

Staff Report

June 11, 2019

TO:

Honorable Mayor and Members of the Town Council

FROM:

Sean Rabé, Town Manager

DATE:

June 11, 2019

RE:

Façade Improvement Matching Grant Applications

Recommendation

Staff recommends the Council approve the attached funding applications for façade improvements from Larry Houghtby and Divine Desserts.

Issue Statement and Discussion

The Town Council approved the initiation of a Façade Improvement Grant program in December, 2017. Council funded the program with \$50,000 for Fiscal Year 2018-19. The program's intent is to encourage investment and upgrades to commercial properties in the Downtown Master Plan area. There are two components to the program – a no-match grant of up to \$4,000 for small-scale improvements and a 50/50 matching grant program for larger projects (maximum grant amount is \$8,000, or as determined by the Town Council for high-priority projects). The Town Manager has authority to award grants up to \$4,000; matching grants must be approved by the Town Council. Grants are awarded upon completion of the project. Eligible work under the grant program includes rehabilitation of building facades visible to the street (including storefronts, cornices, gutters and downspouts); signs and graphics; exterior lighting; canopies and awnings; painting and masonry cleaning; interior window display lighting; permit and design fees. The overwhelming majority of applications were for under \$4,000. The Town has funded matching grants (\$8,000) for the Loomis Basin Brewery Pub expansion and Hebard Insurance. Emma's Horse and Buggy will be finishing it's \$8,000 matching grant work this summer.

The program has been very successful – the Town has expended nearly all of the available funding (\$100,000) spread across two fiscal years. Before you tonight are the final matching grants, which will close out the program. Staff is recommending the Council approve the attached applications and authorize Staff to work with Mr. Houghtby to secure architectural design services, on a reimbursement basis. Because of the size of the funding request from Mr. Houghtby, Staff proposes his funding come from the Town's Business Assistance program, rather than the façade improvement grant program.

Funding Requests:

Divine Desserts was previously approved for a \$4,000 non-matching grant. However, the business owner, Esther Aguirre, notified the Town in February that she would be declining the grant. Instead, she opted to pursue the matching \$8,000 grant.

The grant request is to reimburse Divine Desserts for the cost associated with building a covered patio for outdoor seating on the side of the building, and to enclose a rear porch to provide covered storage. The patio will be raised to provide a proper accessible path of travel to and from the business entrance. See the attached application for more information on the project.

Staff fully supports Divine Desserts' application and recommends Council approve it.

Mr. Houghtby has requested \$8,000 in matching grants (for a total of \$40,000 in funding), for the following addresses:

- 1. 3621 Taylor Road (Loomis Chiropractic)
- 2. 3637 Taylor Road (Smog Shop)
- 3. 3645 Taylor Road (Horseshoe Bar Grill)
- 4. 3651 Taylor Road (Loomis News)
- 5. 5825 Horseshoe Bar Road (Flooring America)

His grant requests do not specify the end product of what the façade improvements will be; however, he has indicated he would like the assistance of an architect to help with designing the modifications to each structure (see Attachment XX, an email from Mr. Houghtby). Because of the visibility of these properties, Staff supports this request and recommends Council approve the grant applications, with a limit of \$10,000 in matching funds for the architectural services. This would bring Mr. Houghtby's total funding to \$50,000. The funding would be on a matching basis, and would require reimbursement after Mr. Houghtby expending his portion.

Because Mr. Houghtby's funding request is so large, it will exceed the budgeted amount for the façade improvement grant. Therefore, Staff recommends the funding for these projects come from the Town's Business Assistance fund, which has a positive balance of \$100,000.

CEQA Requirements

None.

Financial and/or Policy Implications

If Council approves the grant applications, a total of \$63,000 would be reimbursed between the two funding sources. There is adequate funding in each funding category to accommodate these requests.

Attachments

- A. Divine Desserts Grant Application
- B. Email from Larry Houghtby, dated May 14, 2019
- C. 3621 Taylor Road (Loomis Chiropractic) Grant Application
- D. 3637 Taylor Road (Smog Shop) Grant Application
- E. 3645 Taylor Road (Horseshoe Bar Grill) Grant Application
- F. 3651 Taylor Road (Loomis News) Grant Application
- G. 5825 Horseshoe Bar Road (Flooring America) Grant Application

INELIGIBLE PARTICIPANTS

National franchises, government offices and agencies, residential properties.

ELIGIBLE WORK

Rehabilitation of building facades visible to the street, including storefronts; cornices, gutters and downspouts; signs and graphics; exterior lighting; canopies and awnings; painting and masonry cleaning; interior window display lighting; permit and design fees.

INELIGIBLE WORK

Maintenance improvements; roofs; structural foundations; billboards; security systems; non-permanent fixtures; interior window coverings; vinyl awnings; personal property and equipment; security bars; razor/barbed wire fencing; landscaping, sidewalks, and paving.

GRANT PERIOD

Proposals will be reviewed two times during the fiscal year. The first application deadline is July 31; the second deadline is January 31. Expect a minimum of a 30-day review period for grants requiring Council approval. Therefore, applications received in July will be placed on the September Town Council agenda, and applications received in January will be placed on the March Town Council agenda. Projects must be completed one year from the project approval date. Applicants receiving funding through this program within the last 12 months are not eligible to apply the following fiscal year. Grant awards are not transferrable. The Town retains the right to approve or deny any application for grant funds for any reason.

ADDITCANTIONINED INFORMATION

Approximate the second supported the confidence of the second	AFFLICAMIOVIN		
APPLICANT NAME:		E-MAIL:	
ESTHER X.	AGUIRRE	divinedesserts 916@sbo	callabol.
BUSINESS NAME:			Not
	SERVIS BY	AGUIRRE	
APPLICANT MAILING AD	DRESS:	PHONE:	
6045 S. WA	WHIT ST.	(916)652-6545	
CITY, STATE, ZIP:		FAX:	
LODMIS	CA. 95650	(916)652-6554	
PROPERTY OWNER NAM	E (if applicable):	E-MAIL:	
JAVIER/EST	HER AGUIRER		
MAILING ADDRÉSS:		PHONE:	
	AME A	ABOVE	
CITY, STATE, ZIP:		FAX:	,

SITE INF	FORMATION
SITE ADDRESS:	
CITY, STATE, ZIP:	OWNER OCCUPIED OR LEASED?
CITY, STATE, ZIP: LODMIS CA-95650	OWNER OCCUPIED ON LEAGED!
CURRENT USE OF BUILDING:	
BAKERY	
GRANT REQUE	ST INFORMATION
TOTAL PROJECT COST: \$ 20,000.	
GRAIN REGUEST ANIOUNT: 31	
AMOUNT AND SOURCE OF PRIVATE MATCHING FU	
SAVINGS	ACCOUNT
AMOUNT & SOURCE OF ADDITIONAL GRANTS OR F	FUNDING (should not include private match):
ANTICIPATED START DATE OF CONSTRUCTION:	ANTICIPATED FINISH DATE OF CONSTRUCTION:
UPON ACCEPTANCE	WITH IN A COUPLE MONTHS
ARCHITECT INFORM	ATION (IF REQUIRED)
APPLICANT'S ARCHITECT:	E-MAIL:
OWNER BUILDER	
MAILING ADDRESS: DIVINE DES	PHONE:
CITY, STATE, ZIP:	FAX:
PROJECT	SUMMARY
IN THE SPACE BELOW PROVIDE A BRIEF DESCRIPT	ION OF PROPOSED PROJECT (UP TO 300 words)
INCLOSE PORCH FOR STORAGE	5.
Add PATIO FOR OUTDOORSE	ATING.
	-

PAYER'S name, street address, cky, state, ZIP code, and telephone no OCWEN P.O. Box 24646 West Palm Beach, FL 33416-4646 If you have any questions, call toll-free 1-800-746-2936		Marine Colors Colors	CORRECTED (if checked)					
		Payer's RTN (optional) 1 Interest income \$ 97.49	Payer's RTN (optional)	100	OM3 No.1545-0112		Interest Income	
			Form 1099-INT			interest income		
			2 Early withdrawal penalty \$			Copy E		
RECIPIENT'S Name, street address (includi	ng apt no), city, state, and .	ZiP code	3 Interest on U.S. Savi	ngs Bonds	and	Treas, obliga	ations	
Javier Aguirre Esther Aguirre 13515 Dry Creek Rd Auburn, CA 956029338 PAVER'S TIN 01-0681100 XXX-XX-7164 Account number (see instructions) 7190250857 Form 1099-INT (Keep for your			4 Federal income tax withheld 5 Inve \$ 0.00 \$		5 Investment expenses \$		This is important ta information and i being furnished t the IRS. If you ar	
			6 Foreign tax paid	7 Foreign country of possession \$		U.S.	required to file return, a negligence penalty or other	
			8 Tax-exempt interest 9 Specified private action bond interest \$		activity	sanction may b imposed on you this income i taxable and the IR		
			10 Market discount	-	11 Bond premium		determines that has not bee reported	
			12 Bond premium on Treasury obligations		13 Bond premium on tax - exempt bond			
			14 Tax-exempt bond CUS	SIP no. 15	State	16 State ident	ification no.	17 State tax withheld \$
		(keep for your red						\$ ernal Revenue Service

Instructions for Recipient

The information provided may be different for covered and noncovered securities. For a description of covered securities, see the Instructions for Form 8949. For a taxable covered security acquired at a premium, unless you notified the payer in writing in accordance with Regulations section 1.6045-1(n)(5) that you did not want to amortize the premium under section 171, or for a tax-exempt covered security acquired at a premium, your payer generally must report either (1) a net amount of interest that reflects the offset of the amount of interest paid to you by the amount of premium amortization allocable to the payment(s), or (2) a gross amount for both the interest paid to you and the premium amortization allocable to the payment(s). If you did notify your payer that you did not want to amortize the premium on a taxable covered security, then your payer will only report the gross amount of interest paid to you. For a noncovered security acquired at a premium, your payer is only required to report the gross amount of interest paid to you.

Recipient's taxpaver identification number (TIN). For your protection, this form may show only the last four digits of your TIN (social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN)). However, the issuer has reported your complete TIN to the IRS.

FATCA filling requirement. If the FATCA filling requirement box is checked, the payer is reporting on this Form 1099 to satisfy its chapter 4 account reporting requirement. You also may have a filing requirement. See the Instructions for Form 8938.

Account number. May show an account or other unique number the payer assigned to distinguish your account.

Box 1. Shows taxable interest paid to you during the calendar year by the payer. This does not include interest shown in box 3. May also show the total amount of the credits from clean renewable energy bonds, new clean renewable energy bonds, qualified energy conservation bonds, qualified zone academy bonds, qualified school construction bonds, and build America bonds that must be included in your interest income. These amounts were treated as paid to you during 2018 on the credit allowance dates (March 15, June 15 September 15, and December 15). For more information, see Form 8912. See the instructions above for a taxable covered security acquired at a premium.

Box 2. Shows interest or principal forfeited because of early withdrawal of time savings. You may deduct this amount to figure your adjusted gross income on your income tax return. See the Instructions for Form 1040 to see where to take the deduction.

