



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.

APPLICANT/OWNER INFORMATION

APPLICANT NAME: ESTHER X. AGUIRRE	E-MAIL: divinedesserts916@sbcglobal.net.
BUSINESS NAME: DIVINE DESSERTS BY AGUIRRE	
APPLICANT MAILING ADDRESS: 6045 S. WALNUT ST.	PHONE: (916) 652-6545
CITY, STATE, ZIP: LOOMIS CA. 95650	FAX: (916) 652-6554
PROPERTY OWNER NAME (if applicable): JAVIER/ESTHER AGUIRRE	E-MAIL:
MAILING ADDRESS: SAME AS ABOVE	PHONE:
CITY, STATE, ZIP:	FAX:

SITE INFORMATION

SITE ADDRESS: 6045 S. WALNUT ST	
CITY, STATE, ZIP: LOOMIS CA-95650	OWNER OCCUPIED OR LEASED? <input checked="" type="checkbox"/>
CURRENT USE OF BUILDING: BAKERY	

GRANT REQUEST INFORMATION

TOTAL PROJECT COST: \$ 20,000.—	
GRANT REQUEST AMOUNT: \$ 8,000.—	
AMOUNT AND SOURCE OF PRIVATE MATCHING FUNDS (i.e., savings account, line of credit, etc.): SAVINGS ACCOUNT	
AMOUNT & SOURCE OF ADDITIONAL GRANTS OR FUNDING (should not include private match): 0	
ANTICIPATED START DATE OF CONSTRUCTION: UPON ACCEPTANCE	ANTICIPATED FINISH DATE OF CONSTRUCTION: WITHIN A COUPLE MONTHS

ARCHITECT INFORMATION (IF REQUIRED)

APPLICANT'S ARCHITECT: OWNER BUILDER	E-MAIL:
MAILING ADDRESS: (DIVINE DESSERTS)	PHONE:
CITY, STATE, ZIP:	FAX:

PROJECT SUMMARY

IN THE SPACE BELOW PROVIDE A BRIEF DESCRIPTION OF PROPOSED PROJECT (UP TO 300 words)

INCLOSE PORCH FOR STORAGE.
Add PATIO FOR OUTDOOR SEATING.

PAYER'S name, street address, city, state, ZIP code, and telephone no OCWEN P.O. Box 24646 West Palm Beach, FL 33416-4646		<input type="checkbox"/> CORRECTED (if checked) <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> Payer's RTN (optional) 1 Interest income \$ 97.49 </div> <div style="width: 50%; text-align: center;"> <div style="border: 1px solid black; padding: 5px; display: inline-block;"> OMB No. 1545-0112 <div style="font-size: 2em; font-weight: bold; margin: 10px 0;">2018</div> Form 1099-INT </div> </div> </div>	
If you have any questions, call toll-free 1-800-746-2936		<div style="text-align: right; font-weight: bold; font-size: 1.2em;">Interest Income</div>	
RECIPIENT'S Name, street address (including apt. no.), city, state, and ZIP code Javier Aguirre Esther Aguirre 13515 Dry Creek Rd Auburn, CA 956029338		<div style="border: 1px solid black; padding: 5px;"> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> 2 Early withdrawal penalty \$ </div> <div style="width: 50%; text-align: center;"> <div style="border: 1px solid black; padding: 5px; display: inline-block;"> Copy B For Recipient </div> </div> </div> <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"> 3 Interest on U.S. Savings Bonds and Treas. obligations \$ </div> <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <div style="width: 45%;"> 4 Federal income tax withheld \$ 0.00 </div> <div style="width: 50%;"> 5 Investment expenses \$ </div> </div> <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <div style="width: 45%;"> 6 Foreign tax paid \$ </div> <div style="width: 50%;"> 7 Foreign country or U.S. possession \$ </div> </div> <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <div style="width: 45%;"> 8 Tax-exempt interest \$ </div> <div style="width: 50%;"> 9 Specified private activity bond interest \$ </div> </div> <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <div style="width: 45%;"> 10 Market discount \$ </div> <div style="width: 50%;"> 11 Bond premium \$ </div> </div> <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <div style="width: 45%;"> 12 Bond premium on Treasury obligations \$ </div> <div style="width: 50%;"> 13 Bond premium on tax-exempt bond \$ </div> </div> </div>	
PAYER'S TIN 01-0681100	RECIPIENT'S TIN XXX-XX-7164	<div style="border: 1px solid black; padding: 5px;"> 14 Tax-exempt bond CUSIP no. <div style="display: flex; align-items: center;"> <div style="flex: 1;"> FATCA filing requirement <input type="checkbox"/> </div> </div> </div>	
Account number (see instructions) 7190250857	<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> 15 State \$ </div> <div style="width: 45%;"> 16 State identification no. \$ </div> </div>		
Form 1099-INT		Department of the Treasury • Internal Revenue Service	

