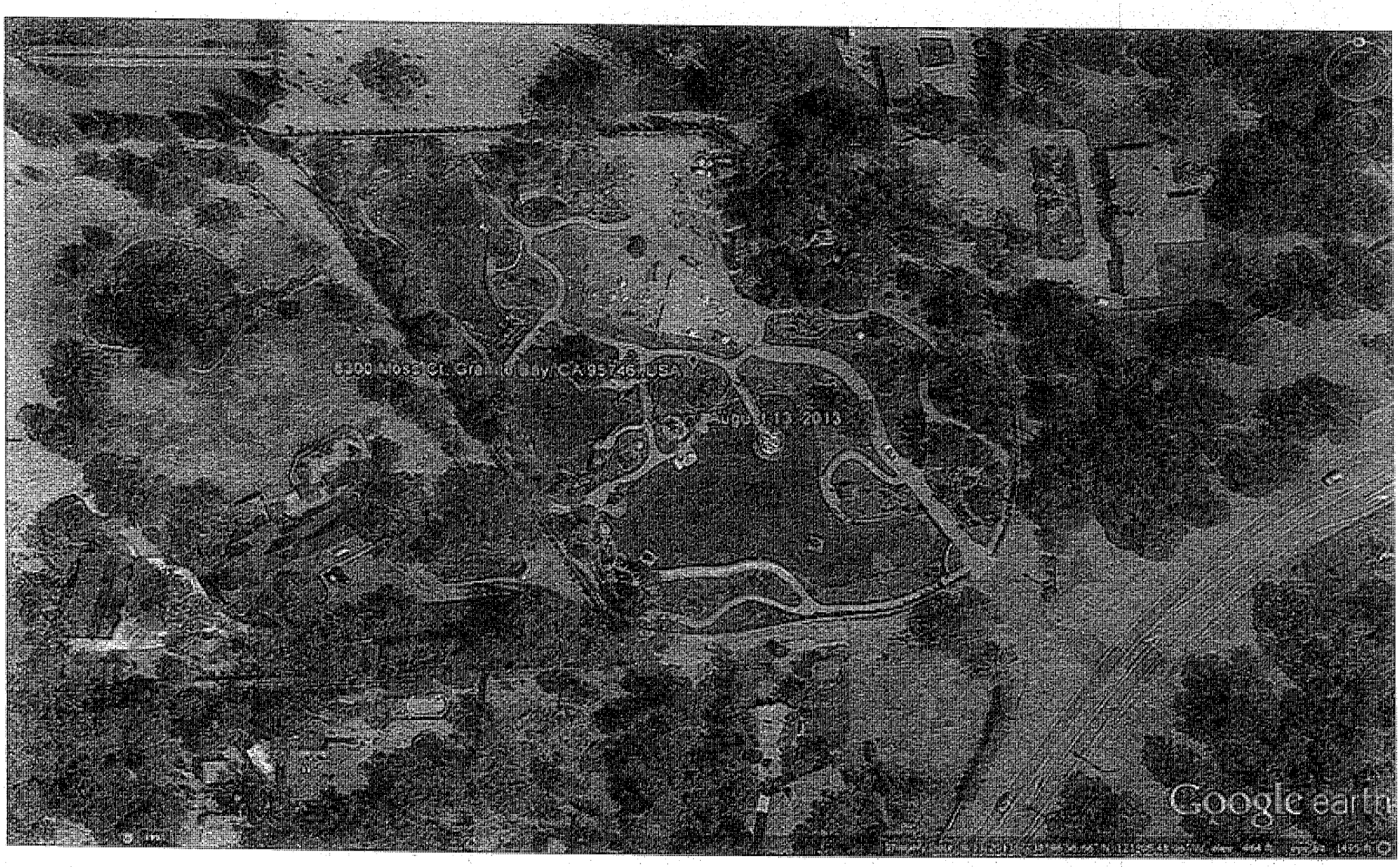
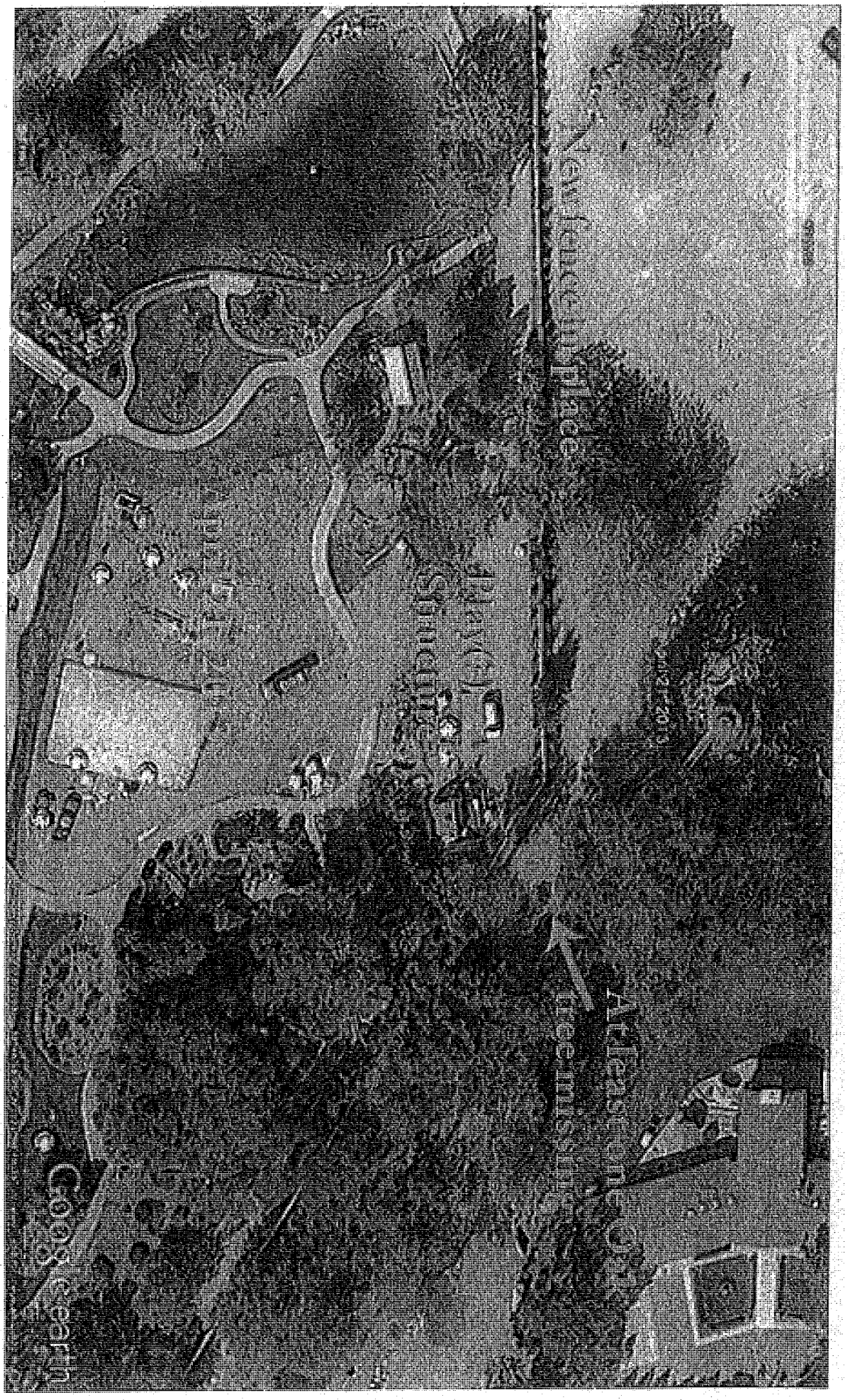

8300 Moss Ct. Granite Bay, CA 95746, USA
August 13, 2013
Google earth

98



BURNE ENGINEERING

November 21, 2013

Mr. Gene Satrap
5860 Moss Lane
Granite Bay, CA 95746

SUBJECT: STRUCTURAL OBSERVATION OF EXISTING PRIVACY WALL

At the request of the Mr. Gene Satrap, I visited the above referenced site to observe a privacy wall constructed by the owner of the adjacent parcel. The wall was constructed along or near the eastern boundary line separating the two parcels. The actual location of the parcel boundary line was not verified or considered as part of my observation.

As a licensed Civil Engineer and the structural designer of a new single family residence for Mr. Satrap at this location, I was asked to provide my professional opinion with regard to the structural integrity of the privacy wall recently constructed along Mr. Satrap's parcel boundary. It is my understanding that the wall was constructed without a building permit from Placer County, as required by Section 105.1 of the 2010 California Building Code (CBC).

The privacy wall is over 700 feet in length, with heights varying from a minimum of 7'6" to a maximum of 8'6". There are two different structural systems used to construct the wall. Approximately 550 feet of the wall is partially grouted 8"x8"x16" concrete masonry units (CMU) on what appears to be a continuous concrete trench footing. The remaining 160 feet of privacy wall is timber with posts/footings at 8' on center. The posts/footings are of alternating types, each type at 16' on center. One type is 6x6 pressure treated wood embedded below grade (depth of embedment not observable). The other type of post footing is a 14" square concrete pier.

The 2010 CBC requires a building permit for the construction of a fence over 6 feet high. When a permit is obtained, inspections are conducted by the Building Department prior to concrete or grout placement. This is done to ensure proper foundation excavation and reinforcement have been provided. CMU walls are also inspected prior to grout placement to verify placement of the reinforcement within the cells. Special Inspection of CMU walls is often required during grouting of the cells. This is due to the difficulty in properly consolidating the concrete within the small cells. Voids (pockets of air) in poorly consolidated concrete can significantly decrease the capacity of the wall.

The 2010 CBC and the Placer County Building Department require that walls over 6 feet in height be designed by a licensed engineer. The engineering calculations and details are required to be submitted to the Building Department for review prior to permit issue. Structural design of this type of wall involves checking to make sure the wall is stable to resist overturning due to wind and seismic loads. The strength of the masonry, concrete, and timber portions of the wall are also checked to ensure the wall and footing have sufficient capacity to resist the wind and seismic forces. The two wall types (CMU and timber) constructed at this site appear to be very deficient in their capacity to resist overturning. These walls are at risk of overturning (falling over) in a significant wind or seismic event.