Box 3. Shows interest on U.S. Savings Bonds, Treasury bills, Treasury bonds, and Treasury notes. This may or may not all be taxable. See Pub. 550. This interest is exempt from state and local income taxes. This interest is not included in box 1. See the instructions above for a taxable covered security acquired at a premium.

Box 4. Shows backup withholding. Generally, a payer must backup withhold if you did not furnish your taxpayer identification number (TIN) or you did not furnish the correct TIN to the payer. See Form W-9 include this amount on your income tax return as tax withheld.

Box 5. Any amount shown is your share of investment expenses of a single-class REMIC. This amount is included in box 1.

Box 6. Shows foreign tax paid. You may be able to claim this tax as a deduction or a credit on your Form 1040, See your Form 1040

Box 7, Shows the country or U.S. possession to which the foreign tax

Box 8. Shows tax-exempt interest paid to you during the calendar year by the payer. See how to report this amount in the instructions for Form 1040. This amount may be subject to backup withholding. See box 4. See the instructions above for a tax-exempt covered security acquired at a premium.

Box 9. Shows tax-exempt interest subject to the alternative minimum tax. This amount is included in box 8. See the instructions for Form 6251. See the instructions above for a tax-exempt covered security acquired at a premium

Box 10. For a taxable or tax-exempt covered security, if you made an election under section 1278(b) to include market discount in income as it accrues and you notified your payer of the election in writing in accordance with Regulations section 1.6045-1(n)(5), shows the market discount that accrued on the debt instrument during the year while held by you, unless it was reported on Form 1099-OID. For a taxable or tax-exempt covered security acquired on or after January 1, 2015, accrued market discount will be calculated on a constant yield basis unless you notified your payer in writing in accordance with Regulations section 1.6045-1(n)(5) that you did not want to make a constant yield election for market discount under section 1276(b). Report the accrued market discount or your income tax return as directed in the Instructions for Form 1040. Market discount on a tax-exempt security is includible in taxable income as interest

Box 11. For a taxable covered security (other than a U.S. Treasury obligation), shows the amount of premium amortization allocable to the interest payment(s), unless you notified the payer in writing in accordance with Regulations section 1.6045-1(n)(5) that you did not want to amortize bond premium under section 171. If an amount is reported in this box, see the instructions for Form 1040 (Schedule B) to determine the net amount of interest includible in income on Form 1040 with respect to the security. If an amount is not reported in this box for a taxable covered security acquired at a premium and the payer is reporting premium amortization, the payer has reported a net amount of interest in box 1. If the amount in box 11 is greater than the amount of interest paid on the covered security, see Regulations section 1.171-2(a)(4).

Box 12. For a U.S. Treasury obligation that is a covered security, shows the amount of premium amortization allocable to the interest payment(s), unless you notified the payer in writing in accordance with Regulations section 1.6045-1(n)(5) that you did not want to amortize bond premium under section 171. If an amount is reported in this box, see the Instructions for Form 1040 (Schedule B) to determine the net amount of interest includible in income on Form 1040 with respect to the U.S. Treasury obligation. If an amount is not reported in this box for a U.S. Treasury obligation that is a covered security acquired at a premium and the payer is reporting premium amortization, the payer has reported a net amount of interest in box 3. If the amount in box 12 is greater than the amount of interest paid on the U.S. Treasury obligation, see Regulations section 1.171-2(a)(4).

Box 13. For a tax-exempt covered security, shows the amount of premium amortization allocable to the interest payment(s). If an amount is reported in this box, see Pub. 550 to determine the net amount of tax-exempt interest reportable on line 8b of Form 1040 or Form 1040A. If an amount is not reported in this box for a tax-exempt covered security acquired at a premium, the payer has reported a net amount of interest in box 8 or 9, whichever is applicable. If the amount in box 13 is greater than the amount of interest paid on the tax-exempt covered security, the excess is a nondeductible loss. See Regulations section 1.171-2(a)(4)(ii).

Box 14. Shows CUSIP number(s) for tax-exempt bond(s) on which tax-exempt interest was paid, or tax credit bond(s) on which taxable interest was paid or tax credit was allowed, to you during the calendar year. If blank, no CUSIP number was issued for the bond(s).

Boxes 15-17, State tax withheld reporting boxes.

Nominees. If this form includes amounts belonging to another person(s), you are considered a nominee recipient. Complete a Form 1099-INT for each of the other owners showing the income allocable to each. File Copy A of the form with the IRS. Furnish Copy B to each owner. List yourself as the "payer" and the other owner(s) as the "recipient." File Form(s) 1099-INT with Form 1096 with the Internal Revenue Service Center for your area. On Form 1096 list yourself as the 'filer." A spouse is not required to file a nominee return to show amounts owned

Future developments. For the latest information about developments related to Form 1099-INT and its instructions, such as legislation enacted after they were published, go to www.irs.gov/form1099INT.



To whom it may Consum, We are going to enclose ameriating porch, 3 sides for storage.

We are going to build a patio with roof and out door curtains for year round out door seating.

We are going to have it raised to make it level with front door to make it ADA accessible.

Thank You, Ishler

A DEPAIL FO BOOLFAF BOODAN LINES LA COLLEGE
A DETAILED PROJECT PROPOSAL MUST ACCOMPANY THIS APPLICATION AND INCLUDE THE
FOLLOWING. THESE DETAILS WILL HELP THE TOWN BETTER UNDERSTAND THE PROPOSED PROJECT.
PLEASE USE THIS LIST AS A CHECKLIST OF ALL ITEMS THAT MUST BE PART OF YOUR APPLICATION
PACKAGE.
For All Funding Requests:
A completed application
A detailed written description of proposed improvements for the project.
Project costs/budget.
Photos of proposed project area.
Construction schedule for project.
Competitive bids from a licensed and bonded trades/professional for projects up to \$2,000.
Three formal written bids on all grant work over \$2,000, unless work includes architectural
services to be provided by the Town.
lease. Lessees must have written authorization from the property owner.
Copy of current Town of Loomis Business License (if conducting business at time of
application).
Applicant must provide a statement on source of project funding that includes the required
50% private match for projects exceeding \$2,000, and other funds that may be applicable to
undertake the balance of the work not funded by the Facade Improvement Grant. This could
include a letter from bank or lender, account balance statement, or other as approved.

The applicant understands that the proposed improvements must be evaluated by the Loomis Town Manager and that changes or modifications to the project may be required prior to funding approval. The Town Manager has authority to award grants up to \$2,000; matching grants must be approved by the Town Council.

CERTIFICATION OF APPLICANT

The applicant certifies that all information in this application and all information furnished in support of this application is given for the purpose of obtaining a grant and is true and complete to the best of the applicant's knowledge and belief.

If the applicant is not the owner of the property to be rehabilitated, or if the applicant is an organization rather than an individual, the applicant certifies that he/she has the authority to sign and enter into an agreement to perform the rehabilitation work on the property. Evidence of this authority is attached.

APPLICANT'S SIGNATURE:	DATE:
Belly Co	FEB. 28,2019

TOWN OF LOOMIS

3665 Taylor Rd., P.O. Box 1330 Loomis, CA 95650 BUSINESS LICENSE

DIVINE DESSERTS BY AGUIRRE 6045 S. Walnut St. Loomis, CA 95650

LIC NO: DIVO001 EXP. DATE: 12/31/19

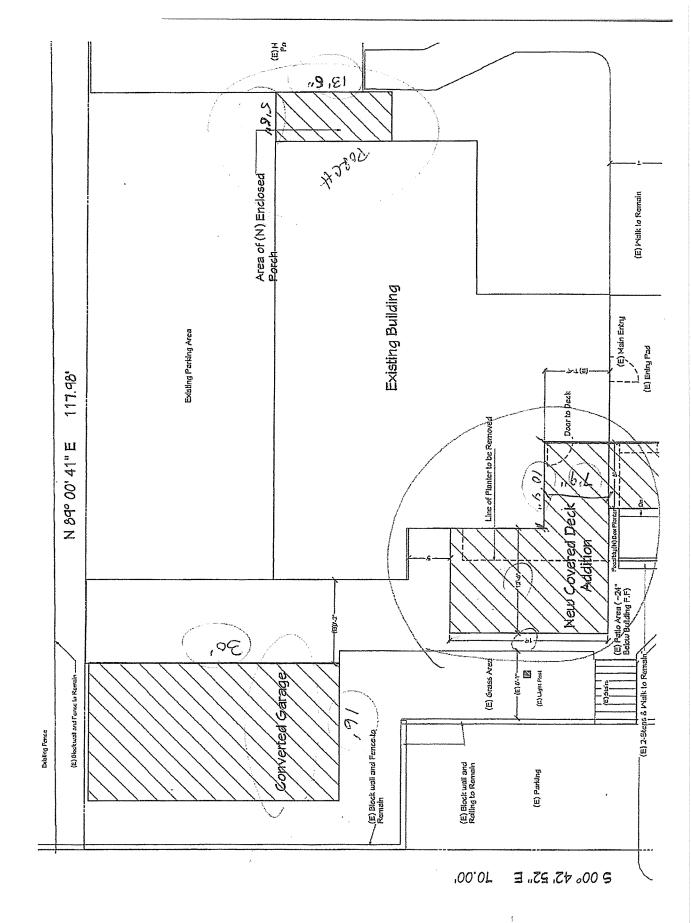
SITUS ADDRESS:

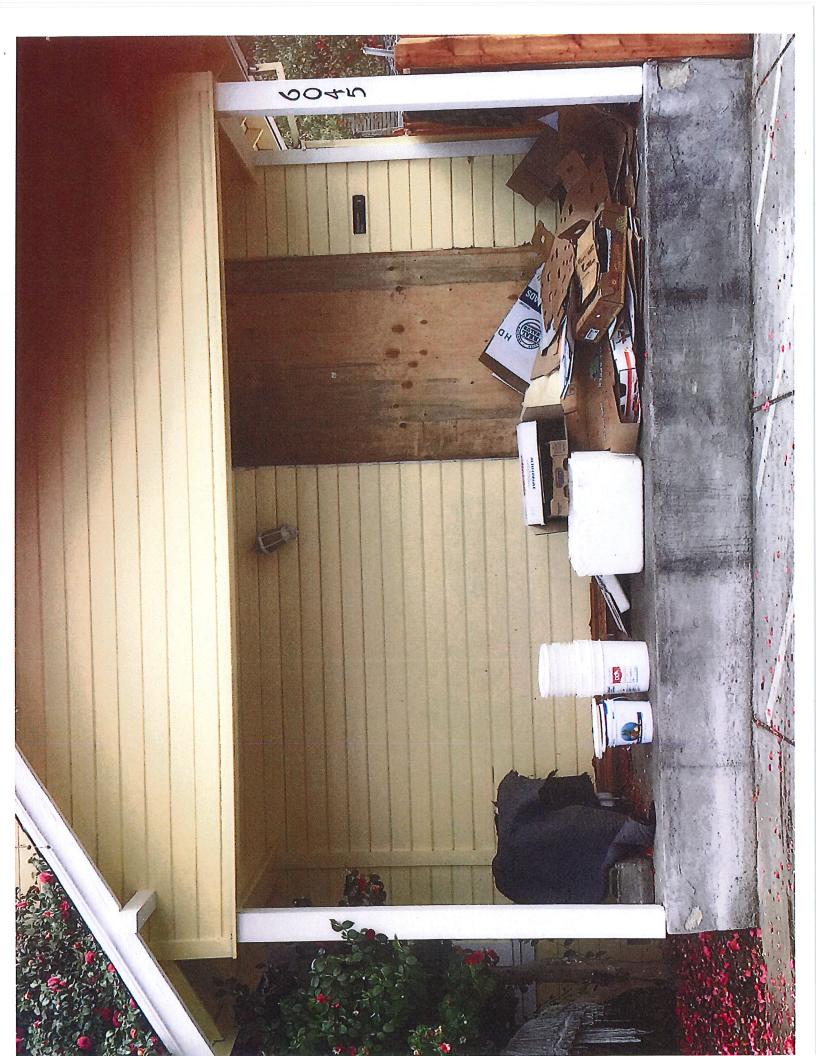
6045 S. Walnut St.

