 20060062338

Deed Restriction APN 027-161-30  
Safeway, Inc.  
Page 2 of 3

along the East line of said Lot 36, 81.03 feet more or less, to the point of commencement.

Said parcel was recorded on December 10, 2002 in Document No. 2002-0096516-00, in the El Dorado County Recorder's Office, and having Assessor's Parcel Number (APN) 026-221-33 (hereinafter "Receiving Parcel").

3. Both the Sending Parcel and the Receiving Parcel are located in the Tahoe Region as described in the Tahoe Regional Planning Compact (P.L. 96-551, 94 Stat. 3233, 1980), which region is subject to the regional plan and ordinances adopted by the TRPA pursuant to the Tahoe Regional Planning Compact.
4. As a condition of the above approval, Chapter 34 of the TRPA Code of Ordinances requires that the appropriate deed restriction be recorded documenting both the transfer of coverage and the requirement that the portion of Sending Parcel from which the commercial gross floor area has been transferred, be restricted or retired pursuant to TRPA's ordinances. The Deed Restriction must likewise document that the structures or facilities accounting for the existing use on the Sending Parcel shall be removed or modified and the land restored and maintained in as natural a state as is possible so as to eliminate the units transferred.

#### DECLARATIONS

1. Declarant hereby declares that, for the purpose of transferring commercial floor area, and applying TRPA ordinances relating to the transfer of commercial gross floor area, the Sending Parcel described above is and shall be deemed by TRPA to have transferred **1,169 square feet** of commercial gross floor area to the Receiving Parcel, and to now contain **256 square feet** of banked commercial gross floor area.
2. Declarant shall cause the structures or facilities on the Sending Parcel to be removed and shall restore that area of the Sending Parcel to a natural state insofar as possible. Declarant shall also maintain that area in its restored state so as to eliminate the development transferred.
3. Declarant agrees to pay or cause to be paid all real property taxes and other assessments levied or assessed against the Sending parcel.
4. This Deed Restriction shall be deemed a covenant running with the land, or an equitable servitude, as the case may be, and shall constitute benefits and burdens to the Sending parcel and the Receiving Parcel and shall be binding on the Declarants and Declarant's assigns and all persons acquiring or owning any interest in the Sending Parcel and the Receiving Parcel.
5. This Deed Restriction may not be modified or revoked without the prior express written and recorded consent of the TRPA or its successor agency, if any. TRPA is deemed and agreed to be a third party beneficiary of this Deed Restriction and as such can enforce the provisions of this Deed Restriction.

09/12/2006, 20060062338

Deed Restriction APN 027-161-30  
Safeway, Inc.  
Page 3 of 3

IN WITNESS WHEREOF, Declarant has executed this Deed Restriction this the day and year written above.

Declarant's Signature:

Thomas L. Hanavan  
Thomas L. Hanavan, Vice President, Real Estate Law  
Safeway, Inc. FA-7PH

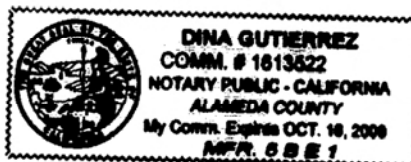
Dated: 9-11-2006

STATE OF California  
COUNTY OF Alameda ) SS.

On this 11<sup>th</sup> day of September, 2006, before me, Dina Gutierrez, personally appeared Thomas L. Hanavan personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Dina Gutierrez  
NOTARY PUBLIC



APPROVED AS TO FORM:

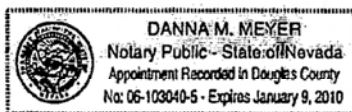
Jane P.  
Tahoe Regional Planning Agency

STATE OF NEVADA )  
COUNTY OF DOUGLAS ) SS.

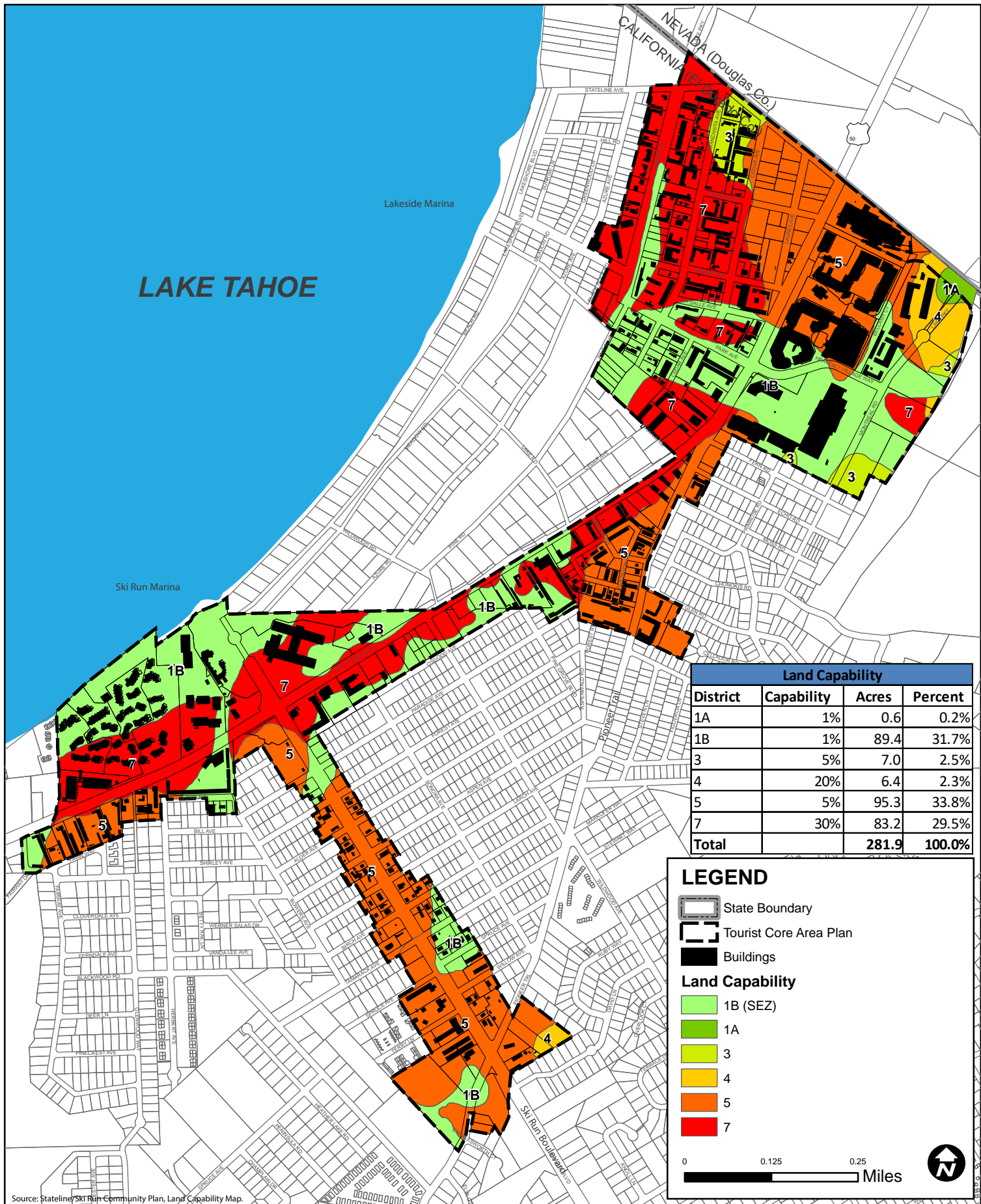
On this 8<sup>th</sup> day of September, 2006, before me, Danna Meyer, personally appeared Jordan Kahn personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

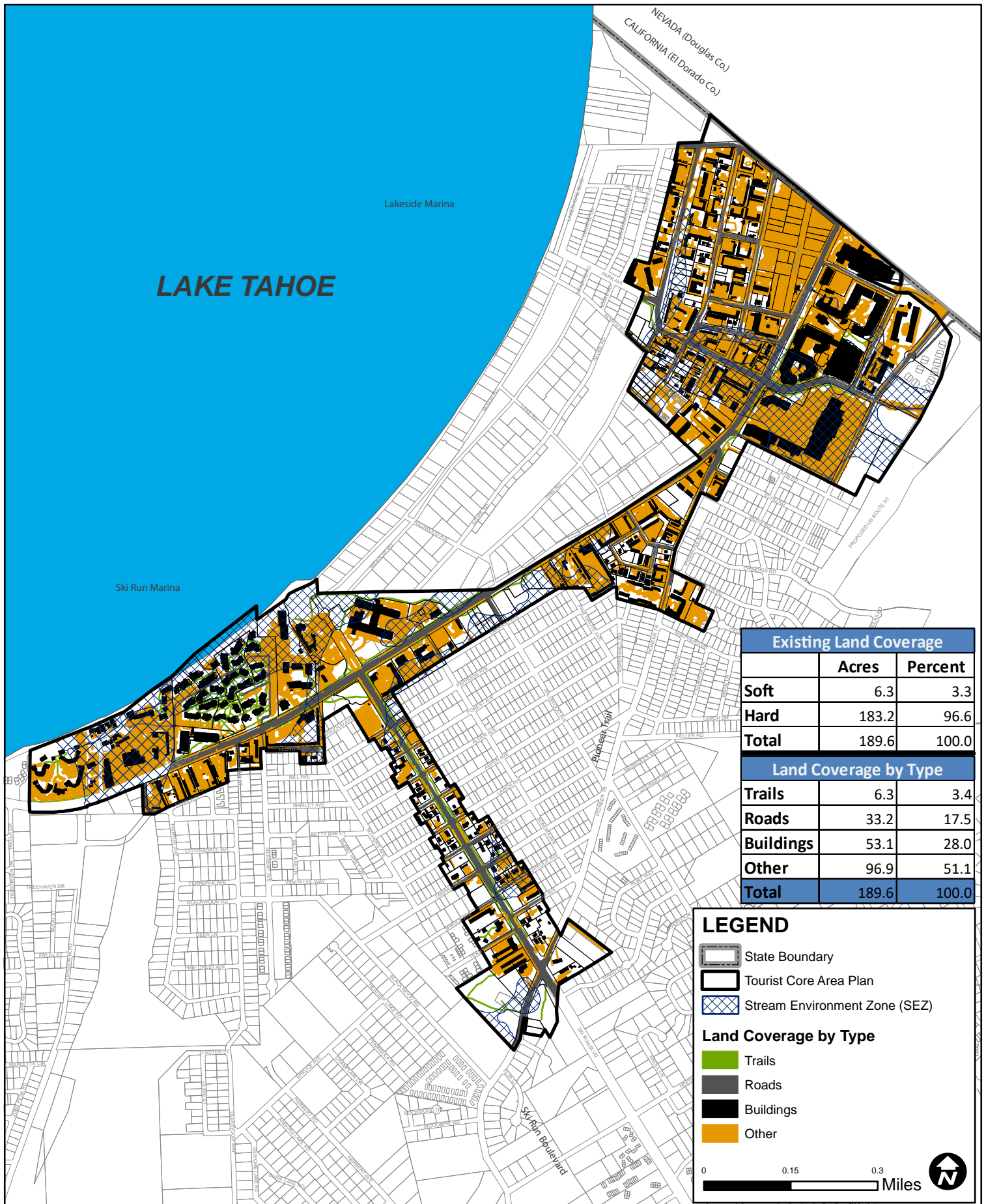
Danna M. Meyer  
NOTARY PUBLIC



09/12/2006, 20060062338







## II Danger to Children

It is a well established fact that arterial roadways are extremely dangerous to children. The public health and law literature on this is extensive. Here are the first questions any planner should ask when searching for a site for a playground:<sup>9</sup>

### 2.1 Selecting a Site

The following factors are important when selecting a site for a new playground:

Site Factor	Questions to Ask	If yes, then...Mitigation
Travel patterns of children to and from the playground	Are there hazards in the way?	Clear hazards.
Nearby accessible hazards such as roads with traffic, lakes, ponds, streams, drop-offs/cliffs, etc.	Could a child inadvertently run into a nearby hazard?  Could younger children easily wander off toward the hazard?	Provide a method to contain children within the playground. For example, a dense hedge or a fence. The method should allow for observation by supervisors. If fences are used, they should conform to local building codes and/or ASTM F-2049.
Sun exposure	Is sun exposure sufficient to heat exposed bare metal slides, platforms, steps, & surfacing enough to burn children?	Bare metal slides, platforms, and steps should be shaded or located out of direct sun.  Provide warnings that equipment and surfacing exposed to intense sun can burn.
	Will children be exposed to the sun during the most intense part of the day?	Consider shading the playground or providing shaded areas nearby.
Slope and drainage	Will loose fill materials wash away during periods of heavy rain?	Consider proper drainage re-grading to prevent wash outs.

Real estate developers have long tried to manipulate land devaluation caused by their own infrastructure regimes by placing speciously inviting playgrounds along them, and a century of data reflects the toll of this unconscionable stratagem. High speed arterial roadways are understandably less desirable for residential development, which has made them the target of environmental injustice<sup>10</sup> machinations by political hucksters. The epitome of this was when greedy Texas developers infamously tried to put attractive playground-parks in the median grass strips of divided highways approaching their new subdivisions—literally a killer sales tactic.

<sup>9</sup> "Public Playground Safety Handbook," U.S. Consumer Product Safety Commission; 2015 Ed., p. 5.

<sup>10</sup> See e.g., Public Resources Code § 30107.3; Government Code § 65302.



# The Dog Park Is Bad, Actually

Dog parks may seem like great additions to the community, but they're rife with problems — for you, and for your dog. Here's what to know before you go.

By **Sassafras Lowrey**

Feb. 6, 2020

Every morning, rain, shine or snow, people stand around making conversation with strangers as their dogs chase, run and mingle. Ranging from elaborate fenced playgrounds and rolling fields to small inner-city runs, dog parks are among the fastest growing park amenities nationwide. The Trust for Public Land found that there has been a 40 percent increase in the development of dog parks since 2009.

The first dog park in the United States was the Ohlone Dog Park, which was founded by Martha Scott Benedict and Doris Richards in 1979 in Berkeley, Calif. Since then, dog parks have become standard amenities in developing city and suburban neighborhoods across the country, but are they actually good for dogs? Surprisingly, canine behavior experts aren't so sure.

According to a 2018 survey conducted by the National Recreation and Park Association (N.R.P.A.), 91 percent of Americans believe dog parks provide benefits to their communities. This was especially true among millennials and Gen Xers, who overwhelmingly recognized dog parks as beneficial amenities. The study found that the top two reasons responders cited for supporting dog parks were that 60 percent thought that they gave dogs a safe space to exercise and roam freely, and 48 percent felt that dog parks were important because they allowed dogs to socialize.

Especially for urban dogs that don't have backyards to exercise in, dog parks can sound like a great idea. There is nothing natural, however, about dogs that aren't familiar with one another to be put in large groups and expected to play together. Many of us just accept the assumption that dog parks are good places to socialize a dog, but that may not be the case.

## The socialization myth

Nick Hof, a certified professional dog trainer and chair of The Association of Professional Dog Trainers, explained that in terms of canine behavior, the term "socialization" isn't just dogs interacting or "socializing" with other dogs, but rather, "the process of exposing young puppies under 20 weeks to new experiences."

"This helps them have more confidence and adapt to new situations," Mr. Hof said.

Though socialization is critical for the healthy development of puppies, the dog park is not where you want to bring your puppy to learn about appropriate interactions with other dogs, Mr. Hof added.

"Dog parks are not a safe place to socialize a puppy under 6-12 months old," he continued. "During our puppy's early months, they are more sensitive to experiences, so a rambunctious greeter at the park may be enough to cause our puppy to be uncertain of all dogs," Mr. Hof explained.

The goal for socializing young puppies is to ensure they have only positive interactions, and to avoid any overwhelming or frightening interactions. Instead of taking puppies to a dog park for socialization, Mr. Hof encourages owners to attend puppy classes with their dog to meet age-appropriate playmates.

Socialization with older dogs is a bit more challenging, because in a behavioral sense, older dogs have already had all of their formative socialization experiences. Dog guardians generally mean well when they bring a shy dog to the dog park with the intention of giving that dog positive interactions with other dogs. Unfortunately, this can backfire; a dog who is nervous or uncomfortable is more likely to be easily overwhelmed in a park setting, which can lead to dog fights or a long-term fear of encountering other dogs. A park setting also allows dogs to pick up bad habits from one another, and is definitely not a place you want to bring a dog who is under-socialized.

## Playground bullies

Although dogs are social animals and regularly engage in various forms of play, the artificial setup of a dog park can be challenging. Many people bring their dogs to the park to burn off excess energy, but these dogs often display over-aroused and rude behavior that can trigger issues between dogs. Dr. Heather B. Loenser, senior veterinary officer of the American Animal Hospital Association cautioned that “unfortunately, just because an owner thinks their dog plays well with others, doesn’t mean they always do.”

Having your dog in a dog park requires trusting that everyone in the park is monitoring their dog, and is a good judge about whether their dog should be in the park in the first place. That’s a lot of trust to put in a stranger.

Unlike doggy day cares or play groups, most dog parks are public spaces that are not screened or supervised by canine professionals.

This can be an issue with fights between dogs that can lead to dogs learning inappropriate behaviors from other dogs. “Bad experiences can also ripple outward and cause our dogs to have issues or concerns outside of the dog park as well,” Mr. Hof said, adding that dogs at dog parks might pick up bad habits such as being pushy when greeting or engaging in play with other dogs. On other hand, dogs that are overwhelmed by the boisterousness of others may become withdrawn, skittish and nervous when meeting other dogs in and out of the dog park.

## Injuries

One of the biggest dangers of dog parks is that they often don’t have separate play enclosures for large and small dogs, or when they do, owners can choose to disregard those spaces. Even without meaning to, a large dog can easily cause serious injury or even kill a smaller dog.

From minor scuffles to serious incidents, injuries are common at dog parks. Bite wounds are common, even from rough play. Even if the wound seems small, “seek veterinary care immediately,” Dr. Loenser advised.

Bites that occur in fights or during play often involve tearing under the skin, which can be complicated to heal, and may carry a greater risk of infection. Muscle strains and sprains from lunging and rough play are also common. “Anytime dogs quickly pivot on their back legs, they are also at risk for tearing the ligaments, specifically the cranial cruciate ligament in their knees,” Dr. Loenser said. These types of knee-and-ligament injuries often require expensive surgery and extensive healing and rehabilitation.

## Diseases

Even clean and well maintained dog parks can pose health risks, in particular the spread of easily communicable diseases. One challenge of dog parks being unregulated public spaces is that while most post signs saying dogs should be vaccinated, no proof of vaccinations is actually required.

The American Animal Hospital Association advises owners who bring their pets to the park to have them vaccinated with the Bordetella vaccine, which prevents “kennel cough,” as well as distemper. You’ll also want to

have your dog vaccinated against leptospirosis, as communal water bowls, puddles and other water features in dog parks can carry leptospira bacteria. All dogs should be vaccinated against rabies, and dogs that visit dog parks should be on flea and tick prevention as well as year-round heartworm prevention. Dogs that visit dog parks should also be vaccinated against canine influenza (dog flu) that can be transmitted through the air.

Dr. Loenser cautioned that although “currently, the influenza vaccines available cover for the strains that are most commonly seen, if new strains are introduced or mutate, these vaccines might not provide cross-protection.” If that were to occur, dogs that visited dog parks and had contact with a large number of dogs that might or might not be fully vaccinated would be at risk of getting sick.

## Body language

Most dog owners aren't skilled at reading their dog's body language beyond a wagging tail, so warning signs that your dog is uncomfortable, unhappy or angry are often ignored. This leads to minor and major dog fights. Understanding canine body language is key to supporting your dog's comfort and safety, and assessing if a playgroup at the dog park is going to be a good match.

“The dog park is not a place for you to let your dog run unsupervised while you socialize with other people,” Mr. Hof said. “Keep an eye on your dog and make sure that they are both being good and having a good time.” This means watching the actions and behaviors of your dog and the other dogs in the park. If things are getting too intense, that's a good time to leave.

But what exactly should you be watching for? Dr. Loenser says that subtle signs of fear or aggression include “lip licking, yawning or panting when not hot.” Other signs of discomfort or a brewing issue include stiff bodies and erect tails. Keeping an eye out for these signs can give you the edge to intervene on your dog's behalf before an interaction with another dog escalates.

Even dogs that appear to be playing well together may be at risk. “Healthy play between dogs should include small breaks or pauses,” Mr. Hof said. “If you are uncertain about if all dogs are happy, I recommend stopping the dog who may be too over-the-top and seeing what the other dog does. If the other dog tries to re-engage, it's a good indicator that everything was okay. If the other dog runs off though, a break was a good idea.”

Any kind of behavior that involve one dog pinning another dog is also one to avoid. Barking, growling and other vocalization occasionally during play is normal, but frenzied barking is generally too much.

## Dog park alternatives

On a good day, if the dog park you visit is large enough, it may physically tire out your dog. But the visit won't actually provide your dog with the kind of enriching mental and emotional stimulation that dogs need. Dog parks, unfortunately, are often more about humans than they are about dogs.

As much as humans enjoy the chance to socialize with other like-minded animal lovers while our dogs play, it's far safer and more fun for your dog to skip the dog park and spend that time engaging intentionally with you and their surroundings by going on walks, taking a training or general obedience class or even trying a new sport together. Ultimately you're the only one who can determine if the risks outweigh the benefits of dog parks, but there is no shame in not surrendering your dog to what has become the quintessential urban dog experience: running with dozens of strangers in a small, smelly pen as people stand by, looking at their phones or gossiping. Make the time you have with your dog meaningful and enriching; after all, your dog wants to spend time with you, too.

### III Appraisal Fraud

Bare ordinary common sense facially dictates that street-front property on Ski Run Blvd is very expensive. Notwithstanding, it is impossible to reconcile the vast and incredulous disparity between the El Dorado County Assessor's appraisal of the Ski Run parcel and that of McNamara and Rich's hired expert:

El Dorado County Assessor:

2020 - 2021 Taxable Property Values for: 027-161-30-100

Property	Value
Land	\$211,253
Land Total	<b>\$211,253</b>
Improvement Structures	\$264,065
Improvement Total	<b>\$264,065</b>
Personal property Total	\$0
Total Roll	<b>\$475,318</b>
(Exemptions Total)	<b>\$0</b>
Net Roll	<b>\$475,318</b>

SkiRunLLC's purchased opinion:<sup>11</sup>

After careful consideration of all data available, and upon thorough personal investigation of the subject property and the comparable properties analyzed, it is my opinion that the "As-Is" Market Value of the subject property and the excess 256 square feet of banked CFA, as of April 9, 2019 is as follows:

**FINAL "AS-IS" MARKET VALUE CONCLUSION**  
(subject parcel, absent consideration of CFA)

**\$25,000**

It was entirely possible that coverage could have been transferred to this parcel by a future owner allowing development,<sup>12</sup> but this was never adequately considered in Johnson's assessment; SkiRunLLC's valuation was defective.

The unfortunate truth is that the current TRPA administration views land coverage as a commodity. All local real estate appraisers and developers are well aware of the fact that the actual fair value is commensurate to the street-front parcel's projected valuation with full coverage minus the cost of acquiring some latter less desirable parcel and transferring its coverage to the former. That is what prospective commercial owners would be evaluating as a business decision. The omission of this obvious consideration presented an outright dishonest representation to the City and its residents.

<sup>11</sup> Benjamin Q. Johnson. "A NARRATIVE APPRAISAL OF A 0.574 ± ACRE VACANT OPEN SPACE PARCEL," April 9, p. 2 (2019).

<sup>12</sup> This would require enticing the TRPA with an attractive coverage swap, such as one that would allow the consolidation of deed restricted non-coverage around another riparian environmental improvement (EIP) site.



Office of the Assessor

## Historical Property Information

Parcel Number: **027-161-30-100**

Property Address: **1195 SKI RUN BLVD**

Assessor's information is for assessment and tax purposes only and should not be relied upon for status of development or building purposes.

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### Property Description:

Primary Use\*\*: **31, MISC. IMPROVED COMMERCIAL**

Subdivision Tract Number: **19**

Subdivision Tract Name: **BIJOU PARK ADDITION**

APN Status: **00, Active**

Reference: **L 1 2 3 23 24B28**

Tax Rate Area: **002-002**

School District:

Last Appraisal Effective Date: **1/30/2015**

Last Appraisal Reason: **100% CHANGE IN OWNERSHIP**

MPR Card: **027-161-30**

\*\*The **USE** is only reviewed at the time of the last taxable event, and may not be a legal use

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### Associated Maps for: **027-161-30-100**

Most Recent Plat: [Assessor's Plat 027-16](#)

Historical Plat: [Historical Plat 027-16](#)

Subdivision Maps: Bijou Park Ad: A-018

Bijou Park Ad: A-018A

Bijou Park Ad: A-018B

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### 2020 - 2021 Taxable Property Values for: **027-161-30-100**

Property	Value
Land	\$211,253
<b>Land Total</b>	<b>\$211,253</b>
Improvement Structures	\$264,065
<b>Improvement Total</b>	<b>\$264,065</b>
<b>Personal property Total</b>	<b>\$0</b>
<b>Total Roll</b>	<b>\$475,318</b>

(Exemptions Total)	\$0
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Net Roll	\$475,318
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Event List for: 027-161-30-100

Roll	Event Date	Bill Status	Event Status	Seq #	Event Type	Stmt. Status	ID	Tax Bill #	Value
2018	1/1/2018	Active	Annual Roll	1	Roll	Pending			\$475,318
2017	1/1/2017	Active	Annual Roll	1	Roll	Paid		016247	\$465,999
2016	1/1/2016	Active	Annual Roll	1	Roll	Paid		016248	\$456,862
2015	1/30/2015	Active Suppl	Billed	1	Change in Ownership	Refund	<a href="#">0000301</a>	411032R	\$450,000
2015	1/1/2015	Active	Annual Roll	1	Roll	Paid		016252	\$491,613
2014	1/30/2015	Active Suppl	Billed	1	Change in Ownership	Refund	<a href="#">0000301</a>	315189R	\$450,000
2014	1/1/2014	Active	Annual Roll	1	Roll			801373	\$491,613
2014	1/1/2014	Replaced by Corrected bill	Been Corrected	1	Roll	1st_Paid		016283	\$555,462
2013	1/1/2013	Active	Annual Roll	1	Roll	Paid		016278	\$552,954
2012	1/1/2012	Active	Annual Roll	1	Roll	Paid		016278	\$542,113
2011	1/1/2011	Active	Annual Roll	1	Roll	Paid		016289	\$531,485
2010	1/1/2010	Active	Annual Roll	1	Roll	Paid		016289	\$527,514
2009	1/1/2009	Active	Annual Roll	1	Roll	Paid		016288	\$528,770
2008	1/1/2008	Active	Annual Roll	1	Roll	Paid		016279	\$518,403
2007	1/1/2007	Active	Annual Roll	1	Roll	Paid		016275	\$508,239
2006	9/11/2006	Active Suppl	Billed	1	Completion of Construction	Refund	<a href="#">0062338</a>	403281R	\$497,517
2006	1/1/2006	Active	Annual Roll	1	Roll	Paid		016149	\$536,185
2005	1/1/2005	Active	Annual Roll	1	Roll	Paid		016144	\$525,673
2004	1/1/2004	Active	Annual Roll	1	Roll	Paid		016141	\$515,367
2003	1/1/2003	Active	Annual Roll	1	Roll	Paid		016136	\$505,924
2002	1/1/2002	Active	Annual Roll	1	Roll	Paid		016133	\$496,005

2001	1/1/2001	Active	Annual Roll	1	Roll	Paid		016140	\$486,280
2000	12/31/2000	Active Suppl	Billed	1	Completion of Construction	Refund	<a href="#">DEMO</a>	414269R	\$483,000
2000	1/1/2000	Active	Annual Roll	1	Roll	Paid		016154	\$525,000
1999	12/10/1999	Active Suppl	Billed	1	Change in Ownership	Refund	<a href="#">0075482</a>	309408R	\$525,000
1999	1/1/1999	Active	Annual Roll	1	Roll	Paid		016127	\$593,813
1998	1/1/1998	Active	Annual Roll	1	Roll	Paid		016178	\$583,011
1997	1/1/1997	Active	Annual Roll	1	Roll	Paid		016184	\$571,580
1996	3/1/1996	Active	Annual Roll	1	Roll	Paid		016210	\$560,373
1995	3/1/1995	Active	Annual Roll	1	Roll	Paid		016204	\$554,222
1994	3/1/1994	Active	Annual Roll	1	Roll	Not_Avl			\$547,707
1993	3/1/1993	Active	Annual Roll	1	Roll	Not_Avl			\$553,469
1992	3/1/1992	Active	Annual Roll	1	Roll	Not_Avl			\$542,942
1991	3/1/1991	Active	Annual Roll	1	Roll	Not_Avl			\$532,620
1990	3/1/1990	Active	Annual Roll	1	Roll	Pending			\$522,500
1989	11/13/1989	Active Suppl	Billed	1	Change in Ownership	Not_Avl	<a href="#">3239487</a>	209183S	\$506,000
1989	8/1/1989	Active Suppl	Billed	1	Change in Ownership	Not_Avl	<a href="#">3177388</a>	209182S	\$472,343
1989	3/1/1989	Active	Annual Roll	1	Roll	Pending			\$404,778
1988	2/14/1989	Active Suppl	Billed	1	Change in Ownership	Not_Avl	<a href="#">3087705</a>	409099S	\$383,312
1988	3/1/1988	Active	Annual Roll	1	Roll	Pending			\$347,751

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Property Characteristics for: **027-161-30-100**

Property Characteristic	Description
Acreage	0.574 ac
Lot Width	200 ft
Topography	Level
Irregular Lot	Y
Sewer Service	Y



Natural Gas Service	Y
Living Area	25000 sqft
Useable Living Area	25000 sqft
Book Category Number	2027
Conformity Code	Average
Corner Parcel	Y
Current Record Flag	Yes

---

Parcel Split Background for: **027-161-30-100**

**This Parcel Has No Split Background Records.**

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Related Accounts for: **027-161-30-100**

Account Number	Property Type	Status
<a href="#">1-453-050-0270</a>	Business	Inactive

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Owner Change History for: **027-161-30-100**

**Recorded Document:**

Recorder's Book and Page: 0000-301

Record Change Date: 3/31/2016

Effective Owner Change Date: 1/30/2015

Proposition 13 Appraisal: Yes

Value Change: 100%

Document Transfer Tax: \$0.00

Preliminary Change of Ownership: **1-0000301**

**Recorded Document: 1999-0075482**

Record Change Date: 12/10/1999

Effective Owner Change Date: 12/10/1999

Proposition 13 Appraisal: Yes

Value Change: 100%

Document Transfer Tax: \$0.00

Preliminary Change of Ownership: **1999-0075482**

**Recorded Document: 1990-3397761**

Record Change Date: 7/30/1990

Effective Owner Change Date: 7/30/1990

Preliminary Change of Ownership: **1990-3397761**

**Recorded Document: 1990-3239487**

Record Change Date: 11/13/1989

Effective Owner Change Date: 11/13/1989

Proposition 13 Appraisal: Yes

Value Change: 100%

Document Transfer Tax: \$1,226.50

Preliminary Change of Ownership: **1990-3239487**

**Recorded Document: 1989-3177388**

Record Change Date: 8/1/1989

Effective Owner Change Date: 8/1/1989

Proposition 13 Appraisal: Yes

Value Change: 50%

Document Transfer Tax: \$170.50

Preliminary Change of Ownership: **1989-3177388**

**Recorded Document: 1989-3087705**

Record Change Date: 2/14/1989

Effective Owner Change Date: 2/14/1989

Proposition 13 Appraisal: Yes

Value Change: 25%

Document Transfer Tax: \$0.00

Preliminary Change of Ownership: **1989-3087705**

**Recorded Document: 1981-1973101**

Record Change Date: 4/24/1981

Effective Owner Change Date: 1/1/1976

Proposition 13 Appraisal: Yes

Value Change: %

Document Transfer Tax: \$0.00

Preliminary Change of Ownership: **1981-1973101**

**Recorded Document:**

Recorder's Book and Page: 0784-125

Record Change Date: 4/12/1966

Effective Owner Change Date: 4/12/1966

Preliminary Change of Ownership: **1-0784125**



April 25, 2019

Frank Rush, Jr.  
City Manager  
City of South Lake Tahoe  
1901 Airport Road  
South Lake Tahoe, CA 96150

**Re: A Narrative Appraisal of a Vacant Parcel located at 1195 Ski Run Boulevard,  
South Lake Tahoe, El Dorado County, California**

Dear Mr. Rush:

This is in response to your request for an appraisal of the vacant lot located at 1195 Ski Run Boulevard in South Lake Tahoe, El Dorado County, California. The property may be further identified as El Dorado County Assessor's Parcel Number 027-161-30-100. El Dorado County Records indicate the subject owner as Safeway Inc.