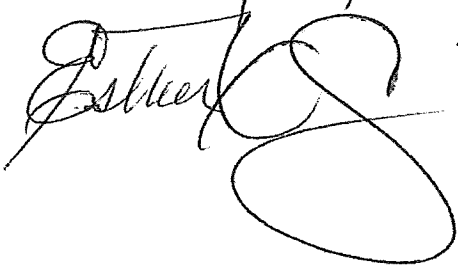
FEB. 28, 2019

To Whom it may Concern,

We are going to enclose an existing 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,


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.
- ☐ 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 \$2,000, 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 \$2,000; matching grants must be approved by the Town Council.

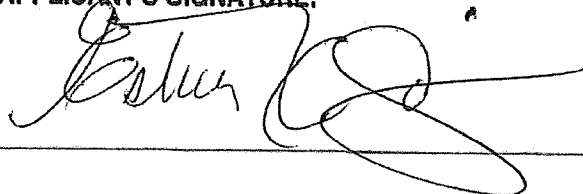
CERTIFICATION OF APPLICANT

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:

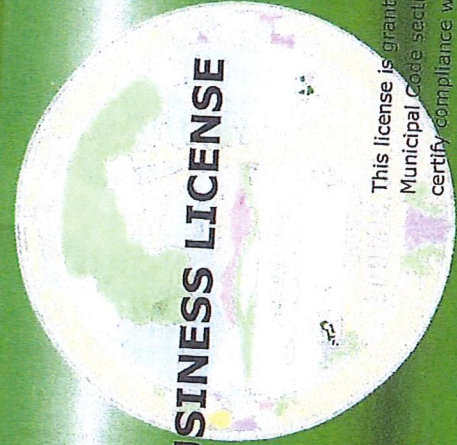


FEB. 28, 2019

TOWN OF LOOMIS

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

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



BUSINESS LICENSE

LIC NO:

DIV0001

EXP. DATE:

12/31/19

SITUS ADDRESS:

**6045 S. Walnut St.
Loomis, CA 95650**

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.

[illegible]





DIVINE DESSERTS *By Aquino*



Attachment B

Subject: Facade Improvements

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

SITE INFORMATION

SITE ADDRESS:

3621 Taylor Rd

CITY, STATE, ZIP:

Loomis CA 95650

OWNER OCCUPIED OR LEASED?

Leased & Vacant

CURRENT USE OF BUILDING:

Pizza factory, chiropractor, warehouse

GRANT REQUEST INFORMATION

TOTAL PROJECT COST: \$

GRANT REQUEST AMOUNT: \$

8000

AMOUNT AND SOURCE OF PRIVATE MATCHING FUNDS (i.e., savings account, line of credit, etc.):

\$ 8,000 Checking

AMOUNT & SOURCE OF ADDITIONAL GRANTS OR 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 DESCRIPTION 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:

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- ☒ A detailed written description of proposed improvements for the project.
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- ☒ Photos of proposed project area.
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- ☒ Copy of current Town of Loomis Business License (if conducting business at time of application).
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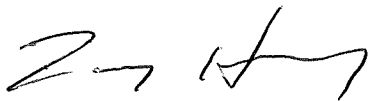
CERTIFICATION OF APPLICANT

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



First American

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.