Loomis, CA 95650

4 10

This license is granted in accordance with the provisions of Town Municipal Code section 5.04. This license does not grant or certify compliance with any other laws, codes or ordinances.









Subject: Facade Improvements

Attachment B

Date:

Tuesday, May 14, 2019 at 2:48:00 PM Pacific Daylight Time

From:

larry@houghtby.net

To:

Sean Rabe

Sean per our discussion I am looking to take advantage of the City's façade improvement program for both the Horseshoe Bar corner and the Pizza Factory corner. I have submitted applications for the various but left the specific improvements blank. The application did mention architectural assistance is that a possibility? I would like get some input as well as the City's ideas to determine the best design to move forward with.

Thank you,

Larry Houghtby

INELIGIBLE PARTICIPANTS

National franchises, government offices and agencies, residential properties.

ELIGIBLE WORK

Rehabilitation of building facades visible to the street, including storefronts; cornices, gutters and downspouts; signs and graphics; exterior lighting; canopies and awnings; painting and masonry cleaning; interior window display lighting; permit and design fees.

INELIGIBLE WORK

Maintenance improvements; roofs; structural foundations; billboards; security systems; non-permanent fixtures; interior window coverings; vinyl awnings; personal property and equipment; security bars; razor/barbed wire fencing, sidewalks, and paving.

GRANT PERIOD

Proposals will be reviewed two times during the fiscal year. The first application deadline is August 31; the second deadline is January 31. The total \$50,000 grant program will be split evenly between the two program deadlines, with \$25,000 available during the August 30 deadline and \$25,000 available during the January 31 deadline. Expect a minimum of a 30-day review period for grants requiring Council approval. Projects must be completed one year from the project approval date. Applicants receiving funding through this program within the last 12 months are not eligible to apply the following fiscal year. Grant awards are not transferrable. The Town retains the right to approve or deny any application for grant funds for any reason.

APPLICANT/OWNE	ER INFORMATION
APPLICANT NAME:	E-MAIL: larry e hough by ne
Larry Haughtby	EN C STEMPRE
BUSINESS NAME:	·
APPLICANT MAILING ADDRESS:	PHONE:
5220 Val Verde Rd	916 275 -4180
CITY, STATE, ZIP:	FAX: N/A
Loomis CA 95650	101/12
PROPERTY OWNER NAME (if applicable):	E-MAIL:
Same	
MAILING ADDRESS:	PHONE:
CITY, STATE, ZIP:	FAX:

SITE INFO	PRMATION
SITE ADDRESS: 3621 Taylor F	ed
CITY, STATE, ZIP:	OWNER OCCUPIED OR LEASED?
LUOMIS CA 93650	Leader & Vacunt
SITE ADDRESS: 3621 Taylor For CITY, STATE, ZIP: Loom's CA 95650 CURRENT USE OF BUILDING: Pizza Factory	, chiroprotor, wearhouse
GRANT REQUES	TINFORMATION
TOTAL PROJECT COST: \$	
GRANT REQUEST AMOUNT: \$ 8000	
AMOUNT AND SOURCE OF PRIVATE MATCHING FUN	IDS (i.e., savings account, line of credit, etc.):
\$ 8,000 Cheeking	
AMOUNT & SOURCE OF ADDITIONAL GRANTS OR F	UNDING (should not include private match):
ANTICIPATED START DATE OF CONSTRUCTION:	ANTICIPATED FINISH DATE OF CONSTRUCTION:
ARCHITECT INFORMA	ATION (IF REQUIRED)
APPLICANT'S ARCHITECT:	E-MAIL:
MAILING ADDRESS:	PHONE:
CITY, STATE, ZIP:	FAX:
	SUMMARY
IN THE SPACE BELOW PROVIDE A BRIEF DESCRIPT	ION OF PROPOSED PROJECT (UP TO 300 words)

A DETAILED PROJECT PROPOSAL MUST ACCOMPANY THIS APPLICATION AND INCLUDE THE FOLLOWING. THESE DETAILS WILL HELP THE TOWN BETTER UNDERSTAND THE PROPOSED PROJECT PLEASE USE THIS LIST AS A CHECKLIST OF ALL ITEMS THAT MUST BE PART OF YOUR APPLICATION PACKAGE.
For All Funding Requests: A completed application A detailed written description of proposed improvements for the project. Project costs/budget. Project costs/budget. Construction schedule for project. Competitive bids from a licensed and bonded trades/professional for projects up to \$4,000. Three formal written bids on all grant work over \$4,000, unless work includes architectural services to be provided by the Town. Evidence of ownership of property (including but not limited to a deed of trust) or copy of lease. Lessees must have written authorization from the property owner. Copy of current Town of Loomis Business License (if conducting business at time of application). Applicant must provide a statement on source of project funding that includes the required 50% private match for projects exceeding \$4,000, and other funds that may be applicable to undertake the balance of the work not funded by the Façade Improvement Grant. This could include a letter from bank or lender, account balance statement, or other as approved.

The applicant understands that the proposed improvements must be evaluated by the Loomis Town Manager and that changes or modifications to the project may be required prior to funding approval. The Town Manager has authority to award grants up to \$4,000; matching grants must be approved by the Town Council.

CERTIFICATION OF APPLICANT

The applicant certifies that all information in this application and all information furnished in support of this application is given for the purpose of obtaining a grant and is true and complete to the best of the applicant's knowledge and belief.

If the applicant is not the owner of the property to be rehabilitated, or if the applicant is an organization rather than an individual, the applicant certifies that he/she has the authority to sign and enter into an agreement to perform the rehabilitation work on the property. Evidence of this authority is attached.

APPLICANT'S SIGNATURE:	DATE:
	2/27/19
1919	
/	



myFirstAm® Recorded Document

The Recorded Document images are displayed in the subsequent pages for the following request:

State: CA
County: PLACER

Document Number: 000000011957 Document Date: 20150223

Limitation of Liability for Informational Report

IMPORTANT - READ CAREFULLY: THIS REPORT IS NOT AN INSURED PRODUCT OR SERVICE OR A REPRESENTATION OF THE CONDITION OF TITLE TO REAL PROPERTY. IT IS NOT AN ABSTRACT, LEGAL OPINION, OPINION OF TITLE, TITLE INSURANCE COMMITMENT OR PRELIMINARY REPORT, OR ANY FORM OF TITLE INSURANCE OR GUARANTY. THIS REPORT IS ISSUED EXCLUSIVELY FOR THE BENEFIT OF THE APPLICANT THEREFOR, AND MAY NOT BE USED OR RELIED UPON BY ANY OTHER PERSON. THIS REPORT MAY NOT BE REPRODUCED IN ANY MANNER WITHOUT FIRST AMERICAN'S PRIOR WRITTEN CONSENT. FIRST AMERICAN DOES NOT REPRESENT OR WARRANT THAT THE INFORMATION HEREIN IS COMPLETE OR FREE FROM ERROR, AND THE INFORMATION HEREIN IS PROVIDED WITHOUT ANY WARRANTIES OF ANY KIND, AS-IS, AND WITH ALL FAULTS. AS A MATERIAL PART OF THE CONSIDERATION GIVEN IN EXCHANGE FOR THE ISSUANCE OF THIS REPORT, RECIPIENT AGREES THAT FIRST AMERICAN'S SOLE LIABILITY FOR ANY LOSS OR DAMAGE CAUSED BY AN ERROR OR OMISSION DUE TO INACCURATE INFORMATION OR NEGLIGENCE IN PREPARING THIS REPORT SHALL BE LIMITED TO THE FEE CHARGED FOR THE REPORT. RECIPIENT ACCEPTS THIS REPORT WITH THIS LIMITATION AND AGREES THAT FIRST AMERICAN WOULD NOT HAVE ISSUED THIS REPORT BUT FOR THE LIMITATION OF LIABILITY DESCRIBED ABOVE. FIRST AMERICAN MAKES NO REPRESENTATION OR WARRANTY AS TO THE LEGALITY OR PROPRIETY OF RECIPIENT'S USE OF THE INFORMATION HEREIN.

RECORDING REQUESTED BY AND WHEN RECORDED MAIL DOCUMENT AND TAX STATEMENT TO:

HOUGHTBY RETAIL CENTER LLC C/O ASSET PRESERVATION, INC. 1420 ROCKY RIDGE DR., #100 ROSEVILLE, CA 95661 ORDER NO: 85472 ATTENTION: JANE MERVINE

PLACER, County Recorder JIM MCCAULEY

DOC-2015-0011957-00

MONDAY, FEB 23, 2015 8:00:00

MIC \$3.00 | AUT \$4.00 | SBS \$3.00 ERD \$1.00 | RED \$1.00 | REC \$12.00 ADD \$0.00

Ttl Pd \$24.00 Rcpt # 02412090

CLK8Q1MFJ1/LC/1-4

Trustee Sale No. 14-00300-2

TRUSTEE'S DEED UPON SALE

APN 044-093-006-000 and 044-093-009-000

The undersigned grantor declares under penalty of perjury:

1) The Grantee herein was the foreclosing beneficiary.

5) Said property is in the CITY OF LOOMIS, County of Placer.

FIDELITY NATIONAL TITLE COMPANY (herein called Trustee), as the duly appointed Trustee under the Deed of Trust hereinafter described, does hereby grant and convey, but without covenant or warranty, express or implied, to HOUGHTBY RETAIL CENTER LLC, A CALIFORNIA LIMITED LIABILITY COMPANY (herein called Grantee), all of its right, title and interest in and to that certain property situated in the County of Placer, State of California, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

This conveyance is made pursuant to the powers conferred upon Trustee by that certain Deed of Trust dated August 10, 2006 and executed by ANTHONY BOSSERMAN AND PAMELA J. BOSSERMAN, as Trustor, and recorded on August 11, 2006, as Instrument No. 2006-0086287 of official records of Placer County, California, and after fulfillment of the conditions specified in said Deed of Trust authorizing this conveyance.

Default occurred as set forth in a Notice of Default and Election to Sell which was recorded in the Office of the Recorder of said County, and such default still existed at the time of sale.

All requirements of law regarding the mailing of copies of notices or the publication of a copy of the Notice of Default or the personal delivery of the copy of the Notice of Default and the posting and publication of copies of the Notice of a Sale have been complied with.