The existing CMU wall is greater than 8 feet above grade and has a footing that is approximately 14" wide. A wall of this height typically requires a 4 foot minimum width spread footing. The function of this footing is to provide stability against overturning. There are alternatives to this type of foundation. One option is to provide a 4'6" minimum deep trench footing below grade. The existing footing depth varies from 12" to approximately 3 feet maximum is some areas. The existing footing depth is not sufficient to provide stability against overturning due to wind and seismic forces.

The existing Timber wall is greater than 8 feet above grade and has isolated posts/footings at 8 feet on center. A wall of this height typically requires footings to extend a minimum of 5 feet below grade. This is a requirement of the 2010 CBC for the purpose of resisting lateral (wind and seismic) loads. The depth of the existing footings was not observed because excavation around these footings will greatly decrease the stability of the wall and increase the risk of overturning this portion of the wall. It is very unlikely that the existing foundation extends 5 feet below grade due to the presence of large boulders in this area. Lack of inspection prior to concrete placement makes it difficult to assess the integrity of the existing foundation. The as-built configuration of the wall foundation is not sufficient to provide stability against overturning due to wind and seismic forces.

The 2010 Standard Plan details for CMU wall construction have been provided as an attachment (B15-1/2 Sound Wall Masonry Block on Footing Details (1)/(2)). This design is used by Caltrans for construction of CMU privacy walls that are not retaining soil. These details are provided for general reference as one approved method for construction of this type of wall. These details use a 20 psf wind load which could be reduced to 15 psf for this specific site. Even with the 25% reduction in wind pressure, the existing foundation is very deficient for stability against overturning.

In conclusion, my recommendation to Mr. Satrap is that this wall is a safety hazard and is at risk of overturning, or falling over, onto his property during a significant wind or seismic event. Allowing the existing wall to remain in place without foundation retrofit or further evaluation by a licensed engineer creates a liability to Mr. Satrap and his personal property. I recommend he keep people and personal property a minimum of 12 feet away from the wall until the wall has been retrofit or removed. At a minimum, the wall foundation requires retrofit for stability against overturning. The strength of the

existing wall stem and foundation should also be evaluated by a licensed engineer. Lack of inspection during grouting of the cells makes the determination of the capacity of the wall difficult. The Placer County Building Department Code Enforcement division is the appropriate agency for correction of this violation of construction without a permit.

Please do not hesitate to contact me directly if you have any questions or concerns. I can be reached at (530) 672-1600 or via email at Lori@BurneEngineering.com.

Regards,
BURNE ENGINEERING

Lori Burne, PE
President

11-21-13

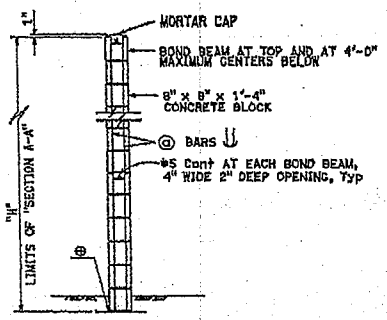
DIST	COUNTY	ROUTE	POST MILES TOTAL PROJECT	SHEET NO.	TOTAL SHEETS

REGISTERED CIVIL ENGINEER

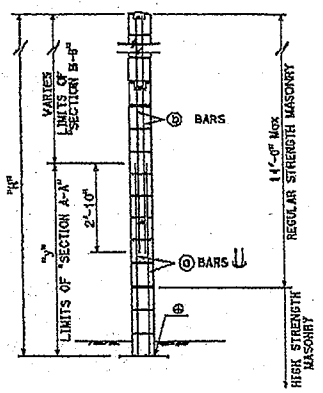
May 20, 2011

PLANS APPROVAL DATE

THE STATE OF CALIFORNIA OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF SCANNED COPIES OF THIS PLAN SHEET.



H=6'-0" THRU H=10'-0"

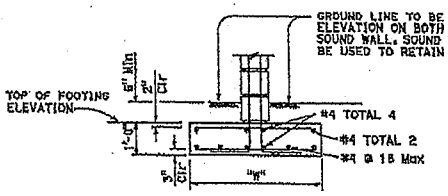


H=12'-0" THRU H=16'-0"

For details not shown, see H=6'-0" thru H=10'-0".

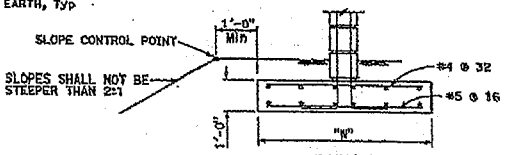
TYPICAL SECTION

⊕Full mortar bed at bottom of wall



CASE 1

For details not shown, see Case 2. Level ground (±10%) on both sides of the sound wall.



CASE 2

For details not shown, see Case 1. Level ground (±10%) on the traffic side of the sound wall and sloping ground on the opposite side.

SPREAD FOOTING SECTION

TRENCH FOOTING

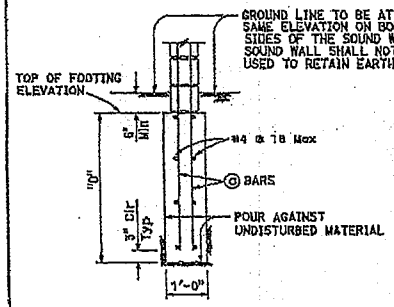
MAXIMUM H	CASE 1			CASE 2		MAXIMUM H
	ϕ = 25 Min	ϕ = 30 Min	ϕ = 35 Min	ϕ = 30 Min	ϕ = 35 Min	
	D	D	D	D	D	
6'-0"	5'-0"	4'-3"	3'-6"	6'-6"	5'-0"	6'-0"
8'-0"	6'-9"	5'-9"	4'-3"	7'-9"	6'-0"	8'-0"
10'-0"	8'-9"	5'-9"	5'-0"	8'-9"	6'-9"	10'-0"
12'-0"	7'-9"	6'-6"	5'-6"	9'-9"	7'-9"	12'-0"
14'-0"	8'-6"	7'-3"	6'-0"	10'-9"	8'-6"	14'-0"
16'-0"	9'-3"	7'-9"	6'-6"	11'-9"	9'-3"	16'-0"

Case 1 - Level ground (±10%) on both sides of the sound wall.

Case 2 - Level ground (±10%) on traffic side of the sound wall and sloping ground on opposite side.

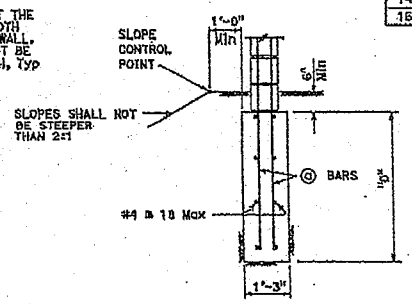
SOUND WALL REINFORCEMENT TABLE

MAXIMUM H	Ⓐ BARS @ 1'-4" Max	Ⓑ BARS @ 1'-4" Max	"y"	f'm (psi)	COMPRESSIVE STRENGTH OF CMU (psi)	MAXIMUM H
6'-0"	#4	——	——	1500	1900	6'-0"
8'-0"	#4	——	——	1500	1900	8'-0"
10'-0"	#4	——	——	1500	1900	10'-0"
12'-0"	#5	#4	6'-0"	1500	1900	12'-0"
14'-0"	#6	#4	8'-0"	1500	1900	14'-0"
16'-0"	#6	#4	10'-0"	2000	2800	16'-0"



CASE 1

For details not shown, see Case 2. Level ground (±10%) on both sides of the sound wall.



CASE 2

For details not shown, see Case 1. Level ground (±10%) on one side of the sound wall and sloping ground on the opposite side.

TRENCH FOOTING SECTION

SPREAD FOOTING

MAXIMUM H	W
6'-0"	3'-0"
8'-0"	4'-0"
10'-0"	5'-0"
12'-0"	5'-9"
14'-0"	6'-6"
16'-0"	7'-6"

GENERAL NOTES:

1. For type of block and joint finish, see other sheets.
2. When blocks are laid in stacked bond, ladder type, galvanized joint reinforcement shall be provided. A minimum of 2-9 gauge wires continuous at 4'-0" maximum to be used. Locate reinforcement in joints that are at the approximate midpoint between bond and beams.
3. Horizontal joints shall be tooled concave or may be weathered. Vertical joints shall be tooled concave or may be raked.
4. For intermediate wall heights that are between the "H's" given, use the tabular information for the next higher "H".
5. Masonry strengths are listed in the "SOUND WALL REINFORCEMENT TABLE".

STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION

SOUND WALL
MASONRY BLOCK ON FOOTING
DETAILS (1)

NO SCALE

B15-1

2010 STANDARD PLAN B15-1

315

DIST	COUNTY	ROUTE	POST MILES TOTAL PROJECT	SHEET NO.	TOTAL SHEETS

REGISTERED CIVIL ENGINEER

May 20, 2011
PLANS APPROVAL DATE

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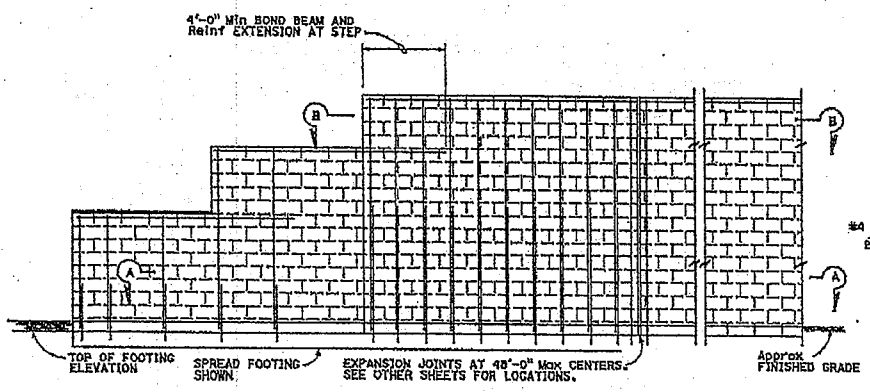
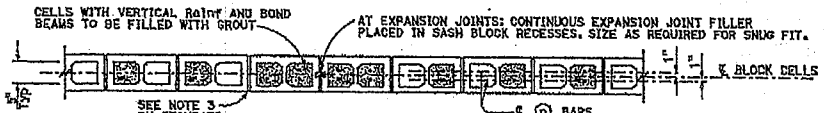


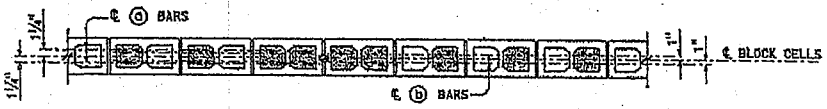
ELEVATION



SECTION A-A

For details not shown, see other sections.