The subject property was previously improved with a motel. Safeway purchased the property in 1999 and subsequently demolished the improvements, banked the existing TRPA development resources (Land Coverage and TAU's that were converted to CFA) and then transferred the vast majority of the development rights off the site. As part of the approval to transfer the development rights from the site, the property was deed restricted to prohibit the transfer back of land coverage, CFA or TAUs to the subject site. Therefore, the uses to which the site could be put today with very limited land coverage (which is utilized for streetscape that is required to be maintained) are minimal. The subject property appears to have 256± square feet of banked CFA that is appurtenant to the site based on TRPA file records. The 256 square feet of CFA could not realistically be utilized on-site, but could be sold on the open market and transferred off-site. This appraisal is predicated upon the assumption that the TRPA file records are correct. If this information is not correct, the reliability and validity of the value conclusions reached herein may be affected.

This appraisal is being prepared for the purpose of estimating the "As-Is" Market Value of the subject property as of a current date of valuation. The intended use of this appraisal is to assist the client in due diligence in connection with a potential acquisition of the subject property. Any other use of this appraisal report requires the prior written authorization of this appraisal firm. This firm is not responsible for unauthorized use of the appraisal report.



This appraisal is prepared in a narrative report format. A narrative appraisal report is intended to comply with the reporting requirements set forth under Standards Rule 2-2(a) of the *Uniform Standards of Professional Appraisal Practice* for a narrative appraisal report. As such, it presents only summary discussions of the data, reasoning and analyses that are used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning and analyses is retained in this appraiser's file. The depth of the discussion contained in the report is specific to the needs of the client and for the intended use as stated herein.

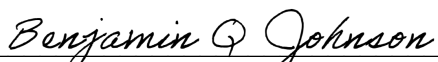
I attest to have the knowledge and experience necessary to complete this appraisal assignment. No one other than the undersigned prepared the analyses, conclusions and opinions concerning real estate that are set forth in the accompanying appraisal report.

After careful consideration of all data available, and upon thorough personal investigation of the subject property and the comparable properties analyzed, it is my opinion that the "As-Is" Market Value of the subject property and the excess 256 square feet of banked CFA, as of April 9, 2019 is as follows:

<b><u>FINAL "AS-IS" MARKET VALUE CONCLUSION</u></b>	<b><u>\$25,000</u></b>
<b>(subject parcel, absent consideration of CFA)</b>	

<b><u>FINAL "AS-IS" MARKET VALUE CONCLUSION</u></b>	<b><u>\$9,000</u></b>
<b>(256 square feet of banked CFA)</b>	

Respectfully Submitted,

  
Benjamin Q. Johnson, MAI  
California Certified General Appraiser  
License Number AG043925

## IV Misrepresentation to City Council:

City Attorney Stroud lied to the City Council and the public on behalf of McNamara and Rich, framing the purchase as a done deal rather than a completely prospective purchase:<sup>13</sup>

**Issue and Discussion:**

The parcel is currently owned by SkiRunPark LLC, which intends to donate the parcel to the City with a deed restriction requiring the parcel to be used for park purposes, including supporting infrastructure, in perpetuity. Staff requests that City Council delegate authority to the Mayor to accept the donation with deed language to be approved as to form by the City Attorney.

However, public records reveal that it was only *after* the City Council agenda was posted, that they actually made the purchase:<sup>14</sup>

Assessor Parcel Number 02716130100		
2021-0039208 • • GRANT DEED		
Recording Date 06/11/2021 10:42 AM	Grantor SAFEWAY INC	Grantee SKIRUNPARK LLC

This means they were not only offering something to the City that they did not legally own, but the property could have remained the responsibility of a large and wealthy corporation rather than become the financial burden of City residents. The City is now required per the deed restriction to pay taxes on this albatross. The City lost a tremendous amount of leverage over that parcel by taking it off Safeway's hands for an assessed value of \$25,000.

<sup>13</sup> Heather Stroud. "Memorandum of Understanding With Friends of Ski Run for Ski Run Park and Acceptance of Real Property Donation" June 15, 2021, p. 1.

<sup>14</sup> El Dorado County Recorder. Document Number 2021-0039208; Date: 06/11/2021 10:42:18 AM.

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Assessor Parcel Number 02716130100

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2021-0039208 • • GRANT DEED

Recording Date  
**06/11/2021 10:42 AM**

Grantor  
**SAFEWAY INC**

Grantee  
**SKIRUNPARK LLC**

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# City of South Lake Tahoe

## Agenda Item Executive Summary

Joe Irvin, City Manager



Meeting Date: June 15, 2021

Agenda Item #: 15.



**Agenda Item:** Memorandum of Understanding With Friends of Ski Run for Ski Run Park and Acceptance of Real Property Donation

**Executive Summary:** In 2019, the City and Friends of Ski Run began discussing the possibility of purchasing a 0.57-acre vacant parcel of land at 1195 Ski Run Blvd. that was owned by Safeway, Inc. Safeway had purchased the property in 1999 and demolished the motel previously on the parcel to transfer development rights to the parcel with the Safeway supermarket at 1040 Johnson Blvd. The parcel is subject to deed restrictions that it be "restored and maintained in as natural a state as possible" and that prohibit the transfer back of commercial floor area to the parcel, such that it has limited potential uses and is a good candidate for park use. The Friends of Ski Run have arranged to have a newly created entity called SkiRunPark LLC purchase the parcel and wish to donate the parcel to the City for use as a community park. The parties have negotiated a Memorandum of Understanding (MOU) to set forth their mutual objectives and responsibilities with respect to the proposed Ski Run Park.

**Requested Action / Suggested Motions:** Pass a Motion authorizing and directing the Mayor to Execute a Memorandum of Understanding with the Friends of Ski Run and to Accept Donation of Real Property for Park Use.

Responsible Staff Member: Heather Stroud, City Attorney

**Responsible Staff Member:** Heather Stroud, City Attorney (530) 542-6046

### Reviewed and Approved By:

Susan Blankenship, City Clerk

Olga Tikhomirova, Finance Director

### Attachments:

[01-Staff Report](#)

[03-Appraisal Report](#)

[04-Ski Run Park - Deed Restriction 1](#)

[05-Ski Run Park - Deed Restriction 2](#)

[06-Ski Run Park - Deed Restriction 3](#)

[02-Memorandum of Understanding with Friends of Ski Run](#)



# APPENDIX A

## Bijou Park Creek Park Parcel Ownership<sup>15</sup>

This appendix provides *prima facie* evidence in support that this proposal is viable.

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<sup>15</sup> This information is required by law to be public pursuant to: Revenue and Tax Code §§ 109, 327, 602, & 1602; Government Code §§ 27233, 27280.5, & 27297.5; Civil Code §§ 1213 & 2934; 18 CCR §§ 252 & 266.

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Assessor Parcel Number 02733104100

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1994-0040242 • B: 04301 P: 749 • GRANT DEED

Recording Date  
**07/01/1994 12:00 AM**

Grantor  
**HEAVENLY VLY LTD PTN**

Grantee  
**CITY OF SO LAKE TAHOE**

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Assessor Parcel Number 02733104100

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1994-0040243 • B: 04301 P: 754 • GRANT DEED

Recording Date  
**07/01/1994 12:00 AM**

Grantor  
**HEAVENLY VLY LTD PTN**

Grantee  
**CITY OF SO LAKE TAHOE**

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Office of the Assessor

## Historical Property Information

Parcel Number: **027-331-04-100**

Property Address: **3576 TAMARACK AVE**

Assessor's information is for assessment and tax purposes only and should not be relied upon for status of development or building purposes.

### Property Description:

Primary Use\*\*: **00, VACANT RES - UP TO 2.5 AC (1-3 UNITS ALLOWED)**

Subdivision Tract Number: **81**

Subdivision Tract Name:

APN Status: **11, Inactive - Non-Taxable**

Reference: **POR L 37**

Tax Rate Area: **002-002**

School District:

Last Appraisal Effective Date: **8/1/1991**

Last Appraisal Reason: **100% CHANGE IN OWNERSHIP**

MPR Card: **027-331-04**

\*\*The **USE** is only reviewed at the time of the last taxable event, and may not be a legal use

### Associated Maps for: **027-331-04-100**

Most Recent Plat: [Assessor's Plat 027-33](#)

Historical Plat: [Historical Plat 027-33](#)

Subdivision Maps: Keller Park: A-102

Keller Park: A-102A

### 2020 - 2021 Taxable Property Values for: **027-331-04-100**

Property	Value
Land	\$10,612
<b>Land Total</b>	<b>\$10,612</b>
<b>Improvement Total</b>	<b>\$0</b>
<b>Personal property Total</b>	<b>\$0</b>
<b>Total Roll</b>	<b>\$10,612</b>
<b>(Exemptions Total)</b>	<b>\$0</b>



Net Roll	\$10,612
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Event List for: 027-331-04-100

Roll	Event Date	Bill Status	Event Status	Seq #	Event Type	Stmt. Status	ID	Tax Bill #	Value
2018	1/1/2018	Inactive	Annual Roll	1	Roll	Pending			\$10,612
2017	1/1/2017	Inactive	Annual Roll	1	Roll	Pending			\$10,612
2016	1/1/2016	Inactive	Annual Roll	1	Roll	Pending			\$10,612
2015	1/1/2015	Inactive	Annual Roll	1	Roll	Pending			\$10,612
2014	1/1/2014	Inactive	Annual Roll	1	Roll	Pending			\$10,612
2013	1/1/2013	Inactive	Annual Roll	1	Roll	Pending			\$10,612
2012	1/1/2012	Inactive	Annual Roll	1	Roll	Pending			\$10,612
2011	1/1/2011	Inactive	Annual Roll	1	Roll	Pending			\$10,612
2010	1/1/2010	Inactive	Annual Roll	1	Roll	Pending			\$10,612
2009	1/1/2009	Inactive	Annual Roll	1	Roll	Pending			\$10,612
2008	1/1/2008	Inactive	Annual Roll	1	Roll	Pending			\$10,612
2007	1/1/2007	Inactive	Annual Roll	1	Roll	Pending			\$10,612
2006	1/1/2006	Inactive	Annual Roll	1	Roll	Pending			\$10,612
2005	1/1/2005	Inactive	Annual Roll	1	Roll	Pending			\$10,612
2004	1/1/2004	Inactive	Annual Roll	1	Roll	Pending			\$10,612
2003	1/1/2003	Inactive	Annual Roll	1	Roll	Pending			\$10,612
2002	1/1/2002	Inactive	Annual Roll	1	Roll	Pending			\$10,612
2001	1/1/2001	Inactive	Annual Roll	1	Roll	Pending			\$10,612
2000	1/1/2000	Inactive	Annual Roll	1	Roll	Pending			\$10,612
1999	1/1/1999	Inactive	Annual Roll	1	Roll	Pending			\$10,612
1998	1/1/1998	Inactive	Annual Roll	1	Roll	Pending			\$10,612
1997	1/1/1997	Inactive	Annual Roll	1	Roll	Pending			\$10,612
1996	3/1/1996	Inactive	Annual Roll	1	Roll	Pending			\$10,612

1995	3/1/1995	Inactive	Annual Roll	1	Roll	Pending			\$10,612
1994	7/1/1994	Inactive Suppl	Not to be billed	1	Change in Ownership	Not_Avl	<a href="#">4301749</a>		
1994	3/1/1994	Active	Annual Roll	1	Roll	Not_Avl			\$10,404
1993	3/1/1993	Active	Annual Roll	1	Roll	Not_Avl			\$10,200
1992	3/1/1992	Active	Annual Roll	1	Roll	Not_Avl			\$10,000
1991	8/1/1991	Active Suppl	Billed	1	Completion of Construction	Not_Avl		401878R	\$10,000
1991	6/24/1991	Active Suppl	Delinquent	1	Change in Ownership	Not_Avl	<a href="#">3578710</a>	401877S	\$160,000
1991	3/1/1991	Active	Annual Roll	1	Roll	Not_Avl			\$114,240
1990	6/24/1991	Active Suppl	Billed	1	Change in Ownership	Not_Avl	<a href="#">3578710</a>	313528S	\$160,000
1990	4/25/1990	Active Suppl	Billed	1	Change in Ownership	Not_Avl	<a href="#">3336699</a>	302554S	\$112,000
1990	3/1/1990	Active	Annual Roll	1	Roll	Pending			\$88,758
1989	4/25/1990	Active Suppl	Billed	1	Change in Ownership	Not_Avl	<a href="#">3336699</a>	216122S	\$112,000
1989	3/1/1989	Active	Annual Roll	1	Roll	Pending			\$87,018
1988	3/1/1988	Active	Annual Roll	1	Roll	Pending			\$85,312

---

Property Characteristics for: **027-331-04-100**

Property Characteristic	Description
Square Foot Range	25,001 sqft - 1.0 Acre
Topography	Level
Ground Cover	Open (Few or no Trees)
Water Source	Public Water Service
Sewer Service	Y
Natural Gas Service	Y
Access Type	County or City Road
Road Type	Asphalt
Architectural Attractiveness	Average
Building Type	Conventional
Building Shape	More Complex - 6 Corners

Construction Type	Wood Frame
Construction Quality	5.0/10
Year Built	1959
Effective Year Built	1959
Approximate Area of Improvements	1264 sqft
Total Units	1
Stories	2.0
First Floor Square Feet	544 sqft
Bedrooms	3
Bathrooms	2.0
Total Rooms	6
Building Design	Single Family Residence
Functional Plan	Average
Building Use	Single Family Residence
Proper Building Use	Yes
Workmanship	Average
Building Condition	Average
Garage Converted To Living Area	No
Book Category Number	2027
Air Conditioner	No
Conformity Code	Average
Current Record Flag	Yes
Miscellaneous Cost	4960

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Parcel Split Background for: **027-331-04-100**

**This Parcel Has No Split Background Records.**

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Related Accounts for: **027-331-04-100**

**This Parcel Has No Related Accounts.**

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Owner Change History for: **027-331-04-100**

**Recorded Document: 1994-4301749**

Record Change Date: 7/1/1994

Effective Owner Change Date: 7/1/1994

Preliminary Change of Ownership: **1994-4301749**

**Recorded Document: 1991-3578710**

Record Change Date: 6/24/1991

Effective Owner Change Date: 6/24/1991

Proposition 13 Appraisal: Yes

Value Change: 100%

Document Transfer Tax: \$176.00

Preliminary Change of Ownership: **1991-3578710**

**Recorded Document: 1990-3336699**

Record Change Date: 4/25/1990

Effective Owner Change Date: 4/25/1990

Proposition 13 Appraisal: Yes

Value Change: 100%

Document Transfer Tax: \$123.20

Preliminary Change of Ownership: **1990-3336699**

**Recorded Document: 1989-3051027**

Record Change Date: 11/22/1988

Effective Owner Change Date: 11/22/1988

Preliminary Change of Ownership: **1989-3051027**

**Recorded Document: 1985-2465702**

Record Change Date: 8/9/1985

Effective Owner Change Date: 8/9/1985

Proposition 13 Appraisal: Yes

Value Change: 100%

Document Transfer Tax: \$45.10

Preliminary Change of Ownership: **1985-2465702**

**Recorded Document: 1985-2437565**

Record Change Date: 5/29/1985

Effective Owner Change Date: 5/28/1985

Proposition 13 Appraisal: Yes

Value Change: 100%

Document Transfer Tax: \$0.00

Preliminary Change of Ownership: **1985-2437565**

**Recorded Document:**

Recorder's Book and Page: 2216-763

Record Change Date: 10/13/1983

Effective Owner Change Date: 10/13/1983

Proposition 13 Appraisal: Yes

Value Change: 100%

Document Transfer Tax: \$47.85

Preliminary Change of Ownership: **1-2216763**

**Recorded Document:**

Recorder's Book and Page: 1529-570

Record Change Date: 8/3/1977

Effective Owner Change Date: 8/3/1977

Preliminary Change of Ownership: **1-1529570**

**Recorded Document:**

Recorder's Book and Page: 0596-535

Record Change Date: 6/18/1962

Effective Owner Change Date: 6/18/1962

Preliminary Change of Ownership: **1-0596535**



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Assessor Parcel Number 02732201100

---

1995-0050764 • B: 04574 P: 511 • GRANT DEED

Recording Date  
**11/06/1995 12:00 AM**

Grantor (2)  
**TURNER VIRGINIA ETAL  
TURNER WILLIAM ETAL**

Grantee  
**CAL ST TAHOE CONSERVANCY**

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Office of the Assessor

## Historical Property Information

Parcel Number: **027-322-01-100**

Property Address: **3590 SPRUCE AVE**

Assessor's information is for assessment and tax purposes only and should not be relied upon for status of development or building purposes.

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### Property Description:

Primary Use\*\*: **00, VACANT RES - UP TO 2.5 AC (1-3 UNITS ALLOWED)**

Subdivision Tract Number: **81**

Subdivision Tract Name:

APN Status: **11, Inactive - Non-Taxable**

Reference: **L 34**

Tax Rate Area: **002-002**

School District:

Last Appraisal Effective Date: **2/1/1975**

Last Appraisal Reason:

MPR Card: **027-322-01**

\*\*The **USE** is only reviewed at the time of the last taxable event, and may not be a legal use

### Associated Maps for: **027-322-01-100**

Most Recent Plat: [Assessor's Plat 027-32](#)

Historical Plat: [Historical Plat 027-32](#)

Subdivision Maps: Keller Park: A-102

Keller Park: A-102A

---

### 2020 - 2021 Taxable Property Values for: **027-322-01-100**

Property	Value
Land	\$8,966
<b>Land Total</b>	<b>\$8,966</b>
<b>Improvement Total</b>	<b>\$0</b>
<b>Personal property Total</b>	<b>\$0</b>
<b>Total Roll</b>	<b>\$8,966</b>
<b>(Exemptions Total)</b>	<b>\$0</b>

Net Roll	\$8,966
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Event List for: 027-322-01-100

Roll	Event Date	Bill Status	Event Status	Seq #	Event Type	Stmt. Status	ID	Tax Bill #	Value
2018	1/1/2018	Inactive	Annual Roll	1	Roll	Pending			\$8,966
2017	1/1/2017	Inactive	Annual Roll	1	Roll	Pending			\$8,966
2016	1/1/2016	Inactive	Annual Roll	1	Roll	Pending			\$8,966
2015	1/1/2015	Inactive	Annual Roll	1	Roll	Pending			\$8,966
2014	1/1/2014	Inactive	Annual Roll	1	Roll	Pending			\$8,966
2013	1/1/2013	Inactive	Annual Roll	1	Roll	Pending			\$8,966
2012	1/1/2012	Inactive	Annual Roll	1	Roll	Pending			\$8,966
2011	1/1/2011	Inactive	Annual Roll	1	Roll	Pending			\$8,966
2010	1/1/2010	Inactive	Annual Roll	1	Roll	Pending			\$8,966
2009	1/1/2009	Inactive	Annual Roll	1	Roll	Pending			\$8,966
2008	1/1/2008	Inactive	Annual Roll	1	Roll	Pending			\$8,966
2007	1/1/2007	Inactive	Annual Roll	1	Roll	Pending			\$8,966
2006	1/1/2006	Inactive	Annual Roll	1	Roll	Pending			\$8,966
2005	1/1/2005	Inactive	Annual Roll	1	Roll	Pending			\$8,966
2004	1/1/2004	Inactive	Annual Roll	1	Roll	Pending			\$8,966
2003	1/1/2003	Inactive	Annual Roll	1	Roll	Pending			\$8,966
2002	1/1/2002	Inactive	Annual Roll	1	Roll	Pending			\$8,966
2001	1/1/2001	Inactive	Annual Roll	1	Roll	Pending			\$8,966
2000	1/1/2000	Inactive	Annual Roll	1	Roll	Pending			\$8,966
1999	1/1/1999	Inactive	Annual Roll	1	Roll	Pending			\$8,966
1998	1/1/1998	Inactive	Annual Roll	1	Roll	Pending			\$8,966
1997	1/1/1997	Inactive	Annual Roll	1	Roll	Pending			\$8,966
1996	3/1/1996	Inactive	Annual Roll	1	Roll	Pending			\$8,966

1995	11/6/1995	Inactive Suppl	Not to be billed	1	Change in Ownership		<a href="#">4574511</a>		
1995	3/1/1995	Active	Annual Roll	1	Roll	1st_Paid		016613	\$8,791
1994	3/1/1994	Active	Annual Roll	1	Roll	Not_Avl			\$8,689
1993	8/24/1993	Inactive Suppl	Not to be billed	1	Change in Ownership	Not_Avl	<a href="#">4089350</a>		
1993	3/1/1993	Active	Annual Roll	1	Roll	Not_Avl			\$8,519
1992	3/1/1992	Active	Annual Roll	1	Roll	Not_Avl			\$8,352
1991	3/1/1991	Active	Annual Roll	1	Roll	Not_Avl			\$8,189
1990	3/1/1990	Active	Annual Roll	1	Roll	Pending			\$8,029
1989	3/1/1989	Active	Annual Roll	1	Roll	Pending			\$7,872
1988	3/1/1988	Active	Annual Roll	1	Roll	Pending			\$7,718

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Property Characteristics for: **027-322-01-100**

Property Characteristic	Description
Square Foot Range	10,001 - 25,000 sqft
Topography	Level
Ground Cover	Spaced Pine Trees
Water Source	Public Water Service
Sewer Service	Y
Natural Gas Service	Y
Access Type	County or City Road
Road Type	Asphalt
Construction Quality	0.0/10
Bedrooms	0
Book Category Number	2027
Air Conditioner	No
Current Record Flag	Yes

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Parcel Split Background for: **027-322-01-100**

**This Parcel Has No Split Background Records.**

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Related Accounts for: **027-322-01-100**

**This Parcel Has No Related Accounts.**

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Owner Change History for: **027-322-01-100**

**Recorded Document: 1996-4574511**

Record Change Date: 11/6/1995

Effective Owner Change Date: 11/6/1995

Preliminary Change of Ownership: **1996-4574511**

**Recorded Document: 1993-4089350**

Record Change Date: 8/24/1993

Effective Owner Change Date: 8/24/1993

Preliminary Change of Ownership: **1993-4089350**

**Recorded Document: 1982-2056486**

Record Change Date: 3/1/1982

Effective Owner Change Date: 3/1/1982, Sequence Number: 2

Preliminary Change of Ownership: **1982-2056486**

**Recorded Document:**

Recorder's Book and Page: 1213-150

Record Change Date: 8/10/1973

Effective Owner Change Date: 8/10/1973

Preliminary Change of Ownership: **1-1213150**

**Recorded Document:**

Recorder's Book and Page: 0452-513

Record Change Date: 11/1/1958

Effective Owner Change Date: 11/1/1958

Preliminary Change of Ownership: **1-0452513**



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Assessor Parcel Number 02733117100

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1983-0027906 • B: 02192 P: 686 • GRANT DEED

Recording Date  
**07/28/1983 12:00 AM**

Grantor (2)  
**GOLETTA TULLIA ETAL**  
**GOLETTA ALEXANDER ETAL**

Grantee  
**USA FOREST SERV**

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Office of the Assessor

## Historical Property Information

Parcel Number: **027-331-17-100**

Property Address:

Assessor's information is for assessment and tax purposes only and should not be relied upon for status of development or building purposes.

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### Property Description:

Primary Use\*\*: **00, VACANT RES - UP TO 2.5 AC (1-3 UNITS ALLOWED)**

Subdivision Tract Number: **81**

Subdivision Tract Name:

APN Status: **11, Inactive - Non-Taxable**

Reference: **RS 32/49/2**

Tax Rate Area: **002-002**

School District:

Last Appraisal Effective Date: **2/1/1975**

Last Appraisal Reason:

MPR Card: **027-331-17**

\*\*The **USE** is only reviewed at the time of the last taxable event, and may not be a legal use

### Associated Maps for: **027-331-17-100**

Most Recent Plat: [Assessor's Plat 027-33](#)

Historical Plat: [Historical Plat 027-33](#)

Subdivision Maps: Keller Park: A-102

Keller Park: A-102A

---

### 2020 - 2021 Taxable Property Values for: **027-331-17-100**

Property	Value
Land Total	\$0
Improvement Total	\$0
Personal property Total	\$0
Total Roll	\$0
(Exemptions Total)	\$0
Net Roll	\$0

Event List for: 027-331-17-100

Roll	Event Date	Bill Status	Event Status	Seq #	Event Type	Stmt. Status	ID	Tax Bill #	Value
2018	1/1/2018	Inactive	Annual Roll	1	Roll	No Bill			\$0
2017	1/1/2017	Inactive	Annual Roll	1	Roll	No Bill			\$0
2016	1/1/2016	Inactive	Annual Roll	1	Roll	No Bill			\$0
2015	1/1/2015	Inactive	Annual Roll	1	Roll	No Bill			\$0
2014	1/1/2014	Inactive	Annual Roll	1	Roll	No Bill			\$0
2013	1/1/2013	Inactive	Annual Roll	1	Roll	No Bill			\$0
2012	1/1/2012	Inactive	Annual Roll	1	Roll	No Bill			\$0
2011	1/1/2011	Inactive	Annual Roll	1	Roll	No Bill			\$0
2010	1/1/2010	Inactive	Annual Roll	1	Roll	No Bill			\$0
2009	1/1/2009	Inactive	Annual Roll	1	Roll	No Bill			\$0
2008	1/1/2008	Inactive	Annual Roll	1	Roll	No Bill			\$0
2007	1/1/2007	Inactive	Annual Roll	1	Roll	No Bill			\$0
2006	1/1/2006	Inactive	Annual Roll	1	Roll	No Bill			\$0
2005	1/1/2005	Inactive	Annual Roll	1	Roll	No Bill			\$0
2004	1/1/2004	Inactive	Annual Roll	1	Roll	No Bill			\$0
2003	1/1/2003	Inactive	Annual Roll	1	Roll	No Bill			\$0
2002	1/1/2002	Inactive	Annual Roll	1	Roll	No Bill			\$0
2001	1/1/2001	Inactive	Annual Roll	1	Roll	No Bill			\$0
2000	1/1/2000	Inactive	Annual Roll	1	Roll	No Bill			\$0
1999	1/1/1999	Inactive	Annual Roll	1	Roll	No Bill			\$0
1998	1/1/1998	Inactive	Annual Roll	1	Roll	No Bill			\$0
1997	1/1/1997	Inactive	Annual Roll	1	Roll	No Bill			\$0
1996	3/1/1996	Inactive	Annual Roll	1	Roll	No Bill			\$0
1995	3/1/1995	Inactive	Annual Roll	1	Roll	No Bill			\$0

1994	3/1/1994	Inactive	Annual Roll	1	Roll	No Bill			\$0
1993	3/1/1993	Inactive	Annual Roll	1	Roll	No Bill			\$0
1992	3/1/1992	Inactive	Annual Roll	1	Roll	No Bill			\$0
1991	3/1/1991	Inactive	Annual Roll	1	Roll	No Bill			\$0
1990	3/1/1990	Inactive	Annual Roll	1	Roll	No Bill			\$0
1989	3/1/1989	Inactive	Annual Roll	1	Roll	No Bill			\$0
1988	3/1/1988	Inactive	Annual Roll	1	Roll	No Bill			\$0

---

Property Characteristics for: **027-331-17-100**

Property Characteristic	Description
Acreage	2.500 ac
Book Category Number	2027
Current Record Flag	Yes

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Parcel Split Background for: **027-331-17-100**

**This Parcel Has No Split Background Records.**

---

Related Accounts for: **027-331-17-100**

**This Parcel Has No Related Accounts.**

---

Owner Change History for: **027-331-17-100**

**Recorded Document:**

Recorder's Book and Page: 2192-686

Record Change Date: 7/28/1983

Effective Owner Change Date: 7/28/1983

Preliminary Change of Ownership: **1-2192686**

**Recorded Document:**

Recorder's Book and Page: 0772-431

Record Change Date: 12/7/1965

Effective Owner Change Date: 12/7/1965

Preliminary Change of Ownership: **1-0772431**



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Assessor Parcel Number 02732102100

---

1998-0009012 • • GRANT DEED

Recording Date  
**02/23/1998 03:37 PM**

Grantor  
**BRITTON PATRICIA ANN**

Grantee (2)  
**BRITTON PATRICIA ANN TR**  
**BRITTON PATRICIA ANN TRUST**

---



Office of the Assessor

## Historical Property Information

Parcel Number: **027-321-02-100**

Property Address: **3591 SPRUCE AVE**

Assessor's information is for assessment and tax purposes only and should not be relied upon for status of development or building purposes.