Trustee, in compliance with said Notice of Trustee's Sale and in exercise of its powers under said Deed of Trust, sold the herein described property at public auction on **February 18, 2015**. Grantee, being the highest bidder at said sale, became the purchaser of said property for the amount bid being **\$750,000.00** in lawful money of the United States, or by credit bid if the Grantee was the beneficiary of said Deed of Trust at the time of said Trustee's Sale.

Dated: February 18, 2015

FIDELITY NATIONAL TITLE COMPANY, Trustee

Sara Berens, Authorized Signor

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California County of Sacramento

On <u>February 20, 2015</u> before me, John Catching, Notary Public, personally appeared Sara Berens, who 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 <u>his her/their</u> authorized capacity(ies), and that by higher/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

John Catching # 2005441

My Commission Expires Jan. 27, 2017

JOHN CATCHING Commission # 2005441 Notary Public - California Sacramento County

My Comm. Expires Jan 27, 2017

EXHIBIT A

All that certain real property situated in the County of Placer, State of California, described as follows:

PARCEL ONE:

COMMENCING AT THE INTERSECTION OF THE SOUTHERLY LINE OF PINE STREET. WITH THE EASTERLY LINE OF OLIVE STREET IN THE TOWN OF LOOMIS, CALIFORNIA. AND RUNNING THENCE NORTH 33 DEGREES 32 MINUTES EAST, 75.86 FEET; THENCE NORTH 32 DEGREES 52 MINUTES 43 SECONDS EAST 80.56 FEET TO A POINT ON THE EASTERLY LINE OF 80 FOOT STATE HIGHWAY; THE SOUTHWEST CORNER OF THE PARCEL TO BE DESCRIBED HEREBY, THE POINT OF BEGINNING; AND RUNNING THENCE, ALONG STATE HIGHWAY, ON A CURVE TO THE LEFT. WITH A RADIUS OF 3040 FEET ON AN ARC, THE CHORD OF WHICH BEARS NORTH 30 DEGREES 58 MINUTES 40 SECONDS EAST, FOR 121.07 FEET TO THE SOUTHWEST CORNER OF WOLL PROPERTY; THENCE ALONG WOLL PROPERTY, SOUTH 54 DEGREES 12 MINUTES EAST, 79.48 FEET TO THE WESTERLY LINE OF LOT 24 OF LAIRD ADDITION TO LOOMIS; THENCE, ALONG LOTS 24, 25, 26, AND 27 OF LAIRD ADDITION AND EXTENSION OF LINE, SOUTH 35 DEGREES 59 MINUTES WEST, 121.52 FEET; THENCE PARALLEL TO PINE STREET, NORTH 53 DEGREES 28 MINUTES WEST, 68.91 FEET TO THE POINT OF BEGINNING. BEARINGS ARE FROM TRUE MERIDIAN.

PARCEL TWO:

BEGINNING AT A STAKE ON PINE STREET AT THE SOUTHEASTERLY CORNER OF LOT 4, BLOCK 6, AS LAID DOWN ON THE OFFICIAL MAP OF THE TOWN OF LOOMIS ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF PLACER, STATE OF CALIFORNIA, RUNNING THENCE IN A NORTHEASTERLY DIRECTION AT RIGHT ANGLES TO SAID PINE STREET 110 FEET; THENCE SOUTHEASTERLY AT RIGHT ANGLES 100 FEET; THENCE SOUTHWESTERLY AT RIGHT ANGLES 110 FEET TO PINE STREET; THENCE ALONG THE EASTERLY LINE OF PINE STREET 100 FEET TO THE PLACE OF BEGINNING; AND BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 11 NORTH, RANGE 7 EAST, MDB&M.

PARCEL THREE:

LOTS 26 AND 27 AS SHOWN ON THAT CERTAIN MAP ENTITLED "MAP OF THE LAIRD ADDITION TO THE TOWN OF LOOMIS" FILED IN THE OFFICE OF THE RECORDER OF PLACER COUNTY, CALIFORNIA, ON JANUARY 13, 1900, IN BOOK "A" OF MAPS AT PAGE 26.

PARCEL FOUR:

A PORTION OF LOT 4, BLOCK 6, LOOMIS, AS SAID LOT IS SHOWN ON THE MAP THEREOF RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF PLACER COUNTY, SAID PORTION BEING PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT 4; THENCE ALONG THE NORTHEAST LINE OF PINE STREET 40 FEET TO THE MOST SOUTHERLY CORNER OF PROPERTY DESCRIBED AS PARCEL 1 IN NOTICE OF PENDENCY OF ACTION, ALBERT LAW, PLAINTIFF, VS. HOMER Y. TAKAHASHI, ET AL., DEFENDANTS, DATED MARCH 6, 1942, RECORDED IN BOOK 426 OF OFFICIAL RECORDS AT PAGE 322; THENCE ALONG THE SOUTHEAST LINE OF SAID PROPERTY, AND AT RIGHT ANGLES TO THE NORTHEAST LINE OF PINE STREET, NORTHEASTERLY 80 FEET TO THE SOUTHWEST LINE OF PROPERTY DESCRIBED AS

PARCEL 2 IN SAID NOTICE OF PENDENCY OF ACTION; THENCE ALONG SAID SOUTHWEST LINE SOUTHEASTERLY 40 FEET TO THE SOUTHEAST LINE OF LOT 4; THENCE ALONG SAID SOUTHEAST LINE SOUTHWESTERLY 80 FEET TO THE POINT BEGINNING.

Wy.

INELIGIBLE PARTICIPANTS

National franchises, government offices and agencies, residential properties.

ELIGIBLE WORK

Rehabilitation of building facades visible to the street, including storefronts; cornices, gutters and downspouts; signs and graphics; exterior lighting; canopies and awnings; painting and masonry cleaning; interior window display lighting; permit and design fees.

INELIGIBLE WORK

Maintenance improvements; roofs; structural foundations; billboards; security systems; non-permanent fixtures; interior window coverings; vinyl awnings; personal property and equipment; security bars; razor/barbed wire fencing, sidewalks, and paving.

GRANT PERIOD

Proposals will be reviewed two times during the fiscal year. The first application deadline is August 31; the second deadline is January 31. The total \$50,000 grant program will be split evenly between the two program deadlines, with \$25,000 available during the August 30 deadline and \$25,000 available during the January 31 deadline. Expect a minimum of a 30-day review period for grants requiring Council approval. Projects must be completed one year from the project approval date. Applicants receiving funding through this program within the last 12 months are not eligible to apply the following fiscal year. Grant awards are not transferrable. The Town retains the right to approve or deny any application for grant funds for any reason.

APPLICANT/OWNER INFORMATION			
APPLICANT NAME:	E-MAIL:		
Larry Houghtby	larrye houghtby net		
BUSINESS NAME:	, , , , , ,		
N/A			
APPLICANT MAILING ADDRESS:	PHONE:		
5220 Val Verde Rd	916 275-4180		
ÇITY, STATE, ZIP:	FAX:		
Loomis CA 95650	NIA		
PROPERTY OWNER NAME (if applicable):	E-MAIL:		
Same			
MAILING ADDRESS:	PHONE:		
CITY, STATE, ZIP:	FAX:		

SITE INFO	DRMATION
SITE ADDRESS:	21
CITY, STATE, ZIP: LOOMIS CA 9565 0	OWNER OCCUPIED OR LEASED?
Loomis CA 95650	No
CURRENT USE OF BUILDING:	
Empty	
GRANT REQUES	ST INFORMATION
TOTAL PROJECT COST: \$	
GRANT REQUEST AMOUNT: \$ 8,000	
AMOUNT AND SOURCE OF PRIVATE MATCHING FUI	NDS (i.e., savings account, line of credit, etc.):
8,000 Checking AMOUNT & SOURCE OF ADDITIONAL GRANTS OR F	
AMOUNT & SOURCE OF ADDITIONAL GRANTS OR F	UNDING (should not include private match):
ANTICIPATED START DATE OF CONSTRUCTION:	ANTICIPATED FINISH DATE OF CONSTRUCTION:
ARCHITECT INFORM	ATION (IF REQUIRED)
APPLICANT'S ARCHITECT:	E-MAIL:
MAILING ADDRESS:	PHONE:
CITY, STATE, ZIP:	FAX:
PROJECT	SUMMARY
IN THE SPACE BELOW PROVIDE A BRIEF DESCRIPT	TION OF PROPOSED PROJECT (UP TO 300 words)

P.O. Box 1327, Loomis, CA 95650 Phone: 916-652-1840 Fax:916-652-1847

A DETAILED PROJECT PROPOSAL MUST ACCOMPANY THIS APPLICATION AND INCLUDE THE FOLLOWING. THESE DETAILS WILL HELP THE TOWN BETTER UNDERSTAND THE PROPOSED PROJECT PLEASE USE THIS LIST AS A CHECKLIST OF ALL ITEMS THAT MUST BE PART OF YOUR APPLICATION PACKAGE.
For All Funding Requests: A completed application A detailed written description of proposed improvements for the project. Project costs/budget. Photos of proposed project area. Construction schedule for project. Competitive bids from a licensed and bonded trades/professional for projects up to \$4,000. Three formal written bids on all grant work over \$4,000, unless work includes architectural services to be provided by the Town. Evidence of ownership of property (including but not limited to a deed of trust) or copy of lease. Lessees must have written authorization from the property owner. Copy of current Town of Loomis Business License (if conducting business at time of application). Applicant must provide a statement on source of project funding that includes the required 50% private match for projects exceeding \$4,000, and other funds that may be applicable to undertake the balance of the work not funded by the Façade Improvement Grant. This could include a letter from bank or lender, account balance statement, or other as approved.

The applicant understands that the proposed improvements must be evaluated by the Loomis Town Manager and that changes or modifications to the project may be required prior to funding approval. The Town Manager has authority to award grants up to \$4,000; matching grants must be approved by the Town Council.

CERTIFICATION OF APPLICANT

The applicant certifies that all information in this application and all information furnished in support of this application is given for the purpose of obtaining a grant and is true and complete to the best of the applicant's knowledge and belief.

If the applicant is not the owner of the property to be rehabilitated, or if the applicant is an organization rather than an individual, the applicant certifies that he/she has the authority to sign and enter into an agreement to perform the rehabilitation work on the property. Evidence of this authority is attached.