H=6'-0" THRU H=10'-0"

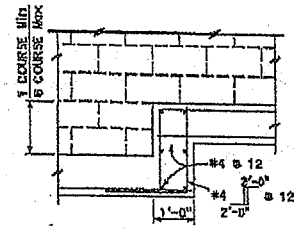


SECTION A-A SECTION B-B

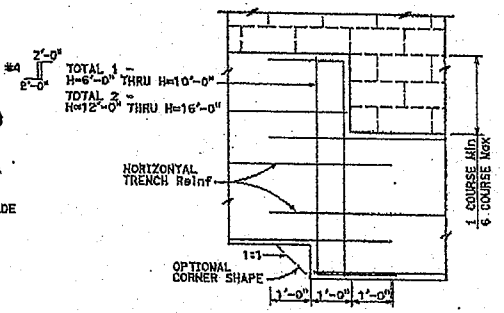
For details not shown, see other sections.

H=12'-0" THRU H=16'-0"

Note 1: For details not shown, see Standard Plan B15-1



SPREAD FOOTING



TRENCH FOOTING

FOOTING STEP DETAILS

DESIGN NOTES:

DESIGN

Uniform Building Code, 1997 Edition and the Bridge Design Specifications.

DESIGN WIND LOAD

20 psf

DESIGN SEISMIC LOAD

0.5Y Dead load

REINFORCED CONCRETE

f'c = 3.6 ksi
fy = 60 ksi

CONCRETE MASONRY

REGULAR STRENGTH	HIGH STRENGTH
f'm = 1500 psi	f'm = 2000 psi
fb = 495 psi	fb = 660 psi
fs = 24,000 psi	fs = 24,000 psi
n = 25.8	n = 19.3

f'm	fb	fs	n
2500 psi	830 psi	24,000 psi	15.5

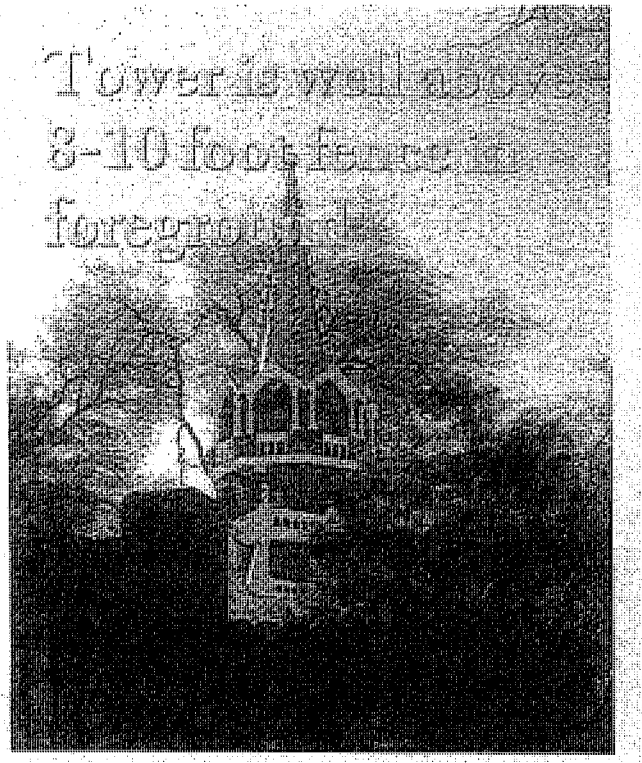
STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION

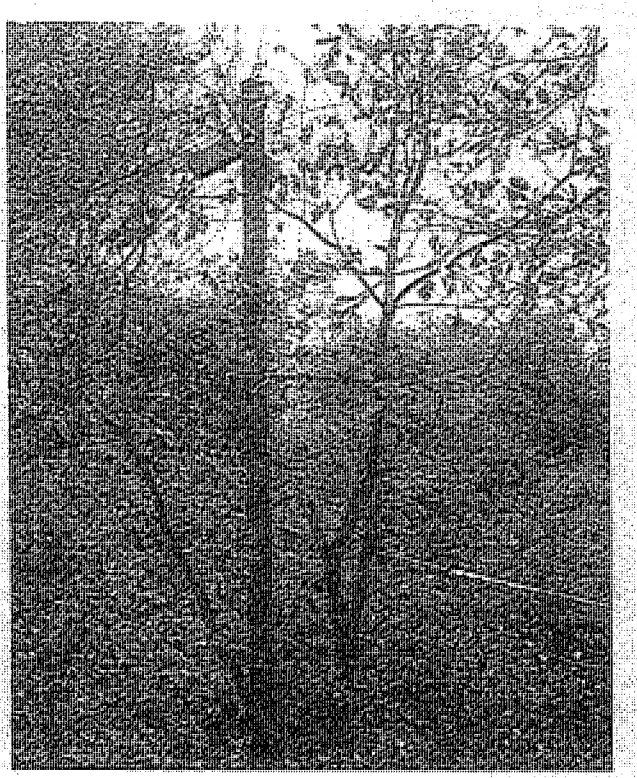
SOUND WALL MASONRY BLOCK ON FOOTING DETAILS (2)