### Property Description:

Primary Use\*\*: **00, VACANT RES - UP TO 2.5 AC (1-3 UNITS ALLOWED)**

Subdivision Tract Number: **81**

Subdivision Tract Name:

APN Status: **00, Active**

Reference: **L 35**

Tax Rate Area: **002-002**

School District:

Last Appraisal Effective Date: **2/1/1975**

Last Appraisal Reason:

MPR Card: **027-321-02**

\*\*The **USE** is only reviewed at the time of the last taxable event, and may not be a legal use

### Associated Maps for: **027-321-02-100**

Most Recent Plat: [Assessor's Plat 027-32](#)

Historical Plat: [Historical Plat 027-32](#)

Subdivision Maps: Keller Park: A-102

Keller Park: A-102A

### 2020 - 2021 Taxable Property Values for: **027-321-02-100**

Property	Value
Land	\$12,957
<b>Land Total</b>	<b>\$12,957</b>
<b>Improvement Total</b>	<b>\$0</b>
<b>Personal property Total</b>	<b>\$0</b>
<b>Total Roll</b>	<b>\$12,957</b>
<b>(Exemptions Total)</b>	<b>\$0</b>

Net Roll	\$12,957
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Event List for: 027-321-02-100

Roll	Event Date	Bill Status	Event Status	Seq #	Event Type	Stmt. Status	ID	Tax Bill #	Value
2018	1/1/2018	Active	Annual Roll	1	Roll	Pending			\$12,957
2017	1/1/2017	Active	Annual Roll	1	Roll	Paid		016641	\$12,703
2016	1/1/2016	Active	Annual Roll	1	Roll	Paid		016642	\$12,454
2015	1/1/2015	Active	Annual Roll	1	Roll	Paid		016646	\$12,268
2014	1/1/2014	Active	Annual Roll	1	Roll	Paid		016677	\$12,029
2013	1/1/2013	Active	Annual Roll	1	Roll	Paid		016672	\$11,976
2012	1/1/2012	Active	Annual Roll	1	Roll	Paid		016672	\$11,742
2011	1/1/2011	Active	Annual Roll	1	Roll	Paid		016683	\$11,512
2010	1/1/2010	Active	Annual Roll	1	Roll	Paid		016683	\$11,427
2009	1/1/2009	Active	Annual Roll	1	Roll	Paid		016682	\$11,455
2008	1/1/2008	Active	Annual Roll	1	Roll	Paid		016673	\$11,231
2007	1/1/2007	Active	Annual Roll	1	Roll	Paid		016669	\$11,011
2006	1/1/2006	Active	Annual Roll	1	Roll	Paid		016544	\$10,796
2005	1/1/2005	Active	Annual Roll	1	Roll	Paid		016539	\$10,585
2004	1/1/2004	Active	Annual Roll	1	Roll	Paid		016537	\$10,378
2003	1/1/2003	Active	Annual Roll	1	Roll	Paid		016531	\$10,189
2002	1/1/2002	Active	Annual Roll	1	Roll	Paid		016527	\$9,990
2001	1/1/2001	Active	Annual Roll	1	Roll	Paid		016536	\$9,795
2000	1/1/2000	Active	Annual Roll	1	Roll	Paid		016551	\$9,603
1999	1/1/1999	Active	Annual Roll	1	Roll	Paid		016525	\$9,415
1998	2/23/1998	Inactive Suppl	Not to be billed	1	Change in Ownership		<a href="#">0009012</a>		
1998	1/1/1998	Active	Annual Roll	1	Roll	Paid		016576	\$9,245
1997	2/23/1998	Inactive Suppl	Not to be billed	1	Change in Ownership		<a href="#">0009012</a>		

1997	1/1/1997	Active	Annual Roll	1	Roll	Paid		016583	\$9,064
1996	3/1/1996	Active	Annual Roll	1	Roll	Paid		016611	\$8,887
1995	3/1/1995	Active	Annual Roll	1	Roll	Paid		016605	\$8,791
1994	3/1/1994	Active	Annual Roll	1	Roll	Not_Avl			\$8,689
1993	8/12/1993	Inactive Suppl	Not to be billed	1	Change in Ownership	Not_Avl	<a href="#">4297755</a>		
1993	3/1/1993	Active	Annual Roll	1	Roll	Not_Avl			\$8,519
1992	3/1/1992	Active	Annual Roll	1	Roll	Not_Avl			\$8,352
1991	3/1/1991	Active	Annual Roll	1	Roll	Not_Avl			\$8,189
1990	3/1/1990	Active	Annual Roll	1	Roll	Pending			\$8,029
1989	3/1/1989	Active	Annual Roll	1	Roll	Pending			\$7,872
1988	3/1/1988	Active	Annual Roll	1	Roll	Pending			\$7,718

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Property Characteristics for: **027-321-02-100**

Property Characteristic	Description
Square Foot Range	10,001 - 25,000 sqft
Topography	Gentle Slope
Ground Cover	Spaced Pine Trees
Water Source	Public Water Service
Sewer Service	Y
Natural Gas Service	Y
Access Type	County or City Road
Road Type	Asphalt
Construction Quality	0.0/10
Bedrooms	0
Book Category Number	2027
Air Conditioner	No
Current Record Flag	Yes

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Parcel Split Background for: **027-321-02-100**

**This Parcel Has No Split Background Records.**

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Related Accounts for: **027-321-02-100**

**This Parcel Has No Related Accounts.**

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Owner Change History for: **027-321-02-100**

**Recorded Document: 1998-0009012**

Record Change Date: 2/23/1998

Effective Owner Change Date: 2/23/1998

Preliminary Change of Ownership: **1998-0009012**

**Recorded Document: 1994-4297755**

Record Change Date: 6/27/1994

Effective Owner Change Date: 8/12/1993

Preliminary Change of Ownership: **1994-4297755**

**Recorded Document:**

Recorder's Book and Page: 0748-129

Record Change Date: 7/1/1965

Effective Owner Change Date: 7/1/1965

Preliminary Change of Ownership: **1-0748129**



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Assessor Parcel Number 02732218100

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1999-0077664 • • GRANT DEED

Recording Date  
**12/22/1999 01:09 PM**

Grantor (2)  
**EDWARDS DARRELL**  
**EDWARDS DONNA**

Grantee (2)  
**LAWTON BRAD**  
**LAWTON ROSEMARY**

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Office of the Assessor

## Historical Property Information

Parcel Number: **027-322-18-100**

Property Address: **3593 TERRY LN**

Assessor's information is for assessment and tax purposes only and should not be relied upon for status of development or building purposes.

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### Property Description:

Primary Use\*\*: **00, VACANT RES - UP TO 2.5 AC (1-3 UNITS ALLOWED)**

Subdivision Tract Number: **81**

Subdivision Tract Name:

APN Status: **00, Active**

Reference: **L 33**

Tax Rate Area: **002-002**

School District:

Last Appraisal Effective Date: **12/22/1999**

Last Appraisal Reason: **100% CHANGE IN OWNERSHIP**

MPR Card: **027-322-18**

\*\*The **USE** is only reviewed at the time of the last taxable event, and may not be a legal use

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### Associated Maps for: **027-322-18-100**

Most Recent Plat: [Assessor's Plat 027-32](#)

Historical Plat: [Historical Plat 027-32](#)

Subdivision Maps: Keller Park: A-102

Keller Park: A-102A

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### 2020 - 2021 Taxable Property Values for: **027-322-18-100**

Property	Value
Land	\$14,846
<b>Land Total</b>	<b>\$14,846</b>
<b>Improvement Total</b>	<b>\$0</b>
<b>Personal property Total</b>	<b>\$0</b>
<b>Total Roll</b>	<b>\$14,846</b>
<b>(Exemptions Total)</b>	<b>\$0</b>

Net Roll	\$14,846
----------	----------

Event List for: 027-322-18-100

Roll	Event Date	Bill Status	Event Status	Seq #	Event Type	Stmt. Status	ID	Tax Bill #	Value
2018	1/1/2018	Active	Annual Roll	1	Roll	Pending			\$14,846
2017	1/1/2017	Active	Annual Roll	1	Roll	Paid		016651	\$14,555
2016	1/1/2016	Active	Annual Roll	1	Roll	Paid		016652	\$14,270
2015	1/1/2015	Active	Annual Roll	1	Roll	Paid		016656	\$14,056
2014	1/1/2014	Active	Annual Roll	1	Roll	Paid		016687	\$13,782
2013	1/1/2013	Active	Annual Roll	1	Roll	Paid		016682	\$13,721
2012	1/1/2012	Active	Annual Roll	1	Roll	Paid		016682	\$13,452
2011	1/1/2011	Active	Annual Roll	1	Roll	Paid		016693	\$13,189
2010	1/1/2010	Active	Annual Roll	1	Roll	Paid		016693	\$13,092
2009	1/1/2009	Active	Annual Roll	1	Roll	Paid		016692	\$13,124
2008	1/1/2008	Active	Annual Roll	1	Roll	Paid		016683	\$12,867
2007	1/1/2007	Active	Annual Roll	1	Roll	Paid		016679	\$12,615
2006	1/1/2006	Active	Annual Roll	1	Roll	Paid		016554	\$12,368
2005	1/1/2005	Active	Annual Roll	1	Roll	Paid		016549	\$12,126
2004	1/1/2004	Active	Annual Roll	1	Roll	Paid		016547	\$11,889
2003	1/1/2003	Active	Annual Roll	1	Roll	Paid		016541	\$11,672
2002	1/1/2002	Active	Annual Roll	1	Roll	Paid		016537	\$11,444
2001	1/1/2001	Active	Annual Roll	1	Roll	Paid		016546	\$11,220
2000	1/1/2000	Active	Annual Roll	1	Roll	Paid		016561	\$11,000
1999	12/22/1999	Active Suppl	Billed	1	Change in Ownership	Paid	<a href="#">0077664</a>	307598S	\$11,000
1999	1/1/1999	Active	Annual Roll	1	Roll	Paid		016535	\$8,533
1998	10/22/1998	Inactive Suppl	Not to be billed	1	Change in Ownership		<a href="#">0061348</a>		
1998	1/1/1998	Active	Annual Roll	1	Roll	Paid		016586	\$8,379

1997	1/1/1997	Active	Annual Roll	1	Roll	Paid		016593	\$8,215
1996	3/1/1996	Active	Annual Roll	1	Roll	Paid		016621	\$8,054
1995	3/1/1995	Active	Annual Roll	1	Roll	Paid		016616	\$7,966
1994	3/1/1994	Active	Annual Roll	1	Roll	Not_Avl			\$7,873
1993	3/1/1993	Active	Annual Roll	1	Roll	Not_Avl			\$7,719
1992	10/8/1992	Inactive Suppl	Not to be billed	1	Change in Ownership	Not_Avl	<a href="#">3879335</a>		
1992	4/22/1992	Inactive Suppl	Not to be billed	1	Change in Ownership	Not_Avl	<a href="#">3768675</a>		
1992	3/1/1992	Active	Annual Roll	1	Roll	Not_Avl			\$7,568
1991	4/22/1992	Inactive Suppl	Not to be billed	1	Change in Ownership	Not_Avl	<a href="#">3768675</a>		
1991	3/1/1991	Active	Annual Roll	1	Roll	Not_Avl			\$7,420
1990	3/1/1990	Active	Annual Roll	1	Roll	Pending			\$7,275
1989	3/1/1989	Active	Annual Roll	1	Roll	Pending			\$7,133
1988	3/1/1988	Active	Annual Roll	1	Roll	Pending			\$6,994

---

Property Characteristics for: **027-322-18-100**

Property Characteristic	Description
Square Foot Range	10,001 - 25,000 sqft
Topography	Level
Irregular Lot	Y
Ground Cover	Spaced Pine Trees
Water Source	Public Water Service
Sewer Service	Y
Natural Gas Service	Y
Access Type	County or City Road
Road Type	Asphalt
Construction Quality	0.0/10
Bedrooms	0
Book Category Number	2027

Air Conditioner	No
Current Record Flag	Yes

---

Parcel Split Background for: **027-322-18-100**

**This Parcel Has No Split Background Records.**

---

Related Accounts for: **027-322-18-100**

**This Parcel Has No Related Accounts.**

---

Owner Change History for: **027-322-18-100**

**Recorded Document: 1999-0077664**

Record Change Date: 12/22/1999

Effective Owner Change Date: 12/22/1999

Proposition 13 Appraisal: Yes

Value Change: 100%

Document Transfer Tax: \$12.10

Preliminary Change of Ownership: **1999-0077664**

**Recorded Document: 1998-0061348**

Record Change Date: 10/22/1998

Effective Owner Change Date: 10/22/1998

Preliminary Change of Ownership: **1998-0061348**

**Recorded Document: 1992-3879335**

Record Change Date: 10/8/1992

Effective Owner Change Date: 10/8/1992

Preliminary Change of Ownership: **1992-3879335**

**Recorded Document: 1992-3768675**

Record Change Date: 4/22/1992

Effective Owner Change Date: 4/22/1992

Preliminary Change of Ownership: **1992-3768675**

**Recorded Document: 1989-3155537**

Record Change Date: 6/23/1989

Effective Owner Change Date: 6/23/1989

Preliminary Change of Ownership: **1989-3155537**

**Recorded Document:**

Recorder's Book and Page: 1335-715

Record Change Date: 7/25/1975

Effective Owner Change Date: 7/25/1975

Preliminary Change of Ownership: **1-1335715**

**Recorded Document:**

Recorder's Book and Page: 1115-500

Record Change Date: 4/7/1972

Effective Owner Change Date: 4/7/1972

Preliminary Change of Ownership: **1-1115500**

**Recorded Document:**

Recorder's Book and Page: 1072-155

Record Change Date: 8/10/1971

Effective Owner Change Date: 8/10/1971

Preliminary Change of Ownership: **1-1072155**



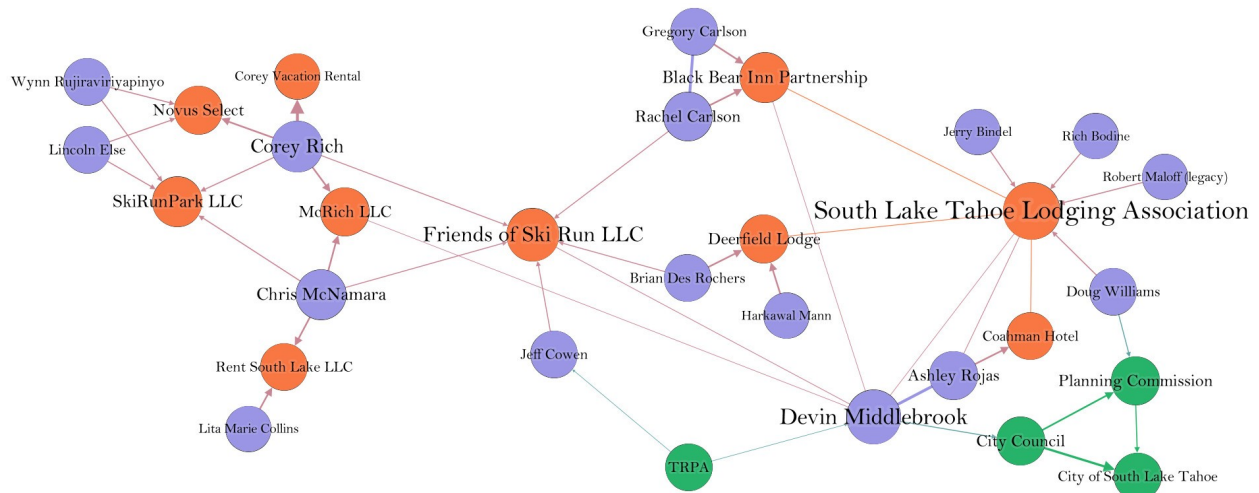
## APPENDIX B:

### Actors Are Not Neighborhood Residents<sup>16</sup>

This appendix provides *prima facie* evidence in support of the assertion that SkiRunLLC is a front for an outside syndicate of lodging and business owners.

Rachel Carlson owns the Black Bear Lodge and is a marketer for Vail Corporation. Black Bear Lodge is directly across the street from the SkiRunPark LLC parcel. Chris McNamara and Corey Rich are the directors of “McRich,” a Wyoming corporation, and “Novus Select,” a Maine Corporation which own property on Ski Run. Moreover, McNamara and Rich are also heavily invested in a socially irresponsible sector of the tourist lodging industry, as owners of “Rent South Lake LLC” and “Corey Vacation Rental” which together manage nearly a dozen VHR’s and properties on the Tahoe south shore and contribute to the housing crisis.

#### Social Network Diagram of “SkiRunPark” Actors:



The dense connections surrounding “SkiRunPark” which are all linked to tourist lodging interests cannot be emphasized enough. SkiRunPark is a dangerous lodging amenity not an organic want by the local neighborhood.

<sup>16</sup> This information is required by federal and state law to be public information pursuant to: 15 U.S.C. §§ 77f(d) & 77aa(4)-(6); Corporations Code §§ 204(c), 1502(a)(2), 2117(a)(2), 2603(c), 6210(a)(2), 7132(c)(1), 8210(a)(2), 12570(a)(2), 16309(a), 16953(a)(4), 16959(a)(1), 17702.09(a)(5), & 18200(b); Business and Professions Code §§ 17910, 17913(b)(3), 17917, & 17923(b)(4); Revenue and Tax Code §§ 109, 327, 602, & 1602; Government Code §§ 27233, 27280.5, & 27297.5; Civil Code §§ 1213 & 2934; 18 CCR §§ 252 & 266; TRPA Code of Ordinances §§ 6.2, 6.4.2, 6.5.2, & Rules of Procedure § 15.2 (cities must enforce TRPA ordinances pertaining to the public nature of TRPA records pursuant to Government Code §§ 67102 & 67106).

The McRich corporation has the deed for “1111 Ski Run Boulevard,”

Assessor Parcel Number		02713512100
2016-0014363 • • GRANT DEED		
Recording Date 04/07/2016 12:02 PM	Grantor (2) BITTNER HOWARD BITTNER MARY	Grantee MCRICH LLC

But is nominally registered to a token office in tax-free, Wyoming:<sup>17</sup>

1. Limited Liability Company Name (Enter the exact name of the LLC. If you registered in California using an alternate name, <a href="#">see instructions.</a> )			
MCRICH LLC			
2. 12-Digit Secretary of State File Number 201703111009		3. State, Foreign Country or Place of Organization (only if formed outside of California) WYOMING	
4. Business Addresses			
a. Street Address of Principal Office - Do not list a P.O. Box 1620 Central Ave, STE 202	City (no abbreviations) Cheyenne	State WY	Zip Code 82001
b. Mailing Address of LLC, if different than item 4a PO BOX 11790	City (no abbreviations) ZEPHYR COVE	State NV	Zip Code 89448
c. Street Address of California Office, if Item 4a is not in California - Do not list a P.O. Box 1111 Ski Run	City (no abbreviations) south lake tahoe	State CA	Zip Code 96150

Chris McNamara’s and Corey Rich’s “**Rent South Lake LLC**” and “Corey Vacation Rental” own and manage the following constellation of South Lake Tahoe parcels:

El Dorado County: 025-691-002, 025-813-012,<sup>18</sup> 033-693-007, 033-703-010

Douglas County: 1318-15-311-002, 1318-15-711-020, 1318-23-213-009

They also own: 027-135-012, 027-135-028, 027-135-029

<sup>17</sup> McRich LLC shares its “Suite 202” headquarters office with “AAA Corporate Services,” the latter of which generates “corporations in a box” for use as Wyoming tax shelters.

<sup>18</sup> Corey Rich registered “2259 Rimrock Trail” as his principle place of business under a fictitious business filing with the county, FB2016-1312, as was required by Business & Professions Code § 17910. However, he apparently did not immediately publish notice in the local newspaper—once a week for four successive weeks—as required by §§ 17913 & 17917, and grant deed number “2018-0011787” shows he then transferred his name from the registered property in 2018.

It is also important to observe McNamara directly runs “Rent South Lake LLC:”

<b>1. Limited Liability Company Name</b> (Enter the exact name of the LLC. If you registered in California using an alternate name, <a href="#">see instructions</a> .)			
RENT SOUTH LAKE, LLC			
<b>2. 12-Digit Secretary of State File Number</b>		<b>3. State, Foreign Country or Place of Organization</b> (only if formed outside of California)	
200807510156		CALIFORNIA	
<b>4. Business Addresses</b>			
a. Street Address of Principal Office - Do not list a P.O. Box		City (no abbreviations)	State Zip Code
2478 Alice Lake Road		South Lake Tahoe	CA 96150
b. Mailing Address of LLC, if different than item 4a		City (no abbreviations)	State Zip Code
PO Box 11790		ZEPHYR COVE	NV 89448
c. Street Address of California Office, if Item 4a is not in California - Do not list a P.O. Box		City (no abbreviations)	State Zip Code
2478 Alice Lake Road		south lake tahoe	CA 96150
<b>5. Manager(s) or Member(s)</b> <small>If no <b>managers</b> have been appointed or elected, provide the name and address of each <b>member</b>. At least one name <b>and</b> address must be listed. If the manager/member is an individual, complete Items 5a and 5c (leave Item 5b blank). If the manager/member is an entity, complete Items 5b and 5c (leave Item 5a blank). Note: The LLC cannot serve as its own manager or member. If the LLC has additional managers/members, enter the name(s) and addresses on Form LLC-12A (<a href="#">see instructions</a>).</small>			
a. First Name, if an individual - Do not complete Item 5b	Middle Name	Last Name	Suffix
Chris		McNamara	chris

He rents out the many houses that are deeded in his name, and even goes so far as to transfer the Corporation’s assets to himself which allows him to keep two sets of books for the same transaction. He is directing a corporation to deal with himself in a personal capacity!:

---

Assessor Parcel Number	02569102100
------------------------	-------------

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2014-0040151 • • GRANT DEED

Recording Date	Grantor	Grantee
10/07/2014 08:02 AM	RENT SOUTH LAKE LLC	MCMAMARA CHRIS

---

The utter hypocrisy of McNamara and Rich’s environmentally and socially irresponsible adverse impacts created by their lucrative VHR businesses cannot be overstated. McNamara and Rich have been masters of branding and selling themselves to the public as stewards of environmental and social justice, all the while contributing to environmental degradation and social injustice for profit! The dozen or so parcels they hoard could be housing the very distressed locals trying to live the dream they have been selling, but instead are driving up the housing market and causing dangerous pressure to develop our scenic corridors and sensitive meadow lands to solve this contrived shortage.

Rachel Carlson owns the Black Bear Inn property across the street:

---

Assessor Parcel Number		02732220100
2017-0010453 • • GRANT DEED		
Recording Date <b>03/15/2017 01:19 PM</b>	Grantor <b>BLACK BEAR INN PTN GEN PTN</b>	Grantee (2) <b>CARLSON GREGORY R CARLSON RACHEL</b>

---

The Deerfield Lodge, which is a fictitious business name for Oakley Investments LLC<sup>19</sup> out of Granite Bay, CA, is also located across the street (APN 027-322-019):

---

Assessor Parcel Number		02732219100
2018-0008452 • • GRANT DEED		
Recording Date <b>03/07/2018 02:38 PM</b>	Grantor <b>TAHOE HOTEL PROJECT LLC</b>	Grantee <b>OAKLEY INVESTMENTS LLC</b>

---

The Deerfield Lodge's 1200 Ski Run Boulevard address is registered as the address of record for the founding director of "Friends of Ski Run."<sup>20</sup>

The name and address in the State of California of this corporation's initial agent for service of process is:

Friends of Ski Run  
Attn: Brian Des Rochers  
~~PO Box 16745~~ 1200 Ski Run Blvd  
South Lake Tahoe, CA 96150

What we really have here is a bunch of tourist lodging hucksters, trying to squeeze every dollar they can out of Lake Tahoe and locals, without any care to the proverbial "trail of dead bodies" they leave behind in the aftermath.

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<sup>19</sup> See El Dorado County Recorded document FB2018-0239.

<sup>20</sup> See "Friends of Ski Run LLC," Articles of Organization, p. 1.



# California Secretary of State Electronic Filing



## LLC Registration – Articles of Organization

---

Entity Name:

Entity (File) Number:

File Date:

Entity Type: Domestic LLC

Jurisdiction: California

---

### Detailed Filing Information

1. Entity Name:

2. Business Addresses:

a. Initial Street Address of  
Designated Office in California:

b. Initial Mailing Address:

3. Agent for Service of Process:

4. Management Structure:

5. Purpose Statement:

The purpose of the limited liability company is to engage in any lawful act or activity for which a limited liability company may be organized under the California Revised Uniform Limited Liability Company Act.

Electronic Signature:

The organizer affirms the information contained herein is true and correct.

Organizer:



**Secretary of State**  
**Statement of Information**  
(Limited Liability Company)

**LLC-12**

21-C65010

**FILED**

In the office of the Secretary of State  
of the State of California

MAY 24, 2021

**IMPORTANT** — [Read instructions](#) before completing this form.

**Filing Fee – \$20.00**

**Copy Fees** – First page \$1.00; each attachment page \$0.50;  
Certification Fee - \$5.00 plus copy fees

**This Space For Office Use Only**

**1. Limited Liability Company Name** (Enter the exact name of the LLC. If you registered in California using an alternate name, [see instructions](#).)

SKIRUNPARK LLC

**2. 12-Digit Secretary of State File Number**

202112310355

**3. State, Foreign Country or Place of Organization** (only if formed outside of California)

CALIFORNIA

**4. Business Addresses**

a. Street Address of Principal Office - Do not list a P.O. Box

1111 Ski Run Blvd.

City (no abbreviations)

South Lake Tahoe

State

CA

Zip Code

96150

b. Mailing Address of LLC, if different than item 4a

1111 Ski Run Blvd.

City (no abbreviations)

South Lake Tahoe

State

CA

Zip Code

96150

c. Street Address of California Office, if Item 4a is not in California - Do not list a P.O. Box

1111 Ski Run Blvd.

City (no abbreviations)

South Lake Tahoe

State

CA

Zip Code

96150

**5. Manager(s) or Member(s)**

If no **managers** have been appointed or elected, provide the name and address of each **member**. At least one name **and** address must be listed. If the manager/member is an individual, complete Items 5a and 5c (leave Item 5b blank). If the manager/member is an entity, complete Items 5b and 5c (leave Item 5a blank). Note: The LLC cannot serve as its own manager or member. If the LLC has additional managers/members, enter the name(s) and addresses on Form LLC-12A ([see instructions](#)).

a. First Name, if an individual - Do not complete Item 5b

Corey

Middle Name

Last Name

Rich

Suffix

b. Entity Name - Do not complete Item 5a

c. Address

1111 Ski Run Blvd.

City (no abbreviations)

South Lake Tahoe

State

CA

Zip Code

96150

**6. Service of Process** (Must provide either Individual **OR** Corporation.)

**INDIVIDUAL** – Complete Items 6a and 6b only. Must include agent's full name and California street address.

a. California Agent's First Name (if agent is **not** a corporation)

Corey

Middle Name

Last Name

Rich

Suffix

b. Street Address (if agent is **not** a corporation) - **Do not enter a P.O. Box**

1111 Ski Run Blvd.

City (no abbreviations)

South Lake Tahoe

State

CA

Zip Code

96150

**CORPORATION** – Complete Item 6c only. Only include the name of the registered agent Corporation.

c. California Registered Corporate Agent's Name (if agent is a corporation) – Do not complete Item 6a or 6b

**7. Type of Business**

a. Describe the type of business or services of the Limited Liability Company

Real estate development

**8. Chief Executive Officer, if elected or appointed**

a. First Name

Middle Name

Last Name

Suffix

b. Address

City (no abbreviations)

State

Zip Code

**9. The Information contained herein, including any attachments, is true and correct.**

05/24/2021

Date

Marissa Fox

Type or Print Name of Person Completing the Form

Attorney

Title

Signature

**Return Address (Optional)** (For communication from the Secretary of State related to this document, or if purchasing a copy of the filed document enter the name of a person or company and the mailing address. This information will become public when filed. [SEE INSTRUCTIONS](#) BEFORE COMPLETING.)

Name: [ ]

Company:

Address:

City/State/Zip: [ ]





**Attachment to  
Statement of Information  
(Limited Liability Company)**

**LLC-12A  
Attachment**

21-C65010

**A. Limited Liability Company Name**

SKIRUNPARK LLC

This Space For Office Use Only

**B. 12-Digit Secretary of State File Number**

202112310355

**C. State or Place of Organization** (only if formed outside of California)

CALIFORNIA

**D. List of Additional Manager(s) or Member(s)** - If the manager/member is an individual, enter the individual's name and address. If the manager/member is an entity, enter the entity's name and address. Note: The LLC cannot serve as its own manager or member.

First Name Christopher	Middle Name	Last Name McNamara	Suffix
Entity Name			
Address 1111 Ski Run Blvd.	City (no abbreviations) South Lake Tahoe	State CA	Zip Code 96150
First Name Wynn	Middle Name	Last Name Rujiraviriyapinyo	Suffix
Entity Name			
Address 1111 Ski Run Blvd.	City (no abbreviations) South Lake Tahoe	State CA	Zip Code 96150
First Name Lincoln	Middle Name	Last Name Else	Suffix
Entity Name			
Address 1111 Ski Run Blvd.	City (no abbreviations) South Lake Tahoe	State CA	Zip Code 96150
First Name	Middle Name	Last Name	Suffix
Entity Name			
Address	City (no abbreviations)	State	Zip Code
First Name	Middle Name	Last Name	Suffix
Entity Name			
Address	City (no abbreviations)	State	Zip Code
First Name	Middle Name	Last Name	Suffix
Entity Name			
Address	City (no abbreviations)	State	Zip Code
First Name	Middle Name	Last Name	Suffix
Entity Name			
Address	City (no abbreviations)	State	Zip Code
First Name	Middle Name	Last Name	Suffix
Entity Name			
Address	City (no abbreviations)	State	Zip Code

---

Assessor Parcel Number	02732220100
------------------------	-------------

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2017-0010453 • • GRANT DEED

Recording Date

**03/15/2017 01:19 PM**

Grantor

**BLACK BEAR INN PTN GEN PTN**

Grantee (2)

**CARLSON GREGORY R  
CARLSON RACHEL**

---



Office of the Assessor

## Historical Property Information

Parcel Number: **027-322-20-100**

Property Address: **1202 SKI RUN BLVD**

Assessor's information is for assessment and tax purposes only and should not be relied upon for status of development or building purposes.