APPLICANT'S SIGNATURE:	DATE: 2/27//9
7-14-	



myFirstAm® Recorded Document

The Recorded Document images are displayed in the subsequent pages for the following request:

State: CA County: Placer

Document Number: 00000091966 Document Date: 20161025

Limitation of Liability for Informational Report

IMPORTANT - READ CAREFULLY: THIS REPORT IS NOT AN INSURED PRODUCT OR SERVICE OR A REPRESENTATION OF THE CONDITION OF TITLE TO REAL PROPERTY. IT IS NOT AN ABSTRACT, LEGAL OPINION, OPINION OF TITLE, TITLE INSURANCE COMMITMENT OR PRELIMINARY REPORT, OR ANY FORM OF TITLE INSURANCE OR GUARANTY. THIS REPORT IS ISSUED EXCLUSIVELY FOR THE BENEFIT OF THE APPLICANT THEREFOR, AND MAY NOT BE USED OR RELIED UPON BY ANY OTHER PERSON. THIS REPORT MAY NOT BE REPRODUCED IN ANY MANNER WITHOUT FIRST AMERICAN'S PRIOR WRITTEN CONSENT. FIRST AMERICAN DOES NOT REPRESENT OR WARRANT THAT THE INFORMATION HEREIN IS COMPLETE OR FREE FROM ERROR, AND THE INFORMATION HEREIN IS PROVIDED WITHOUT ANY WARRANTIES OF ANY KIND, AS-IS, AND WITH ALL FAULTS. AS A MATERIAL PART OF THE CONSIDERATION GIVEN IN EXCHANGE FOR THE ISSUANCE OF THIS REPORT, RECIPIENT AGREES THAT FIRST AMERICAN'S SOLE LIABILITY FOR ANY LOSS OR DAMAGE CAUSED BY AN ERROR OR OMISSION DUE TO INACCURATE INFORMATION OR NEGLIGENCE IN PREPARING THIS REPORT SHALL BE LIMITED TO THE FEE CHARGED FOR THE REPORT. RECIPIENT ACCEPTS THIS REPORT WITH THIS LIMITATION AND AGREES THAT FIRST AMERICAN WOULD NOT HAVE ISSUED THIS REPORT BUT FOR THE LIMITATION OF LIABILITY DESCRIBED ABOVE. FIRST AMERICAN MAKES NO REPRESENTATION OR WARRANTY AS TO THE LEGALITY OR PROPRIETY OF RECIPIENT'S USE OF THE INFORMATION HEREIN.

RECORDING REQUESTED BY

Placer Title Company

Escrow Number: P-179625-DMC

Branch: 101

AND WHEN RECORDED MAIL TO

Larry K Houghtby 8445 Sierra college Blvd suite E Granite Bay, CA 95746



PLACER, County Recorder

RYAN RONCO

DOC- 2016-0091966-00

PLACER TITLE - RECORDING

TUESDAY, OCT 25, 2016 14:25:31

MIC \$3.00 | AUT \$2.00 | SBS \$1.00 ERD \$1.00 | RED \$1.00 | REC \$10.00

ADD \$0.00 | LOOM \$275.00

Ttl Pd \$293.00

Rcpt # 02553687

CLK98BT282/ST/1-2

A.P.N.: 044-093-007-000

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$275.00 City Transfer Tax: \$0.00

() Unincorporated Area (X) City of Loomis

(X) computed on full value of property conveyed, or

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

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Dale P McAfee**, a married man as his sole and separate property

Hereby GRANT(S) to Larry K Houghtby, a married man as his sole and separate property

The land described herein is situated in the State of California, County of Placer, City of Loomis, described as follows:

Beginning at a point on the Northerly line of Pine Street, in the Town of Loomis, on the Easterly line of Taylor Road (formerly 80 foot State Highway and formerly known as Olive Street) from which point the Block corner at the intersection of the Southerly line of Pine Street with the Easterly line of Olive Street bears South 33° 32' West 75.86 feet; thence, along the Easterly line of former State Highway, on a curve to the left, with a radius of 3040 feet, on an arc the chord of which bears North 32° 52' 43" East 80.56 feet; thence South 53° 28' East 29.31 feet; thence South 36° 32' West 80.42 feet to the Northerly line of Pine Street; thence along Pine Street North 53° 28' West 24.18 feet to the point of beginning.

A.P.N.: 044-093-007-000

Dated October 20, 2016

Dale P McAfeb

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

SAME AS ABOVE

Name Street Address City & State

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of <u>California</u>) ss.	
County of Placer	
on October 21 7016 before m	ıe,
Notary Dublia paragraphy appared Dala Pmc Afel	_,
Notary Public personally appeared Dure Prichtee	 who proved to
me on the basis of satisfactory evidence to be the person(s) whose name(s) space subscribed to the with acknowledged to me that they executed the same in the heartheir authorized capacity(ies), and the signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, exemption instrument.	hin instrument an hat by his/lasr/the
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing para correct. WITNESS my hand and official seal.	graph is true and
SIGNATURE DENISE CLASS	
Comm Exp. JAN. 19, 2017	Mec.
MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MA	AIL AS

SAME AS ABOVE

Street Address

City & State

DIRECTED ABOVE

Name

INELIGIBLE PARTICIPANTS

National franchises, government offices and agencies, residential properties.

ELIGIBLE WORK

Rehabilitation of building facades visible to the street, including storefronts; cornices, gutters and downspouts; signs and graphics; exterior lighting; canopies and awnings; painting and masonry cleaning; interior window display lighting; permit and design fees.

INELIGIBLE WORK

Maintenance improvements; roofs; structural foundations; billboards; security systems; non-permanent fixtures; interior window coverings; vinyl awnings; personal property and equipment; security bars; razor/barbed wire fencing, sidewalks, and paving.

GRANT PERIOD

Proposals will be reviewed two times during the fiscal year. The first application deadline is August 31; the second deadline is January 31. The total \$50,000 grant program will be split evenly between the two program deadlines, with \$25,000 available during the August 30 deadline and \$25,000 available during the January 31 deadline. Expect a minimum of a 30-day review period for grants requiring Council approval. Projects must be completed one year from the project approval date. Applicants receiving funding through this program within the last 12 months are not eligible to apply the following fiscal year. Grant awards are not transferrable. The Town retains the right to approve or deny any application for grant funds for any reason.

APPLICANT/OWNER INFORMATION		
APPLICANT NAME:	E-MAIL:	
BUSINESS NAME:	larrye houghtby, net	
BUSINESS NAME!		
APPLICANT MAILING ADDRESS:	PHONE:	
5220 Val verde Rd Book	916 215-4180	
CITY, STATE, ZIP:	FAX:	
Loomis CA 95650	NIA	
PROPERTY OWNER NAME (if applicable):	E-MAIL:	
Same		
MAILING ADDRESS:	PHONE:	
CITY, STATE, ZIP:	FAX:	

SITE INFORMATION		
SITE ADDRESS: 3645 Taylor	od	
CITY, STATE, ZIP: Loomis CA 95650	OWNER OCCUPIED OR LEASED?	
Loomis CA 95650	NO	
CURRENT USE OF BUILDING:		
Empty		
	ST INFORMATION	
TOTAL PROJECT COST: \$		
GRANT REQUEST AMOUNT: \$ 3,000		
AMOUNT AND SOURCE OF PRIVATE MATCHING FU	NDS (i.e., savings account, line of credit, etc.):	
8,000 checking AMOUNT & SOURCE OF ADDITIONAL GRANTS OR F		
AMOUNT & SOURCE OF ADDITIONAL GRANTS OR F	FUNDING (should not include private match):	
ANTICIPATED START DATE OF CONSTRUCTION:	ANTICIPATED FINISH DATE OF CONSTRUCTION:	
ARCHITECT INFORMATION (IF REQUIRED)		
APPLICANT'S ARCHITECT:	E-MAIL:	
MAILING ADDRESS:	PHONE:	
CITY, STATE, ZIP:	FAX:	
PROJECT SUMMARY		
IN THE SPACE BELOW PROVIDE A BRIEF DESCRIP	TION OF PROPOSED PROJECT (UP TO 300 words)	

P.O. Box 1327, Loomis, CA 95650 Phone: 916-652-1840 Fax:916-652-1847

FOLLOWING. THE	JECT PROPOSAL MUST ACCOMPANY THIS APPLICATION AND INCLUDE THE SE DETAILS WILL HELP THE TOWN BETTER UNDERSTAND THE PROPOSED PROJECT. SLIST AS A CHECKLIST OF ALL ITEMS THAT MUST BE PART OF YOUR APPLICATION
For All Fund	ding Requests:
	A completed application
	A detailed written description of proposed improvements for the project.
	Project costs/budget.
	Photos of proposed project area.
	Construction schedule for project.
	Competitive bids from a licensed and bonded trades/professional for projects up to \$4,000.
	Three formal written bids on all grant work over \$4,000, unless work includes architectural services to be provided by the Town.
[]/	Evidence of ownership of property (including but not limited to a deed of trust) or copy of
	lease. Lessees must have written authorization from the property owner.
	Copy of current Town of Loomis Business License (if conducting business at time of
	application).
	Applicant must provide a statement on source of project funding that includes the required
	50% private match for projects exceeding \$4,000, and other funds that may be applicable to
	undertake the balance of the work not funded by the Façade Improvement Grant. This could
	include a letter from bank or lender, account balance statement, or other as approved.
-	

The applicant understands that the proposed improvements must be evaluated by the Loomis Town Manager and that changes or modifications to the project may be required prior to funding approval. The Town Manager has authority to award grants up to \$4,000; matching grants must be approved by the Town Council.

CERTIFICATION OF APPLICANT

The applicant certifies that all information in this application and all information furnished in support of this application is given for the purpose of obtaining a grant and is true and complete to the best of the applicant's knowledge and belief.

If the applicant is not the owner of the property to be rehabilitated, or if the applicant is an organization rather than an individual, the applicant certifies that he/she has the authority to sign and enter into an agreement to perform the rehabilitation work on the property. Evidence of this authority is attached.

APPLICANT'S SIGNATURE:	DATE:
2-7 H	2/27/19



my FirstAm®

Recorded Document

3645 Taylor Rd, Loomis, CA 95650

The requested Recorded Document images are displayed in the subsequent pages for the following property:

3645 Taylor Rd Loomis, CA 95650

Document Number: 00000054572 Document Date: 20130604

Limitation of Liability for Informational Report

IMPORTANT - READ CAREFULLY: THIS REPORT IS NOT AN INSURED PRODUCT OR SERVICE OR A REPRESENTATION OF THE CONDITION OF TITLE TO REAL PROPERTY. IT IS NOT AN ABSTRACT, LEGAL OPINION, OPINION OF TITLE, TITLE INSURANCE COMMITMENT OR PRELIMINARY REPORT, OR ANY FORM OF TITLE INSURANCE OR GUARANTY. THIS REPORT IS ISSUED EXCLUSIVELY FOR THE BENEFIT OF THE APPLICANT THEREFOR, AND MAY NOT BE USED OR RELIED UPON BY ANY OTHER PERSON. THIS REPORT MAY NOT BE REPRODUCED IN ANY MANNER WITHOUT FIRST AMERICAN'S PRIOR WRITTEN CONSENT. FIRST AMERICAN DOES NOT REPRESENT OR WARRANT THAT THE INFORMATION HEREIN IS COMPLETE OR FREE FROM ERROR, AND THE INFORMATION HEREIN IS PROVIDED WITHOUT ANY WARRANTIES OF ANY KIND, AS-IS, AND WITH ALL FAULTS. AS A MATERIAL PART OF THE CONSIDERATION GIVEN IN EXCHANGE FOR THE ISSUANCE OF THIS REPORT, RECIPIENT AGREES THAT FIRST AMERICAN'S SOLE LIABILITY FOR ANY LOSS OR DAMAGE CAUSED BY AN ERROR OR OMISSION DUE TO INACCURATE INFORMATION OR NEGLIGENCE IN PREPARING THIS REPORT SHALL BE LIMITED TO THE FEE CHARGED FOR THE REPORT. RECIPIENT ACCEPTS THIS REPORT WITH THIS LIMITATION AND AGREES THAT FIRST AMERICAN WOULD NOT HAVE ISSUED THIS REPORT BUT FOR THE LIMITATION OF LIABILITY DESCRIBED ABOVE. FIRST AMERICAN MAKES NO REPRESENTATION OR WARRANTY AS TO THE LEGALITY OR PROPRIETY OF RECIPIENT'S USE OF THE INFORMATION HEREIN.