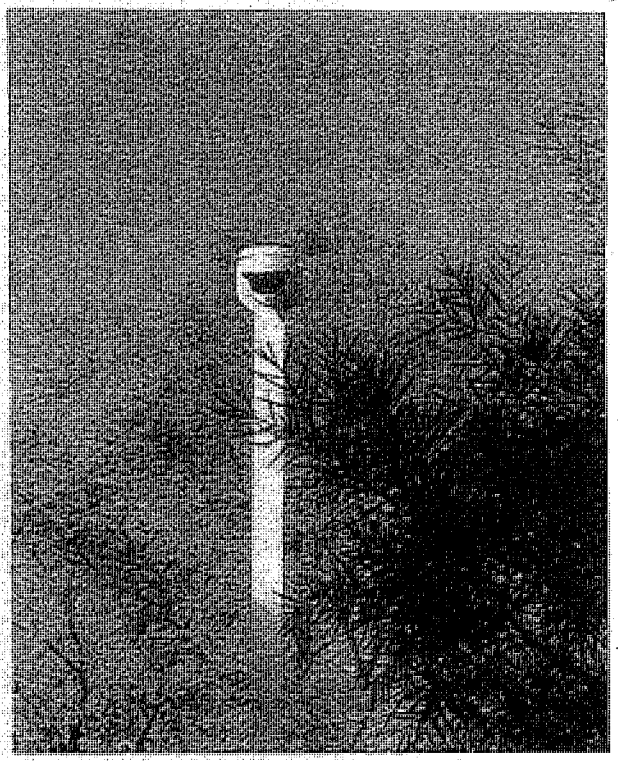
NO SCALE

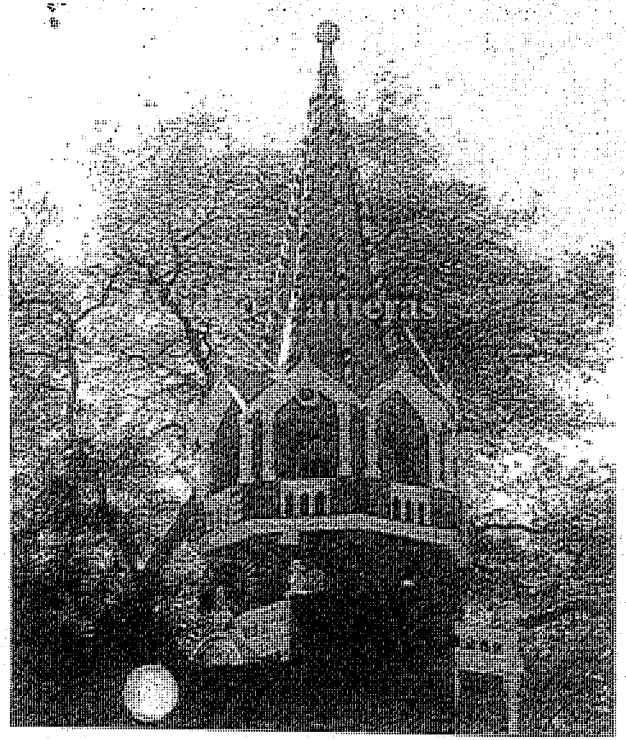
B15-2

6-10-96



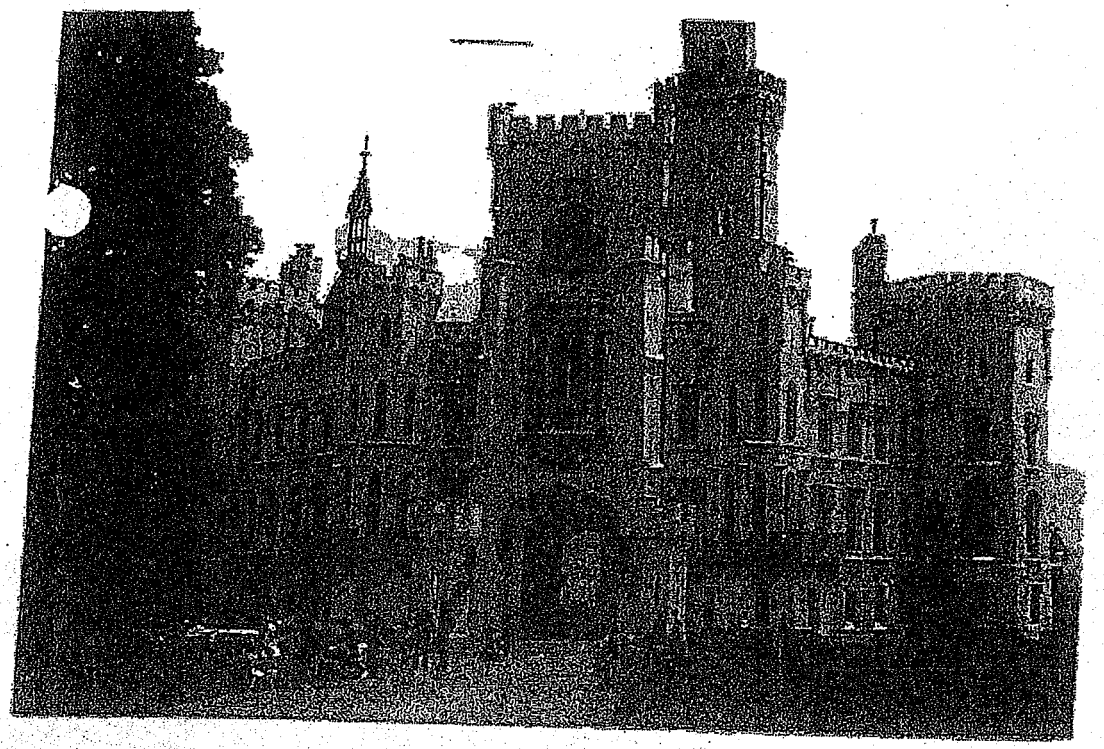


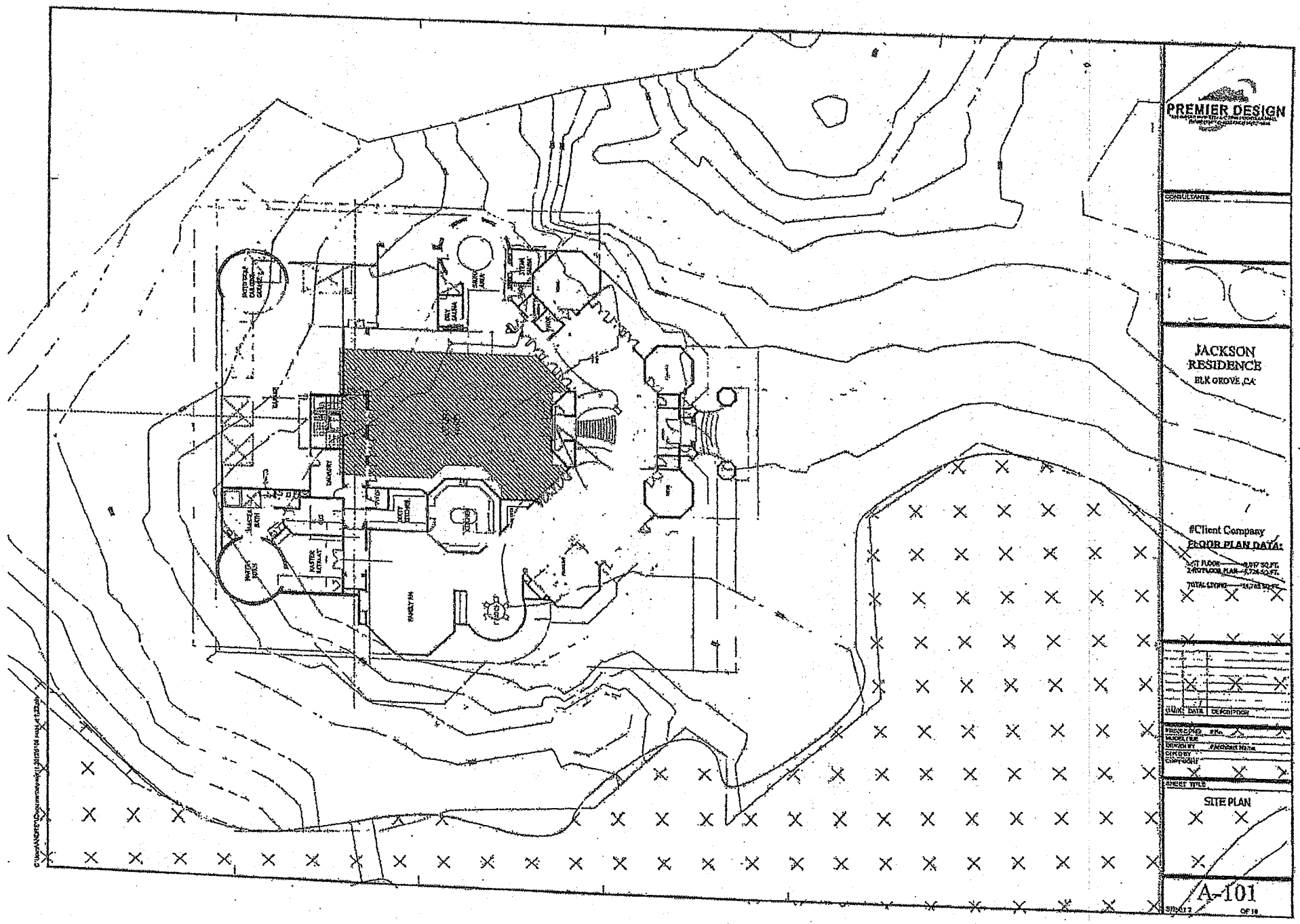




All of these cameras point toward neighbors and are in addition to numerous, more traditionally placed cameras that may also be directed at the neighbors but we cannot tell without further investigation.

It is likely we have missed additional cameras directed toward the neighbors of 8300 Moss Court.




PREMIER DESIGN
CONSULTANTS
JACKSON
RESIDENCE
ELK GROVE ,CA
#Client Company
FLOOR PLAN DATA:
1ST FLOOR
2ND FLOOR PLAN
TOTAL LIVING
ISSUE DATE DESCRIPTION
PROJECT TITLE
SITE PLAN
A-101
SHEET OF

Supplement to Opposition to Variance Application

RECEIVED
DEC 18 2013
PLANNING DEPT.

Variance PVAA 20130277
8300 Moss Court, Granite Bay, California
APN: 036-180-046-000

Application filed by Andrey Chuprikov
Owner: Expo Floors, LLC

Hearing Date: December 19, 2013 at 9:20 a.m.
Supervisorial District 4 (Uhler)

Opposition filed by Gene and Vicki Satrap by and through their attorneys, Peter A. Galgani and John Garcia.

The Satrap's own the property adjacent to the subject property. Their home's address is 5860 Moss Lane, Granite Bay, California

After reviewing the Staff Report, Gene and Vicki Satrap supplement their Opposition filing with the following:

The fence for which a variance is requested divides the property of 8300 Moss Court with that of the home of Gene and Vicki Satrap. The fence, erected without permits or engineering plans by Expo Floors, also divides the property between Expo Floors and Rick Gouveia and his wife, Jenna Devereaux. They also oppose the fence variance.

The Staff Report recommends approval of the variance for the following reason:

> Staff supports this Variance request to allow a concrete block wall of up to 10 feet in height to remain as constructed along the rear (north), property boundary. Special circumstances applicable to the subject property include the fact that the existing wall along the rear property boundary enhances security for the site and has a low visibility from Moss Court because of the distance from the road and the landscaped mounds adjacent to the south and west property boundaries.(Page 2, Staff Report)

The fence is *highly* visible to the Satraps and, in fact, is an eyesore that is unavoidable to them and will be right next to the home that they are planning to build. It is very disappointing

that the Staff Report makes no mention nor considers those directly impacted by the fence. It also is strange reasoning to suggest that the fence is okay because people who do not share the fence with Expo Floors can't see it that well. The property is approximately 4.5 acres in size. To suggest the variance should be granted because those not likely to be affected by a fence on the far side of a property might not be affected by a fence on the far side of their property is to ignore the question that the Staff Report should address – namely, are those neighbors near the fence likely to be affected by it. If one has seen the fence the question answers itself – yes, of course a poorly constructed, oversized fence negatively impacts those near it.

The special circumstances put forth do not appear to be very special at all. To argue that security is enhanced by allowing a higher wall is not a legitimate reason for the granting of a variance. While it is self-evidently true that a higher wall or barbed wire for that matter would enhance security, to allow a heightened wall for this property is to provide a special dispensation for them above their neighbors. The purpose of granting variances is to recognize that size, topography and other issues unique to a specific parcel may require variances to allow those owners the same use and enjoyment available to their neighbors.

To grant such a variance would put Expo Floors above all others in the neighborhood since there is no reason why Expo Floors requires a fence greater than six feet other than a desire to have it. A desire that led them to build it without permits or engineering plans. When one also considers Expo Floors total disregard for its neighbors, the better course would be to send a clear signal that absent some unique special circumstance, Expo Floors – like all of its neighbors – must abide by the rules.

Respectfully submitted:

Dated:_____

_____

Peter A. Galgani, attorney for Gene and Vicki Satrap

Dated:_____

_____

John P. Garcia, attorney for Gene and Vicki Satrap

John P. Garcia SBN 117604
Jonathan C. Schnal SBN 262517
The Schnal Law Group
Post Office Box 7
Loomis, CA 95650
Tel: (916) 652-7235
Fax: (916) 652-9433

Gene and Vicki Satrap

RECEIVED
DEC 18 2013
PLANNING DEPT.

FILED
Superior Court of California
County of Placer
JUN 26 2013
Jake Chatters
Executive Officer & Clerk
By: T. Ducharme, Deputy

SUPERIOR COURT OF THE STATE OF CALIFORNIA

COUNTY OF PLACER

GENE SATRAP and VICKI SATRAP,

Plaintiff,

vs.

EXPO FLOORS, LLC, ET AL.

Defendants.

CASE NO. SCV 0033168

DECLARATION OF GENE SATRAP IN SUPPORT OF EX PARTE APPLICATION FOR ORDER TO SHOW CAUSE AND TEMPORARY RESTRAINING ORDER

DATE: June 27, 2013
TIME: 8:00 a.m.
DEPT: 42
TRIAL DATE: NONE

I, GENE SATRAP, do declare:

1. That I am one of the Plaintiffs in this action and am familiar with the facts and the history related to and leading up to this action. Except as otherwise stated, I have personal knowledge of the facts stated herein, and, if called as a witness, I could and would competently testify to the facts set forth herein.