---

### Property Description:

Primary Use\*\*: **33, MOTEL**

Subdivision Tract Number: **81**

Subdivision Tract Name:

APN Status: **00, Active**

Reference: **L 5 6 10 15**

Tax Rate Area: **002-002**

School District:

Last Appraisal Effective Date: **3/15/2017**

Last Appraisal Reason: **100% CHANGE IN OWNERSHIP**

MPR Card: **027-322-20**

\*\*The **USE** is only reviewed at the time of the last taxable event, and may not be a legal use

### Associated Maps for: **027-322-20-100**

**Most Recent Plat:** [Assessor's Plat 027-32](#)

**Historical Plat:** [Historical Plat 027-32](#)

**Subdivision Maps:** Keller Park: A-102

Keller Park: A-102A

---

### 2020 - 2021 Taxable Property Values for: **027-322-20-100**

Property	Value
Land	\$561,000
<b>Land Total</b>	<b>\$561,000</b>
Improvement Structures	\$2,397,000
Improvement Fixed equipment	\$6,522
<b>Improvement Total</b>	<b>\$2,403,522</b>
Personal property Business	\$74,096
<b>Personal property Total</b>	<b>\$74,096</b>

Total Roll	\$3,038,618
(Exemptions Total)	\$0
Net Roll	\$3,038,618

Event List for: 027-322-20-100

Roll	Event Date	Bill Status	Event Status	Seq #	Event Type	Stmt. Status	ID	Tax Bill #	Value
2018	1/1/2018	Active	Annual Roll	1	Roll	Pending			\$2,964,522
2017	3/15/2017	Active Suppl	Billed	1	Change in Ownership	Paid	<a href="#">0010453</a>	310529S	\$2,900,000
2017	1/1/2017	Active	Annual Roll	1	Roll	Paid		016653	\$1,854,547
2016	3/15/2017	Active Suppl	Billed	1	Change in Ownership	Paid	<a href="#">0010453</a>	221651S	\$2,900,000
2016	1/1/2016	Active	Annual Roll	1	Roll	Paid		016654	\$1,818,185
2015	1/1/2015	Active	Annual Roll	1	Roll	Paid		016658	\$1,790,877
2014	1/1/2014	Active	Annual Roll	1	Roll	Paid		016689	\$1,755,798
2013	1/1/2013	Active	Annual Roll	1	Roll	Paid		016684	\$1,747,865
2012	1/1/2012	Active	Annual Roll	1	Roll			804885	\$1,713,594
2012	1/1/2012	Replaced by Corrected bill	Been Corrected	1	Roll	Paid		016684	\$1,713,594
2011	1/1/2011	Active	Annual Roll	1	Roll	Paid		016695	\$1,679,995
2010	1/1/2010	Active	Annual Roll	1	Roll	Paid		016695	\$1,667,440
2009	1/1/2009	Active	Annual Roll	1	Roll	Paid		016694	\$1,671,404
2008	1/1/2008	Active	Annual Roll	1	Roll	Paid		016685	\$1,638,633
2007	1/1/2007	Active	Annual Roll	1	Roll	Paid		016681	\$1,606,504
2006	1/1/2006	Active	Annual Roll	1	Roll	Paid		016556	\$1,575,005
2005	1/1/2005	Active	Annual Roll	1	Roll	Paid		016551	\$1,544,124
2004	1/1/2004	Active	Annual Roll	1	Roll	Paid		016549	\$1,513,848
2003	1/1/2003	Active	Annual Roll	1	Roll	Paid		016543	\$1,486,103
2002	1/1/2002	Active	Annual Roll	1	Roll	Paid		016539	\$1,456,965

2001	1/1/2001	Active	Annual Roll	1	Roll			800041	\$1,428,398
2001	1/1/2001	Replaced by Corrected bill	Been Corrected	1	Roll	Paid		016548	\$1,428,398
2000	8/29/2000	Active Suppl	Billed	1	Completion of Construction	Paid	<a href="#">S980193</a>	412667S	\$1,407,999
2000	1/1/2000	Active	Annual Roll	1	Roll	Paid		016563	\$1,025,099
1999	3/5/1999	Active Suppl	Billed	1	Completion of Construction	Paid	<a href="#">S980094</a>	309411S	\$1,005,000
1999	1/1/1999	Active	Annual Roll	1	Roll	Paid		016537	\$872,446
1998	3/5/1999	Active Suppl	Billed	1	Completion of Construction	Paid	<a href="#">S980094</a>	217128S	\$1,001,599
1998	9/28/1998	Inactive Suppl	Not to be billed	1	Change in Ownership		<a href="#">0056172</a>		
1998	1/1/1998	Active	Annual Roll	1	Roll	Paid		016588	\$169,065
1997	1/1/1997	Active	Annual Roll	1	Roll	Paid		016595	\$165,750
1996	3/1/1996	Active	Annual Roll	1	Roll	Paid		016623	\$162,500
1995	10/17/1995	Inactive Suppl	Not to be billed	3	Change in Ownership		<a href="#">4569611</a>		
1995	10/17/1995	Active Suppl	Billed	2	Change in Ownership	Paid	<a href="#">4562401</a>	204679S	\$162,500
1995	10/17/1995	Inactive Suppl	Not to be billed	1	Change in Ownership		<a href="#">4562400</a>		
1995	3/1/1995	Active	Annual Roll	1	Roll	Paid		016618	\$131,321
1994	3/1/1994	Active	Annual Roll	1	Roll	Not_Avl			\$129,778
1993	3/1/1993	Active	Annual Roll	1	Roll	Not_Avl			\$127,234
1992	3/1/1992	Active	Annual Roll	1	Roll	Not_Avl			\$124,740
1991	3/1/1991	Active	Annual Roll	1	Roll	Not_Avl			\$122,295
1990	3/1/1990	Active	Annual Roll	1	Roll	Pending			\$119,898
1989	3/1/1989	Active	Annual Roll	1	Roll	Pending			\$117,548
1988	3/1/1988	Active	Annual Roll	1	Roll	Pending			\$115,244

Property Characteristics for: **027-322-20-100**

Property Characteristic	Description
Acreage	1.100 ac

Lot Depth	330 ft
Lot Width	145 ft
Square Foot Range	1.01 - 2.5 Acres
Living Area	47850 sqft
Year Built	1999
Effective Year Built	2000
Approximate Area of Improvements	8297 sqft
Total Units	9
Useable Living Area	47850 sqft
Bedrooms	11
Bathrooms	10.5
Bathrooms on First Floor	7.5
Bathrooms on Second Floor	3.0
Building Design	Lodge
Building Use	Lodge
Building Condition	Good
Garages	2
Garage Stalls	2
Book Category Number	2027
Cost Table Year	0199
Current Record Flag	Yes

---

Parcel Split Background for: **027-322-20-100**

**This Parcel Has No Split Background Records.**

---

Related Accounts for: **027-322-20-100**

Account Number	Property Type	Status
<a href="#">1-097-000-0170</a>	Business	Active
<a href="#">1-097-000-0170</a>	Business	Inactive
<a href="#">1-097-000-0490</a>	Business	Active, Non-Billable



<a href="#">2-004-646-0040</a>	Boat	Active
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---

Owner Change History for: **027-322-20-100**

**Recorded Document: 2017-0010453**

Record Change Date: 3/15/2017

Effective Owner Change Date: 3/15/2017

Proposition 13 Appraisal: Yes

Value Change: 100%

Document Transfer Tax: \$3,300.00

Preliminary Change of Ownership: **2017-0010453**

**Recorded Document: 1998-0056172**

Record Change Date: 9/28/1998

Effective Owner Change Date: 9/28/1998

Preliminary Change of Ownership: **1998-0056172**

**Recorded Document: 1996-4569611**

Record Change Date: 10/27/1995

Effective Owner Change Date: 10/17/1995, Sequence Number: 3

Preliminary Change of Ownership: **1996-4569611**

**Recorded Document: 1995-4562401**

Record Change Date: 10/17/1995

Effective Owner Change Date: 10/17/1995, Sequence Number: 2

Proposition 13 Appraisal: Yes

Value Change: 100%

Document Transfer Tax: \$178.75

Preliminary Change of Ownership: **1995-4562401**

**Recorded Document: 1995-4562400**

Record Change Date: 10/17/1995

Effective Owner Change Date: 10/17/1995

Preliminary Change of Ownership: **1995-4562400**

**Recorded Document:**

Recorder's Book and Page: 1222-527

Record Change Date: 9/21/1973

Effective Owner Change Date: 9/21/1973

Preliminary Change of Ownership: **1-1222527**

**Recorded Document:**

Recorder's Book and Page: 0479-179

Record Change Date: 8/13/1959

Effective Owner Change Date: 8/13/1959

Preliminary Change of Ownership: **1-0479179**

**ARTICLES OF INCORPORATION**  
of the  
**FRIENDS OF SKI RUN**

A California Public Benefit Corporation

**FILED**  
in the office of the Secretary of State  
of the State of California

**SEP 06 2011**

**ARTICLE I.**

The name of this corporation is the FRIENDS OF SKI RUN.

**ARTICLE II.**

This corporation is a nonprofit corporation and is not organized for the private gain of any person or entity. It is organized under the Nonprofit Public Benefit Corporation Law for public and charitable purposes.

The specific purposes for which this corporation is organized are to:

Beautify, market, and facilitate activities and economic development in the Ski Run Blvd area of South Lake Tahoe, CA.

Carry on other public and charitable activities associated with these goals as allowed by law.

**ARTICLE III.**

The name and address in the State of California of this corporation's initial agent for service of process is:

Friends of Ski Run

Attn: Brian Des Rochers

~~PO Box 16745~~ 1200 Ski Run Blvd

South Lake Tahoe, CA 96150

**ARTICLE IV.**

This corporation is organized and operated exclusively for charitable purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code.

Notwithstanding any other provisions of these articles, the group shall not carry on any other activities not permitted to be carried on (1) by a corporation exempt from federal income tax under Section 501(c)(3) of the Internal Revenue Code or (2) by a corporations contributions to which are deductible under Section 170(c)(2) of the Internal Revenue Code.

No substantial part of the activities of this corporation shall consist of lobbying or propaganda, or otherwise attempting to influence the legislation, and this corporation shall not participate or intervene in (including publishing or distributing statements) and political campaign on behalf of, or in opposition to, any candidate for public office.

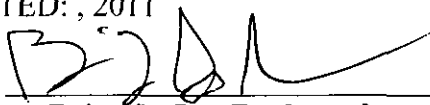
**ARTICLE IV.**

The property of this corporation is irrevocably dedicated to charitable purposes. No part of the net earnings or assets of this corporation shall inure to the benefit of any of its directors, trustees, officers, private shareholders, or members, or to any private individual.

Upon the termination or dissolution, or both, of this corporation, all of its properties and assets, after the payment of or the making of adequate provision for the debts and obligations of this corporation, shall be distributed to a nonprofit fund, foundation, or corporation which is organized and operated exclusively for charitable purposes and which has established its tax exempt status under Section 501(c)(3) of the Internal Revenue Code and California Revenue and Taxation Code Section 23701d.

DATED: , 2011

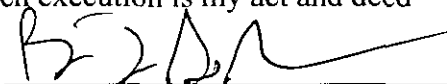
By:



**Brian L. Des Rochers, Incorporator**

I hereby declare that I am the person who executed the foregoing Articles of Incorporation, which execution is my act and deed

By:



**Brian L. Des Rochers, Incorporator**



# California Secretary of State Electronic Filing

**FILED**

Secretary of State  
State of California

## Corporation - Statement of Information

---

Entity Name:

Entity (File) Number:

File Date:

Entity Type: Corporation

Jurisdiction:

Document ID:

---

### Detailed Filing Information

1. Entity Name:

2. Business Addresses:

a. Street Address of Principal  
Office in California:

b. Mailing Address:

3. Officers:

a. Chief Executive Officer:

b. Secretary:

Document ID:



# California Secretary of State Electronic Filing

Officers (Cont'd):

c. Chief Financial Officer:

4. Agent for Service of Process:

By signing this document, I certify that the information is true and correct and that I am authorized by California law to sign.

Electronic Signature:

Use [bizfile.sos.ca.gov](http://bizfile.sos.ca.gov) for online filings, searches, business records, and resources.

Document ID:



# California Secretary of State Electronic Filing

**FILED**

Secretary of State  
State of California

## Corporation - Statement of Information

---

Entity Name:

Entity (File) Number:

File Date:

Entity Type: Corporation

Jurisdiction:

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---

### Detailed Filing Information

1. Entity Name:

2. Business Addresses:

a. Street Address of Principal  
Office in California:

b. Mailing Address:

3. Officers:

a. Chief Executive Officer:

b. Secretary:

Document ID:





## California Secretary of State Electronic Filing

Officers (Cont'd):

c. Chief Financial Officer:

4. Agent for Service of Process:

By signing this document, I certify that the information is true and correct and that I am authorized by California law to sign.

Electronic Signature:

Use [bizfile.sos.ca.gov](http://bizfile.sos.ca.gov) for online filings, searches, business records, and resources.

Document Number:

---

Assessor Parcel Number	02713512100
------------------------	-------------

---

2016-0014363 • • GRANT DEED

Recording Date  
**04/07/2016 12:02 PM**

Grantor (2)  
**BITTNER HOWARD**  
**BITTNER MARY**

Grantee  
**MCRICH LLC**

---



Office of the Assessor

## Historical Property Information

Parcel Number: **027-135-12-100**

Property Address: **1111 SKI RUN BLVD**

Assessor's information is for assessment and tax purposes only and should not be relied upon for status of development or building purposes.

---

### Property Description:

Primary Use\*\*: **48, OFFICES**

Subdivision Tract Number: **19**

Subdivision Tract Name: **BIJOU PARK ADDITION**

APN Status: **00, Active**

Reference: **L 1 B 8**

Tax Rate Area: **002-002**

School District:

Last Appraisal Effective Date: **4/7/2016**

Last Appraisal Reason: **100% CHG IN OWNER THAT CLEARS A P8**

MPR Card: **027-135-12**

\*\*The **USE** is only reviewed at the time of the last taxable event, and may not be a legal use

### Associated Maps for: **027-135-12-100**

Most Recent Plat: [Assessor's Plat 027-13](#)

Historical Plat: [Historical Plat 027-13](#)

Subdivision Maps: Bijou Park Ad: A-018

Bijou Park Ad: A-018A

Bijou Park Ad: A-018B

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### 2020 - 2021 Taxable Property Values for: **027-135-12-100**

Property	Value
Land	\$62,424
<b>Land Total</b>	<b>\$62,424</b>
Improvement Structures	\$150,858
Improvement Fixed equipment	\$11,535
<b>Improvement Total</b>	<b>\$162,393</b>
Personal property Business	\$76,529
<b>Personal property Total</b>	<b>\$76,529</b>

Total Roll	\$301,346
(Exemptions Total)	\$0
Net Roll	\$301,346

Event List for: 027-135-12-100

Roll	Event Date	Bill Status	Event Status	Seq #	Event Type	Stmt. Status	ID	Tax Bill #	Value
2018	1/1/2018	Active	Annual Roll	1	Roll	Pending			\$224,817
2017	1/1/2017	Active	Annual Roll	1	Roll	Paid		016024	\$209,100
2016	4/7/2016	Active Suppl	Billed	1	Change in Ownership	Refund	<a href="#">0014363</a>	211313R	\$205,000
2016	3/30/2016	Inactive Suppl	Not to be billed	1	Change in Ownership		<a href="#">0012799</a>		
2016	1/1/2016	Active	Annual Roll	1	Roll	Paid		016025	\$260,000
2015	4/7/2016	Active Suppl	Billed	1	Change in Ownership	Refund	<a href="#">0014363</a>	412522R	\$205,000
2015	3/30/2016	Inactive Suppl	Not to be billed	1	Change in Ownership		<a href="#">0012799</a>		
2015	1/1/2015	Active	Annual Roll	1	Roll	Paid		016029	\$260,000
2014	1/1/2014	Active	Annual Roll	1	Roll	Paid		016060	\$260,000
2013	1/1/2013	Active	Annual Roll	1	Roll	Paid		016055	\$260,000
2012	1/1/2012	Active	Annual Roll	1	Roll	Paid		016055	\$260,000
2011	1/1/2011	Active	Annual Roll	1	Roll	Paid		016066	\$300,000
2010	1/1/2010	Active	Annual Roll	1	Roll			802481	\$310,000
2010	1/1/2010	Replaced by Corrected bill	Been Corrected	1	Roll	1st_Paid		016066	\$344,181
2009	4/3/2009	Active Suppl	Billed	1	Change in Ownership	Refund	<a href="#">0015268</a>	401359R	\$345,000
2009	1/1/2009	Active	Annual Roll	1	Roll	Paid		016065	\$411,998
2008	4/3/2009	Active Suppl	Billed	1	Change in Ownership	Refund	<a href="#">0015268</a>	310768R	\$345,000
2008	1/1/2008	Active	Annual Roll	1	Roll	Paid		016055	\$403,920
2007	5/1/2007	Active Suppl	Delinquent	1	Change in Ownership	1st_Paid	<a href="#">0028890</a>	201767S	\$396,000
2007	1/1/2007	Active	Annual Roll	1	Roll	1st_Paid		016050	\$191,008

2006	5/1/2007	Active Suppl	Delinquent	1	Change in Ownership	1st_Paid	<a href="#">0028890</a>	412745S	\$396,000
2006	1/1/2006	Active	Annual Roll	1	Roll	Paid		015923	\$187,264
2005	1/1/2005	Active	Annual Roll	1	Roll	Paid		015917	\$183,593
2004	1/1/2004	Active	Annual Roll	1	Roll	Paid		015915	\$179,994
2003	1/1/2003	Active	Annual Roll	1	Roll	Paid		015910	\$176,697
2002	1/1/2002	Active	Annual Roll	1	Roll	Paid		015907	\$173,233
2001	1/1/2001	Active	Annual Roll	1	Roll	Paid		015913	\$169,838
2000	1/1/2000	Active	Annual Roll	1	Roll	Paid		015927	\$166,509
1999	1/1/1999	Active	Annual Roll	1	Roll	Paid		015900	\$163,245
1998	1/1/1998	Active	Annual Roll	1	Roll	Paid		015949	\$160,277
1997	1/1/1997	Active	Annual Roll	1	Roll	Paid		015955	\$157,135
1996	3/1/1996	Active	Annual Roll	1	Roll	Paid		015981	\$154,055
1995	3/1/1995	Active	Annual Roll	1	Roll	Paid		015975	\$152,366
1994	3/1/1994	Active	Annual Roll	1	Roll	Not_Avl			\$150,575
1993	3/1/1993	Active	Annual Roll	1	Roll	Not_Avl			\$147,624
1992	3/1/1992	Active	Annual Roll	1	Roll	Not_Avl			\$144,730
1991	3/1/1991	Active	Annual Roll	1	Roll	Not_Avl			\$141,893
1990	3/1/1990	Active	Annual Roll	1	Roll	Pending			\$139,111
1989	3/1/1989	Active	Annual Roll	1	Roll	Pending			\$136,384
1988	3/1/1988	Active	Annual Roll	1	Roll	Pending			\$133,711

---

Property Characteristics for: **027-135-12-100**

Property Characteristic	Description
Acreage	0.115 ac
Lot Depth	100 ft
Lot Width	50 ft
Topography	Level

Sewer Service	Y
Natural Gas Service	Y
Living Area	5000 sqft
Access Type	County or City Road
Road Type	Asphalt
Architectural Attractiveness	Average
Construction Type	Wood Frame
Construction Quality	5.0/10
Percent Good	99%
Year Built	1954
Effective Year Built	1960
Approximate Area of Improvements	1500 sqft
Total Units	2
Useable Living Area	5000 sqft
Stories	1.0
First Floor Square Feet	1500 sqft
Bedrooms	4
Bathrooms	4.0
Bathrooms on First Floor	4.0
Total Rooms	6
Building Design	Apartment
Functional Plan	Average
Building Use	Office
Workmanship	Average
Building Condition	Average
Garage Converted To Living Area	No
Book Category Number	2027
Air Conditioner	No
Conformity Code	Average
Corner Parcel	Y
Cost Table Year	0774
Current Record Flag	Yes

Replacement Cost Less Depreciation	0
Miscellaneous Cost	3300

---

Parcel Split Background for: **027-135-12-100**

**This Parcel Has No Split Background Records.**

---

Related Accounts for: **027-135-12-100**

Account Number	Property Type	Status
<a href="#">1-156-001-5750</a>	Business	Active
<a href="#">1-245-000-0520</a>	Business	Inactive
<a href="#">1-510-000-6000</a>	Business	Active, Non-Billable
<a href="#">1-625-000-1230</a>	Business	Inactive

---

Owner Change History for: **027-135-12-100**

**Recorded Document: 2016-0014363**

Record Change Date: 4/7/2016

Effective Owner Change Date: 4/7/2016

Proposition 13 Appraisal: Yes

Value Change: 100%

Document Transfer Tax: \$225.50

Preliminary Change of Ownership: **2016-0014363**

**Recorded Document: 2016-0012799**

Record Change Date: 3/30/2016

Effective Owner Change Date: 3/30/2016

Preliminary Change of Ownership: **2016-0012799**

**Recorded Document: 2009-0015268**

Record Change Date: 4/3/2009

Effective Owner Change Date: 4/3/2009

Proposition 13 Appraisal: Yes

Value Change: 100%

Document Transfer Tax: \$0.00

Preliminary Change of Ownership: **2009-0015268**

**Recorded Document: 2007-0028890**

Record Change Date: 5/1/2007

Effective Owner Change Date: 5/1/2007

Proposition 13 Appraisal: Yes

Value Change: 100%

Document Transfer Tax: \$869.00

Preliminary Change of Ownership: **2007-0028890**

**Recorded Document: 1986-2314562**

Record Change Date: 7/11/1984

Effective Owner Change Date: 7/11/1984

Proposition 13 Appraisal: Yes

Value Change: 100%

Document Transfer Tax: \$121.55

Preliminary Change of Ownership: **1986-2314562**

**Recorded Document: 1983-2146745**

Record Change Date: 2/18/1983

Effective Owner Change Date: 2/18/1983

Proposition 13 Appraisal: Yes

Value Change: %

Document Transfer Tax: \$36.30

Preliminary Change of Ownership: **1983-2146745**

**Recorded Document:**

Recorder's Book and Page: 1517-378

Record Change Date: 6/30/1977

Effective Owner Change Date: 6/30/1977

Preliminary Change of Ownership: **1-1517378**

**Recorded Document:**

Recorder's Book and Page: 1517-376

Record Change Date: 6/30/1977

Effective Owner Change Date: 6/30/1977

Preliminary Change of Ownership: **1-1517376**

**Recorded Document:**

Recorder's Book and Page: 0028-889

Record Change Date: 5/1/2007

Effective Owner Change Date:

Preliminary Change of Ownership: **1-0028889**

**Recorded Document:**

Recorder's Book and Page: 0028-891

Record Change Date: 5/1/2007

Effective Owner Change Date:

Preliminary Change of Ownership: **1-0028891**





Secretary of State

**Application to Register a Foreign Limited Liability Company (LLC)**

LLC-5

201703111009

**FILED** *CL*  
Secretary of State  
State of California

JAN 18 2017 *C*

*1W*  
This Space For Office Use Only

**IMPORTANT — Read Instructions before completing this form.**

Must be submitted with a current Certificate of Good Standing issued by the government agency where the LLC was formed. See Instructions.

**Filing Fee** - \$70.00

**Copy Fees** - First page \$1.00; each attachment page \$0.50;  
Certification Fee - \$5.00

**Note:** Registered LLCs in California may have to pay minimum \$800 tax to the California Franchise Tax Board each year. For more information, go to <https://www.ftb.ca.gov>.

**1a. LLC Name** (Enter the exact name of the LLC as listed on your attached Certificate of Good Standing.)

McRich LLC

**1b. California Alternate Name, If Required** (See Instructions – Only enter an alternate name if the LLC name in 1a not available in California.)

**2. LLC History** (See Instructions – Ensure that the formation date and jurisdiction match the attached Certificate of Good Standing.)

<b>a. Date LLC was formed in home jurisdiction (MM/DD/YYYY)</b> 02 / 04 / 2016	<b>b. Jurisdiction</b> (State, foreign country or place where this LLC is formed.) Wyoming
<b>c. Authority Statement</b> (Do not alter Authority Statement) This LLC currently has powers and privileges to conduct business in the state, foreign country or place entered in Item 2b.	

**3. Business Addresses** (Enter the complete business addresses. Items 3a and 3b cannot be a P.O. Box or "in care of" an individual or entity.)

<b>a. Street Address of Principal Executive Office - Do not enter a P.O. Box</b> 1620 Central Ave. Ste. 202	<b>City (no abbreviations)</b> Cheyenne	<b>State</b> WY	<b>Zip Code</b> 82001
<b>b. Street Address of Principal Office in California, if any - Do not enter a P.O. Box</b>	<b>City (no abbreviations)</b>	<b>State</b> CA	<b>Zip Code</b>
<b>c. Mailing Address of Principal Executive Office, if different than Item 3a</b>	<b>City (no abbreviations)</b>	<b>State</b>	<b>Zip Code</b>

**4. Service of Process** (Must provide either Individual OR Corporation.)

**INDIVIDUAL** – Complete Items 4a and 4b only. Must include agent's full name and California street address.

<b>a. California Agent's First Name (if agent is not a corporation)</b> Corey	<b>Middle Name</b>	<b>Last Name</b> Rich	<b>Suffix</b>
<b>b. Street Address (if agent is not a corporation) - Do not enter a P.O. Box</b> 2259 Rimrock Trail	<b>City (no abbreviations)</b> South Lake Tahoe	<b>State</b> CA	<b>Zip Code</b> 96150

**CORPORATION** – Complete Item 4c only. Only include the name of the registered agent Corporation.

**c. California Registered Corporate Agent's Name (if agent is a corporation) – Do not complete Item 4a or 4b**

**5. Read and Sign Below** (See Instructions. Title not required.)

I am authorized to sign on behalf of the foreign LLC.

*[Signature]*  
Signature

Rodolfo Mendoza  
Type or Print Name

STATE OF WYOMING  
Office of the Secretary of State

201703111009

I, ED MURRAY, SECRETARY OF STATE of the STATE OF WYOMING, do hereby certify that according to the records of this office,

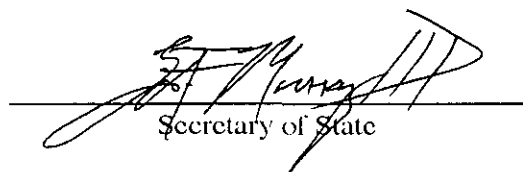
**McRICH LLC**  
is a  
**Limited Liability Company**

formed or qualified under the laws of Wyoming did on **February 4, 2016**, comply with all applicable requirements of this office. Its period of duration is Perpetual. This entity has been assigned entity identification number **2016-000705583**.

This entity is in existence and in good standing in this office and has filed all annual reports and paid all annual license taxes to date, or is not yet required to file such annual reports; and has not filed Articles of Dissolution.

I have affixed hereto the Great Seal of the State of Wyoming and duly generated, executed, authenticated, issued, delivered and communicated this official certificate at Cheyenne, Wyoming on this 5th day of December, 2016 at 2:44 PM. This certificate is assigned 021604218.



  
Secretary of State

Notice: A certificate issued electronically from the Wyoming Secretary of State's web site is immediately valid and effective. The validity of a certificate may be established by viewing the Certificate Confirmation screen of the Secretary of State's website <http://wyobiz.wy.gov> and following the instructions displayed under Validate Certificate.



**Secretary of State**  
**Statement of No Change**  
(Limited Liability Company)

**LLC-12NC**

20-E57848

**FILED**

In the office of the Secretary of State  
of the State of California

NOV 12, 2020

*This Space For Office Use Only*

**IMPORTANT** — [Read instructions](#) before completing this form. This form may be used only if a complete Statement of Information has been filed previously and there has been no change.

**Filing Fee** – \$20.00

**Copy Fee** – \$1.00;  
Certification Fee - \$5.00 plus copy fee

- 1. Limited Liability Company Name** (Enter the **exact** name of the LLC as it is recorded with the California Secretary of State. Note: If you registered in California using an alternate name, [see instructions](#).)

MCRICH LLC

- 2. 12-Digit Secretary of State File Number**

201703111009

- 3. State, Foreign Country or Place of Organization** (only if formed outside of California)

WYOMING

- 4. No Change Statement** (Do not alter the No Change Statement. If there has been any change, please complete a Statement of Information (Form LLC-12).)

*There has been no change in any of the information contained in the previous complete Statement of Information filed with the California Secretary of State.*

- 5.** The information contained herein is true and correct.

11/12/2020

Date

chris mcnamara

Type or Print Name of Person Completing the Form

Member

Title

Signature

**Return Address (Optional)** (For communication from the Secretary of State related to this document, or if purchasing a copy of the filed document, enter the name of a person or company and the mailing address. This information will become public when filed. ([SEE INSTRUCTIONS](#) BEFORE COMPLETING.)

Name:

Company:

Address:

City/State/Zip:



**Secretary of State**  
**Statement of Information**  
(Limited Liability Company)

**LLC-12**

19-E34021

**FILED**

In the office of the Secretary of State  
of the State of California

NOV 18, 2019

**IMPORTANT** — [Read instructions](#) before completing this form.

**Filing Fee – \$20.00**

**Copy Fees** – First page \$1.00; each attachment page \$0.50;  
Certification Fee - \$5.00 plus copy fees

**This Space For Office Use Only**

**1. Limited Liability Company Name** (Enter the exact name of the LLC. If you registered in California using an alternate name, [see instructions](#).)