3
RECORDING REQUESTED BY ~~AND~~ ^{SPL}
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 Rpt # 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.
- 2) The amount of the unpaid debt together with costs was \$1,582,858.43
- 3) The amount paid by the grantee at the trustee sale was \$750,000.00
- 4) The documentary transfer tax is \$0.00
- 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

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 February 20, 2015 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 ~~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.

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
John Catching # 2005441
My Commission 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.**

4

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

SITE INFORMATION

SITE ADDRESS: 3637 Taylor Rd	
CITY, STATE, ZIP: Loomis CA 95650	OWNER OCCUPIED OR LEASED? No
CURRENT USE OF BUILDING: Empty	

GRANT REQUEST INFORMATION

TOTAL PROJECT COST: \$	
GRANT REQUEST AMOUNT: \$ 8,000	
AMOUNT AND SOURCE OF PRIVATE MATCHING FUNDS (i.e., savings account, line of credit, etc.): 8,000 checking	
AMOUNT & SOURCE OF ADDITIONAL GRANTS OR FUNDING (should not include private match):	
ANTICIPATED START DATE OF CONSTRUCTION: ASAP	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 DESCRIPTION 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.
- ☒ 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:

2/27/19





First American

myFirstAm® Recorded Document

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

**State: CA
County: Placer**

**Document Number: 000000091966
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**

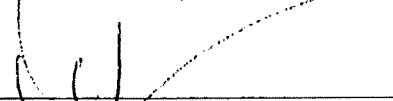
Hereby GRANT(S) to **Larry K Houghtby, a married man as his sole and separate property**

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 McAfee

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 California)
County of Placer) ss.

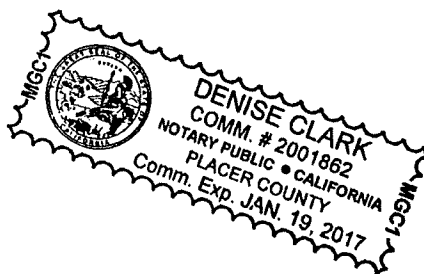
On October 21 2016 before me,
Denise Clark
Notary Public personally appeared Dale P McAfee

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is 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.

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.

SIGNATURE

Denise Clark



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

2

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.

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

SITE INFORMATION

SITE ADDRESS: 3645 Taylor Rd	
CITY, STATE, ZIP: Loomis CA 95650	OWNER OCCUPIED OR LEASED? NO
CURRENT USE OF BUILDING: Empty	

GRANT REQUEST INFORMATION

TOTAL PROJECT COST: \$ 0	
GRANT REQUEST AMOUNT: \$ 8,000	
AMOUNT AND SOURCE OF PRIVATE MATCHING FUNDS (i.e., savings account, line of credit, etc.): 8,000 checking	
AMOUNT & SOURCE OF ADDITIONAL GRANTS OR FUNDING (should not include private match):	
ANTICIPATED START DATE OF CONSTRUCTION: As AP	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 DESCRIPTION OF PROPOSED PROJECT (UP TO 300 words)

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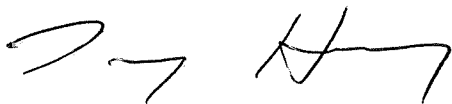
CERTIFICATION OF APPLICANT

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



First American

myFirstAm® 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.