2. That on or about December 22, 2011, my wife, Vicki Satrap, and I purchased the property located at 5860 Moss Lane, Granite Bay, California. A true and correct copy of our Grant Deed is attached hereto as Exhibit "A" and attached to the Request to Take Judicial Notice filed herewith as Exhibit "1". The property that my wife and I purchased is adjacent to and shares a boundary line

100

with the property located at 8300 Moss Court, Granite Bay, California (Defendant's Property). A true and correct copy of the Placer County Assessor's Map Book 36, Page 18 evidencing my property and the Defendant's property is attached hereto as Exhibit "B" and attached to the Request to Take Judicial Notice filed herewith as Exhibit "2". On Exhibit "B," my property is outlined in green and the Defendant's property is outlined in blue.

3. That I am quite familiar with the Defendant's property, because when my wife and I were looking for property to purchase, the Defendant's property was also "on the market" and we were taken to view the Defendant's property as one of the potential properties for our purchase. One of the reasons that my wife and I chose not to purchase the Defendant's property was that there was limited area upon which construction was allowed.

4. Subsequent to my wife and my viewing of the Defendant's property, on August 31, 2012, Defendant Expo Floors, LLC purchased the property. A true and correct copy of the Grant Deed transferring the EXPO PROPERTY to Expo Flooring, LLC is attached hereto as Exhibit "C" and attached to the Request to Take Judicial Notice filed herewith as Exhibit "3". Although I now know that the Defendant's property is owned by Expo Floors, LLC, when I first meet with Andrey at the property, he informed me that he was the owner of the property.

5. After purchasing the Defendant's property, Defendant started constructing numerous works of improvement on the property, which I subsequently learned were constructed without the necessary permits and/or approvals from the County of Placer. Some of these improvements include an approximate 9 to 10.5 foot tall cinder block, masonry wall, with electrical lines embedded in the wall for lighting and outlet boxes; retaining walls that abut up next to the cinder block, masonry wall on the boundary line and appear to be planter boxes; a tower structure of approximately 35 to 40 feet in height which appears to be constructed within the setback requirement of the property; another

building structure constructed within about 6 to 8 feet from the boundary line and also appears to be constructed within the setback requirement of the property; a large water feature which I am told contains numerous electrical lighting and plays to loud music; a wooden fence that has been covered with gunite in order to make it appear to be a solid concrete wall; and numerous other works of improvement. A true and correct copy of pictures that I have taken concerning the masonry wall are attached hereto as Exhibit "D." It is interesting to note that there is an electrical conduit pipe sticking out of the second column from the top on page 2 of Exhibit "D" and there is an electrical conduit pipe sticking out of the first column from the top on page 3 of Exhibit "D." Also, it is important to note that there is water seeping through the cinder block, masonry wall at the bottom and that the water flows under the wall, as evidenced by the hole that is filled with water on page 4 of Exhibit "D." A true and correct copy of pictures that I have taken concerning the tower structure are attached hereto as Exhibit "E." The person who identified himself as Andrey and the owner of the property is the person without a shirt on page 2 of Exhibit "E." A true and correct copy of picture that I have taken concerning the building structure within 6 to 8 feet of the boundary line is attached hereto as Exhibit "F." A true and correct copy of picture that I have taken concerning the wooden fence that was gunited over in order to appear as a solid concrete wall is attached hereto as Exhibit "G."

6. Although I am concerned about the safety, structural integrity and the potential threat to my property, my wife, and myself created by all of these unauthorized structures especially the cinder block, masonry wall, I am also extremely concerned about the tower structure, as my wife and I have, on several occasions, discovered Andrey up in the tower structure gawking at my wife in our backyard. This discovery of Andrey spying upon us has limited our enjoyment of our property, as we feel that, at any time, Andrey may be up in the tower, staring down at us.

7. I have had three conversations with Andrey. The first is when I introduced myself, which is when Andrey identified himself as the owner of the property. In this conversation, I requested that we have some discussions concerning an easement at the back portion of his property, which Andrey flatly refused. The second conversation was on a weekend when I was having a party at my backyard. It was 8:30 p.m. and Andrey was making extremely loud noises with his power equipment, as he was continuing construction on his property. At this time, I asked if Andrey would stop the construction and noise and he flatly refused to do so. The final conversation that I had with Andrey was the very next day, as I went over to apologize to him for the night before. Andrey unceremoniously stated it was none of my business and we had nothing to talk about.

8. It is my opinion that cinder block, masonry wall is a"grudge wall". has the appearance of a "spite fence." The entirety of Defendant's property is surrounded by a white wrought iron fence, except for the portion that abuts up to my property, which is constructed as a tall cinder block, masonry wall or the gunited wooden fence that is made to look like a solid concrete wall.

8. Defendant has on several occasions flooded his ponds, thereby causing flooding conditions to mine and the neighboring properties. In fact, within the last week, Defendant flooded his pond which resulted in water flowing under and through the cinder block, masonry wall similar to that shown on pages 4 and 6 of Exhibit "D." This causes me great concern, as the cinder block, masonry wall is within feet of my driveway and the water appears to be undermining the structural integrity of the wall.

9. I have been subsequently informed that, although Defendant has engaged in substantial construction on his property, no permits have been issued for the construction on the Defendant's property.

10. Due to Defendant's trenching for his cinder block, masonry wall and the cutting of the roots to my trees, I have had to replace numerous dying trees and

shrubbery next to the cinder block, masonry wall. Some of these new trees and shrubbery are shown on pages 2 and 3 of Exhibit "D."

I declare under the penalty of perjury under the laws of the State of California that the foregoing is true and correct and that this declaration was executed on June 21, 2013 in Loomis, State of California.

GENE SATRAP

EXHIBIT A

RECORDING REQUESTED BY:
Chicago Title Company
Escrow No.: 11-75212369-MM
Locate No.: CACTI7758-7758-4752-0075212369
Title No.: 11-75212369-LL

When Recorded Mail Document and Tax Statement To:
Mr. and Mrs. Eugene E. Satrap
509 Grisham Court
Roseville, CA 95747

PLACER, County Recorder
JIM MCCAULEY
DOC- 2011-0102546-00
CHICAGO TITLE-Recording Acct
THURSDAY, DEC 22, 2011 9:42:47
MIC $3.00 | AUT $2.00 | SBS $1.00
ERD $1.00 | RED $1.00 | REC $10.00
ADD $0.00 | UNI $935.00

Ttl Pd $953.00 Rcpt # 02162027
clkfpmlfj1/JL/1-2

APN: 036-180-051-000

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned grantor(s) declare(s)
Documentary transfer tax is $935.00
[ ] computed on full value of property conveyed, or
[ ] computed on full value less value of liens or encumbrances remaining at time of sale,
[X] Unincorporated Area ~~City of~~ **Granite Bay,**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Jason Macktinger and Sasha Macktinger, Trustees of the Jason & Sasha Macktinger Trust

hereby GRANT(S) to Eugene E. Satrap and Vicki L. Satrap, husband and wife as community property with right of survivorship

the following described real property in ~~the City of~~ Granite Bay, County of **Placer,** State of **California:**
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

DATED: December 12, 2011

State of California,
County of Placer

On December 16, 2011 before me, B. Heatherington, Notary Public (here insert name and title of the officer), personally appeared Jason Macktinger and Sasha Macktinger, 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 _____ (Seal)

The Jason & Sasha Macktinger Trust

By: _____, Trustee
Jason Macktinger, Trustee

By: _____, Trustee
Sasha Macktinger, Trustee

B. HEATHERINGTON
COMM. # 1860027
NOTARY PUBLIC-CALIFORNIA
PLACER COUNTY
My Comm. Exp. Aug. 3, 2013

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Escrow No.: 11-75212369-MM
Locate No.: CACTI7758-7758-4752-0075212369
Title No.: 11-75212369-LL

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA, COUNTY OF PLACER, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL A, ON PARCEL MAP NO. 72230, FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF PLACER COUNTY, CALIFORNIA, ON DECEMBER 7, 1977, IN BOOK 11 OF PARCEL MAPS, AT PAGE 70, PLACER COUNTY RECORDS.

EXCEPTING THEREFROM A PORTION OF PARCEL A, AS SHOWN AND DESIGNATEDON PARCEL MAP NO. 72230, FILED ON DECEMBER 7, 1977, IN THE OFFICE OF THE RECORDER OF PLACER COUNTY, IN BOOK 11 OF PARCEL MAPS, PAGE 70, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL A; THENCE SOUTH 00 DEGREES 06'43" EAST 352.76 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL A; THENCE ALONG THE SOUTH LINE OF SAID PARCEL A THE FOLLOWING TWO CONSECUTIVE COURSES: (1) SOUTH 66 DEGREES 11' 00" EAST 403.60 FEET AND (2) NORTH 88 DEGREES 32' 24" EAST 280.00 FEET; THENCE NORTH 03DEGREES 53' 29" WEST 275.24 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL A; THENCE ALONG THE NORTH, EAST AND NORTH LINE OF SAID PARCEL A, THE FOLLOWING THREE CONSECUTIVE COURSES: (1) SOUTH 88 DEGREES 32' 24" WEST 305.34 FEET, (2) NORTH 00 DEGREES 09' 28" WEST 250.06 FEET AND (3) SOUTH 88 DEGREES 32' 24" WEST 325.32 FEET TO THE POINT OF BEGINNING.