MCRICH LLC

**2. 12-Digit Secretary of State File Number**

201703111009

**3. State, Foreign Country or Place of Organization** (only if formed outside of California)

WYOMING

**4. Business Addresses**

a. Street Address of Principal Office - Do not list a P.O. Box

1620 Central Ave, STE 202

City (no abbreviations)

Cheyenne

State

WY

Zip Code

82001

b. Mailing Address of LLC, if different than item 4a

PO BOX 11790

City (no abbreviations)

ZEPHYR COVE

State

NV

Zip Code

89448

c. Street Address of California Office, if Item 4a is not in California - Do not list a P.O. Box

1111 Ski Run

City (no abbreviations)

south lake tahoe

State

CA

Zip Code

96150

**5. Manager(s) or Member(s)**

If no **managers** have been appointed or elected, provide the name and address of each **member**. At least one name **and** address must be listed. If the manager/member is an individual, complete Items 5a and 5c (leave Item 5b blank). If the manager/member is an entity, complete Items 5b and 5c (leave Item 5a blank). Note: The LLC cannot serve as its own manager or member. If the LLC has additional managers/members, enter the name(s) and addresses on Form LLC-12A ([see instructions](#)).

a. First Name, if an individual - Do not complete Item 5b

Corey

Middle Name

Last Name

Rich

Suffix

b. Entity Name - Do not complete Item 5a

c. Address

1111 Ski Run Blvd

City (no abbreviations)

south lake tahoe

State

CA

Zip Code

96150

**6. Service of Process** (Must provide either Individual **OR** Corporation.)

**INDIVIDUAL** – Complete Items 6a and 6b only. Must include agent's full name and California street address.

a. California Agent's First Name (if agent is **not** a corporation)

Corey

Middle Name

Last Name

Rich

Suffix

b. Street Address (if agent is **not** a corporation) - **Do not enter a P.O. Box**

1111 Ski Run Blvd

City (no abbreviations)

south lake tahoe

State

CA

Zip Code

96150

**CORPORATION** – Complete Item 6c only. Only include the name of the registered agent Corporation.

c. California Registered Corporate Agent's Name (if agent is a corporation) – Do not complete Item 6a or 6b

**7. Type of Business**

a. Describe the type of business or services of the Limited Liability Company

real estate

**8. Chief Executive Officer, if elected or appointed**

a. First Name

Middle Name

Last Name

Suffix

b. Address

City (no abbreviations)

State

Zip Code

**9. The Information contained herein, including any attachments, is true and correct.**

11/18/2019

Date

Chris McNamara

Type or Print Name of Person Completing the Form

managing member

Title

Signature

**Return Address (Optional)** (For communication from the Secretary of State related to this document, or if purchasing a copy of the filed document enter the name of a person or company and the mailing address. This information will become public when filed. [SEE INSTRUCTIONS](#) BEFORE COMPLETING.)

Name: [ ]

Company:

Address:

City/State/Zip: [ ]



**Secretary of State**  
**Statement of Information**  
(Limited Liability Company)

**LLC-12**

17-B84551

**FILED**

In the office of the Secretary of State  
of the State of California

DEC 21, 2017

**IMPORTANT** — [Read instructions](#) before completing this form.

**Filing Fee – \$20.00**

**Copy Fees** – First page \$1.00; each attachment page \$0.50;  
Certification Fee - \$5.00 plus copy fees

**This Space For Office Use Only**

**1. Limited Liability Company Name** (Enter the exact name of the LLC. If you registered in California using an alternate name, [see instructions](#).)

MCRICH LLC

**2. 12-Digit Secretary of State File Number**

201703111009

**3. State, Foreign Country or Place of Organization** (only if formed outside of California)

WYOMING

**4. Business Addresses**

a. Street Address of Principal Office - Do not list a P.O. Box 1620 Central Ave, Ste 202	City (no abbreviations) Cheyenne	State WY	Zip Code 82001
b. Mailing Address of LLC, if different than item 4a PO Box 11790	City (no abbreviations) Zephyr Cove	State NV	Zip Code 89448
c. Street Address of California Office, if Item 4a is not in California - Do not list a P.O. Box	City (no abbreviations)	State CA	Zip Code

**5. Manager(s) or Member(s)**

If no **managers** have been appointed or elected, provide the name and address of each **member**. At least one name **and** address must be listed. If the manager/member is an individual, complete Items 5a and 5c (leave Item 5b blank). If the manager/member is an entity, complete Items 5b and 5c (leave Item 5a blank). Note: The LLC cannot serve as its own manager or member. If the LLC has additional managers/members, enter the name(s) and addresses on Form LLC-12A ([see instructions](#)).

a. First Name, if an individual - Do not complete Item 5b Chris	Middle Name	Last Name McNamara	Suffix
b. Entity Name - Do not complete Item 5a			
c. Address PO Box 11790	City (no abbreviations) Zephyr Cove	State NV	Zip Code 89448

**6. Service of Process** (Must provide either Individual **OR** Corporation.)

**INDIVIDUAL** – Complete Items 6a and 6b only. Must include agent's full name and California street address.

a. California Agent's First Name (if agent is <b>not</b> a corporation) Corey	Middle Name	Last Name Rich	Suffix
b. Street Address (if agent is <b>not</b> a corporation) - <b>Do not enter a P.O. Box</b> 1111 Ski Run	City (no abbreviations) south lake tahoe	State CA	Zip Code 96150

**CORPORATION** – Complete Item 6c only. Only include the name of the registered agent Corporation.

c. California Registered Corporate Agent's Name (if agent is a corporation) – Do not complete Item 6a or 6b

**7. Type of Business**

a. Describe the type of business or services of the Limited Liability Company  
real estate

**8. Chief Executive Officer, if elected or appointed**

a. First Name Corey	Middle Name	Last Name Rich	Suffix chriss
b. Address 1111 Ski Run	City (no abbreviations) south lake tahoe	State CA	Zip Code 96150

**9. The Information contained herein, including any attachments, is true and correct.**

12/21/2017

Date

chris mcnamara

Type or Print Name of Person Completing the Form

member

Title

Signature

**Return Address (Optional)** (For communication from the Secretary of State related to this document, or if purchasing a copy of the filed document enter the name of a person or company and the mailing address. This information will become public when filed. [SEE INSTRUCTIONS](#) BEFORE COMPLETING.)

Name: [ ]

Company:

Address:

City/State/Zip: [ ]

---

Assessor Parcel Number	02713512100
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---

2016-0014363 • • GRANT DEED

Recording Date  
**04/07/2016 12:02 PM**

Grantor (2)  
**BITTNER HOWARD**  
**BITTNER MARY**

Grantee  
**MCRICH LLC**

---



Office of the Assessor

## Historical Property Information

Parcel Number: **027-135-12-100**

Property Address: **1111 SKI RUN BLVD**

Assessor's information is for assessment and tax purposes only and should not be relied upon for status of development or building purposes.

---

### Property Description:

Primary Use\*\*: **48, OFFICES**

Subdivision Tract Number: **19**

Subdivision Tract Name: **BIJOU PARK ADDITION**

APN Status: **00, Active**

Reference: **L 1 B 8**

Tax Rate Area: **002-002**

School District:

Last Appraisal Effective Date: **4/7/2016**

Last Appraisal Reason: **100% CHG IN OWNER THAT CLEARS A P8**

MPR Card: **027-135-12**

\*\*The **USE** is only reviewed at the time of the last taxable event, and may not be a legal use

---

### Associated Maps for: **027-135-12-100**

Most Recent Plat: [Assessor's Plat 027-13](#)

Historical Plat: [Historical Plat 027-13](#)

Subdivision Maps: Bijou Park Ad: A-018

Bijou Park Ad: A-018A

Bijou Park Ad: A-018B

---

### 2020 - 2021 Taxable Property Values for: **027-135-12-100**

Property	Value
Land	\$62,424
<b>Land Total</b>	<b>\$62,424</b>
Improvement Structures	\$150,858
Improvement Fixed equipment	\$11,535
<b>Improvement Total</b>	<b>\$162,393</b>
Personal property Business	\$76,529
<b>Personal property Total</b>	<b>\$76,529</b>

---

Assessor Parcel Number

02713528100

---

2016-0014361 • • GRANT DEED

Recording Date

**04/07/2016 11:15 AM**

Grantor (2)

**BITTNER HOWARD  
BITTNER MARY**

Grantee

**MCRICH LLC**

---





Office of the Assessor

## Historical Property Information

Parcel Number: **027-135-28-100**

Property Address: **3664 ASPEN AVE**

Assessor's information is for assessment and tax purposes only and should not be relied upon for status of development or building purposes.

---

### Property Description:

Primary Use\*\*: **11, IMPROVED SINGLE FAMILY RESIDENTIAL TO 2.5 AC.**

Subdivision Tract Number: **19**

Subdivision Tract Name: **BIJOU PARK ADDITION**

APN Status: **00, Active**

Reference: **L 3 B 8**

Tax Rate Area: **002-002**

School District:

Last Appraisal Effective Date: **4/7/2016**

Last Appraisal Reason: **100% CHG IN OWNER THAT CLEARS A P8**

MPR Card: **027-135-28**

\*\*The **USE** is only reviewed at the time of the last taxable event, and may not be a legal use

---

### Associated Maps for: **027-135-28-100**

Most Recent Plat: [Assessor's Plat 027-13](#)

Historical Plat: [Historical Plat 027-13](#)

Subdivision Maps: Bijou Park Ad: A-018

Bijou Park Ad: A-018A

Bijou Park Ad: A-018B

---

### 2020 - 2021 Taxable Property Values for: **027-135-28-100**

Property	Value
Land	\$52,020
<b>Land Total</b>	<b>\$52,020</b>
Improvement Structures	\$135,252
<b>Improvement Total</b>	<b>\$135,252</b>
<b>Personal property Total</b>	<b>\$0</b>
<b>Total Roll</b>	<b>\$187,272</b>

---

Assessor Parcel Number

02713529100

---

2016-0014367 • • GRANT DEED

Recording Date

**04/07/2016 12:02 PM**

Grantor (2)

**BITTNER HOWARD  
BITTNER MARY**

Grantee

**MCRICH LLC**

---



Office of the Assessor

## Historical Property Information

Parcel Number: **027-135-29-100**

Property Address: **3668 ASPEN AVE**

Assessor's information is for assessment and tax purposes only and should not be relied upon for status of development or building purposes.

---

### Property Description:

Primary Use\*\*: **02, IMPROVMENT OTHER THAN RESIDENCE**

Subdivision Tract Number: **19**

Subdivision Tract Name: **BIJOU PARK ADDITION**

APN Status: **00, Active**

Reference: **L 4 B 8**

Tax Rate Area: **002-002**

School District:

Last Appraisal Effective Date: **4/7/2016**

Last Appraisal Reason: **100% CHG IN OWNER THAT CLEARS A P8**

MPR Card: **027-135-29**

\*\*The **USE** is only reviewed at the time of the last taxable event, and may not be a legal use

### Associated Maps for: **027-135-29-100**

Most Recent Plat: [Assessor's Plat 027-13](#)

Historical Plat: [Historical Plat 027-13](#)

Subdivision Maps: Bijou Park Ad: A-018

Bijou Park Ad: A-018A

Bijou Park Ad: A-018B

---

### 2020 - 2021 Taxable Property Values for: **027-135-29-100**

Property	Value
Land	\$35,373
<b>Land Total</b>	<b>\$35,373</b>
Improvement Structures	\$1,040
<b>Improvement Total</b>	<b>\$1,040</b>
<b>Personal property Total</b>	<b>\$0</b>
<b>Total Roll</b>	<b>\$36,413</b>

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Assessor Parcel Number	03370310100
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2018-0017018 • • GRANT DEED

Recording Date

**05/04/2018 02:59 PM**

Grantor (2)

**EDELBERG DONALD  
EDELBERG CINDY**

Grantee

**RICH COREY**

---



Office of the Assessor

## Historical Property Information

Parcel Number: **033-703-10-100**

Property Address: **1944 APALACHEE DR**

Assessor's information is for assessment and tax purposes only and should not be relied upon for status of development or building purposes.

---

### Property Description:

Primary Use\*\*: **11, IMPROVED SINGLE FAMILY RESIDENTIAL TO 2.5 AC.**

Subdivision Tract Number: **324**

Subdivision Tract Name:

APN Status: **00, Active**

Reference: **L 351**

Tax Rate Area: **075-041**

School District:

Last Appraisal Effective Date: **12/31/2016**

Last Appraisal Reason: **100% CHANGE IN OWNERSHIP**

MPR Card: **033-703-10**

\*\*The **USE** is only reviewed at the time of the last taxable event, and may not be a legal use

### Associated Maps for: **033-703-10-100**

Most Recent Plat: [Assessor's Plat 033-70](#)

Historical Plat: [Historical Plat 033-70](#)

Subdivision Maps: Tahoe Par Ad 3: D-049

Tahoe Par Ad 3: D-049A

Tahoe Par Ad 3: D-049B

---

### 2020 - 2021 Taxable Property Values for: **033-703-10-100**

Property	Value
Land	\$119,113
<b>Land Total</b>	<b>\$119,113</b>
Improvement Structures	\$521,849
<b>Improvement Total</b>	<b>\$521,849</b>
<b>Personal property Total</b>	<b>\$0</b>
<b>Total Roll</b>	<b>\$640,962</b>

---

Assessor Parcel Number

03369307100

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2018-0029253 • • GRANT DEED

Recording Date

**07/30/2018 12:05 PM**

Grantor (5)

**KABOUR MICHAEL P**

**KABOUR KIRSTEN D**

**KABOUR PHILLIP MICHAEL**

**KABOUR MARIANNE MICHELLE**

**KABOUR JOHN MICHAEL**

Grantee

**RICH COREY J**

---



Office of the Assessor

## Historical Property Information

Parcel Number: **033-693-07-100**

Property Address: **1952 APALACHEE DR**

Assessor's information is for assessment and tax purposes only and should not be relied upon for status of development or building purposes.

---

### Property Description:

Primary Use\*\*: **02, IMPROVMENT OTHER THAN RESIDENCE**

Subdivision Tract Number: **324**

Subdivision Tract Name:

APN Status: **00, Active**

Reference: **L 352**

Tax Rate Area: **075-041**

School District:

Last Appraisal Effective Date: **12/31/2017**

Last Appraisal Reason: **100% CHANGE IN OWNERSHIP**

MPR Card: **033-693-07**

\*\*The **USE** is only reviewed at the time of the last taxable event, and may not be a legal use

### Associated Maps for: **033-693-07-100**

Most Recent Plat: [Assessor's Plat 033-69](#)

Historical Plat: [Historical Plat 033-69](#)

Subdivision Maps: Tahoe Par Ad 3: D-049

Tahoe Par Ad 3: D-049A

Tahoe Par Ad 3: D-049B

---

### 2020 - 2021 Taxable Property Values for: **033-693-07-100**

Property	Value
Land	\$125,797
Land Prop 8	\$110,000
<b>Land Total</b>	<b>\$110,000</b>
Improvement Structures	\$45,267
Improvement Prop 8	\$22,500
<b>Improvement Total</b>	<b>\$22,500</b>
<b>Personal property Total</b>	<b>\$0</b>

---

Assessor Parcel Number

02581312100

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2016-0007069 • • GRANT DEED

Recording Date

**02/24/2016 12:39 PM**

Grantor

**RICH COREY J**

Grantee (3)

**RICH COREY J TR**

**RICH MARINA ABREU TR**

**RICH COREY & MARINA TRUST**

---





Office of the Assessor

## Historical Property Information

Parcel Number: **025-813-12-100**

Property Address: **2259 RIMROCK TRL**

Assessor's information is for assessment and tax purposes only and should not be relied upon for status of development or building purposes.

### Property Description:

Primary Use\*\*: **11, IMPROVED SINGLE FAMILY RESIDENTIAL TO 2.5 AC.**

Subdivision Tract Number: **366**

Subdivision Tract Name: **MONTGOMERY ESTATES UNIT NO 5**

APN Status: **00, Active**

Reference: **L 257**

Tax Rate Area: **075-036**

School District:

Last Appraisal Effective Date: **12/31/2017**

Last Appraisal Reason: **100% CHANGE IN OWNERSHIP**

MPR Card: **025-813-12**

\*\*The **USE** is only reviewed at the time of the last taxable event, and may not be a legal use

### Associated Maps for: **025-813-12-100**

Most Recent Plat: [Assessor's Plat 025-81](#)

Historical Plat: [Historical Plat 025-81](#)

Subdivision Maps: Montgmy Est 5: D-091

Montgmy Est 5: D-091A

Montgmy Est 5: D-091B

### 2020 - 2021 Taxable Property Values for: **025-813-12-100**

Property	Value
Land	\$208,256
<b>Land Total</b>	<b>\$208,256</b>
Improvement Structures	\$449,592
<b>Improvement Total</b>	<b>\$449,592</b>
<b>Personal property Total</b>	<b>\$0</b>
<b>Total Roll</b>	<b>\$657,848</b>

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Assessor Parcel Number	02569102100
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2014-0040151 • • GRANT DEED

Recording Date

**10/07/2014 08:02 AM**

Grantor

**RENT SOUTH LAKE LLC**

Grantee

**MCNAMARA CHRIS**

---

---

Assessor Parcel Number

02569102100

---

2014-0040152 • • GRANT DEED

Recording Date

**10/07/2014 08:02 AM**

Grantor

**COLLINS LITA MARIE**

Grantee

**MCNAMARA CHRIS**

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Office of the Assessor

## Historical Property Information

Parcel Number: **025-691-02-100**

Property Address: **2478 ALICE LAKE RD**

Assessor's information is for assessment and tax purposes only and should not be relied upon for status of development or building purposes.

---

### Property Description:

Primary Use\*\*: **11, IMPROVED SINGLE FAMILY RESIDENTIAL TO 2.5 AC.**  
Subdivision Tract Number: **309**  
Subdivision Tract Name: **MONTGOMERY ESTATES LK CHRSTPHR UNIT #3**  
APN Status: **00, Active**  
Reference: **L 8**  
Tax Rate Area: **075-036**  
School District:  
Last Appraisal Effective Date: **12/31/2017**  
Last Appraisal Reason: **100% CHANGE IN OWNERSHIP**  
MPR Card: **025-691-02**

\*\*The **USE** is only reviewed at the time of the last taxable event, and may not be a legal use

### Associated Maps for: **025-691-02-100**

Most Recent Plat: [Assessor's Plat 025-69](#)  
Historical Plat: [Historical Plat 025-69](#)  
Subdivision Maps: Montgmy Est Lk C 3: D-034

---

### 2020 - 2021 Taxable Property Values for: **025-691-02-100**

Property	Value
Land	\$264,223
Land Prop 8	\$206,500
<b>Land Total</b>	<b>\$206,500</b>
Improvement Structures	\$624,538
Improvement Prop 8	\$488,500
<b>Improvement Total</b>	<b>\$488,500</b>
Personal property Business	\$10,500

A.P.N. 1318-15-311-002  
RPPT: \$3,474.90  
**RECORDING REQUESTED BY**

Placer Title Company  
1959 Lake Tahoe Blvd.  
South Lake Tahoe, CA 96150

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

Christopher Mcnamara  
PO Box 2079  
Stateline, NV 89449

DOUGLAS COUNTY, NV  
RPTT:\$3396.90 Rec:\$16.00  
\$3,412.90 Pgs=3  
2015-871978  
10/29/2015 01:04 PM  
STEWART TITLE LAS VEGAS WARM SPRINGS  
KAREN ELLISON, RECORDER

Please complete Affirmation Statement below:

- ☐ I the undersigned hereby affirm that this document submitted for recording does not contain the social security number of any person or persons (Per NRS 239B.030)
- ☐ I the undersigned hereby affirm that this document submitted for recording contains the social security number of a person or persons as required by law:

\_\_\_\_\_  
(State specific law)

\_\_\_\_\_  
Signature (Print name under signature)

\_\_\_\_\_  
Title

Order Number: P-114955

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Robert Taylor** an unmarried man

In consideration of \$871,000.00 the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to **Christopher Mcnamara**, an unmarried man

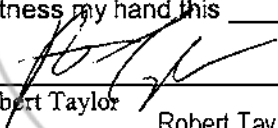
All that real property situated in the County of **Douglas** State of Nevada, bounded and described as follows:

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

Address: 466 Kent Way, Zephyr Cove, NV 89448

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Witness my hand this 9 day of OCTOBER, 2015

  
Robert Taylor

Robert Taylor

Dated: 9th day of October, 2015

APN: 1318-15-711-020

Escrow No. 00242527-DR  
RPTT 2,925.00  
When Recorded Return to:  
**Christopher McNamara**  
P.O. Box 11790  
Zephyr Cove, NV 89448

Mail Tax Statements to:  
Grantee same as above

SPACE ABOVE FOR RECORDERS USE

**Grant, Bargain, Sale Deed**

For valuable consideration, the receipt of which is hereby acknowledged,

**Ryan Petersen, a single man**

do(es) hereby Grant, Bargain, Sell and Convey to

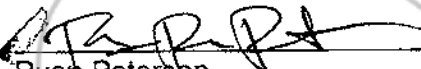
**Christopher McNamara, a married man, as his sole and separate property**

all that real property situate in the County of Douglas, State of Nevada, described as follows:

See Exhibit A attached hereto and made a part hereof.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Witness my/our hand(s) this 25 day of February, 2019

  
Ryan Petersen

STATE OF Ca  
COUNTY OF San Francisco

This instrument was acknowledged before me on February 25, 2019,  
by Ryan Petersen.

  
NOTARY PUBLIC

*See attached*

SPACE BELOW FOR RECORDER

**2021-963168**

**03/09/2021 10:11 AM**

Assessor's Parcel No:  
1318-23-213-009

Grantors declare:  
Documentary Transfer Tax is: \$2,597.40

When Recorded Mail To:  
(Tax Statements Same)

Corey Rich  
1111 Ski Run Blvd.  
South Lake Tahoe, CA 96150

**GRANT, BARGAIN AND SALE DEED**

**THIS INDENTURE WITNESSETH:** That for a valuable consideration, receipt of which is hereby acknowledged,  
Mary C. Marcyes and Karen J. Callahan, as Co-Trustees of Marcyes Callahan Trust initially created July 17, 2018

Doe(s) hereby **GRANT, BARGAIN, SELL, and CONVEY** to

Corey Rich, a married man, as his sole and separate property

All that certain property located and situated in the County of Douglas, State of Nevada, specifically described as follows:

See "Exhibit A" attached hereto and made a part hereof

---

Assessor Parcel Number

033333008000

---

2019-0044240 • • GRANT DEED

Recording Date

**10/18/2019 10:48 AM**

Grantor (3)

**BICKERT ERIC J TR  
BICKERT SUZANNE K TR  
ECHO TRUST**

Grantee

**RUJIRAVIRIYAPINYO WYNN**

---





Office of the Assessor

## Historical Property Information

Parcel Number: 033-333-08-100

Property Address: 1200 ECHO VIEW DR

Assessor's information is for assessment and tax purposes only and should not be relied upon for status of development or building purposes.

### Property Description:

Primary Use\*\*: 11, IMPROVED SINGLE FAMILY RESIDENTIAL TO 2.5 AC.

Subdivision Tract Number: 210

Subdivision Tract Name: ECHO VIEW EST UNIT NO 1

APN Status: 00, Active

Reference: L 27

Tax Rate Area: 075-036

School District:

Last Appraisal Effective Date: 12/31/2016

Last Appraisal Reason: 100% CHANGE IN OWNERSHIP

Tax Exemptions: Homeowner Exemption: \$7,000 - Filed: 2005

MPR Card: 033-333-08

\*\*The USE is only reviewed at the time of the last taxable event, and may not be a legal use

### Associated Maps for: 033-333-08-100

Most Recent Plat: [Assessor's Plat 033-33](#)

Historical Plat: [Historical Plat 033-33](#)

Subdivision Maps: Echo Vw Est 1: C-044

Echo Vw Est 1: C-044A

### 2020 - 2021 Taxable Property Values for: 033-333-08-100

Property	Value
Land	\$196,003
Land Prop 8	\$170,000
<b>Land Total</b>	<b>\$170,000</b>
Improvement Structures	\$343,009
Improvement Prop 8	\$275,000
<b>Improvement Total</b>	<b>\$275,000</b>
<b>Personal property Total</b>	<b>\$0</b>

APN: 1318-23-218-013

Escrow No. 00235848 - 016 - 17  
RPTT \$ 1,657.50  
When Recorded Return to:  
**Wynn Rujiraviriyapinyo**  
**P.O. Box 11154**  
**Zephyr Cove, NV 89448**

Mail Tax Statements to:  
Grantee same as above

SPACE ABOVE FOR RECORDERS USE

**Grant, Bargain, Sale Deed**

For valuable consideration, the receipt of which is hereby acknowledged,

**Robert P. Fores and Cynthia L. Fores, Trustees of the Fores 2004 Revocable Trust, dated September 30, 2004, who acquired title as Robert P. Fores, Trustee of the Robert P. Fores Trust, as set forth in the Fores 2004 Revocable Trust, under Instrument dated September 30, 2004**

do(es) hereby Grant, Bargain, Sell and Convey to

**Wynn Rujiraviriyapinyo, A single man**

all that real property situate in the County of Douglas, State of Nevada, described as follows:

**See Exhibit A attached hereto and made a part hereof.**

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Witness my/our hand(s) this 1<sup>st</sup> day of May, 2018

The Fores 2004 Revocable Trust, dated September 30, 2004

*Robert P. Fores*  
Robert P. Fores, Co-Trustee

*Cynthia L. Fores*  
Cynthia L. Fores, Co-Trustee

STATE OF CALIFORNIA  
COUNTY OF

This instrument was acknowledged before me on 5/1/18,  
By Robert P. Fores and Cynthia L. Fores.

*[Signature]*  
NOTARY PUBLIC

SPACE BELOW FOR RECORDER

---

Assessor Parcel Number

033275004000

---

2020-0002240 • • GRANT DEED

Recording Date

**01/17/2020 10:35 AM**

Grantor (2)

**CUNI GENTI**

**BERTRAN ORTIZ NURIA**

Grantee (2)

**SEEGER GALENA**

**ELSE LINCOLN J**

---



Office of the Assessor

## Historical Property Information

Parcel Number: **033-275-04-100**

Property Address: **819 LOOKOUT POINT CIR**

Assessor's information is for assessment and tax purposes only and should not be relied upon for status of development or building purposes.

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### Property Description:

Primary Use\*\*: **11, IMPROVED SINGLE FAMILY RESIDENTIAL TO 2.5 AC.**  
Subdivision Tract Number: **234**  
Subdivision Tract Name: **SUBD LOT 890 MNTN VIEW ESTATES UNIT NO 8**  
APN Status: **00, Active**  
Reference: **L 14 SUB L 890**  
Tax Rate Area: **075-036**  
School District:  
Last Appraisal Effective Date: **10/20/2014**  
Last Appraisal Reason: **NEW CONSTRUCTION**  
MPR Card: **033-275-04**

\*\*The **USE** is only reviewed at the time of the last taxable event, and may not be a legal use

### Associated Maps for: **033-275-04-100**

Most Recent Plat: [Assessor's Plat 033-27](#)  
Historical Plat: [Historical Plat 033-27](#)  
Subdivision Maps: Sub L890 Mt Vw Est 8: C-068

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### 2020 - 2021 Taxable Property Values for: **033-275-04-100**

Property	Value
Land	\$93,829
<b>Land Total</b>	<b>\$93,829</b>
Improvement Structures	\$477,430
<b>Improvement Total</b>	<b>\$477,430</b>
<b>Personal property Total</b>	<b>\$0</b>
<b>Total Roll</b>	<b>\$571,259</b>



**Secretary of State**  
**Statement of Information**  
(Limited Liability Company)

**LLC-12**

20-A26291

**FILED**

In the office of the Secretary of State  
of the State of California

JAN 16, 2020

**This Space For Office Use Only**

**IMPORTANT** — [Read instructions](#) before completing this form.

**Filing Fee – \$20.00**

**Copy Fees** – First page \$1.00; each attachment page \$0.50;  
Certification Fee - \$5.00 plus copy fees

**1. Limited Liability Company Name** (Enter the exact name of the LLC. If you registered in California using an alternate name, [see instructions](#).)

COREYOGRAHY, LLC

**2. 12-Digit Secretary of State File Number**

200132510057

**3. State, Foreign Country or Place of Organization** (only if formed outside of California)

CALIFORNIA

**4. Business Addresses**

a. Street Address of Principal Office - Do not list a P.O. Box	City (no abbreviations)	State	Zip Code
1944 Apalachee	South Lake Tahoe	CA	96150
b. Mailing Address of LLC, if different than item 4a	City (no abbreviations)	State	Zip Code
1944 Apalachee	South Lake Tahoe	CA	96150
c. Street Address of California Office, if Item 4a is not in California - Do not list a P.O. Box	City (no abbreviations)	State	Zip Code
1944 Apalachee	South Lake Tahoe	CA	96150

**5. Manager(s) or Member(s)**

If no **managers** have been appointed or elected, provide the name and address of each **member**. At least one name **and** address must be listed. If the manager/member is an individual, complete Items 5a and 5c (leave Item 5b blank). If the manager/member is an entity, complete Items 5b and 5c (leave Item 5a blank). Note: The LLC cannot serve as its own manager or member. If the LLC has additional managers/members, enter the name(s) and addresses on Form LLC-12A ([see instructions](#)).

a. First Name, if an individual - Do not complete Item 5b	Middle Name	Last Name	Suffix
Corey		Rich	
b. Entity Name - Do not complete Item 5a			
c. Address	City (no abbreviations)	State	Zip Code
1944 Apalachee	South Lake Tahoe	CA	96150

**6. Service of Process** (Must provide either Individual **OR** Corporation.)

**INDIVIDUAL** – Complete Items 6a and 6b only. Must include agent's full name and California street address.

a. California Agent's First Name (if agent is <b>not</b> a corporation)	Middle Name	Last Name	Suffix
Corey		Rich	
b. Street Address (if agent is <b>not</b> a corporation) - <b>Do not enter a P.O. Box</b>	City (no abbreviations)	State	Zip Code
1944 Apalachee	South Lake Tahoe	CA	96150

**CORPORATION** – Complete Item 6c only. Only include the name of the registered agent Corporation.

c. California Registered Corporate Agent's Name (if agent is a corporation) – Do not complete Item 6a or 6b
-------------------------------------------------------------------------------------------------------------

**7. Type of Business**

a. Describe the type of business or services of the Limited Liability Company
Photography services

**8. Chief Executive Officer, if elected or appointed**

a. First Name	Middle Name	Last Name	Suffix
b. Address	City (no abbreviations)	State	Zip Code

**9. The Information contained herein, including any attachments, is true and correct.**

01/16/2020

Date

Michelle Larsen

Type or Print Name of Person Completing the Form

CPA

Title

Signature

**Return Address (Optional)** (For communication from the Secretary of State related to this document, or if purchasing a copy of the filed document enter the name of a person or company and the mailing address. This information will become public when filed. [SEE INSTRUCTIONS](#) BEFORE COMPLETING.)