Recording Requested By

North American Title Company, Inc. File No. 54801-1228816-13

AND WHEN RECORDED MAIL TO:

Name:

· Larry K. Houghtby and Heather M.

Houghtby

Street Addres

Street Address 7500 Oak Pine Lane

Granite Bay, CA 95746

PLACER, County Recorder JIM MCCAULEY

DOC- 2013-0054572-00

NORTH AMERICAN TITLE

TUESDAY, JUN 4, 2013 10:52:22

MIC \$3.00 | AUT \$3.00 | SBS \$2.00 ERD \$1.00 | RED \$1.00 | REC \$11.00

ADD \$0.00 | LOOM\$1,100.00

Ttl Pd \$1,121.00 Rcpt # 02283674

olkfpmlfj1/GV/1-3

SPACE ABOVE THIS LINE FOR RECORDER'S USE

A.P. No. 044-103-001-000, 044-103-018-000

GRANT DEED

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$1,100.00; CITY TRANSFER TAX \$NONE;

[X] computed on the consideration or full value of property conveyed, OR

computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,

unincorporated area; [X] City of Loomis, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **David Rosenaur**, **Trustee of the David Rosenaur** 1990 Living Trust

hereby GRANTS to Larry K. Houghtby and Heather M. Houghtby, husband and wife as joint tenants

the following described property in the City of Loomis, County of Placer, State of California:

PARCEL ONE

LOTS 1 AND 2 IN BLOCK 7 OF THE TOWN OF LOOMIS, AS THE SAME IS DESIGNATED UPON THE OFFICIAL MAP THEREOF ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF PLACER COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERLY LINE OF OLIVE STREET (OR STATE HIGHWAY) WITH THE SOUTHERLY LINE OF PINE STREET IN THE TOWN OF LOOMIS, CALIFORNIA; AND RUNNING THENCE SOUTH 36° 15' WEST 50.00 FEET ALONG THE EASTERLY LINE OF OLIVE STREET; THENCE SOUTH 53° 45' EAST 60.00 FEET; THENCE NORTH 36° 15' EAST 50.00 FEET TO THE SOUTHERLY LINE OF PINE STREET; THENCE ALONG THE SOUTHERLY LINE OF THE PINE STREET, NORTH 53° 45' WEST 60.00 FEET TO THE POINT OF BEGINNING.

APN: 044-103-001-000

PARCEL TWO

LOT NUMBER 3 AND 15 FEET OF LOT NUMBER 4 ADJOINING AND RUNNING PARALLEL WITH SAID LOT NUMBER 3 IN BLOCK NUMBERED 7 AS PER THE OFFICIAL MAP OF THE SAID TOWN OF LOOMIS, NOW ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY OF PLACER, STATE OF CALIFORNIA; ALSO, FRACTIONAL PORTIONS OF LOTS 4, S AND S OF BLOCK 7 OF SAID TOWN OF LOOMIS, BEING:

- 1. THAT PORTION OF LOT 4 DESCRIBED AS BEING A PARALLELOGRAM 10 FEET IN WIDTH THE FULL LENGTH OF LOT 4 AND ADJOINING SAID LOT 5.
- 2. THAT PORTION OF LOT 5 DESCRIBED AS BEING A PARALLELOGRAM 20 FEET IN WIDTH THE FULL LENGTH OF SAID LOT 5, NEXT TO AND ADJOINING SAID LOT 4.
- 3. THAT PORTION OF LOT 8 DESCRIBED AS BEING A PARALLELOGRAM 30 FEET IN WIDTH AND 60 FEET IN LENGTH AND ADJOINING SAID PARCELS 1 AND 2.

Mail Tax Statements To: SAME AS ABOVE

la

THE ABOVE DESCRIBED THREE PARCELS BEING DESCRIBED AS A WHOLE AS FOLLOWS:

COMMENCING AT A POINT ON OLIVE AVENUE IS FEET SOUTHWESTERLY FROM THE CORNER COMMON TO OLIVE AVENUE AND LOTS 3 AND 4 OF BLOCK 7; THENCE ALONG OLIVE AVENUE IN A SOUTHWESTERLY DIRECTION A DISTANCE OF 30 FEET; THENCE AT RIGHT ANGLES IN A NORTHEASTERLY DIRECTION A DISTANCE OF 30 FEET; THENCE IN A NORTHWESTERLY DIRECTION A DISTANCE OF 120 FEET TO THE PLACE OF BEGINNING AND BEING A PARALLELOGRAM 30 FEET BY 120 FEET.

Grant Deed - continued

Dated: 04/25/2013

018-000

David Rosenaur, Trustee of the David	
Rosenaur 1990 Living Trust	
a p	
David Rosenaur, Trustee	
STATE OF <u>California</u>)SS
COUNTY OF <u>San Diego</u>)
on 05-24-2013	, before me,, Notary
Public, personally appeared David	Rosenaur
	, who proved to me on the basis of satisfactory evidence to
he/she/they executed the same in his/her	bscribed to the within instrument and acknowledged to me that their authorized capacity(les), and that by his/her/their signature(s) on y upon behalf of which the person(s) acted, executed the instrument.
I certify under PENALTY OF PERJURY und true and correct.	ler the laws of the State of California that the foregoing paragraph is
WITNESS my hand and official seal.	
/	J. HEIEN COMM. #1941476 Notary Public - California
Clanatura	San Diego County
Signature (Heren)	My Comm. Expires July 16, 2015
	-
My Commission Expires: 7-16-15	This area for official notarial seal
	File No.: 4801-1228816 (NAT)
A.P.N.: 044-103-001-000 and 044-103-	

9

INELIGIBLE PARTICIPANTS

National franchises, government offices and agencies, residential properties.

ELIGIBLE WORK

Rehabilitation of building facades visible to the street, including storefronts; cornices, gutters and downspouts; signs and graphics; exterior lighting; canopies and awnings; painting and masonry cleaning; interior window display lighting; permit and design fees.

INELIGIBLE WORK

Maintenance improvements; roofs; structural foundations; billboards; security systems; non-permanent fixtures; interior window coverings; vinyl awnings; personal property and equipment; security bars; razor/barbed wire fencing, sidewalks, and paving.

GRANT PERIOD

Proposals will be reviewed two times during the fiscal year. The first application deadline is August 31; the second deadline is January 31. The total \$50,000 grant program will be split evenly between the two program deadlines, with \$25,000 available during the August 30 deadline and \$25,000 available during the January 31 deadline. Expect a minimum of a 30-day review period for grants requiring Council approval. Projects must be completed one year from the project approval date. Applicants receiving funding through this program within the last 12 months are not eligible to apply the following fiscal year. Grant awards are not transferrable. The Town retains the right to approve or deny any application for grant funds for any reason.

APPLICANT/OWNER INFORMATION		
APPLICANT NAME;	E-MAIL:	
Larry Houghtby	larry e houghtby, net	
BUSINESS NAME:	, , , , , , , , , , , , , , , , , , , ,	
N/A		
APPLICANT MAILING ADDRESS:	PHONE:	
5220 Val Verde Rd	916 275 -4180	
CITY, STATE, ZIP:	FAX:	
Loomis CA 95650	NIA	
PROPERTY OWNER NAME (if applicable):	E-MAIL:	
Same		
MAILING ADDRESS:	PHONE:	
CITY, STATE, ZIP:	FAX:	

SITE INFORMATION		
SITE ADDRESS: 3651 Taylor	RJ	
CITY, STATE, ZIP:	OWNER OCCUPIED OR LEASED?	
Losmis CA 95650	$\cap \circ$	
SITE ADDRESS: 3651 Taylor Rd CITY, STATE, ZIP: LOOMIS CA 95650 OU CURRENT USE OF BUILDING: Empty		
	ST INFORMATION	
TOTAL PROJECT COST: \$		
GRANT REQUEST AMOUNT: \$ 8,000		
AMOUNT AND SOURCE OF PRIVATE MATCHING FU		
8,000 - Checking		
AMOUNT & SOURCE OF ADDITIONAL GRANTS OR FUNDING (should not include private match):		
ANTICIPATED START DATE OF CONSTRUCTION: $A \subseteq A \in A$	ANTICIPATED FINISH DATE OF CONSTRUCTION:	
	IATION (IF REQUIRED)	
APPLICANT'S ARCHITECT:	E-MAIL:	
MAILING ADDRESS:	PHONE:	
CITY, STATE, ZIP:	FAX:	
PROJECT SUMMARY		
IN THE SPACE BELOW PROVIDE A BRIEF DESCRIP	TION OF PROPOSED PROJECT (UP TO 300 words)	

P.O. Box 1327, Loomis, CA 95650 Phone: 916-652-1840 Fax:916-652-1847

FOLLOWING. THESE	T PROPOSAL MUST ACCOMPANY THIS APPLICATION AND INCLUDE THE DETAILS WILL HELP THE TOWN BETTER UNDERSTAND THE PROPOSED PROJECT. IT AS A CHECKLIST OF ALL ITEMS THAT MUST BE PART OF YOUR APPLICATION
A de Pro Pro Pro Cor Cor Est Cor Est Cor Est Cor Est Cor App Est Cor App 50% und	Requests: ompleted application etailed written description of proposed improvements for the project. ject costs/budget. otos of proposed project area. Instruction schedule for project. Impetitive bids from a licensed and bonded trades/professional for projects up to \$4,000. Instruction schedule for project. Instruction schedule for project and bonded trades/professional for projects up to \$4,000. Instruction see formal written bids on all grant work over \$4,000, unless work includes architectural vices to be provided by the Town. Instruction from the property owner. Instruction of property (including but not limited to a deed of trust) or copy of see. Lessees must have written authorization from the property owner. Instruction of current Town of Loomis Business License (if conducting business at time of solication). Instruction of projects exceeding \$4,000, and other funds that includes the required of private match for projects exceeding \$4,000, and other funds that may be applicable to dertake the balance of the work not funded by the Façade Improvement Grant. This could unde a letter from bank or lender, account balance statement, or other as approved.

The applicant understands that the proposed improvements must be evaluated by the Loomis Town Manager and that changes or modifications to the project may be required prior to funding approval. The Town Manager has authority to award grants up to \$4,000; matching grants must be approved by the Town Council.

CERTIFICATION OF APPLICANT

The applicant certifies that all information in this application and all information furnished in support of this application is given for the purpose of obtaining a grant and is true and complete to the best of the applicant's knowledge and belief.

If the applicant is not the owner of the property to be rehabilitated, or if the applicant is an organization rather than an individual, the applicant certifies that he/she has the authority to sign and enter into an agreement to perform the rehabilitation work on the property. Evidence of this authority is attached.