APN: 036-180-051-000

2/

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EXHIBIT B

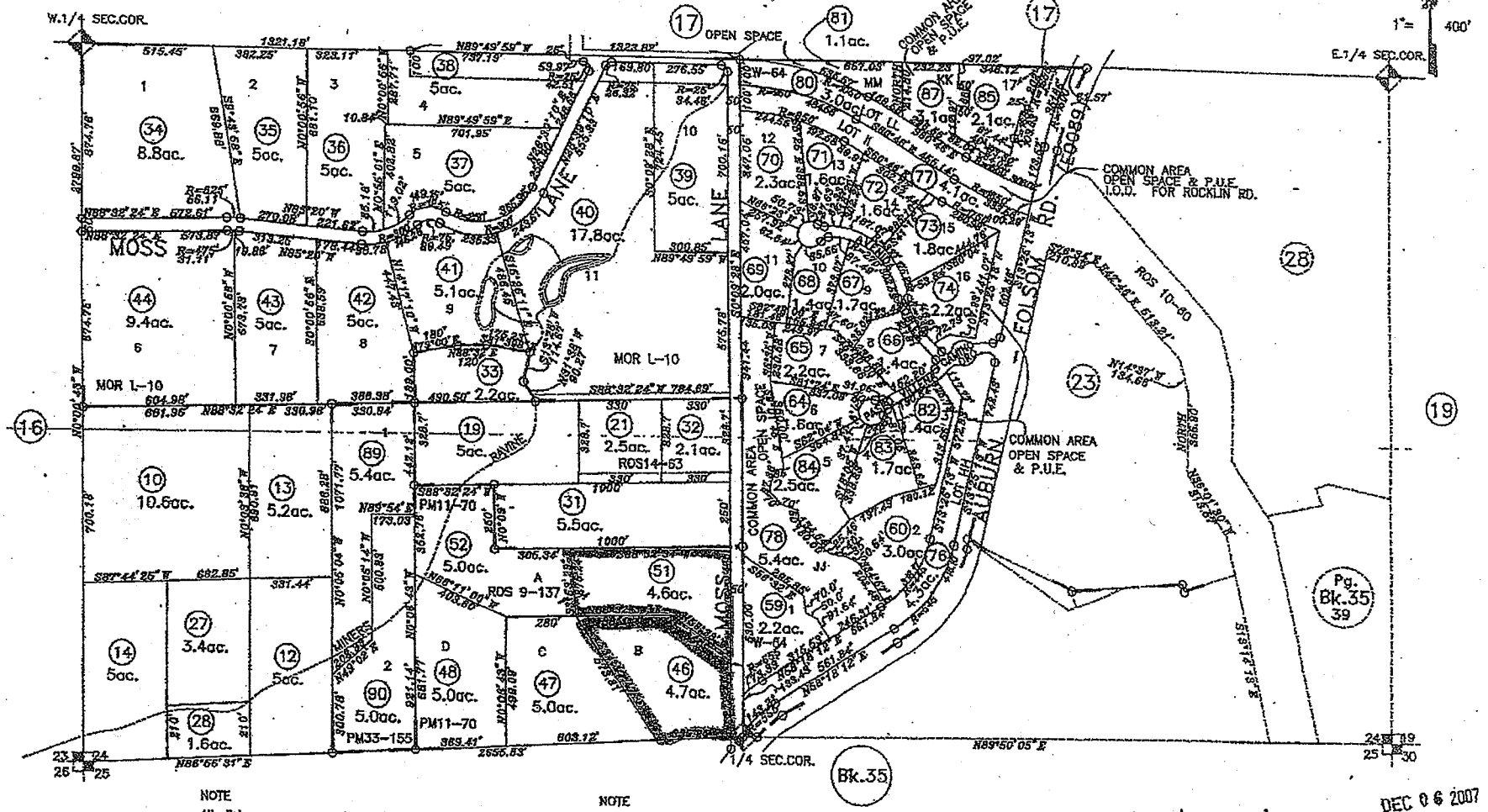
S. 1/2 SEC. 24, T.11N., R.7E., M.D.B.&M.

Survey M.O.R. Bk.4, Pg.45
Moss Oaks Unit No.2, M.O.R. Bk.L, Pg.10
Parcel M.O.R. Bk.11, Pg.70, 72230
Survey M.O.R. Bk.9, Pg.137, No.1080

Survey M.O.R. Bk.10, Pg.60, No.1174
Survey M.O.R. Bk.14, Pg.63
Los Lagos Unit No.5, M.O.R. Bk.W, Pg.64
Parcel M.O.R. Bk.33, Pg.155 P-76006

36-18

1"= 400'



NOTE
All distances on curved lines are chord measurements.

11-27-2007
04-23-2002
03-05-2002
10-29-2001
11-21-2000 SKS
Page Redrawn Per BaseMap Information.

NOTE
This map was prepared for assessment purposes only, and is not intended to illustrate legal building sites or establish precedence over local ordinances. Official information concerning size or use of any parcel should be obtained from recorded documents and local governing agencies.

DEC 06 2007

Assessor's Map Bk.36 Pg.18
County of Placer, Calif.

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

601

EXHIBIT C

RECORDING REQUESTED BY:
Stewart Title of Placer

AND WHEN RECORDED MAIL TO:

Expo Floors, LLC
4660 Florin Perkins Road
Sacramento, CA 95826

PLACER, County Recorder
JIM MCCAULEY
DOC- 2012-0080686-00
STEWART TITLE - RECORDING ACCT
FRIDAY, AUG 31, 2012 14:30:00

MIC	$3.00	AUT	$2.00	SBS	$1.00
ERD	$1.00	RED	$1.00	REC	$10.00
ADD	$0.00	UNI	$825.00		

Ttl Pd $843.00 Rcpt # 02219438
clkhlmlfj1/BJ/1-2

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 34-245947 Escrow No.: GB-14024815-LR

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX is $825.00
[X] computed on full value of property conveyed, or
[ ] computed on full value less value of liens or encumbrances remaining at time of sale.
[X] Unincorporated area [ ] City of AND

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Russell Kuhn ~~and Jeannine Kuhn, Co~~ Trustees of the Kuhn Family Trust Dated February 11, 2010

hereby GRANT(s) to:

Expo Floors, LLC, a California Limited Liability Company

the real property in the County of Placer, State of California, described as:
LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF
Also Known as: 8300 Moss Court, Granite Bay, CA 95746-
AP#: 036-180-046

DATED August 28, 2012

STATE OF CALIFORNIA
COUNTY OF Sacramento
On 8/29/12
before me, Lynette Raisbeck,
A Notary Public in and for said State personally appeared
Russell Kuhn

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 _____ (Seal)

Russell Kuhn and Jeannine Kuhn, Co-Trustees of the Kuhn Family Trust Dated February 11, 2010

BY: _____
Russell Kuhn, Co-Trustee

BY: (only one signature required per Trust)
~~Jeannine Kuhn, Co-Trustee~~

LYNETTE RAISBECK
COMM. #1934220
Notary Public-California
SACRAMENTO COUNTY
My Comm. Exp. April 29, 2015

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE:

6

9

11

Exhibit "A"
Legal Description

Parcel One:

That portion of the Southeast 1/4 of the Southwest 1/4 of Section 24, Township 11 North, Range 7 East, MDM, included within the land shown, designated as Parcel "B" on Parcel Map No. 72230, filed in the Office of the County Recorder of Placer County, California, on December 7, 1977, in Book 11 of Parcel Maps, at Page 70.

Parcel Two:

An easement for water pipeline purposes over, under and across a portion of the land shown and designated as Area "J" of Parcel Map No. 72230, filed in the Office of the Placer County Recorder on December 7, 1977, in Book 11 of Parcel Maps, at Page 70.

Parcel Three:

An easement for road and utility purposes over, under and across a portion of the land shown and designated as Area "K" on Parcel Map No. 72230, filed in the Office of the Placer County Recorder on December 7, 1977, in Book 11 of Parcel Maps, at Page 70.