Name: [ ]

Company:

Address:

City/State/Zip: [ ]



Secretary of State  
Statement of Information  
(Limited Liability Company)

145

LLC-12

16-495462

**FILED**  
Secretary of State  
State of California

NOV 07 2016

**IMPORTANT — Read instructions before completing this form.**

Filing Fee - \$20.00

Copy Fees – Face Page \$1.00 & .50 for each attachment page;  
Certification Fee - \$5.00

21/20/PC  
This Space For Office Use Only

1. Limited Liability Company Name  
Novus Select, LLC

2. 12-Digit Secretary of State File Number  
201628610100

3. State or Place of Organization (only if formed outside of California)  
Maine

4. Business Addresses

a. Street Address of Principal Office - Do not list a P.O. Box

30 Danforth Street, Suite 305

City (no abbreviations)

Portland

State

ME

Zip Code

04101

b. Mailing Address of LLC, if different than Item 4a

City (no abbreviations)

State

Zip Code

c. Street Address of California Office, if Item 4a is not in California - Do not list a P.O. Box

1111 Ski Run Boulevard

City (no abbreviations)

South Lake Tahoe

State

CA

Zip Code

96150

5. Manager(s) or Member(s)

If no **managers** have been appointed or elected, provide the name and address of each **member**. At least one name **and** address must be listed. If the manager/member is an individual, complete Items 5a and 5c (leave Item 5b blank). If the manager/member is an entity, complete Items 5b and 5c (leave Item 5a blank). Note: The LLC cannot serve as its own manager or member. If the LLC has additional managers/members, enter the name(s) and addresses on Form LLC-12A (see instructions).

a. First Name, if an individual - Do not complete Item 5b

Corey

Middle Name

Last Name

Rich

Suffix

b. Entity Name - Do not complete Item 5a

c. Address

1111 Ski Run Boulevard

City (no abbreviations)

South Lake Tahoe

State

CA

Zip Code

96150

6. Agent for Service of Process

Item 6a and 6b: If the agent is an individual, the agent must reside in California and Item 6a and 6b must be completed with the agent's name and California address. Item 6c: If the agent is a California Registered Corporate Agent, a current agent registration certificate must be on file with the California Secretary of State and Item 6c must be completed (leave Item 6a-6b blank).

a. California Agent's First Name (if agent is not a corporation)

Corey

Middle Name

Last Name

Rich

Suffix

b. Street Address (if agent is not a corporation) - Do not list a P.O. Box

1111 Ski Run Boulevard

City (no abbreviations)

South Lake Tahoe

State

CA

Zip Code

96150

c. California Registered Corporate Agent's Name (if agent is a corporation) - Do not complete Item 6a or 6b

7. Type of Business

a. Describe the type of business or services of the Limited Liability Company

Photographic Assignment Services

8. Chief Executive Officer, if elected or appointed

a. First Name

Middle Name

Last Name

Suffix

b. Address

City (no abbreviations)

State

Zip Code

9. The Information contained herein, including any attachments, is true and correct.

10/28/2016

Jennie L. Clegg

Agent for LLC

Date

Type or Print Name of Person Completing the Form

Title

Signature

**Return Address (Optional)** (For communication from the Secretary of State related to this document, or if purchasing a copy of the filed document enter the name of a person or company and the mailing address. This information will become public when filed. SEE INSTRUCTIONS BEFORE COMPLETING.)

Name: Elizabeth R. Stuart

Company: Marcus Clegg

Address: One Canal Plaza, Suite 600

City/State/Zip: Portland, ME 04101

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FBN STATEMENT • FB2018-0239

Filing Date  
02/26/2018 12:00 AM

Business Name(s)  
DEERFIELD LODGE AT HEAVENLY

Registrant(s)  
OAKLEY INVESTMENTS LLC

Expiration Date  
02/26/2023

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Assessor Parcel Number	02732219100
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2018-0008452 • • GRANT DEED

Recording Date

**03/07/2018 02:38 PM**

Grantor

**TAHOE HOTEL PROJECT LLC**

Grantee

**OAKLEY INVESTMENTS LLC**

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Office of the Assessor

## Historical Property Information

Parcel Number: **027-322-19-100**

Property Address: **1200 SKI RUN BLVD**

Assessor's information is for assessment and tax purposes only and should not be relied upon for status of development or building purposes.

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### Property Description:

Primary Use\*\*: **33, MOTEL**

Subdivision Tract Number: **81**

Subdivision Tract Name:

APN Status: **00, Active**

Reference: **L 3 4 11 & 14**

Tax Rate Area: **002-002**

School District:

Last Appraisal Effective Date: **8/30/2016**

Last Appraisal Reason: **NEW CONSTRUCTION**

MPR Card: **027-322-19**

\*\*The **USE** is only reviewed at the time of the last taxable event, and may not be a legal use

### Associated Maps for: **027-322-19-100**

Most Recent Plat: [Assessor's Plat 027-32](#)

Historical Plat: [Historical Plat 027-32](#)

Subdivision Maps: Keller Park: A-102

Keller Park: A-102A

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### 2020 - 2021 Taxable Property Values for: **027-322-19-100**

Property	Value
Land	\$619,485
<b>Land Total</b>	<b>\$619,485</b>
Improvement Structures	\$1,617,076
<b>Improvement Total</b>	<b>\$1,617,076</b>
<b>Personal property Total</b>	<b>\$0</b>
<b>Total Roll</b>	<b>\$2,236,561</b>

(Exemptions Total)	\$0
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Net Roll	\$2,236,561
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Event List for: 027-322-19-100

Roll	Event Date	Bill Status	Event Status	Seq #	Event Type	Stmt. Status	ID	Tax Bill #	Value
2018	3/7/2018	Active Suppl	Active	1	Change in Ownership		<a href="#">0008452</a>		
2018	1/1/2018	Active	Annual Roll	1	Roll	Pending			\$2,236,561
2017	3/7/2018	Active Suppl	Active	1	Change in Ownership		<a href="#">0008452</a>		
2017	1/1/2017	Active	Annual Roll	1	Roll	Paid		016652	\$2,203,367
2016	8/30/2016	Active Suppl	Billed	1	Completion of Construction	Paid	<a href="#">S15040042</a>	216290S	\$2,162,782
2016	1/1/2016	Active	Annual Roll	1	Roll	Paid		016653	\$1,994,288
2015	1/1/2015	Active	Annual Roll	1	Roll	Paid		800396	\$819,544
2015	1/1/2015	Replaced by Corrected bill	Been Corrected	1	Roll	Deleted		016657	\$1,473,870
2014	6/30/2014	Active Suppl	Billed	1	Completion of Construction	Refund	<a href="#">CALAMITY</a>	310718R	\$803,491
2014	1/1/2014	Active	Annual Roll	1	Roll	1st_Paid		016688	\$1,445,000
2013	6/30/2014	Active Suppl	Billed	1	Completion of Construction	Cnclد_Ex	<a href="#">CALAMITY</a>	214492S	\$818,912
2013	7/1/2013	Active Suppl	Billed	1	Change in Ownership	Refund	<a href="#">0033999</a>	208058R	\$1,445,000
2013	1/1/2013	Active	Annual Roll	1	Roll	Paid		016683	\$1,905,000
2012	1/1/2012	Active	Annual Roll	1	Roll	Paid		016683	\$1,905,000
2011	1/1/2011	Active	Annual Roll	1	Roll			800113	\$1,905,000
2011	1/1/2011	Replaced by Corrected bill	Been Corrected	1	Roll	Paid		016694	\$2,363,000
2010	1/1/2010	Active	Annual Roll	1	Roll	Paid		016694	\$2,363,000
2009	1/1/2009	Active	Annual Roll	1	Roll			802223	\$2,363,000
2009	1/1/2009	Replaced by Corrected bill	Been Corrected	1	Roll	Paid		016693	\$2,958,694

2009	1/1/2009	Replaced by Corrected bill	Been Corrected	1	Roll	Deleted		800008	\$2,363,000
2008	1/1/2008	Active	Annual Roll	1	Roll			802222	\$2,900,681
2008	1/1/2008	Replaced by Corrected bill	Been Corrected	1	Roll	Paid		016684	\$2,900,681
2007	1/1/2007	Active	Annual Roll	1	Roll			802221	\$2,843,806
2007	1/1/2007	Replaced by Corrected bill	Been Corrected	1	Roll	Paid		016680	\$2,843,806
2006	10/19/2006	Active Suppl	Billed	1	Completion of Construction	Paid	<a href="#">0506117</a>	410965S	\$2,818,000
2006	1/1/2006	Active	Annual Roll	1	Roll	1st_Paid		016555	\$1,290,300
2005	5/20/2005	Active Suppl	Billed	1	Change in Ownership	Paid	<a href="#">0041721</a>	308501S	\$1,265,000
2005	1/1/2005	Active	Annual Roll	1	Roll	Paid		016550	\$638,966
2004	5/20/2005	Active Suppl	Billed	1	Change in Ownership	Paid	<a href="#">0041721</a>	221811S	\$1,265,000
2004	1/1/2004	Active	Annual Roll	1	Roll	Paid		016548	\$626,438
2003	1/1/2003	Active	Annual Roll	1	Roll	Paid		016542	\$614,959
2002	1/1/2002	Active	Annual Roll	1	Roll	Paid		016538	\$602,902
2001	1/1/2001	Active	Annual Roll	1	Roll	Paid		016547	\$591,082
2000	1/1/2000	Active	Annual Roll	1	Roll	Paid		016562	\$579,493
1999	4/9/1999	Inactive Suppl	Not to be billed	1	Change in Ownership		<a href="#">0022967</a>		
1999	1/1/1999	Active	Annual Roll	1	Roll	Paid		016536	\$568,131
1998	4/9/1999	Inactive Suppl	Not to be billed	1	Change in Ownership		<a href="#">0022967</a>		
1998	1/1/1998	Active	Annual Roll	1	Roll	Paid		016587	\$557,798
1997	1/1/1997	Active	Annual Roll	1	Roll	Paid		016594	\$546,862
1996	3/1/1996	Active	Annual Roll	1	Roll	Paid		016622	\$536,140
1995	3/1/1995	Active	Annual Roll	1	Roll	Paid		016617	\$530,256
1994	3/1/1994	Active	Annual Roll	1	Roll	Not_Avl			\$524,023
1993	3/1/1993	Active	Annual Roll	1	Roll	Not_Avl			\$513,749
1992	3/1/1992	Active	Annual Roll	1	Roll	Not_Avl			\$503,676
1991	3/1/1991	Active	Annual Roll	1	Roll	Not_Avl			\$493,800
1990	11/30/1990	Active Suppl	Billed	1	Change in Ownership	Not_Avl	<a href="#">3470237</a>	306927R	\$493,800

1990	3/12/1990	Active Suppl	Billed	1	Change in Ownership	Not_Avl	<a href="#">3311012</a>	306926R	\$493,800
1990	3/1/1990	Active	Annual Roll	1	Roll	Pending			\$693,837
1989	3/12/1990	Active Suppl	Billed	1	Change in Ownership	Not_Avl	<a href="#">3311012</a>	216678R	\$493,800
1989	3/1/1989	Active	Annual Roll	1	Roll	Pending			\$680,233
1988	3/1/1988	Active	Annual Roll	1	Roll	Pending			\$666,896

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Property Characteristics for: **027-322-19-100**

Property Characteristic	Description
Acreage	1.100 ac
Lot Depth	330 ft
Lot Width	145 ft
Topography	Level
Water Source	Private Well
Sewer Service	Y
Natural Gas Service	Y
Living Area	47850 sqft
Architectural Attractiveness	Good
Building Shape	More Complex - 8 Corners
Construction Type	Wood Frame
Construction Quality	6.5/10
Percent Good	99%
Year Built	1959
Effective Year Built	2000
Approximate Area of Improvements	15137 sqft
Total Units	22
Stories	2.0
Bedrooms	26
Bathrooms	26.0
Bathrooms on First Floor	26.0

Utility Rooms	1
Building Design	Motel
Functional Plan	Average
Building Use	Motel
Proper Building Use	Yes
Workmanship	Above Average
Building Condition	Good
Garage Converted To Living Area	No
Book Category Number	2027
Conformity Code	Average
Corner Parcel	Y
Cost Table Year	0376
Current Record Flag	Yes
Replacement Cost Less Depreciation	0

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Parcel Split Background for: **027-322-19-100**

**This Parcel Has No Split Background Records.**

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Related Accounts for: **027-322-19-100**

Account Number	Property Type	Status
<a href="#">1-453-000-0850</a>	Business	Inactive
<a href="#">1-453-000-1290</a>	Business	Active
<a href="#">1-453-000-1290</a>	Business	Inactive
<a href="#">1-453-052-0270</a>	Business	Inactive

---

Owner Change History for: **027-322-19-100**

**Recorded Document: 2018-0008452**

Record Change Date: 3/7/2018

Effective Owner Change Date: 3/7/2018

Proposition 13 Appraisal: Yes

Value Change: 100%

Document Transfer Tax: \$5,650.70

Preliminary Change of Ownership: **2018-0008452**

**Recorded Document: 2013-0033999**

Record Change Date: 7/1/2013

Effective Owner Change Date: 7/1/2013

Proposition 13 Appraisal: Yes

Value Change: 100%

Document Transfer Tax: \$1,760.00

Preliminary Change of Ownership: **2013-0033999**

**Recorded Document: 2005-0041721**

Record Change Date: 5/20/2005

Effective Owner Change Date: 5/20/2005

Proposition 13 Appraisal: Yes

Value Change: 100%

Document Transfer Tax: \$929.50

Preliminary Change of Ownership: **2005-0041721**

**Recorded Document: 1999-0022967**

Record Change Date: 4/9/1999

Effective Owner Change Date: 4/9/1999

Preliminary Change of Ownership: **1999-0022967**

**Recorded Document: 1990-3470237**

Record Change Date: 11/30/1990

Effective Owner Change Date: 11/30/1990

Proposition 13 Appraisal: Yes

Value Change: 100%

Document Transfer Tax: \$594.00

Preliminary Change of Ownership: **1990-3470237**

**Recorded Document: 1990-3311012**

Record Change Date: 3/14/1990

Effective Owner Change Date: 3/12/1990

Proposition 13 Appraisal: Yes

Value Change: 100%

Document Transfer Tax: \$0.55

Preliminary Change of Ownership: **1990-3311012**

**Recorded Document: 1986-2596302**

Record Change Date: 7/18/1986

Effective Owner Change Date: 12/11/1985

Preliminary Change of Ownership: **1986-2596302**

**Recorded Document: 1985-2510112**

Record Change Date: 11/27/1985

Effective Owner Change Date: 9/12/1984

Proposition 13 Appraisal: Yes

Value Change: 100%

Document Transfer Tax: \$0.00

Preliminary Change of Ownership: **1985-2510112**

**Recorded Document:**

Recorder's Book and Page: 2150-335

Record Change Date: 3/4/1983

Effective Owner Change Date: 3/4/1983

Proposition 13 Appraisal: Yes

Value Change: %

Document Transfer Tax: \$0.00

Preliminary Change of Ownership: **1-2150335**

**Recorded Document: 1982-2120750**

Record Change Date: 11/16/1982

Effective Owner Change Date: 9/17/1982

Proposition 13 Appraisal: Yes

Value Change: %

Document Transfer Tax: \$0.00

Preliminary Change of Ownership: **1982-2120750**

**Recorded Document: 1981-1997459**

Record Change Date: 7/22/1981

Effective Owner Change Date: 7/22/1981

Proposition 13 Appraisal: Yes

Value Change: %

Document Transfer Tax: \$241.45

Preliminary Change of Ownership: **1981-1997459**

**Recorded Document:**

Recorder's Book and Page: 1864-353

Record Change Date: 4/3/1980

Effective Owner Change Date: 4/3/1980

Preliminary Change of Ownership: **1-1864353**

LLC-1

# Articles of Organization of a Limited Liability Company (LLC)

201427610213

To form a limited liability company in California, you can fill out this form, and submit for filing along with:

- A \$70 filing fee.
- A separate, non-refundable \$15 service fee also must be included, if you **drop off** the completed form.

**Important!** LLCs in California may have to pay a minimum \$800 yearly tax to the California Franchise Tax Board. For more information, go to <https://www.ftb.ca.gov>.

LLCs may not provide "professional services," as defined by California Corporations Code sections 13401(a) and 13401.3.

Note: Before submitting the completed form, you should consult with a private attorney for advice about your specific business needs.

FILED

Secretary of State  
State of California

SEP 29 2014

This Space For Office Use Only

For questions about this form, go to [www.sos.ca.gov/business/be/filing-tips.htm](http://www.sos.ca.gov/business/be/filing-tips.htm).

**LLC Name** (List the proposed LLC name exactly as it is to appear on the records of the California Secretary of State.)

①

OAKLEY INVESTMENTS LLC

Proposed LLC Name

The name **must** include: LLC, L.L.C., Limited Liability Company, Limited Liability Co., Ltd. Liability Co. or Ltd. Liability Company; and **may not** include: bank, trust, trustee, incorporated, inc., corporation, or corp., insurer, or insurance company. For general entity name requirements and restrictions, go to [www.sos.ca.gov/business/be/name-availability.htm](http://www.sos.ca.gov/business/be/name-availability.htm).

## Purpose

②

The purpose of the limited liability company is to engage in any lawful act or activity for which a limited liability company may be organized under the California Revised Uniform Limited Liability Company Act.

## LLC Addresses

③

a. 8080 MacARGO CT GRANITE BAY CA 95746  
Initial Street Address of Designated Office in CA - Do not list a P.O. Box City (no abbreviations) State Zip

b.

Initial Mailing Address of LLC, if different from 3a City (no abbreviations) State Zip

**Service of Process** (List a California resident or a California registered corporate agent that agrees to be your initial agent to accept service of process in case your LLC is sued. You may list any adult who lives in California. You may **not** list an LLC as the agent. **Do not** list an address if the agent is a California registered corporate agent as the address for service of process is already on file.)

④

a. HARKAWAL MANN  
Agent's Name

b. 8080 MacARGO CT GRANITE BAY CA 95746  
Agent's Street Address (if agent is **not** a corporation) - Do not list a P.O. Box City (no abbreviations) State Zip

## Management (Check only one.)

⑤

The LLC will be managed by:



One Manager



More Than One Manager



All Limited Liability Company Member(s)

This form must be signed by each organizer. If you need more space, attach extra pages that are 1-sided and on standard letter-sized paper (8 1/2" x 11"). All attachments are made part of these articles of organization.



Organizer - Sign here

HARKAWAL MANN

Print your name here

Make check/money order payable to: **Secretary of State**

Upon filing, we will return one (1) uncertified copy of your filed document for free, and will certify the copy upon request and payment of a \$5 certification fee.

By Mail

Secretary of State  
Business Entities, P.O. Box 944228  
Sacramento, CA 94244-2280

Drop-Off

Secretary of State  
1500 11th Street., 3rd Floor  
Sacramento, CA 95814





**Secretary of State**  
**Statement of Information**  
(Limited Liability Company)

**LLC-12**

19-B08446

**FILED**

In the office of the Secretary of State  
of the State of California

MAR 15, 2019

**This Space For Office Use Only**

**IMPORTANT** — [Read instructions](#) before completing this form.

**Filing Fee – \$20.00**

**Copy Fees** – First page \$1.00; each attachment page \$0.50;  
Certification Fee - \$5.00 plus copy fees

**1. Limited Liability Company Name** (Enter the exact name of the LLC. If you registered in California using an alternate name, [see instructions](#).)

OAKLEY INVESTMENTS LLC

**2. 12-Digit Secretary of State File Number**

201427610213

**3. State, Foreign Country or Place of Organization** (only if formed outside of California)

CALIFORNIA

**4. Business Addresses**

a. Street Address of Principal Office - Do not list a P.O. Box	City (no abbreviations)	State	Zip Code
8080 Macargo Ct	Granite Bay	CA	95746
b. Mailing Address of LLC, if different than item 4a	City (no abbreviations)	State	Zip Code
8080 Macargo Ct	Granite Bay	CA	95746
c. Street Address of California Office, if Item 4a is not in California - Do not list a P.O. Box	City (no abbreviations)	State	Zip Code
8080 Macargo Ct	Granite Bay	CA	95746

**5. Manager(s) or Member(s)**

If no **managers** have been appointed or elected, provide the name and address of each **member**. At least one name **and** address must be listed. If the manager/member is an individual, complete Items 5a and 5c (leave Item 5b blank). If the manager/member is an entity, complete Items 5b and 5c (leave Item 5a blank). Note: The LLC cannot serve as its own manager or member. If the LLC has additional managers/members, enter the name(s) and addresses on Form LLC-12A ([see instructions](#)).

a. First Name, if an individual - Do not complete Item 5b	Middle Name	Last Name	Suffix
HARKAWAL		MANN	
b. Entity Name - Do not complete Item 5a			
c. Address	City (no abbreviations)	State	Zip Code
8080 Macargo Ct	Granite Bay	CA	95746

**6. Service of Process** (Must provide either Individual **OR** Corporation.)

**INDIVIDUAL** – Complete Items 6a and 6b only. Must include agent's full name and California street address.

a. California Agent's First Name (if agent is <b>not</b> a corporation)	Middle Name	Last Name	Suffix
HARKAWAL		MANN	
b. Street Address (if agent is <b>not</b> a corporation) - <b>Do not enter a P.O. Box</b>	City (no abbreviations)	State	Zip Code
8080 Macargo Ct	Granite Bay	CA	95746

**CORPORATION** – Complete Item 6c only. Only include the name of the registered agent Corporation.

c. California Registered Corporate Agent's Name (if agent is a corporation) – Do not complete Item 6a or 6b

**7. Type of Business**

a. Describe the type of business or services of the Limited Liability Company

HOSPITALITY

**8. Chief Executive Officer, if elected or appointed**

a. First Name	Middle Name	Last Name	Suffix
b. Address	City (no abbreviations)	State	Zip Code

**9. The Information contained herein, including any attachments, is true and correct.**

03/15/2019

HARKAWAL MANN

MANAGER

Date

Type or Print Name of Person Completing the Form

Title

Signature

**Return Address (Optional)** (For communication from the Secretary of State related to this document, or if purchasing a copy of the filed document enter the name of a person or company and the mailing address. This information will become public when filed. [SEE INSTRUCTIONS](#) BEFORE COMPLETING.)

Name: [ ]

Company:

Address:

City/State/Zip: [ ]



**Attachment to  
Statement of Information  
(Limited Liability Company)**

**LLC-12A  
Attachment**

19-B08446

**A. Limited Liability Company Name**

OAKLEY INVESTMENTS LLC

This Space For Office Use Only

**B. 12-Digit Secretary of State File Number**

201427610213

**C. State or Place of Organization** (only if formed outside of California)

CALIFORNIA

**D. List of Additional Manager(s) or Member(s)** - If the manager/member is an individual, enter the individual's name and address. If the manager/member is an entity, enter the entity's name and address. Note: The LLC cannot serve as its own manager or member.

First Name RUPINDER	Middle Name	Last Name BRAR	Suffix
Entity Name			
Address 665 B STEWART RD	City (no abbreviations) YUBA CITY	State CA	Zip Code 95991
First Name NARINDER	Middle Name	Last Name BAJWA	Suffix
Entity Name			
Address 749 LYNDSEY LN	City (no abbreviations) YUBA CITY	State CA	Zip Code 95993
First Name MANDEEP	Middle Name	Last Name BAJWA	Suffix
Entity Name			
Address 749 LYNDSEY LN	City (no abbreviations) YUBA CITY	State CA	Zip Code 95993
First Name	Middle Name	Last Name	Suffix
Entity Name			
Address	City (no abbreviations)	State	Zip Code
First Name	Middle Name	Last Name	Suffix
Entity Name			
Address	City (no abbreviations)	State	Zip Code
First Name	Middle Name	Last Name	Suffix
Entity Name			
Address	City (no abbreviations)	State	Zip Code
First Name	Middle Name	Last Name	Suffix
Entity Name			
Address	City (no abbreviations)	State	Zip Code
First Name	Middle Name	Last Name	Suffix
Entity Name			
Address	City (no abbreviations)	State	Zip Code



## California Secretary of State Electronic Filing



### LLC Termination – Certificate of Cancellation

---

Entity Name:

Entity (File) Number:

File Date:

---

#### Detailed Filing Information

##### **Tax Liability Statement**

All final returns required pursuant to the California Revenue and Taxation Code have been or will be filed with the California Franchise Tax Board.

##### **Cancellation Statement**

Upon the effective date of this Certificate of Cancellation, the Limited Liability Company's registration is cancelled and its powers, rights and privileges will cease in California.

By signing this document, I certify that the information is true and correct and that I am authorized by California law to sign.

**Electronic Signature(s):**



**State of California**  
**Secretary of State**

LLC-1

File # **200807510156**

**FILED**  
In the office of the Secretary of State  
of the State of California

**MAR 14 2008**

**LIMITED LIABILITY COMPANY**  
**ARTICLES OF ORGANIZATION**

A \$70.00 filing fee must accompany this form.

**IMPORTANT – Read instructions before completing this form.**

This Space For Filing Use Only

**ENTITY NAME** (End the name with the words "Limited Liability Company," or the abbreviations "LLC" or "L.L.C." The words "Limited" and "Company" may be abbreviated to "Ltd." and "Co.," respectively.)

1. NAME OF LIMITED LIABILITY COMPANY

Rent South Lake, LLC

**PURPOSE** (The following statement is required by statute and should not be altered.)

2. THE PURPOSE OF THE LIMITED LIABILITY COMPANY IS TO ENGAGE IN ANY LAWFUL ACT OR ACTIVITY FOR WHICH A LIMITED LIABILITY COMPANY MAY BE ORGANIZED UNDER THE BEVERLY-KILLEA LIMITED LIABILITY COMPANY ACT.

**INITIAL AGENT FOR SERVICE OF PROCESS** (If the agent is an individual, the agent must reside in California and both Items 3 and 4 must be completed. If the agent is a corporation, the agent must have on file with the California Secretary of State a certificate pursuant to Corporations Code section 1505 and Item 3 must be completed (leave Item 4 blank).)

3. NAME OF INITIAL AGENT FOR SERVICE OF PROCESS

Brendan P. Brewer

4. IF AN INDIVIDUAL, ADDRESS OF INITIAL AGENT FOR SERVICE OF PROCESS IN CALIFORNIA CITY STATE ZIP CODE

950 Northgate Drive, Suite 202

San Rafael CA 94903

**MANAGEMENT** (Check only one)

5. THE LIMITED LIABILITY COMPANY WILL BE MANAGED BY:

☒ ONE MANAGER

☐ MORE THAN ONE MANAGER

☐ ALL LIMITED LIABILITY COMPANY MEMBER(S)

**ADDITIONAL INFORMATION**

6. ADDITIONAL INFORMATION SET FORTH ON THE ATTACHED PAGES, IF ANY, IS INCORPORATED HEREIN BY THIS REFERENCE AND MADE A PART OF THIS CERTIFICATE.

**EXECUTION**

7. I DECLARE I AM THE PERSON WHO EXECUTED THIS INSTRUMENT, WHICH EXECUTION IS MY ACT AND DEED.

March 14, 2008

DATE

SIGNATURE OF ORGANIZER

Brendan P. Brewer

TYPE OR PRINT NAME OF ORGANIZER



State of California  
Secretary of State

LIMITED LIABILITY COMPANY  
CERTIFICATE OF AMENDMENT

A \$30.00 filing fee must accompany this form.

IMPORTANT – Read instructions before completing this form.

**FILED** *JP/KL*  
In the Office of the Secretary of State  
of the State of California

OCT 17 2011

This Space For Filing Use Only

1. SECRETARY OF STATE FILE NUMBER

**200807510156**

2. NAME OF LIMITED LIABILITY COMPANY

Rent South Lake, LLC

3. COMPLETE ONLY THE SECTIONS WHERE INFORMATION IS BEING CHANGED. ADDITIONAL PAGES MAY BE ATTACHED IF NECESSARY.

A. LIMITED LIABILITY COMPANY NAME (END THE NAME WITH THE WORDS "LIMITED LIABILITY COMPANY," "LTD. LIABILITY CO." OR THE ABBREVIATIONS "LLC" OR "L.L.C.")

B. THE LIMITED LIABILITY COMPANY WILL BE MANAGED BY (CHECK ONE):

- ☐ ONE MANAGER  
☒ MORE THAN ONE MANAGER  
☐ ALL LIMITED LIABILITY COMPANY MEMBER(S)

C. AMENDMENT TO TEXT OF THE ARTICLES OF ORGANIZATION:

D. OTHER MATTERS TO BE INCLUDED IN THIS CERTIFICATE MAY BE SET FORTH ON SEPARATE ATTACHED PAGES AND ARE MADE A PART OF THIS CERTIFICATE. OTHER MATTERS MAY INCLUDE A CHANGE IN THE LATEST DATE ON WHICH THE LIMITED LIABILITY COMPANY IS TO DISSOLVE OR ANY CHANGE IN THE EVENTS THAT WILL CAUSE THE DISSOLUTION.

4. FUTURE EFFECTIVE DATE, IF ANY:

MONTH

DAY

YEAR

5. NUMBER OF PAGES ATTACHED, IF ANY:

6. IT IS HEREBY DECLARED THAT I AM THE PERSON WHO EXECUTED THIS INSTRUMENT, WHICH EXECUTION IS MY ACT AND DEED.

SIGNATURE OF AUTHORIZED PERSON

9/5/11

DATE

Christopher C McNamara

MANAGER

TYPE OR PRINT NAME AND TITLE OF AUTHORIZED PERSON

7. RETURN TO:

NAME Christopher C McNamara/Lita Marie Collins  
FIRM Rent South Lake, LLC  
ADDRESS 100 Meadowcroft Dr.  
CITY/STATE San Anselmo, CA 94960  
ZIP CODE

# Amendment to Articles of Organization of a Limited Liability Company (LLC)

To change information of record for your California LLC, you can fill out this form, and submit for filing along with:

- A \$30 filing fee.
- A separate, non-refundable \$15 service fee also must be included, if you **drop off** the completed form.
- To file this form, the status of your LLC must be active on the records of the California Secretary of State, or if suspended, this form can only be filed to list a new LLC name. To check the status of the LLC, go to [kepler.sos.ca.gov](http://kepler.sos.ca.gov).

**Important!** To change the LLC addresses, or to change the name or address of the LLC's agent for service of process, you must file a Statement of Information (Form LLC-12). To get Form LLC-12, go to [www.sos.ca.gov/business/be/statements.htm](http://www.sos.ca.gov/business/be/statements.htm).

Items 4-6: **Only** fill out the information that is changing. Attach extra pages if you need more space or need to include any other matters.

**FILED**  
Secretary of State  
State of California

DEC 31 2014

This Space For Office Use Only

For questions about this form, go to [www.sos.ca.gov/business/be/filing-tips.htm](http://www.sos.ca.gov/business/be/filing-tips.htm).

① **LLC's Exact Name** (on file with CA Secretary of State)

Rent South Lake, LLC

② **LLC File No.** (issued by CA Secretary of State)

200807510156

## Purpose

- ③ The purpose of the limited liability company is to engage in any lawful act or activity for which a limited liability company may be organized under the California Revised Uniform Limited Liability Company Act.

**New LLC Name** (List the proposed LLC name exactly as it is to appear on the records of the California Secretary of State.)

- ④ Proposed LLC Name The proposed new name **must** include: LLC, L.L.C., Limited Liability Company, Limited Liability Co., Ltd. Liability Co. or Ltd. Liability Company; and **may not** include: bank, trust, trustee, incorporated, inc., corporation, or corp., insurer, or insurance company.