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	LOOMIS	\$1,100.00		

Ttl Pd \$1,121.00 Rcpt # 02283674
olkfpm1fj1/GV/1-3

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 Address 7500 Oak Pine Lane
City & State Granite Bay, CA 95746

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.**

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 SOUTHEASTERLY DIRECTION A DISTANCE OF 120 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**

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, J. Heien, Notary
Public, personally appeared David Rosenaur

, 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 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.

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.

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)



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.

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APPLICANT/OWNER INFORMATION

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

SITE INFORMATION

SITE ADDRESS: 3651 Taylor Rd	
CITY, STATE, ZIP: Loomis CA 95650	OWNER OCCUPIED OR LEASED? no
CURRENT USE OF BUILDING: Empty	

GRANT REQUEST INFORMATION

TOTAL PROJECT COST: \$	
GRANT REQUEST AMOUNT: \$ 8,000-	
AMOUNT AND SOURCE OF PRIVATE MATCHING FUNDS (i.e., savings account, line of credit, etc.): 8,000- checking	
AMOUNT & SOURCE OF ADDITIONAL GRANTS OR FUNDING (should not include private match):	
ANTICIPATED START DATE OF CONSTRUCTION: ASAP	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 DESCRIPTION OF PROPOSED PROJECT (UP TO 300 words)

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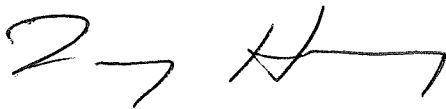
CERTIFICATION OF APPLICANT

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:



2/27/14



First American

myFirstAm® 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

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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
clkfpmlfj1/GV/1-3

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 Address 7500 Oak Pine Lane
City & State Granite Bay, CA 95746

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

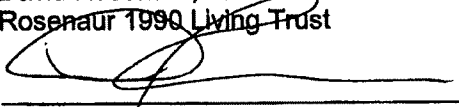
THE ABOVE DESCRIBED THREE PARCELS BEING DESCRIBED AS A WHOLE AS FOLLOWS:

COMMENCING AT A POINT ON OLIVE AVENUE 15 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 SOUTHEASTERLY DIRECTION A DISTANCE OF 120 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**

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, J. Heien, Notary
Public, personally appeared David Rosenaur

, 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 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.

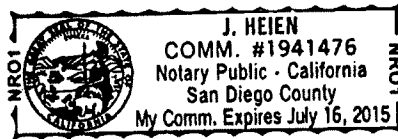
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is
true and correct.

WITNESS my hand and official seal.

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)

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

SITE INFORMATION

SITE ADDRESS: 5825 Horsehoe Horseshoe bar Rd	
CITY, STATE, ZIP: Loomis CA 95650	OWNER OCCUPIED OR LEASED? leased
CURRENT USE OF BUILDING: Flooring America	

GRANT REQUEST INFORMATION

TOTAL PROJECT COST: \$	
GRANT REQUEST AMOUNT: \$ 8,000-	
AMOUNT AND SOURCE OF PRIVATE MATCHING FUNDS (i.e., savings account, line of credit, etc.): \$ 8,000- checking	
AMOUNT & SOURCE OF ADDITIONAL GRANTS OR 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 DESCRIPTION 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.
- ☒ 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.

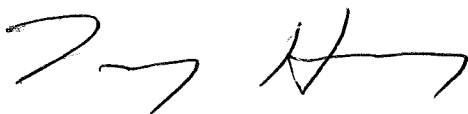
CERTIFICATION OF APPLICANT

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:



2/27/19



First American

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

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RECORDING REQUESTED BY ~~AND~~ ^{SPL}
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.
- 2) The amount of the unpaid debt together with costs was \$1,582,858.43
- 3) The amount paid by the grantee at the trustee sale was \$750,000.00
- 4) The documentary transfer tax is \$0.00
- 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.

RV

Dated: February 18, 2015

FIDELITY NATIONAL TITLE COMPANY, Trustee

Sara Berens

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 February 20, 2015 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 ~~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.

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

John Catching # 2005441

My Commission 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.**

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