APPLICANT'S SIGNATURE:	DATE: 2/27/19
2-14-	



my FirstAm®

Recorded Document

3645 Taylor Rd, Loomis, CA 95650

The requested Recorded Document images are displayed in the subsequent pages for the following property:

3645 Taylor Rd Loomis, CA 95650

Document Number: 000000054572 Document Date: 20130604

Limitation of Liability for Informational Report

IMPORTANT - READ CAREFULLY: THIS REPORT IS NOT AN INSURED PRODUCT OR SERVICE OR A REPRESENTATION OF THE CONDITION OF TITLE TO REAL PROPERTY. IT IS NOT AN ABSTRACT, LEGAL OPINION, OPINION OF TITLE, TITLE INSURANCE COMMITMENT OR PRELIMINARY REPORT, OR ANY FORM OF TITLE INSURANCE OR GUARANTY. THIS REPORT IS ISSUED EXCLUSIVELY FOR THE BENEFIT OF THE APPLICANT THEREFOR, AND MAY NOT BE USED OR RELIED UPON BY ANY OTHER PERSON. THIS REPORT MAY NOT BE REPRODUCED IN ANY MANNER WITHOUT FIRST AMERICAN'S PRIOR WRITTEN CONSENT. FIRST AMERICAN DOES NOT REPRESENT OR WARRANT THAT THE INFORMATION HEREIN IS COMPLETE OR FREE FROM ERROR, AND THE INFORMATION HEREIN IS PROVIDED WITHOUT ANY WARRANTIES OF ANY KIND, AS-IS, AND WITH ALL FAULTS. AS A MATERIAL PART OF THE CONSIDERATION GIVEN IN EXCHANGE FOR THE ISSUANCE OF THIS REPORT, RECIPIENT AGREES THAT FIRST AMERICAN'S SOLE LIABILITY FOR ANY LOSS OR DAMAGE CAUSED BY AN ERROR OR OMISSION DUE TO INACCURATE INFORMATION OR NEGLIGENCE IN PREPARING THIS REPORT SHALL BE LIMITED TO THE FEE CHARGED FOR THE REPORT. RECIPIENT ACCEPTS THIS REPORT WITH THIS LIMITATION AND AGREES THAT FIRST AMERICAN WOULD NOT HAVE ISSUED THIS REPORT BUT FOR THE LIMITATION OF LIABILITY DESCRIBED ABOVE. FIRST AMERICAN MAKES NO REPRESENTATION OR WARRANTY AS TO THE LEGALITY OR PROPRIETY OF RECIPIENT'S USE OF THE INFORMATION HEREIN.

Recording Requested By

North American Title Company, Inc. File No. 54801-1228816-13

AND WHEN RECORDED MAIL TO:

Name:

· Larry K. Houghtby and Heather M.

Houghtby

City & State

Street Address 7500 Oak Pine Lane

Granite Bay, CA 95746

PLACER, County Recorder JIM MCCAULEY

DOC- 2013-0054572-00

NORTH AMERICAN TITLE

TUESDAY, JUN 4, 2013 10:52:22

\$2.00 \$3.00 | AUT \$3.00 | SBS \$1.00 | REC \$1.00 | RED \$11.00 ERD

\$0.00 | LOOM\$1,100.00 ADD

Ttl Pd \$1,121.00 Rcpt # 02283674

olkfpmlfj1/GV/1-3

SPACE ABOVE THIS LINE FOR RECORDER'S USE

A.P. No. 044-103-001-000, 044-103-018-000

GRANT DEED

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$1,100.00; CITY TRANSFER TAX \$NONE;

7 computed on the consideration or full value of property conveyed, OR

computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,

unincorporated area; [X] City of Loomis, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, David Rosenaur, Trustee of the David Rosenaur 1990 Living Trust

hereby GRANTS to Larry K. Houghtby and Heather M. Houghtby, husband and wife as joint tenants

the following described property in the City of Loomis, County of Placer, State of California:

PARCEL ONE

LOTS 1 AND 2 IN BLOCK 7 OF THE TOWN OF LOOMIS, AS THE SAME IS DESIGNATED UPON THE OFFICIAL MAP THEREOF ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF PLACER COUNTY, **DESCRIBED AS FOLLOWS:**

BEGINNING AT THE INTERSECTION OF THE EASTERLY LINE OF OLIVE STREET (OR STATE HIGHWAY) WITH THE SOUTHERLY LINE OF PINE STREET IN THE TOWN OF LOOMIS, CALIFORNIA; AND RUNNING THENCE SOUTH 36° 15' WEST 50.00 FEET ALONG THE EASTERLY LINE OF OLIVE STREET; THENCE SOUTH 53° 45' EAST 60.00 FEET; THENCE NORTH 36° 15' EAST 50.00 FEET TO THE SOUTHERLY LINE OF PINE STREET; THENCE ALONG THE SOUTHERLY LINE OF THE PINE STREET, NORTH 53° 45' WEST 60.00 FEET TO THE POINT OF BEGINNING.

APN: 044-103-001-000

PARCEL TWO

LOT NUMBER 3 AND 15 FEET OF LOT NUMBER 4 ADJOINING AND RUNNING PARALLEL WITH SAID LOT NUMBER 3 IN BLOCK NUMBERED 7 AS PER THE OFFICIAL MAP OF THE SAID TOWN OF LOOMIS. NOW ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY OF PLACER, STATE OF CALIFORNIA; ALSO, FRACTIONAL PORTIONS OF LOTS 4, S AND S OF BLOCK 7 OF SAID TOWN OF LOOMIS, BEING:

- 1. THAT PORTION OF LOT 4 DESCRIBED AS BEING A PARALLELOGRAM 10 FEET IN WIDTH THE FULL LENGTH OF LOT 4 AND ADJOINING SAID LOT 5.
- 2. THAT PORTION OF LOT 5 DESCRIBED AS BEING A PARALLELOGRAM 20 FEET IN WIDTH THE FULL LENGTH OF SAID LOT 5, NEXT TO AND ADJOINING SAID LOT 4.
- 3. THAT PORTION OF LOT 8 DESCRIBED AS BEING A PARALLELOGRAM 30 FEET IN WIDTH AND 60 FEET IN LENGTH AND ADJOINING SAID PARCELS 1 AND 2.

THE ABOVE DESCRIBED THREE PARCELS BEING DESCRIBED AS A WHOLE AS FOLLOWS:

COMMENCING AT A POINT ON OLIVE AVENUE IS FEET SOUTHWESTERLY FROM THE CORNER COMMON TO OLIVE AVENUE AND LOTS 3 AND 4 OF BLOCK 7; THENCE ALONG OLIVE AVENUE IN A SOUTHWESTERLY DIRECTION A DISTANCE OF 30 FEET; THENCE AT RIGHT ANGLES IN A NORTHEASTERLY DIRECTION A DISTANCE OF 30 FEET; THENCE IN A NORTHWESTERLY DIRECTION A DISTANCE OF 120 FEET TO THE PLACE OF BEGINNING AND BEING A PARALLELOGRAM 30 FEET BY 120 FEET.

Grant Deed - continued

David Rosenaur, Trustee of the David Rosenaur 1990 Living Trust

David Rosenaur, Trustee

STATE OF California)SS

COUNTY OF San Diego)

On 05-24-2013 , before me, ________, Notary

Public, personally appeared David Rosenaur , who proved to me on the basis of satisfactory evidence to be the person(e) whose name(e) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(les), and that by his/her/their signature(e) on the instrument the person(e), or the entity upon behalf of which the person(e) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Dated: 04/25/2013

Signature

My Commission Expires: _____

7-16-15 This area for official notarial seal

A.P.N.: 044-103-001-000 and 044-103-

018-000

File No.: 4801-1228816 (NAT)

J. HEIEN
COMM. #1941476
Notary Public - California
San Diego County
My Comm. Expires July 16, 2015

INELIGIBLE PARTICIPANTS

National franchises, government offices and agencies, residential properties.

ELIGIBLE WORK

Rehabilitation of building facades visible to the street, including storefronts; cornices, gutters and downspouts; signs and graphics; exterior lighting; canopies and awnings; painting and masonry cleaning; interior window display lighting; permit and design fees.

INELIGIBLE WORK

Maintenance improvements; roofs; structural foundations; billboards; security systems; non-permanent fixtures; interior window coverings; vinyl awnings; personal property and equipment; security bars; razor/barbed wire fencing, sidewalks, and paving.

GRANT PERIOD

Proposals will be reviewed two times during the fiscal year. The first application deadline is August 31; the second deadline is January 31. The total \$50,000 grant program will be split evenly between the two program deadlines, with \$25,000 available during the August 30 deadline and \$25,000 available during the January 31 deadline. Expect a minimum of a 30-day review period for grants requiring Council approval. Projects must be completed one year from the project approval date. Applicants receiving funding through this program within the last 12 months are not eligible to apply the following fiscal year. Grant awards are not transferrable. The Town retains the right to approve or deny any application for grant funds for any reason.

APPLICANT/OWNER INFORMATION		
APPLICANT NAME:	E-MAIL:	
Larry Houghtby	larrye houghtby, net	
BUSINESS NAME:	, , ,	
NA		
APPLICANT MAILING ADDRESS:	PHONE:	
5220 val verde Rd	916 275-4180	
CITY, STATE, ZIP:	FAX:	
LOOMIS CA 95650	NIA	
PROPERTY OWNER NAME (if applicable):	E-MAIL:	
Sane		
MAILING ADDRESS:	PHONE:	
CITY, STATE, ZIP:	FAX:	

SITE INFORMATION		
SITE ADDRESS: 5825	Horce shor has pd	
CITY, STATE, ZIP:	OWNER OCCUPIED OR LEASED?	
Loomis CA 95630	leased	
CURRENT USE OF BUILDING:	-	
Flooring America		
	ST INFORMATION	
TOTAL PROJECT COST: \$		
GRANT REQUEST AMOUNT: \$ 8,000		
AMOUNT AND SOURCE OF PRIVATE MATCHING FU	NDS (i.e., savings account, line of credit, etc.):	
\$ B,000 Checkin	(
AMOUNT & SOURCE OF ADDITIONAL GRANTS OR FUNDING (should not include private match):		
ANTICIPATED START DATE OF CONSTRUCTION:	ANTICIPATED FINISH DATE OF CONSTRUCTION:	
ARCHITECT INFORM	ATION (IF REQUIRED)	
APPLICANT'S ARCHITECT:	E-MAIL:	
MAILING ADDRESS:	PHONE:	
CITY, STATE, ZIP:	FAX:	
PROJECT SUMMARY		
IN THE SPACE BELOW PROVIDE A BRIEF DESCRIPT	FION OF PROPOSED PROJECT (UP TO 300 words)	

P.O. Box 1327, Loomis, CA 95650 Phone: 916-652-1840 Fax:916-652-1847

FOLLOWING. THESE DETAILS V	SAL MUST ACCOMPANY THIS APPLICATION AND INCLUDE TH WILL HELP THE TOWN BETTER UNDERSTAND THE PROPOSED HECKLIST OF ALL ITEMS THAT MUST BE PART OF YOUR APP	PROJECT.
Project costs/ Photos of project costs/ Photos of project costs/ Photos of project costs/ Construction services to be Evidence of or lease. Lessee Evidence of currer application). Applicant must 50% private mundertake the	application itten description of proposed improvements for the project.	opy of of required plicable to This could

The applicant understands that the proposed improvements must be evaluated by the Loomis Town Manager and that changes or modifications to the project may be required prior to funding approval. The Town Manager has authority to award grants up to \$4,000; matching grants must be approved by the Town Council.