## Management (Check only one.)

- ⑤ The LLC will be managed by:
- ☒ One Manager ☐ More Than One Manager ☐ All Limited Liability Company Member(s)

**Amendment to Text of the Articles of Organization** (List both the current text, and the text as amended by this filing.)

⑥

**Read and sign below:** Unless a greater number is provided for in the Articles of Organization, this form must be signed by at least one manager, if the LLC is manager-managed or at least one member, if the LLC is member-managed. If the signing manager or member is a trust or another entity, go to [www.sos.ca.gov/business/be/filing-tips.htm](http://www.sos.ca.gov/business/be/filing-tips.htm) for more information. If you need more space, attach extra pages that are 1-sided and on standard letter-sized paper (8 1/2" x 11"). All attachments are part of this document.

  
Sign here

Christopher McNamara

Print your name here

Manager

Your business title

Make check/money order payable to: **Secretary of State**  
Upon filing, we will return one (1) uncertified copy of your filed document for free, and will certify the copy upon request and payment of a \$5 certification fee.

**By Mail**  
Secretary of State  
Business Entities, P.O. Box 944228  
Sacramento, CA 94244-2280

**Drop-Off**  
Secretary of State  
1500 11th Street., 3rd Floor  
Sacramento, CA 95814



**Secretary of State**  
**Statement of Information**  
(Limited Liability Company)

**LLC-12**

20-A58953

**FILED**

In the office of the Secretary of State  
of the State of California

FEB 05, 2020

**IMPORTANT** — [Read instructions](#) before completing this form.

**Filing Fee – \$20.00**

**Copy Fees** – First page \$1.00; each attachment page \$0.50;  
Certification Fee - \$5.00 plus copy fees

**This Space For Office Use Only**

**1. Limited Liability Company Name** (Enter the exact name of the LLC. If you registered in California using an alternate name, [see instructions](#).)

RENT SOUTH LAKE, LLC

**2. 12-Digit Secretary of State File Number**

200807510156

**3. State, Foreign Country or Place of Organization** (only if formed outside of California)

CALIFORNIA

**4. Business Addresses**

a. Street Address of Principal Office - Do not list a P.O. Box

2478 Alice Lake Road

City (no abbreviations)

South Lake Tahoe

State

CA

Zip Code

96150

b. Mailing Address of LLC, if different than item 4a

PO Box 11790

City (no abbreviations)

ZEPHYR COVE

State

NV

Zip Code

89448

c. Street Address of California Office, if Item 4a is not in California - Do not list a P.O. Box

2478 Alice Lake Road

City (no abbreviations)

south lake tahoe

State

CA

Zip Code

96150

**5. Manager(s) or Member(s)**

If no **managers** have been appointed or elected, provide the name and address of each **member**. At least one name **and** address must be listed. If the manager/member is an individual, complete Items 5a and 5c (leave Item 5b blank). If the manager/member is an entity, complete Items 5b and 5c (leave Item 5a blank). Note: The LLC cannot serve as its own manager or member. If the LLC has additional managers/members, enter the name(s) and addresses on Form LLC-12A ([see instructions](#)).

a. First Name, if an individual - Do not complete Item 5b

Chris

Middle Name

Last Name

McNamara

Suffix

chrism

b. Entity Name - Do not complete Item 5a

c. Address

PO Box 11790

City (no abbreviations)

ZEPHYR COVE

State

NV

Zip Code

89448

**6. Service of Process** (Must provide either Individual **OR** Corporation.)

**INDIVIDUAL** – Complete Items 6a and 6b only. Must include agent's full name and California street address.

a. California Agent's First Name (if agent is **not** a corporation)

Chris

Middle Name

Last Name

McNamara

Suffix

chrism

b. Street Address (if agent is **not** a corporation) - **Do not enter a P.O. Box**

2478 Alice Lake Road

City (no abbreviations)

south lake tahoe

State

CA

Zip Code

96150

**CORPORATION** – Complete Item 6c only. Only include the name of the registered agent Corporation.

c. California Registered Corporate Agent's Name (if agent is a corporation) – Do not complete Item 6a or 6b

**7. Type of Business**

a. Describe the type of business or services of the Limited Liability Company

Rental

**8. Chief Executive Officer, if elected or appointed**

a. First Name

Middle Name

Last Name

Suffix

b. Address

City (no abbreviations)

State

Zip Code

**9. The Information contained herein, including any attachments, is true and correct.**

02/05/2020

Date

Chris McNamara

Type or Print Name of Person Completing the Form

Member

Title

Signature

**Return Address (Optional)** (For communication from the Secretary of State related to this document, or if purchasing a copy of the filed document enter the name of a person or company and the mailing address. This information will become public when filed. [SEE INSTRUCTIONS](#) BEFORE COMPLETING.)

Name: [ ]

Company:

Address:

City/State/Zip: [ ]



**Secretary of State**  
**Statement of Information**  
(Limited Liability Company)

**LLC-12**

18-D05755

**FILED**

In the office of the Secretary of State  
of the State of California

SEP 11, 2018

**This Space For Office Use Only**

**IMPORTANT** — [Read instructions](#) before completing this form.

**Filing Fee – \$20.00**

**Copy Fees** – First page \$1.00; each attachment page \$0.50;  
Certification Fee - \$5.00 plus copy fees

**1. Limited Liability Company Name** (Enter the exact name of the LLC. If you registered in California using an alternate name, [see instructions](#).)

RENT SOUTH LAKE, LLC

**2. 12-Digit Secretary of State File Number**

200807510156

**3. State, Foreign Country or Place of Organization** (only if formed outside of California)

CALIFORNIA

**4. Business Addresses**

a. Street Address of Principal Office - Do not list a P.O. Box

1048 ski run blvd

City (no abbreviations)

south lake tahoe

State

CA

Zip Code

96150

b. Mailing Address of LLC, if different than item 4a

1048 ski run blvd

City (no abbreviations)

south lake tahoe

State

CA

Zip Code

96150

c. Street Address of California Office, if Item 4a is not in California - Do not list a P.O. Box

1048 ski run blvd

City (no abbreviations)

south lake tahoe

State

CA

Zip Code

96150

**5. Manager(s) or Member(s)**

If no **managers** have been appointed or elected, provide the name and address of each **member**. At least one name **and** address must be listed. If the manager/member is an individual, complete Items 5a and 5c (leave Item 5b blank). If the manager/member is an entity, complete Items 5b and 5c (leave Item 5a blank). Note: The LLC cannot serve as its own manager or member. If the LLC has additional managers/members, enter the name(s) and addresses on Form LLC-12A ([see instructions](#)).

a. First Name, if an individual - Do not complete Item 5b

Chris

Middle Name

Last Name

McNamara

Suffix

chrism

b. Entity Name - Do not complete Item 5a

c. Address

PO Box, 11790

City (no abbreviations)

Zephyr Cove

State

NV

Zip Code

89448

**6. Service of Process** (Must provide either Individual **OR** Corporation.)

**INDIVIDUAL** – Complete Items 6a and 6b only. Must include agent's full name and California street address.

a. California Agent's First Name (if agent is **not** a corporation)

Pamela

Middle Name

Last Name

Bolls

Suffix

b. Street Address (if agent is **not** a corporation) - **Do not enter a P.O. Box**

421 William St

City (no abbreviations)

Vacaville

State

CA

Zip Code

95688

**CORPORATION** – Complete Item 6c only. Only include the name of the registered agent Corporation.

c. California Registered Corporate Agent's Name (if agent is a corporation) – Do not complete Item 6a or 6b

**7. Type of Business**

a. Describe the type of business or services of the Limited Liability Company

Real Estate

**8. Chief Executive Officer, if elected or appointed**

a. First Name

Chris

Middle Name

Last Name

McNamara

Suffix

b. Address

PO Box, 11790

City (no abbreviations)

Zephyr Cove

State

NV

Zip Code

89448

**9. The Information contained herein, including any attachments, is true and correct.**

09/11/2018

Date

Chris McNamara

Type or Print Name of Person Completing the Form

owner

Title

Signature

**Return Address (Optional)** (For communication from the Secretary of State related to this document, or if purchasing a copy of the filed document enter the name of a person or company and the mailing address. This information will become public when filed. [SEE INSTRUCTIONS](#) BEFORE COMPLETING.)

Name: [ ]

Company:

Address:

City/State/Zip: [ ]





State of California  
Secretary of State

39

L

STATEMENT OF INFORMATION  
(Limited Liability Company)

DN

Filing Fee \$20.00. If this is an amendment, see instructions.

**IMPORTANT — READ INSTRUCTIONS BEFORE COMPLETING THIS FORM**

**FILED**  
Secretary of State  
State of California

**MAR 18 2015**

**Corrected file # is:**

200807510156

NP

This Space For Filing Use Only

**File Number and State or Place of Organization**

2. SECRETARY OF STATE FILE NUMBER **208807510156**

3. STATE OR PLACE OF ORGANIZATION (If formed outside of California)

**No Change Statement**

4. If there have been any changes to the information contained in the last Statement of Information filed with the California Secretary of State, or no Statement of Information has been previously filed, this form must be completed in its entirety.

☐ If there has been no change in any of the information contained in the last Statement of Information filed with the California Secretary of State, check the box and proceed to Item 15.

**Complete Addresses for the Following** (Do not abbreviate the name of the city. Items 5 and 7 cannot be P.O. Boxes.)

5. STREET ADDRESS OF PRINCIPAL OFFICE  
2 Bradford Way  
CITY: Mill Valley, CA  
STATE: CA  
ZIP CODE: 94941

6. MAILING ADDRESS OF LLC, IF DIFFERENT THAN ITEM 5  
CITY: STATE: ZIP CODE:

7. STREET ADDRESS OF CALIFORNIA OFFICE  
2 Bradford Way  
CITY: Mill Valley  
STATE: CA  
ZIP CODE: 94941

**Name and Complete Address of the Chief Executive Officer, If Any**

8. NAME: Christopher McNamara  
ADDRESS: 102 A Lake Village Dr.  
CITY: Zephyr Cove, NV  
STATE: NV  
ZIP CODE: 89448

**Name and Complete Address of Any Manager or Managers, or if None Have Been Appointed or Elected, Provide the Name and Address of Each Member** (Attach additional pages, if necessary.)

9. NAME: Christopher McNamara  
ADDRESS: PO Box 2079  
CITY: Stateline, NV  
STATE: NV  
ZIP CODE: 89449

10. NAME: ADDRESS: CITY: STATE: ZIP CODE:

11. NAME: ADDRESS: CITY: STATE: ZIP CODE:

**Agent for Service of Process** If the agent is an individual, the agent must reside in California and Item 13 must be completed with a California address, a P.O. Box is not acceptable. If the agent is a corporation, the agent must have on file with the California Secretary of State a certificate pursuant to California Corporations Code section 1505 and Item 13 must be left blank.

12. NAME OF AGENT FOR SERVICE OF PROCESS  
Pamela L Bolls, EA

13. STREET ADDRESS OF AGENT FOR SERVICE OF PROCESS IN CALIFORNIA, IF AN INDIVIDUAL  
421 William St  
CITY: Vacaville  
STATE: CA  
ZIP CODE: 95688

**Type of Business**

14. DESCRIBE THE TYPE OF BUSINESS OF THE LIMITED LIABILITY COMPANY  
Vacation rentals

15. THE INFORMATION CONTAINED HEREIN, INCLUDING ANY ATTACHMENTS, IS TRUE AND CORRECT.

10/7/14

Christopher McNamara

Partner

DATE

TYPE OR PRINT NAME OF PERSON COMPLETING THE FORM

TITLE

SIGNATURE

STATE OF CALIFORNIA  
DEPARTMENT OF REAL ESTATE

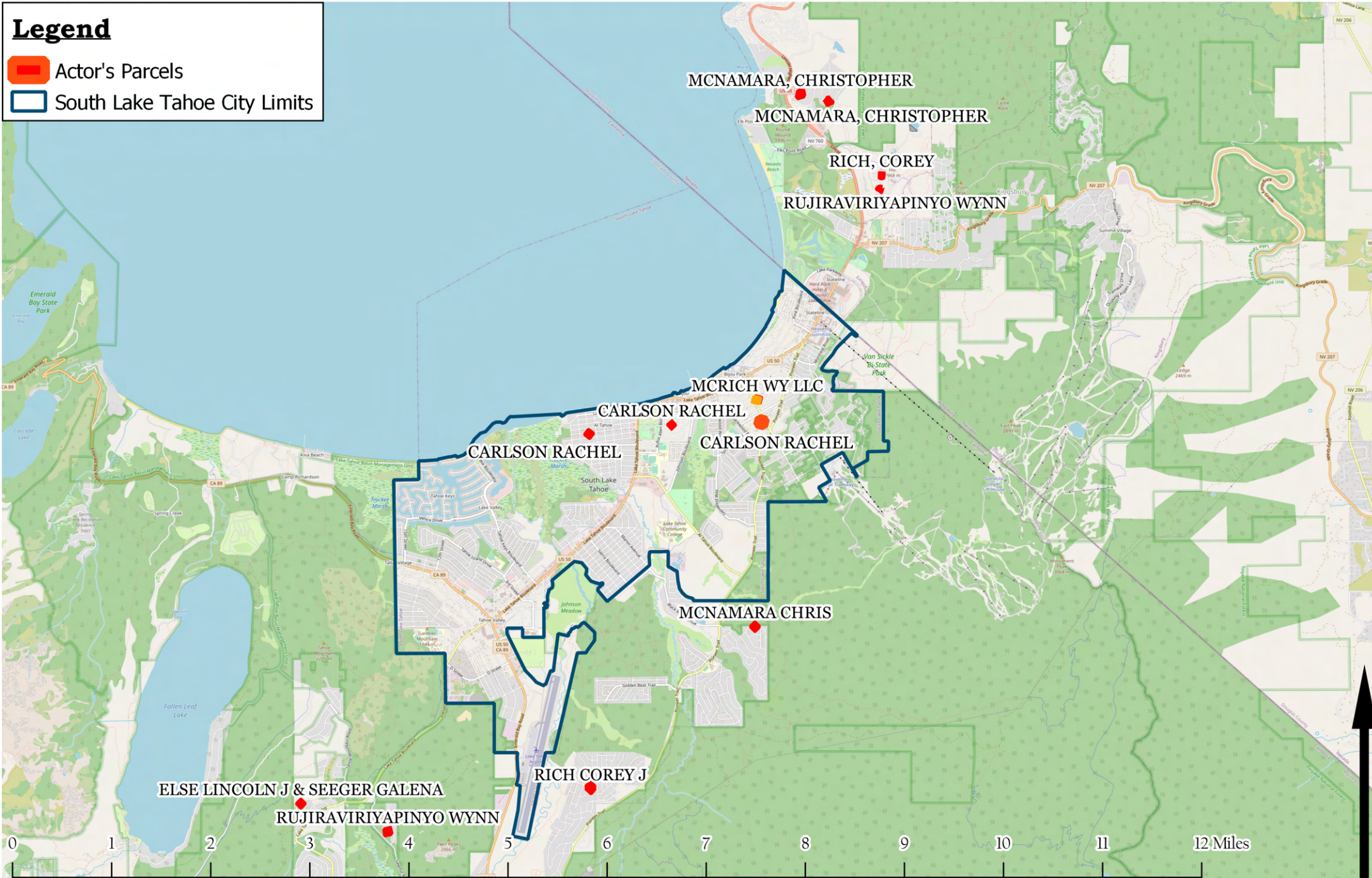
In reviewing a licensee's information, please be aware that license discipline information may have been removed from a licensee's record pursuant to Business & Professions Code Section 10083.2 (c). However, discipline information may be available from the California Department of Real Estate upon submittal of a request, or by calling the Department's public information line at 1-877-373-4542. The license information shown below represents public information. It will not reflect pending licensing changes which are being reviewed for subsequent updating. Although the business and mailing addresses of real estate licensees are included, this information is not intended for mass mailing purposes.

Some historical disciplinary action documents may not be in compliance with certain accessibility functions. For assistance with these documents, please contact the Department's Licensing Flag Section.

---

License Type:	SALESPERSON
Name:	Collins, Lita Marie
Mailing Address:	511 SIR FRANCIS DRAKE BLVD GREENBRAE, CA 94904
License ID:	01890947
Expiration Date:	11/04/22
<a href="#">License Status:</a>	LICENSED
<a href="#">Salesperson License Issued:</a>	11/05/10
Former Name(s):	NO FORMER NAMES
Responsible Broker:	License ID: <a href="#">01908304</a> NRT West, Inc. 1855 GATEWAY BLVD STE 750 CONCORD, CA 94520
<a href="#">Comment:</a>	NO DISCIPLINARY ACTION  NO OTHER PUBLIC COMMENTS

# SkiRunPark Actor's Constellation of Lodging Properties



## APPENDIX C:

### Other Related Actors<sup>21</sup>

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<sup>21</sup> This information is required by law to be public pursuant to: Revenue and Tax Code §§ 109, 327, 602, & 1602; Government Code §§ 27233, 27280.5, & 27297.5; Civil Code §§ 1213 & 2934; 18 CCR §§ 252 & 266.

---

Assessor Parcel Number 02522410100

---

2005-0092630 • • GRANT DEED

Recording Date  
**11/03/2005 02:30 PM**

Grantor (2)  
**COWEN JEFFREY**  
**COWEN SARAH**

Grantee (2)  
**COWEN JEFFREY**  
**COWEN SARAH**

---





Office of the Assessor

## Historical Property Information

Parcel Number: 025-224-10-100

Property Address: 1362 GILMORE LAKE RD

Assessor's information is for assessment and tax purposes only and should not be relied upon for status of development or building purposes.

### Property Description:

Primary Use\*\*: 11, IMPROVED SINGLE FAMILY RESIDENTIAL TO 2.5 AC.

Subdivision Tract Number: 79

Subdivision Tract Name: BIJOU PARK ACRES

APN Status: 00, Active

Reference: L 10 TR 121

Tax Rate Area: 002-002

School District:

Last Appraisal Effective Date: 12/31/2015

Last Appraisal Reason: 100% CHANGE IN OWNERSHIP

Tax Exemptions: Homeowner Exemption: \$7,000 - Filed: 2004

MPR Card: 025-224-10

\*\*The USE is only reviewed at the time of the last taxable event, and may not be a legal use

### Associated Maps for: 025-224-10-100

Most Recent Plat: [Assessor's Plat 025-22](#)

Historical Plat: [Historical Plat 025-22](#)

Subdivision Maps: Bijou Park Ac: A-096

Bijou Park Ac: A-096A

Bijou Park Ac: A-096B

Bijou Park Ac: A-096C

Bijou Park Ac: A-096D

### 2020 - 2021 Taxable Property Values for: 025-224-10-100

Property	Value
Land	\$93,708
<b>Land Total</b>	<b>\$93,708</b>
Improvement Structures	\$263,652
<b>Improvement Total</b>	<b>\$263,652</b>
<b>Personal property Total</b>	<b>\$0</b>
<b>Total Roll</b>	<b>\$357,360</b>

---

Assessor Parcel Number

023481005000

---

2020-0063417 • • GRANT DEED

Recording Date

**11/05/2020 02:55 PM**

Grantor (2)

**MIDDLEBROOK ASHLEY NICOLE  
ROJAS ASHLEY NICOLE**

Grantee (2)

**ROJAS MICHAEL  
ROJAS HELEN**

---



Office of the Assessor

## Historical Property Information

Parcel Number: **023-481-05-100**

Property Address: **933 TATA LN**

Assessor's information is for assessment and tax purposes only and should not be relied upon for status of development or building purposes.

---

### Property Description:

Primary Use\*\*: **11, IMPROVED SINGLE FAMILY RESIDENTIAL TO 2.5 AC.**

Subdivision Tract Number: **86**

Subdivision Tract Name: **GARDNER MOUNTAIN SUBD ADDITION NO 1**

APN Status: **00, Active**

Reference: **L 27 B 2**

Tax Rate Area: **002-002**

School District:

Last Appraisal Effective Date: **12/31/2017**

Last Appraisal Reason: **CHG PORTION OF OWNERSHIP**

Tax Exemptions: **Homeowner Exemption: \$7,000 - Filed: 2007**

MPR Card: **023-481-05**

\*\*The **USE** is only reviewed at the time of the last taxable event, and may not be a legal use

---

### Associated Maps for: **023-481-05-100**

Most Recent Plat: [Assessor's Plat 023-48](#)

Historical Plat: [Historical Plat 023-48](#)

Subdivision Maps: Gardner Mtn Addn #1: B-006

Gardner Mtn Addn #1: B-006A

---

### 2020 - 2021 Taxable Property Values for: **023-481-05-100**

Property	Value
Land	\$146,968
Land Prop 8	\$126,500
<b>Land Total</b>	<b>\$126,500</b>
Improvement Structures	\$120,624
Improvement Prop 8	\$103,500
<b>Improvement Total</b>	<b>\$103,500</b>
<b>Personal property Total</b>	<b>\$0</b>



---

Assessor Parcel Number 02540210100

---

2011-0028461 • • GRANT DEED

Recording Date

**06/22/2011 08:03 AM**

Grantor (2)

**STEINMETZ JOHN P  
STEINMETZ KATHLEEN**

Grantee (2)

**BODINE RICHARD III  
VALENTINE JULIA**

---



Office of the Assessor

## Historical Property Information

Parcel Number: 025-402-10-100

Property Address: 3310 BECKA DR

Assessor's information is for assessment and tax purposes only and should not be relied upon for status of development or building purposes.

---

### Property Description:

Primary Use\*\*: 11, IMPROVED SINGLE FAMILY RESIDENTIAL TO 2.5 AC.

Subdivision Tract Number: 145

Subdivision Tract Name:

APN Status: 00, Active

Reference: L 73

Tax Rate Area: 002-002

School District:

Last Appraisal Effective Date: 6/22/2011

Last Appraisal Reason: 100% CHANGE IN OWNERSHIP

Tax Exemptions: Homeowner Exemption: \$7,000 - Filed: 2012

MPR Card: 025-402-10

\*\*The USE is only reviewed at the time of the last taxable event, and may not be a legal use

### Associated Maps for: 025-402-10-100

Most Recent Plat: [Assessor's Plat 025-40](#)

Historical Plat: [Historical Plat 025-40](#)

Subdivision Maps: Rancho Bijou 1 Ad: B-082

Rancho Bijou 1 Ad: B-082A

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### 2020 - 2021 Taxable Property Values for: 025-402-10-100

Property	Value
Land	\$56,294
<b>Land Total</b>	<b>\$56,294</b>
Improvement Structures	\$219,562
<b>Improvement Total</b>	<b>\$219,562</b>
<b>Personal property Total</b>	<b>\$0</b>
<b>Total Roll</b>	<b>\$275,856</b>

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Assessor Parcel Number 08018104100

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2009-0036626 • • GRANT DEED

Recording Date

**07/22/2009 02:32 PM**

Grantor (2)

**BINDEL JERROLD**  
**BINDEL ALISA S**

Grantee

**BINDEL JERROLD M**

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Office of the Assessor

## Historical Property Information

Parcel Number: **080-181-04-100**

Property Address: **1245 LONE INDIAN TRL**

Assessor's information is for assessment and tax purposes only and should not be relied upon for status of development or building purposes.

### Property Description:

Primary Use\*\*: **11, IMPROVED SINGLE FAMILY RESIDENTIAL TO 2.5 AC.**

Subdivision Tract Number: **421**

Subdivision Tract Name: **MONTGOMERY ESTATES UNIT NO 7**

APN Status: **00, Active**

Reference: **L 388**

Tax Rate Area: **075-036**

School District:

Last Appraisal Effective Date: **4/7/1999**

Last Appraisal Reason: **100% CHANGE IN OWNERSHIP**

Tax Exemptions: **Homeowner Exemption: \$7,000 - Filed: 2000**

MPR Card: **080-181-04**

\*\*The **USE** is only reviewed at the time of the last taxable event, and may not be a legal use

### Associated Maps for: **080-181-04-100**

Most Recent Plat: [Assessor's Plat 080-18](#)

Historical Plat: [Historical Plat 080-18](#)

Subdivision Maps: Montgmy Est 7: E-046

Montgmy Est 7: E-046A

Montgmy Est 7: E-046B

Montgmy Est 7: E-046C

### 2020 - 2021 Taxable Property Values for: **080-181-04-100**

Property	Value
Land	\$61,992
<b>Land Total</b>	<b>\$61,992</b>
Improvement Structures	\$269,283
<b>Improvement Total</b>	<b>\$269,283</b>
<b>Personal property Total</b>	<b>\$0</b>
<b>Total Roll</b>	<b>\$331,275</b>



**Secretary of State**  
**Statement of Information**  
(California Nonprofit, Credit Union and  
General Cooperative Corporations)

SI-100

141

20-709782

**FILED**  
**Secretary of State**  
**State of California**

**MAY 06 2020**

**IMPORTANT** — Read instructions before completing this form.

**Filing Fee** — \$20.00;

**Copy Fees** — First page \$1.00; each attachment page \$0.50;  
Certification Fee - \$5.00 plus copy fees

**1. Corporation Name** (Enter the exact name of the corporation as it is recorded with the California Secretary of State)

**SOUTH LAKE TAHOE LODGING ASSOCIATION**

This Space For Office Use Only

**2. 7-Digit Secretary of State File Number**

**C1891570**

**3. Business Addresses**

a. Street Address of California Principal Office, if any - Do not enter a P.O. Box	City (no abbreviations)	State	Zip Code
		CA	
b. Mailing Address of Corporation, if different than item 3a	City (no abbreviations)	State	Zip Code
PO BOX 9941	SOUTH LAKE TAHOE	CA	96158-2941

**4. Officers**

The Corporation is required to enter the names and addresses of all three of the officers set forth below. An additional title for Chief Executive Officer or Chief Financial Officer may be added; however, the preprinted titles on this form must not be altered.

a. Chief Executive Officer/	First Name	Middle Name	Last Name	Suffix
DOUG			WILLIAMS	
Address	City (no abbreviations)		State	Zip Code
1234 MELBA DRIVE	SOUTH LAKE TAHOE		CA	96150
b. Secretary	First Name	Middle Name	Last Name	Suffix
RICH			BODINE	
Address	City (no abbreviations)		State	Zip Code
3300 LAKE TAHOE BLVD	SOUTH LAKE TAHOE		CA	96150
c. Chief Financial Officer/	First Name	Middle Name	Last Name	Suffix
JERRY			BINDEL	
Address	City (no abbreviations)		State	Zip Code
ONE LAKE PARKWAY	SOUTH LAKE TAHOE		CA	96150

**5. Service of Process** (Must provide either Individual OR Corporation.)

**INDIVIDUAL** — Complete Items 5a and 5b only. Must include agent's full name and California street address.

a. California Agent's First Name (if agent is not a corporation)	Middle Name	Last Name	Suffix
JACQUELINE		PROULX	
b. Street Address (if agent is not a corporation) - Do not enter a P.O. Box	City (no abbreviations)	State	Zip Code
3351 LAKE TAHOE BLVD SUITE #8	SOUTH LAKE TAHOE	CA	96150

**CORPORATION** — Complete Item 5c only. Only include the name of the registered agent Corporation.

c. California Registered Corporate Agent's Name (if agent is a corporation) — Do not complete Item 5a or 5b
-------------------------------------------------------------------------------------------------------------

**6. Common Interest Developments**

☐ Check here if the corporation is an association formed to manage a common interest development under the Davis-Stirling Common Interest Development Act (California Civil Code section 4000, et seq.) or under the Commercial and Industrial Common Interest Development Act (California Civil Code section 6500, et seq.). The corporation must file a Statement by Common Interest Development Association (Form SI-CID) as required by California Civil Code sections 5405(a) and 6760(a). See Instructions.

**7. The Information contained herein, including in any attachments, is true and correct.**

5/04/2020  
Date

ANDREA MARION  
Type or Print Name of Person Completing the Form

PREPARER  
Title

Signature

# **Bijou Park Creek Park Proposal**

# Bijou Park Creek Park

This park is feasible because the parcels are vacant land in a Stream Environmental Zone (SEZ) of which the majority are publicly owned:

Vacant Parcels<sup>1</sup> by ownership:

the City: 027-331-004

the State: 027-322-001

the USFS: 027-331-017

Privately: 027-321-002 and 027-322-018

A park at the terminal end of Spruce Avenue would be in an extremely safe location, ideal for a playground. Cul-de-sacs are the only appropriate place for new playgrounds according to “safe cities” initiatives and modern “urban design” standards. Parents who can’t afford child care often leave their children to play unattended during rush hour making dangerous arterial street-side playgrounds by expedient developers an identified source of environmental injustice.<sup>2</sup> This project is being perpetrated by a group of non-city “residential aliens” trying to advance their own personal gain and improve a few businesses with callous disregard to the adverse impacts on the community. These individuals are extremely wealthy outsiders and will never have to worry about their children being run over by vehicles. They do not appear to care one bit about the completely inappropriate location for their children’s park. Their selfish, narcissistic ulterior motives and personal incentives such as real estate development, lodging amenities, Machiavellian tax write-off’s (manufactured \$200,000 business loss via a fraudulent land appraisal) are blinding them from any focus on *bona fide* social good. These are the same individuals who made a bunch of patently false statements from scripted talking points in favor of the widely despised Ski Run Macro Tower.<sup>3</sup>

40+ mph traffic along Ski Run Boulevard has been an incessant, pervasive, and immutable problem for decades, which is fundamentally invited by the arterial road’s wide shoulders which give it a corresponding design speed.

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<sup>1</sup> This information is required by law to be public pursuant to: Revenue and Tax Code §§ 109, 327, 602, & 1602; Government Code §§ 27233, 27280.5, & 27297.5; Civil Code §§ 1213 & 2934; 18 CCR §§ 252 & 266.

<sup>2</sup> See e.g., Public Resources Code § 30107.3; Government Code § 65302.

<sup>3</sup> See Tahoe Mountain News, June 2020, p. 8.

# Expansion Concept: Bijou Park Creek Open Space Preserve

The long proposed and ever evasive Bijou Park Creek Park ought to be the seed towards implementing PAS 093, Special Policy # 1: “Encourage stream restoration in this area in conjunction with the improvement of existing drainage problems.”<sup>4</sup>

## **SPECIAL POLICIES:**

1. **Encourage stream restoration in this area in conjunction with the improvement of existing drainage problems.**

A Ski Run park location in conjunction with a re-purposing of Bijou Golf Course<sup>5</sup> is a calculated and subversive political maneuver to deflate demand to restore the Bijou Park Creek meadows and stream environmental zone. The surrogates behind this want to instead squander City funds on concerts and pet projects at the expense of our obligations to the general plan and restoring lake clarity. SkiRunLLC is really a fixed parcel development group in search of a developed land use, rather than an organic neighborhood search for a safe place for a children’s park; the location is very dangerous which is a deal-breaker that will be revisited.