Apn 036-180-046

2

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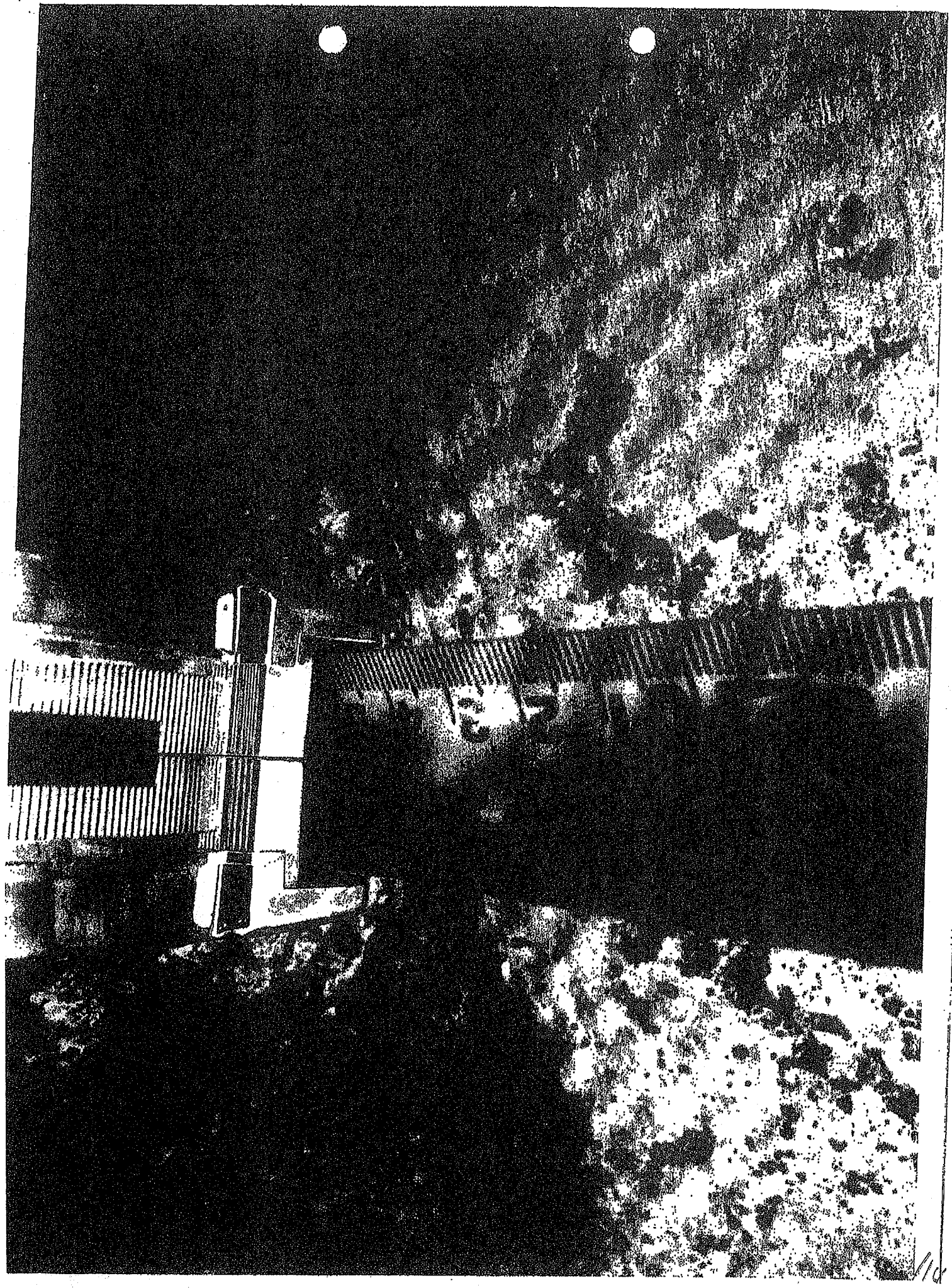
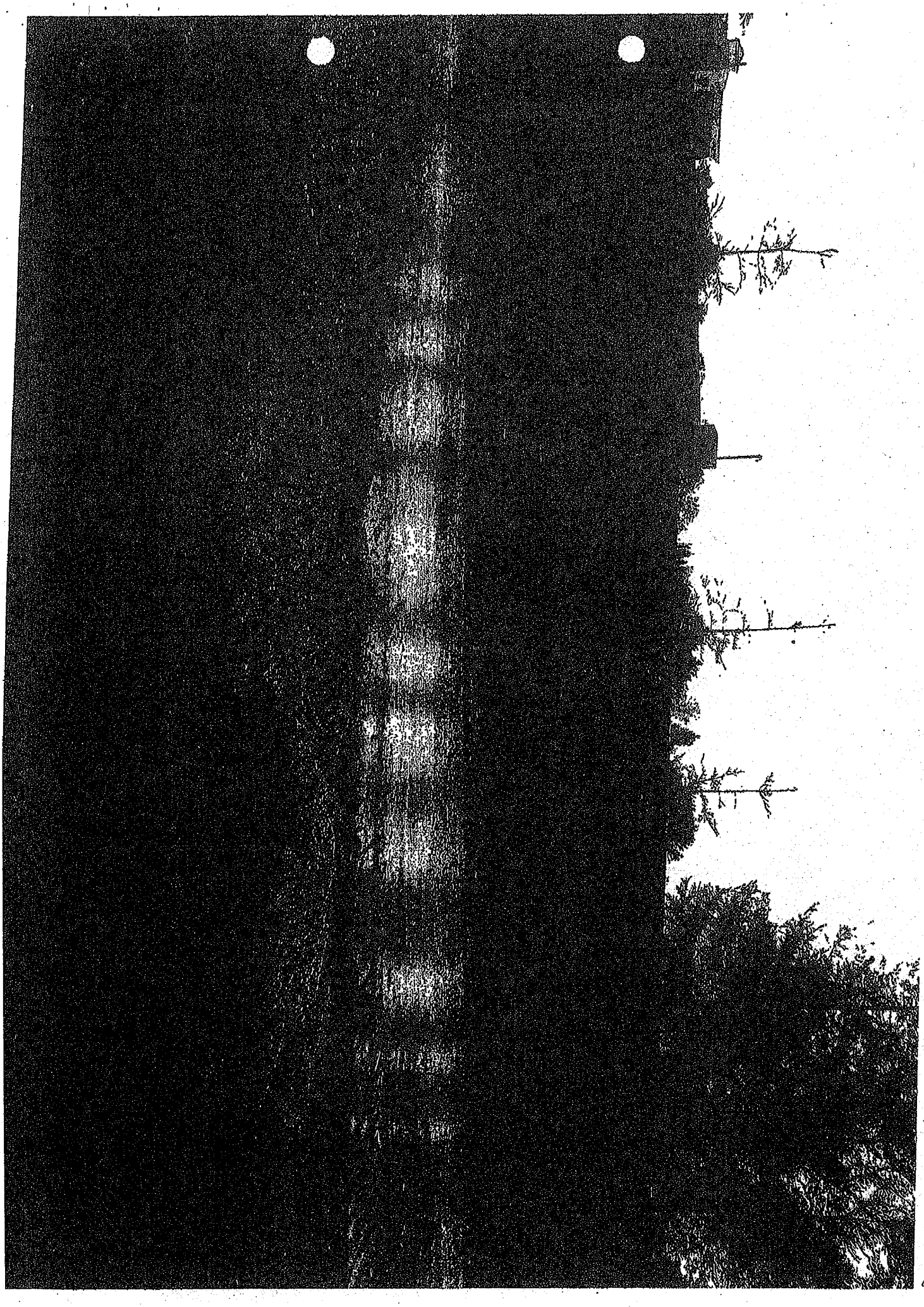
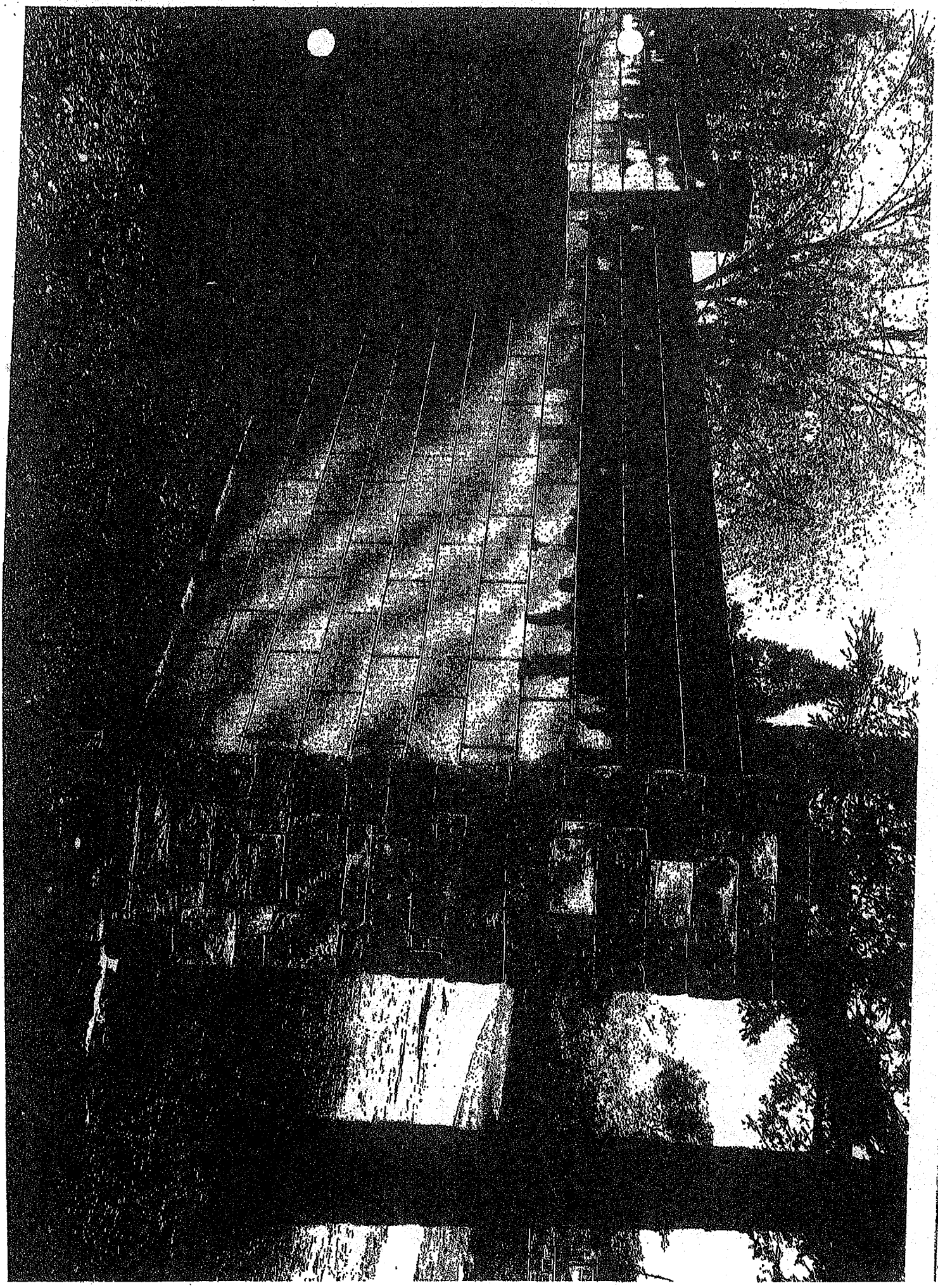
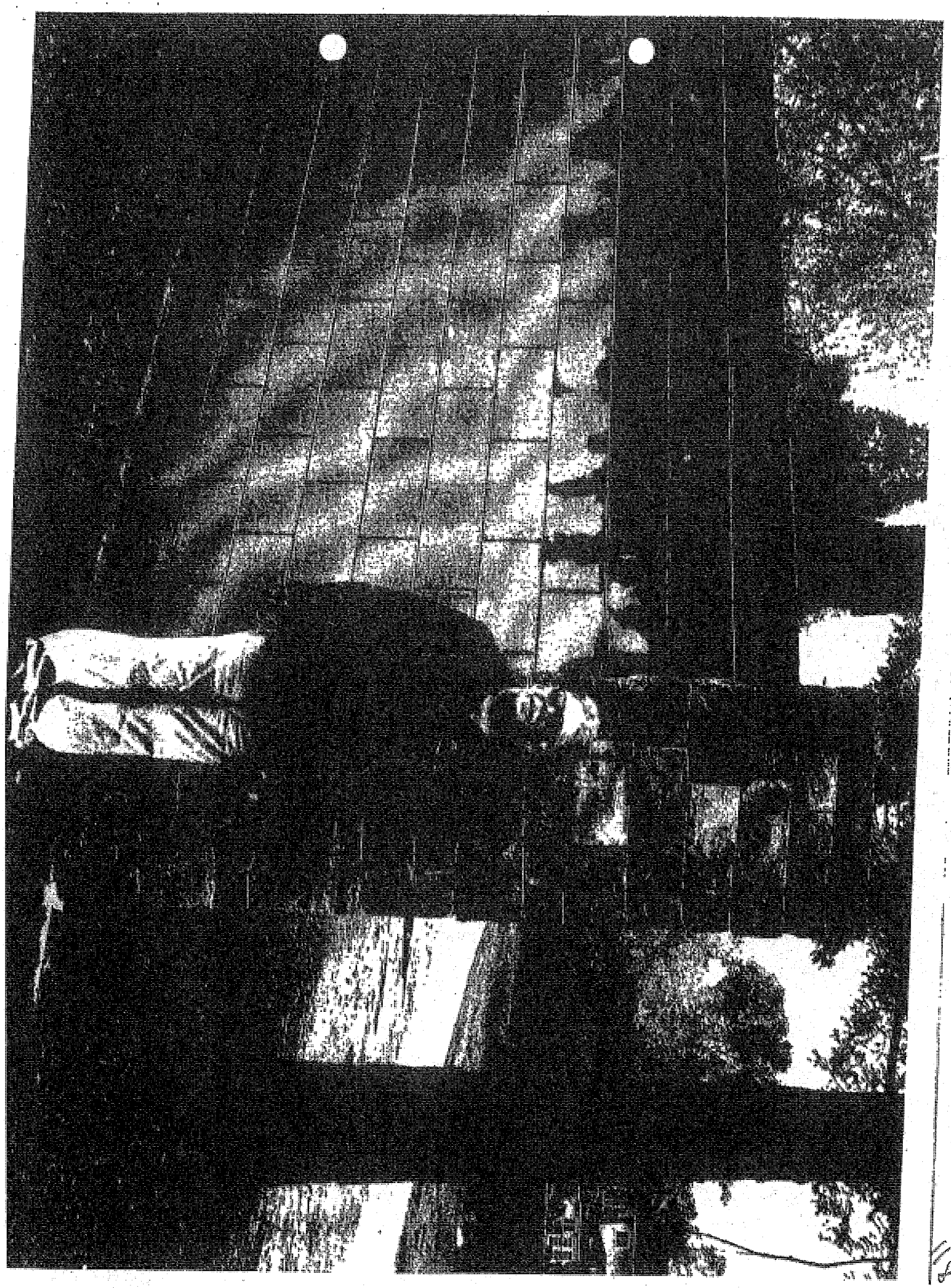
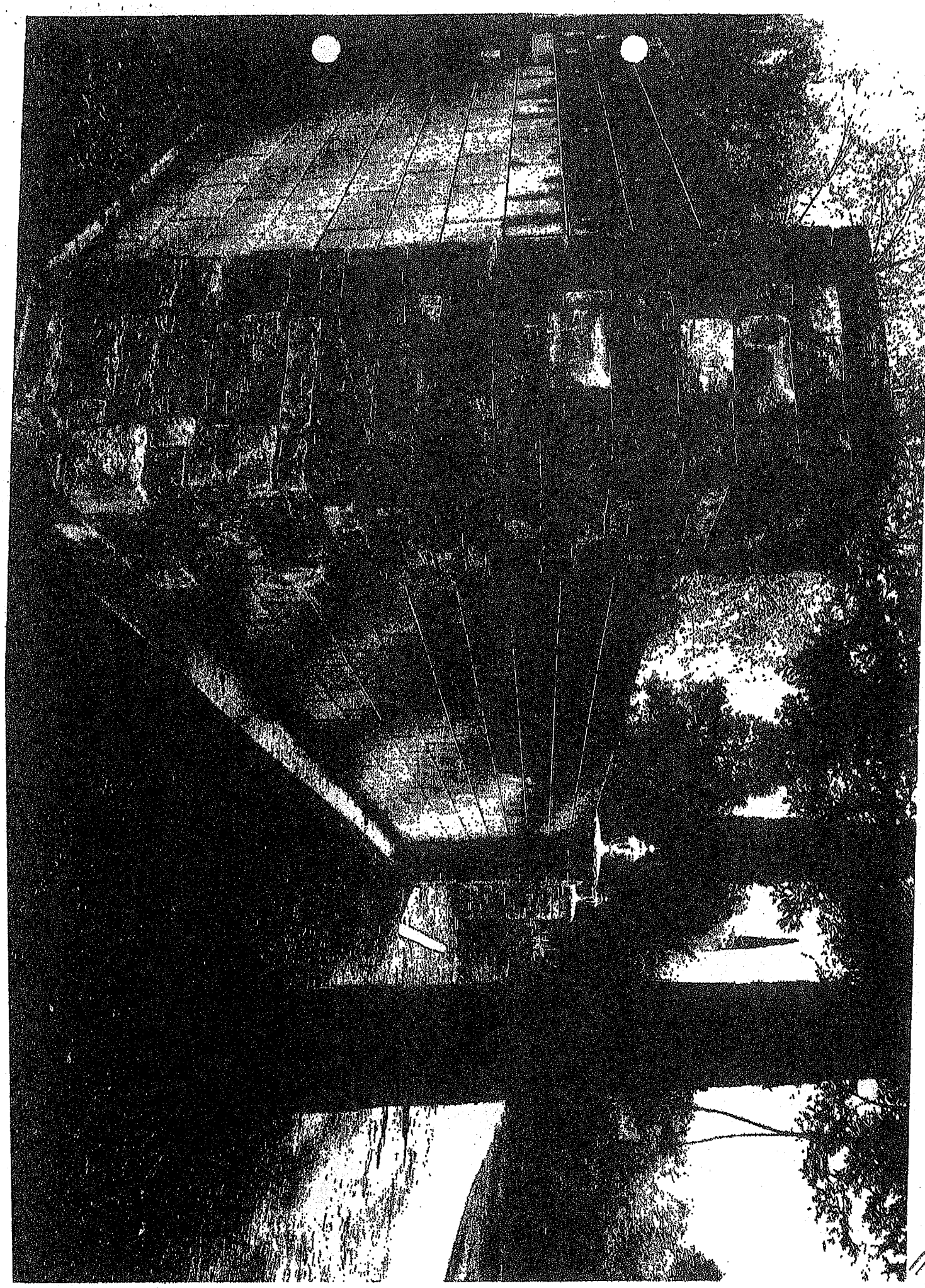
EXHIBIT D