CERTIFICATION OF APPLICANT

The applicant certifies that all information in this application and all information furnished in support of this application is given for the purpose of obtaining a grant and is true and complete to the best of the applicant's knowledge and belief.

If the applicant is not the owner of the property to be rehabilitated, or if the applicant is an organization rather than an individual, the applicant certifies that he/she has the authority to sign and enter into an agreement to perform the rehabilitation work on the property. Evidence of this authority is attached.

APPLICANT'S SIGNATURE:	DATE:
7-7 H	2/27/19



my FirstAm®

Recorded Document

The Recorded Document images are displayed in the subsequent pages for the following request:

State: CA
County: PLACER

Document Number: 000000011957 Document Date: 20150223

Limitation of Liability for Informational Report

IMPORTANT - READ CAREFULLY: THIS REPORT IS NOT AN INSURED PRODUCT OR SERVICE OR A REPRESENTATION OF THE CONDITION OF TITLE TO REAL PROPERTY. IT IS NOT AN ABSTRACT, LEGAL OPINION, OPINION OF TITLE, TITLE INSURANCE COMMITMENT OR PRELIMINARY REPORT, OR ANY FORM OF TITLE INSURANCE OR GUARANTY. THIS REPORT IS ISSUED EXCLUSIVELY FOR THE BENEFIT OF THE APPLICANT THEREFOR, AND MAY NOT BE USED OR RELIED UPON BY ANY OTHER PERSON. THIS REPORT MAY NOT BE REPRODUCED IN ANY MANNER WITHOUT FIRST AMERICAN'S PRIOR WRITTEN CONSENT. FIRST AMERICAN DOES NOT REPRESENT OR WARRANT THAT THE INFORMATION HEREIN IS COMPLETE OR FREE FROM ERROR, AND THE INFORMATION HEREIN IS PROVIDED WITHOUT ANY WARRANTIES OF ANY KIND, AS-IS, AND WITH ALL FAULTS. AS A MATERIAL PART OF THE CONSIDERATION GIVEN IN EXCHANGE FOR THE ISSUANCE OF THIS REPORT, RECIPIENT AGREES THAT FIRST AMERICAN'S SOLE LIABILITY FOR ANY LOSS OR DAMAGE CAUSED BY AN ERROR OR OMISSION DUE TO INACCURATE INFORMATION OR NEGLIGENCE IN PREPARING THIS REPORT SHALL BE LIMITED TO THE FEE CHARGED FOR THE REPORT. RECIPIENT ACCEPTS THIS REPORT WITH THIS LIMITATION AND AGREES THAT FIRST AMERICAN WOULD NOT HAVE ISSUED THIS REPORT BUT FOR THE LIMITATION OF LIABILITY DESCRIBED ABOVE. FIRST AMERICAN MAKES NO REPRESENTATION OR WARRANTY AS TO THE LEGALITY OR PROPRIETY OF RECIPIENT'S USE OF THE INFORMATION HEREIN.

RECORDING REQUESTED BY AND WHEN RECORDED MAIL DOCUMENT AND TAX STATEMENT TO:

HOUGHTBY RETAIL CENTER LLC C/O ASSET PRESERVATION, INC. 1420 ROCKY RIDGE DR., #100 ROSEVILLE, CA 95661 ORDER NO: 85472 ATTENTION: JANE MERVINE

PLACER, County Recorder JIM MCCAULEY

DOC- 2015-0011957-00

SPL INC.

MONDAY, FEB 23, 2015 8:00:00

MIC \$3.00 | AUT \$4.00 | SBS \$3.00 ERD \$1.00 | RED \$1.00 | REC \$12.00 ADD \$0.00

Ttl Pd \$24.00 Rcpt # 02412090

CLK8Q1MFJ1/LC/1-4

Trustee Sale No. 14-00300-2

TRUSTEE'S DEED UPON SALE

APN 044-093-006-000 and 044-093-009-000

The undersigned grantor declares under penalty of perjury:

1) The Grantee herein was the foreclosing beneficiary.

- 5) Said property is in the CITY OF LOOMIS, County of Placer.

FIDELITY NATIONAL TITLE COMPANY (herein called Trustee), as the duly appointed Trustee under the Deed of Trust hereinafter described, does hereby grant and convey, but without covenant or warranty, express or implied, to HOUGHTBY RETAIL CENTER LLC, A CALIFORNIA LIMITED LIABILITY COMPANY (herein called Grantee), all of its right, title and interest in and to that certain property situated in the County of Placer, State of California, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

This conveyance is made pursuant to the powers conferred upon Trustee by that certain Deed of Trust dated August 10, 2006 and executed by ANTHONY BOSSERMAN AND PAMELA J. BOSSERMAN, as Trustor, and recorded on August 11, 2006, as Instrument No. 2006-0086287 of official records of Placer County, California, and after fulfillment of the conditions specified in said Deed of Trust authorizing this conveyance.

Default occurred as set forth in a Notice of Default and Election to Sell which was recorded in the Office of the Recorder of said County, and such default still existed at the time of sale.

All requirements of law regarding the mailing of copies of notices or the publication of a copy of the Notice of Default or the personal delivery of the copy of the Notice of Default and the posting and publication of copies of the Notice of a Sale have been complied with.

Trustee, in compliance with said Notice of Trustee's Sale and in exercise of its powers under said Deed of Trust, sold the herein described property at public auction on **February 18, 2015**. Grantee, being the highest bidder at said sale, became the purchaser of said property for the amount bid being **\$750,000.00** in lawful money of the United States, or by credit bid if the Grantee was the beneficiary of said Deed of Trust at the time of said Trustee's Sale.

Dated: February 18, 2015

FIDELITY NATIONAL TITLE COMPANY, Trustee

Sara Berens, Authorized Signor

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California County of Sacramento

On <u>February 20, 2015</u> before me, John Catching, Notary Public, personally appeared Sara Berens, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) (s/sre subscribed to the within instrument and acknowledged to me that he she they executed the same in <u>his ner/their</u> authorized capacity(ies), and that by his ner/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

John Catching # 2005441

My Commission Expires Jan. 27, 2017

JOHN CATCHING
Commission # 2005441
Notary Public - California
Sacramento County
My Comm. Expires Jan 27, 2017

EXHIBIT A

All that certain real property situated in the County of Placer, State of California, described as follows:

PARCEL ONE:

COMMENCING AT THE INTERSECTION OF THE SOUTHERLY LINE OF PINE STREET. WITH THE EASTERLY LINE OF OLIVE STREET IN THE TOWN OF LOOMIS. CALIFORNIA, AND RUNNING THENCE NORTH 33 DEGREES 32 MINUTES EAST, 75.86 FEET; THENCE NORTH 32 DEGREES 52 MINUTES 43 SECONDS EAST 80.56 FEET TO A POINT ON THE EASTERLY LINE OF 80 FOOT STATE HIGHWAY; THE SOUTHWEST CORNER OF THE PARCEL TO BE DESCRIBED HEREBY, THE POINT OF BEGINNING; AND RUNNING THENCE, ALONG STATE HIGHWAY, ON A CURVE TO THE LEFT, WITH A RADIUS OF 3040 FEET ON AN ARC, THE CHORD OF WHICH BEARS NORTH 30 DEGREES 58 MINUTES 40 SECONDS EAST, FOR 121.07 FEET TO THE SOUTHWEST CORNER OF WOLL PROPERTY; THENCE ALONG WOLL PROPERTY, SOUTH 54 DEGREES 12 MINUTES EAST, 79.48 FEET TO THE WESTERLY LINE OF LOT 24 OF LAIRD ADDITION TO LOOMIS; THENCE, ALONG LOTS 24, 25, 26, AND 27 OF LAIRD ADDITION AND EXTENSION OF LINE, SOUTH 35 DEGREES 59 MINUTES WEST, 121.52 FEET; THENCE PARALLEL TO PINE STREET, NORTH 53 DEGREES 28 MINUTES WEST, 68.91 FEET TO THE POINT OF BEGINNING, BEARINGS ARE FROM TRUE MERIDIAN.

PARCEL TWO:

BEGINNING AT A STAKE ON PINE STREET AT THE SOUTHEASTERLY CORNER OF LOT 4, BLOCK 6, AS LAID DOWN ON THE OFFICIAL MAP OF THE TOWN OF LOOMIS ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF PLACER, STATE OF CALIFORNIA, RUNNING THENCE IN A NORTHEASTERLY DIRECTION AT RIGHT ANGLES TO SAID PINE STREET 110 FEET; THENCE SOUTHEASTERLY AT RIGHT ANGLES 100 FEET; THENCE SOUTHWESTERLY AT RIGHT ANGLES 110 FEET TO PINE STREET; THENCE ALONG THE EASTERLY LINE OF PINE STREET 100 FEET TO THE PLACE OF BEGINNING; AND BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 9. TOWNSHIP 11 NORTH. RANGE 7 EAST. MDB&M.

PARCEL THREE:

LOTS 26 AND 27 AS SHOWN ON THAT CERTAIN MAP ENTITLED "MAP OF THE LAIRD ADDITION TO THE TOWN OF LOOMIS" FILED IN THE OFFICE OF THE RECORDER OF PLACER COUNTY, CALIFORNIA, ON JANUARY 13, 1900, IN BOOK "A" OF MAPS AT PAGE 26.

PARCEL FOUR:

A PORTION OF LOT 4, BLOCK 6, LOOMIS, AS SAID LOT IS SHOWN ON THE MAP THEREOF RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF PLACER COUNTY, SAID PORTION BEING PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT 4; THENCE ALONG THE NORTHEAST LINE OF PINE STREET 40 FEET TO THE MOST SOUTHERLY CORNER OF PROPERTY DESCRIBED AS PARCEL 1 IN NOTICE OF PENDENCY OF ACTION, ALBERT LAW, PLAINTIFF, VS. HOMER Y. TAKAHASHI, ET AL., DEFENDANTS, DATED MARCH 6, 1942, RECORDED IN BOOK 426 OF OFFICIAL RECORDS AT PAGE 322; THENCE ALONG THE SOUTHEAST LINE OF SAID PROPERTY, AND AT RIGHT ANGLES TO THE NORTHEAST LINE OF PINE STREET, NORTHEASTERLY 80 FEET TO THE SOUTHWEST LINE OF PROPERTY DESCRIBED AS

PARCEL 2 IN SAID NOTICE OF PENDENCY OF ACTION; THENCE ALONG SAID SOUTHWEST LINE SOUTHEASTERLY 40 FEET TO THE SOUTHEAST LINE OF LOT 4; THENCE ALONG SAID SOUTHEAST LINE SOUTHWESTERLY 80 FEET TO THE POINT BEGINNING.

W