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<sup>4</sup> TRPA Plan Area Statements 093 – BIJOU at page 2.

<sup>5</sup> Bijou Golf Course on “Bijou Creek” meadows is a separate drainage from “Bijou Park Creek.”



# Issues with SkiRunParkLLC:

## I Deed Restriction<sup>6</sup>

It is expressly clear from the language of the deed restriction that the Ski Run parcel is to remain in its restored natural state:<sup>7</sup>

2. Declarant shall cause the structures or facilities and land coverage on the Sending Parcel to be removed and shall restore that area of the Sending Parcel to a natural state. Declarant also shall maintain that area in its restored state so as to eliminate the development transferred.
3. Declarant agrees to pay or cause to be paid all real property taxes and other assessments levied or assessed against the Sending Parcel.

This park is a clear scheme to entice the City and the TRPA to condone the poaching of soft coverage for the parcel. A playground or even continual occupancy as a “dog park” fundamentally deprives the land of essential ecological function as a “natural state.” It is fairly transparent that McNamara and Rich are acting as direct surrogates for Rachel Carlson who is the owner of the Black Bear Lodge which is directly across the street from the parcel.

The Tourist Core Area Plan (TCAP) expressly exemplifies this very parcel as a showcase paradigm of “land returned to its natural state” using coverage swaps:<sup>8</sup>

- Slalom Inn located on Ski Run Boulevard was demolished; the site was returned to its natural state and 20,435 square feet of coverage was removed and transferred.

These surrogates not only wish to develop land in profane degradation of the aforementioned epitome of a “natural state,” but set a dangerous precedent in the legal construction of TRPA area plans and Code of Ordinances which would allow developers to obtain or claw-back “soft coverage” from preserved lands.

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<sup>6</sup> See Government Code §§ 67102 & 67106 (cities must enforce TRPA Code of Ordinances; violation a misdemeanor).

<sup>7</sup> El Dorado County Recorder Document Number 2001-0001732 at p. 2. See also, Document Numbers 2005-0034755 and 2006-0062338.

<sup>8</sup> Tourist Core Area Plan § 3-4, p. 23.

## II Danger to Children

It is a well established fact that arterial roadways are extremely dangerous to children. The public health and law literature on this is extensive. Here are the first questions any planner should ask when searching for a site for a playground:<sup>9</sup>

### 2.1 Selecting a Site

The following factors are important when selecting a site for a new playground:

Site Factor	Questions to Ask	If yes, then...Mitigation
Travel patterns of children to and from the playground	Are there hazards in the way?	Clear hazards.
Nearby accessible hazards such as roads with traffic, lakes, ponds, streams, drop-offs/cliffs, etc.	Could a child inadvertently run into a nearby hazard?  Could younger children easily wander off toward the hazard?	Provide a method to contain children within the playground. For example, a dense hedge or a fence. The method should allow for observation by supervisors. If fences are used, they should conform to local building codes and/or ASTM F-2049.
Sun exposure	Is sun exposure sufficient to heat exposed bare metal slides, platforms, steps, & surfacing enough to burn children?	Bare metal slides, platforms, and steps should be shaded or located out of direct sun.  Provide warnings that equipment and surfacing exposed to intense sun can burn.
	Will children be exposed to the sun during the most intense part of the day?	Consider shading the playground or providing shaded areas nearby.
Slope and drainage	Will loose fill materials wash away during periods of heavy rain?	Consider proper drainage re-grading to prevent wash outs.

Real estate developers have long tried to manipulate land devaluation caused by their own infrastructure regimes by placing speciously inviting playgrounds along them, and a century of data reflects the toll of this unconscionable stratagem. High speed arterial roadways are understandably less desirable for residential development, which has made them the target of environmental injustice<sup>10</sup> machinations by political hucksters. The epitome of this was when greedy Texas developers infamously tried to put attractive playground-parks in the median grass strips of divided highways approaching their new subdivisions—literally a killer sales tactic.

<sup>9</sup> "Public Playground Safety Handbook," U.S. Consumer Product Safety Commission; 2015 Ed., p. 5.

<sup>10</sup> See e.g., Public Resources Code § 30107.3; Government Code § 65302.

### III Appraisal Fraud

Bare ordinary common sense facially dictates that street-front property on Ski Run Blvd is very expensive. Notwithstanding, it is impossible to reconcile the vast and incredulous disparity between the El Dorado County Assessor's appraisal of the Ski Run parcel and that of McNamara and Rich's hired expert:

El Dorado County Assessor:

2020 - 2021 Taxable Property Values for: 027-161-30-100

Property	Value
Land	\$211,253
Land Total	<b>\$211,253</b>
Improvement Structures	\$264,065
Improvement Total	<b>\$264,065</b>
Personal property Total	\$0
Total Roll	<b>\$475,318</b>
(Exemptions Total)	<b>\$0</b>
Net Roll	<b>\$475,318</b>

SkiRunLLC's purchased opinion:<sup>11</sup>

After careful consideration of all data available, and upon thorough personal investigation of the subject property and the comparable properties analyzed, it is my opinion that the "As-Is" Market Value of the subject property and the excess 256 square feet of banked CFA, as of April 9, 2019 is as follows:

**FINAL "AS-IS" MARKET VALUE CONCLUSION**  
(subject parcel, absent consideration of CFA)

**\$25,000**

It was entirely possible that coverage could have been transferred to this parcel by a future owner allowing development,<sup>12</sup> but this was never adequately considered in Johnson's assessment; SkiRunLLC's valuation was defective.

The unfortunate truth is that the current TRPA administration views land coverage as a commodity. All local real estate appraisers and developers are well aware of the fact that the actual fair value is commensurate to the street-front parcel's projected valuation with full coverage minus the cost of acquiring some latter less desirable parcel and transferring its coverage to the former. That is what prospective commercial owners would be evaluating as a business decision. The omission of this obvious consideration presented an outright dishonest representation to the City and its residents.

<sup>11</sup> Benjamin Q. Johnson. "A NARRATIVE APPRAISAL OF A 0.574 ± ACRE VACANT OPEN SPACE PARCEL," April 9, p. 2 (2019).

<sup>12</sup> This would require enticing the TRPA with an attractive coverage swap, such as one that would allow the consolidation of deed restricted non-coverage around another riparian environmental improvement (EIP) site.

## IV Misrepresentation to City Council:

City Attorney Stroud lied to the City Council and the public on behalf of McNamara and Rich, framing the purchase as a done deal rather than a completely prospective purchase:<sup>13</sup>

**Issue and Discussion:**

The parcel is currently owned by SkiRunPark LLC, which intends to donate the parcel to the City with a deed restriction requiring the parcel to be used for park purposes, including supporting infrastructure, in perpetuity. Staff requests that City Council delegate authority to the Mayor to accept the donation with deed language to be approved as to form by the City Attorney.

However, public records reveal that it was only *after* the City Council agenda was posted, that they actually made the purchase:<sup>14</sup>

Assessor Parcel Number 02716130100		
2021-0039208 • • GRANT DEED		
Recording Date 06/11/2021 10:42 AM	Grantor SAFEWAY INC	Grantee SKIRUNPARK LLC

This means they were not only offering something to the City that they did not legally own, but the property could have remained the responsibility of a large and wealthy corporation rather than become the financial burden of City residents. The City is now required per the deed restriction to pay taxes on this albatross. The City lost a tremendous amount of leverage over that parcel by taking it off Safeway's hands for an assessed value of \$25,000.

<sup>13</sup> Heather Stroud. "Memorandum of Understanding With Friends of Ski Run for Ski Run Park and Acceptance of Real Property Donation" June 15, 2021, p. 1.

<sup>14</sup> El Dorado County Recorder. Document Number 2021-0039208; Date: 06/11/2021 10:42:18 AM.

# APPENDIX A

## Bijou Park Creek Park Parcel Ownership<sup>15</sup>

This appendix provides *prima facie* evidence in support that this proposal is viable.

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<sup>15</sup> This information is required by law to be public pursuant to: Revenue and Tax Code §§ 109, 327, 602, & 1602; Government Code §§ 27233, 27280.5, & 27297.5; Civil Code §§ 1213 & 2934; 18 CCR §§ 252 & 266.

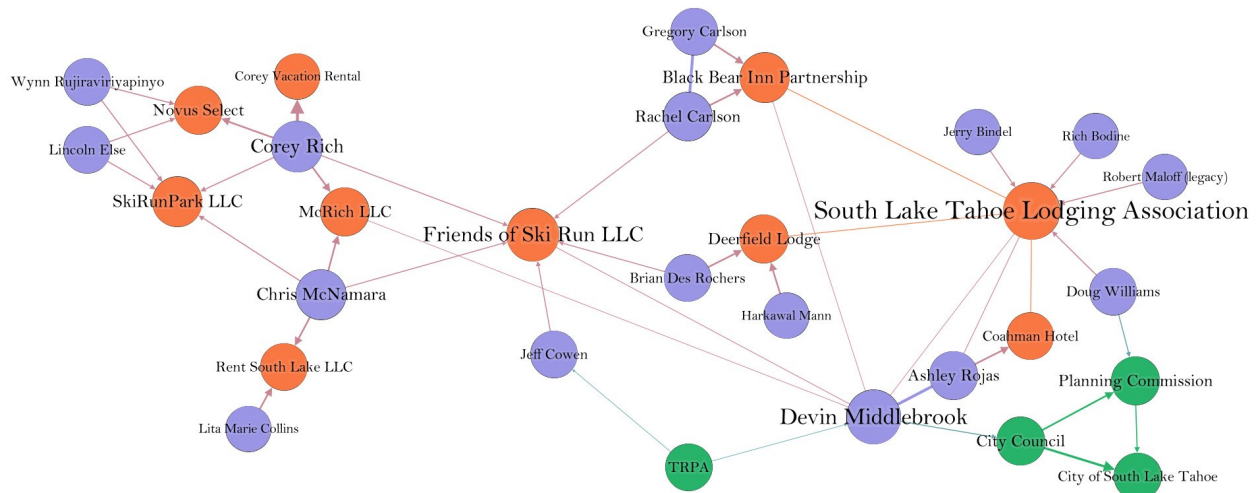
## APPENDIX B:

### Actors Are Not Neighborhood Residents<sup>16</sup>

This appendix provides *prima facie* evidence in support of the assertion that SkiRunLLC is a front for an outside syndicate of lodging and business owners.

Rachel Carlson owns the Black Bear Lodge and is a marketer for Vail Corporation. Black Bear Lodge is directly across the street from the SkiRunPark LLC parcel. Chris McNamara and Corey Rich are the directors of “McRich,” a Wyoming corporation, and “Novus Select,” a Maine Corporation which own property on Ski Run. Moreover, McNamara and Rich are also heavily invested in a socially irresponsible sector of the tourist lodging industry, as owners of “Rent South Lake LLC” and “Corey Vacation Rental” which together manage nearly a dozen VHR’s and properties on the Tahoe south shore and contribute to the housing crisis.

#### Social Network Diagram of “SkiRunPark” Actors:



The dense connections surrounding “SkiRunPark” which are all linked to tourist lodging interests cannot be emphasized enough. SkiRunPark is a dangerous lodging amenity not an organic want by the local neighborhood.

<sup>16</sup> This information is required by federal and state law to be public information pursuant to: 15 U.S.C. §§ 77f(d) & 77aa(4)-(6); Corporations Code §§ 204(c), 1502(a)(2), 2117(a)(2), 2603(c), 6210(a)(2), 7132(c)(1), 8210(a)(2), 12570(a)(2), 16309(a), 16953(a)(4), 16959(a)(1), 17702.09(a)(5), & 18200(b); Business and Professions Code §§ 17910, 17913(b)(3), 17917, & 17923(b)(4); Revenue and Tax Code §§ 109, 327, 602, & 1602; Government Code §§ 27233, 27280.5, & 27297.5; Civil Code §§ 1213 & 2934; 18 CCR §§ 252 & 266; TRPA Code of Ordinances §§ 6.2, 6.4.2, 6.5.2, & Rules of Procedure § 15.2 (cities must enforce TRPA ordinances pertaining to the public nature of TRPA records pursuant to Government Code §§ 67102 & 67106).

The McRich corporation has the deed for “1111 Ski Run Boulevard,”

Assessor Parcel Number		02713512100
2016-0014363 • • GRANT DEED		
Recording Date 04/07/2016 12:02 PM	Grantor (2) BITTNER HOWARD BITTNER MARY	Grantee MCRICH LLC

But is nominally registered to a token office in tax-free, Wyoming:<sup>17</sup>

1. Limited Liability Company Name (Enter the exact name of the LLC. If you registered in California using an alternate name, <a href="#">see instructions.</a> )			
MCRICH LLC			
2. 12-Digit Secretary of State File Number 201703111009		3. State, Foreign Country or Place of Organization (only if formed outside of California) WYOMING	
4. Business Addresses			
a. Street Address of Principal Office - Do not list a P.O. Box 1620 Central Ave, STE 202	City (no abbreviations) Cheyenne	State WY	Zip Code 82001
b. Mailing Address of LLC, if different than item 4a PO BOX 11790	City (no abbreviations) ZEPHYR COVE	State NV	Zip Code 89448
c. Street Address of California Office, if Item 4a is not in California - Do not list a P.O. Box 1111 Ski Run	City (no abbreviations) south lake tahoe	State CA	Zip Code 96150

Chris McNamara’s and Corey Rich’s “**Rent South Lake LLC**” and “Corey Vacation Rental” own and manage the following constellation of South Lake Tahoe parcels:

El Dorado County: 025-691-002, 025-813-012,<sup>18</sup> 033-693-007, 033-703-010

Douglas County: 1318-15-311-002, 1318-15-711-020, 1318-23-213-009

They also own: 027-135-012, 027-135-028, 027-135-029

<sup>17</sup> McRich LLC shares its “Suite 202” headquarters office with “AAA Corporate Services,” the latter of which generates “corporations in a box” for use as Wyoming tax shelters.

<sup>18</sup> Corey Rich registered “2259 Rimrock Trail” as his principle place of business under a fictitious business filing with the county, FB2016-1312, as was required by Business & Professions Code § 17910. However, he apparently did not immediately publish notice in the local newspaper—once a week for four successive weeks—as required by §§ 17913 & 17917, and grant deed number “2018-0011787” shows he then transferred his name from the registered property in 2018.



It is also important to observe McNamara directly runs “Rent South Lake LLC:”

<b>1. Limited Liability Company Name</b> (Enter the exact name of the LLC. If you registered in California using an alternate name, <a href="#">see instructions</a> .)			
RENT SOUTH LAKE, LLC			
<b>2. 12-Digit Secretary of State File Number</b>		<b>3. State, Foreign Country or Place of Organization</b> (only if formed outside of California)	
200807510156		CALIFORNIA	
<b>4. Business Addresses</b>			
a. Street Address of Principal Office - Do not list a P.O. Box		City (no abbreviations)	State Zip Code
2478 Alice Lake Road		South Lake Tahoe	CA 96150
b. Mailing Address of LLC, if different than item 4a		City (no abbreviations)	State Zip Code
PO Box 11790		ZEPHYR COVE	NV 89448
c. Street Address of California Office, if Item 4a is not in California - Do not list a P.O. Box		City (no abbreviations)	State Zip Code
2478 Alice Lake Road		south lake tahoe	CA 96150
<b>5. Manager(s) or Member(s)</b> <small>If no <b>managers</b> have been appointed or elected, provide the name and address of each <b>member</b>. At least one name <b>and</b> address must be listed. If the manager/member is an individual, complete Items 5a and 5c (leave Item 5b blank). If the manager/member is an entity, complete Items 5b and 5c (leave Item 5a blank). Note: The LLC cannot serve as its own manager or member. If the LLC has additional managers/members, enter the name(s) and addresses on Form LLC-12A (<a href="#">see instructions</a>).</small>			
a. First Name, if an individual - Do not complete Item 5b	Middle Name	Last Name	Suffix
Chris		McNamara	chris

He rents out the many houses that are deeded in his name, and even goes so far as to transfer the Corporation’s assets to himself which allows him to keep two sets of books for the same transaction. He is directing a corporation to deal with himself in a personal capacity!:

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Assessor Parcel Number	02569102100
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2014-0040151 • • GRANT DEED

Recording Date	Grantor	Grantee
10/07/2014 08:02 AM	RENT SOUTH LAKE LLC	MCNAMARA CHRIS

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The utter hypocrisy of McNamara and Rich’s environmentally and socially irresponsible adverse impacts created by their lucrative VHR businesses cannot be overstated. McNamara and Rich have been masters of branding and selling themselves to the public as stewards of environmental and social justice, all the while contributing to environmental degradation and social injustice for profit! The dozen or so parcels they hoard could be housing the very distressed locals trying to live the dream they have been selling, but instead are driving up the housing market and causing dangerous pressure to develop our scenic corridors and sensitive meadow lands to solve this contrived shortage.



Rachel Carlson owns the Black Bear Inn property across the street:

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Assessor Parcel Number		02732220100
2017-0010453 • • GRANT DEED		
Recording Date <b>03/15/2017 01:19 PM</b>	Grantor <b>BLACK BEAR INN PTN GEN PTN</b>	Grantee (2) <b>CARLSON GREGORY R CARLSON RACHEL</b>

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The Deerfield Lodge, which is a fictitious business name for Oakley Investments LLC<sup>19</sup> out of Granite Bay, CA, is also located across the street (APN 027-322-019):

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Assessor Parcel Number		02732219100
2018-0008452 • • GRANT DEED		
Recording Date <b>03/07/2018 02:38 PM</b>	Grantor <b>TAHOE HOTEL PROJECT LLC</b>	Grantee <b>OAKLEY INVESTMENTS LLC</b>

---

The Deerfield Lodge's 1200 Ski Run Boulevard address is registered as the address of record for the founding director of "Friends of Ski Run."<sup>20</sup>

The name and address in the State of California of this corporation's initial agent for service of process is:

Friends of Ski Run  
Attn: Brian Des Rochers  
~~PO Box 16745~~ 1200 Ski Run Blvd  
South Lake Tahoe, CA 96150

What we really have here is a bunch of tourist lodging hucksters, trying to squeeze every dollar they can out of Lake Tahoe and locals, without any care to the proverbial "trail of dead bodies" they leave behind in the aftermath.

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<sup>19</sup> See El Dorado County Recorded document FB2018-0239.

<sup>20</sup> See "Friends of Ski Run LLC," Articles of Organization, p. 1.

## APPENDIX C:

### Other Related Actors<sup>21</sup>

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<sup>21</sup> This information is required by law to be public pursuant to: Revenue and Tax Code §§ 109, 327, 602, & 1602; Government Code §§ 27233, 27280.5, & 27297.5; Civil Code §§ 1213 & 2934; 18 CCR §§ 252 & 266.

**application must be received not later than August 21, 1998.**

**B. Federal Reserve Bank of San Francisco** (Maria Villanueva, Manager of Analytical Support, Consumer Regulation Group) 101 Market Street, San Francisco, California 94105-1579:

1. *Zions Bancorporation*, Salt Lake City, Utah; to merge with The Commerce Bancorporation, Seattle, Washington, and thereby indirectly acquire the Commerce Bank of Washington, N.A., Seattle, Washington.

Board of Governors of the Federal Reserve System, July 17, 1998.

**Robert deV. Frierson,**

*Associate Secretary of the Board.*

[FR Doc. 98-19607 Filed 7-22-98; 8:45 am]

BILLING CODE 6210-01-F

**FEDERAL RESERVE SYSTEM****Notice of Proposals to Engage in Permissible Nonbanking Activities or to Acquire Companies that are Engaged in Permissible Nonbanking Activities**

The companies listed in this notice have given notice under section 4 of the Bank Holding Company Act (12 U.S.C. 1843) (BHC Act) and Regulation Y, (12 CFR Part 225) to engage *de novo*, or to acquire or control voting securities or assets of a company, including the companies listed below, that engages either directly or through a subsidiary or other company, in a nonbanking activity that is listed in § 225.28 of Regulation Y (12 CFR 225.28) or that the Board has determined by Order to be closely related to banking and permissible for bank holding companies. Unless otherwise noted, these activities will be conducted throughout the United States.

Each notice is available for inspection at the Federal Reserve Bank indicated. The notice also will be available for inspection at the offices of the Board of Governors. Interested persons may express their views in writing on the question whether the proposal complies with the standards of section 4 of the BHC Act.

Unless otherwise noted, comments regarding the applications must be received at the Reserve Bank indicated or the offices of the Board of Governors not later than August 6, 1998.

**A. Federal Reserve Bank of St. Louis** (Randall C. Sumner, Vice President) 411 Locust Street, St. Louis, Missouri 63102-2034:

1. *Arvest Bank Group, Inc.*, Bentonville, Arkansas; and its wholly owned subsidiary First Bancshares, Inc., Bartlesville, Oklahoma to acquire State Bank & Trust, Tulsa, Oklahoma, and

thereby engage in the operation of a thrift through the conversion of an existing national bank, State Bank & Trust, N.A., Tulsa, Oklahoma, to a federally chartered savings bank, to be named State Bank & Trust, pursuant to § 225.28(b)(4)(ii) of Regulation Y.

Board of Governors of the Federal Reserve System, July 17, 1998.

**Robert deV. Frierson,**

*Associate Secretary of the Board.*

[FR Doc. 98-19605 Filed 7-22-98; 8:45 am]

BILLING CODE 6210-01-F

**FEDERAL TRADE COMMISSION**

[File No. 971-0110]

**South Lake Tahoe Lodging Association; Analysis To Aid Public Comment**

**AGENCY:** Federal Trade Commission.

**ACTION:** Proposed consent agreement.

**SUMMARY:** The consent agreement in this matter settles alleged violations of federal law prohibiting unfair or deceptive acts or practices or unfair methods of competition. The attached Analysis to Aid Public Comment describes both the allegations in the draft complaint that accompanies the consent agreement and the terms of the consent order—embodied in the consent agreement—that would settle these allegations.

**DATES:** Comments must be received on or before September 21, 1998.

**ADDRESSES:** Comments should be directed to: FTC/Office of the Secretary, Room 159, 6th St. and Pa. Ave., NW., Washington, DC 20580.

**FOR FURTHER INFORMATION CONTACT:** William Baer, FTC/H-374, Washington, DC 20580. (202) 326-2932.

**SUPPLEMENTARY INFORMATION:** Pursuant to Section 6(f) of the Federal Trade Commission Act, 38 Stat. 721, 15 U.S.C. 46 and Section 2.34 of the Commission's Rules of Practice (16 CFR 2.34), notice is hereby given that the above-captioned consent agreement containing a consent order to cease and desist, having been filed with and accepted, subject to final approval, by the Commission, has been placed on the public record for a period of sixty (60) days. The following Analysis to Aid Public Comment describes the terms of the consent agreement, and the allegations in the complaint. An electronic copy of the full text of the consent agreement package can be obtained from the FTC Home Page (for July 20, 1998), on the World Wide Web, at "http://www.ftc.gov/os/actions97.htm." A

paper copy can be obtained from the FTC Public Reference Room, Room H-130, Sixth Street and Pennsylvania Avenue, NW., Washington, DC 20580, either in person or by calling (202) 326-3627. Public comment is invited. Such comments or views will be considered by the Commission and will be available for inspection and copying at its principal office in accordance with Section 4.9(b)(6)(ii) of the Commission's Rules of Practice (16 CFR 4.9(b)(6)(ii)).

**Analysis of Proposed Consent Order To Aid Public Comment**

The Federal Trade Commission ("Commission") has accepted, subject to final approval, an Agreement Containing Consent Order ("Order") from South Lake Tahoe Lodging Association ("SLTLA" or "Proposed Respondent"). The proposed Order is designed to prevent the recurrence of anticompetitive practices engaged in by SLTLA and its members in connection with an effort by the Proposed Respondent and its members to eliminate or restrict the use of signs advertising the prices at which its members provided lodging services in the South Lake Tahoe, California, area.

The Agreement Containing Consent Order, if finally accepted by the Commission, would settle charges that Proposed Respondent's conduct violated Section 5 of the Federal Trade Commission Act by eliminating one form of competition between lodging establishments in the South Lake Tahoe area and by making it more difficult for consumers to get accurate information about the prices for lodging in that area. The proposed complaint, described below, relates the basis for this relief.

The proposed consent order has been placed on the public record for sixty (60) days for reception of comments by interested persons. Comments received during this period will become part of the public record. After sixty (60) days, the Commission will again review the agreement and the comments received and will decide whether it should withdraw from the agreement or make final the agreement's proposed order.

**The Proposed Complaint**

According to the Commission's proposed complaint, SLTLA is a nonprofit corporation whose members are operators of lodging establishments in the South Lake Tahoe, California, area. SLTLA's associate members include operators of lodging establishments and related businesses in the South Lake Tahoe, California, area and the adjacent areas of Nevada. According to the proposed complaint, SLTLA's members and associate

members constitute approximately 70 percent of the available lodging in the South Lake Tahoe area. The Commission's complaint alleges that SLTLA and its members entered into an agreement to suspend the use of signs advertising prices for lodging. The evidence also shows that the primary purpose of the agreement was to increase the room rates charged for lodging in the South Lake Tahoe area of Northern California and Nevada and to end what members saw as a "destructive" price war on motel rooms in the South Lake Tahoe area by eliminating the posting of signs advertising the prices at which its individual members offer such lodging.

According to the proposed complaint, the effects of the agreement are that price competition among providers of lodging in the South Lake Tahoe area has been reduced, and consumers have been deprived of the benefits of readily available information about the price for lodging.

#### The Proposed Order

The proposed Order contains provisions designed to remedy the violations charged and to prevent the respondent from engaging in similar acts and practices in the future. Part II of the proposed order would prohibit SLTLA from carrying out, participating in, inducing, suggesting, urging, encouraging, or assisting any agreement, combination or conspiracy with its members, or agreement, combination or conspiracy with some of its members, to restrict the posting of signs advertising the prices at which its individual members offer lodging. Part II would not bar SLTLA from exercising rights protected under the First Amendment to the United States Constitution to petition any federal, state or local government executive agency or legislative body concerning legislation, rules, programs, or procedures, or to participate in any federal, state or local administrative or judicial proceeding.

The proposed order also requires the respondent to amend its corporate by-laws to incorporate by reference Paragraph II of this Order; to distribute a copy of the amended by-laws to each of its members; to provide a copy of the consent agreement and complaint to all of its current members and to any new members for a period of five (5) years; and to file one or more reports detailing compliance with the order.

The purpose of this analysis is to invite public comment on the proposed order. This analysis is not intended to constitute an official interpretation of the agreement and proposed order or to modify their terms in any way.

By direction of the Commission.

**Donald S. Clark,**

*Secretary.*

[FR Doc. 98-19678 Filed 7-22-98; 8:45 am]

BILLING CODE 6750-01-M

## DEPARTMENT OF HEALTH AND HUMAN SERVICES

### Agency for Health Care Policy and Research

#### Special Emphasis Panel Meeting

In accordance with section 10(a) of the Federal Advisory Committee Act (5 U.S.C., Appendix 2) announcement is made of the following special emphasis panel scheduled to meet during the month of August 1998:

*Name:* Health Care Policy and Research Special Emphasis Panel.

*Date and Time:* August 3-4, 1998, 8:00 a.m.

*Place:* Doubletree Hotel, 1750 Rockville Pike, Room TBA, Rockville, Maryland 20852.

Open August 3, 1998, 8:00 a.m. to 8:15 a.m. Closed for remainder of meeting.

*Purpose:* This Panel is charged with conducting the initial review of grant applications requesting dissertation support for health care research undertaken as part of an academic program to qualify for a doctorate. Also individual post-doctoral fellowship applications will be reviewed.

*Agenda:* The open session of the meeting on August 3, from 8:00 a.m. to 8:15 a.m. will be devoted to a business meeting covering administrative matters. During the closed session, the panel will be reviewing and discussing grant applications. In accordance with the Federal Advisory Committee Act, section 10(d) of 5 U.S.C., Appendix 2 and 5 U.S.C., 552b(c)(6), the Administrator, AHCPR, has made a formal determination that this latter session will be closed because the discussions are likely to reveal personal information concerning individuals associated with the grant applications. This information is exempt from mandatory disclosure.

Anyone wishing to obtain a roster of members or other relevant information should contact Jenny Griffith, Committee Management Officer, Agency for Health Care Policy and Research, Suite 400, 2101 East Jefferson Street, Rockville, Maryland 20852, Telephone (301) 594-1455 x 1036.

Agenda items for this meeting are subject to change as priorities dictate.

Dated: July 16, 1998.

**John M. Eisenberg,**

*Administrator.*

[FR Doc. 98-19553 Filed 7-22-98; 8:45 am]

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## DEPARTMENT OF HEALTH AND HUMAN SERVICES

### Agency for Health Care Policy and Research

#### Special Emphasis Panel Meeting

In accordance with section 10(a) of the Federal Advisory Committee Act (5 U.S.C., Appendix 2), announcement is made of the following special emphasis panel scheduled to meet during the month of August 1998:

*Name:* Health Care Policy and Research Special Emphasis Panel.

*Date and Time:* August 6, 1998, 2:00 p.m.

*Place:* Agency for Health Care Policy and Research, 2101 E. Jefferson Street, Suite 400, Rockville, MD 20852.

Open August 6, 1998, 2:00 p.m. to 2:15 p.m. Closed for remainder of meeting.

*Purpose:* To review and evaluate grant applications.

*Agenda:* The open session of the meeting on August 6, from 2:00 p.m. to 2:15 p.m., will be devoted to a business meeting covering administrative matters. During the closed session, the panel will be reviewing and discussing grant applications. In accordance with the Federal Advisory Committee Act, section 10(d) of 5 U.S.C., Appendix 2 and 5 U.S.C., 552b(c)(6), the Administrator, AHCPR, has made a formal determination that this latter session will be closed because the discussions are likely to reveal personal information concerning individuals associated with the grant applications. This information is exempt from mandatory disclosure.

Any wishing to obtain a roster of members or other relevant information should contact Jenny Griffith, Committee Management Officer, Office of Research Review, Education, and Policy, Agency for Health Care Policy and Research, Suite 400, 2101 East Jefferson Street, Rockville, Maryland 20852, Telephone (301) 594-1455, x1036.

Agenda items for this meeting are subject to change as priorities dictate.

Dated: July 16, 1998.

**John M. Eisenberg,**

*Administrator.*

[FR Doc. 98-19554 Filed 7-22-98; 8:45 am]

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## DEPARTMENT OF HEALTH AND HUMAN SERVICES

### Centers for Disease Control and Prevention

#### [Program Announcement 98101]

### Expanded Use of Rapid HIV Testing, and Barriers to HIV Testing; Notice of Availability of Funds

#### A. Purpose

The Centers for Disease Control and Prevention (CDC) announces the availability of fiscal Year (FY) 1998