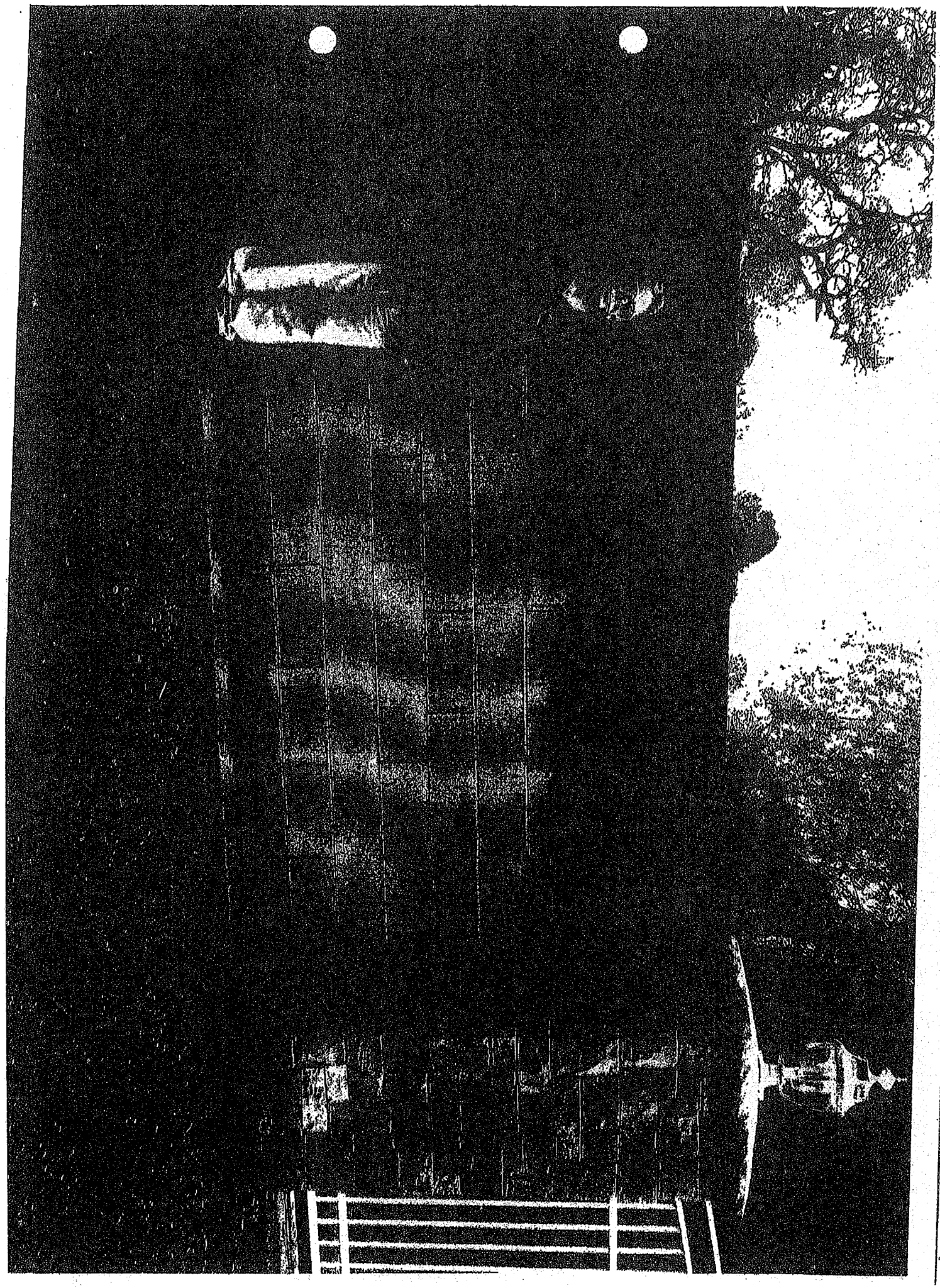
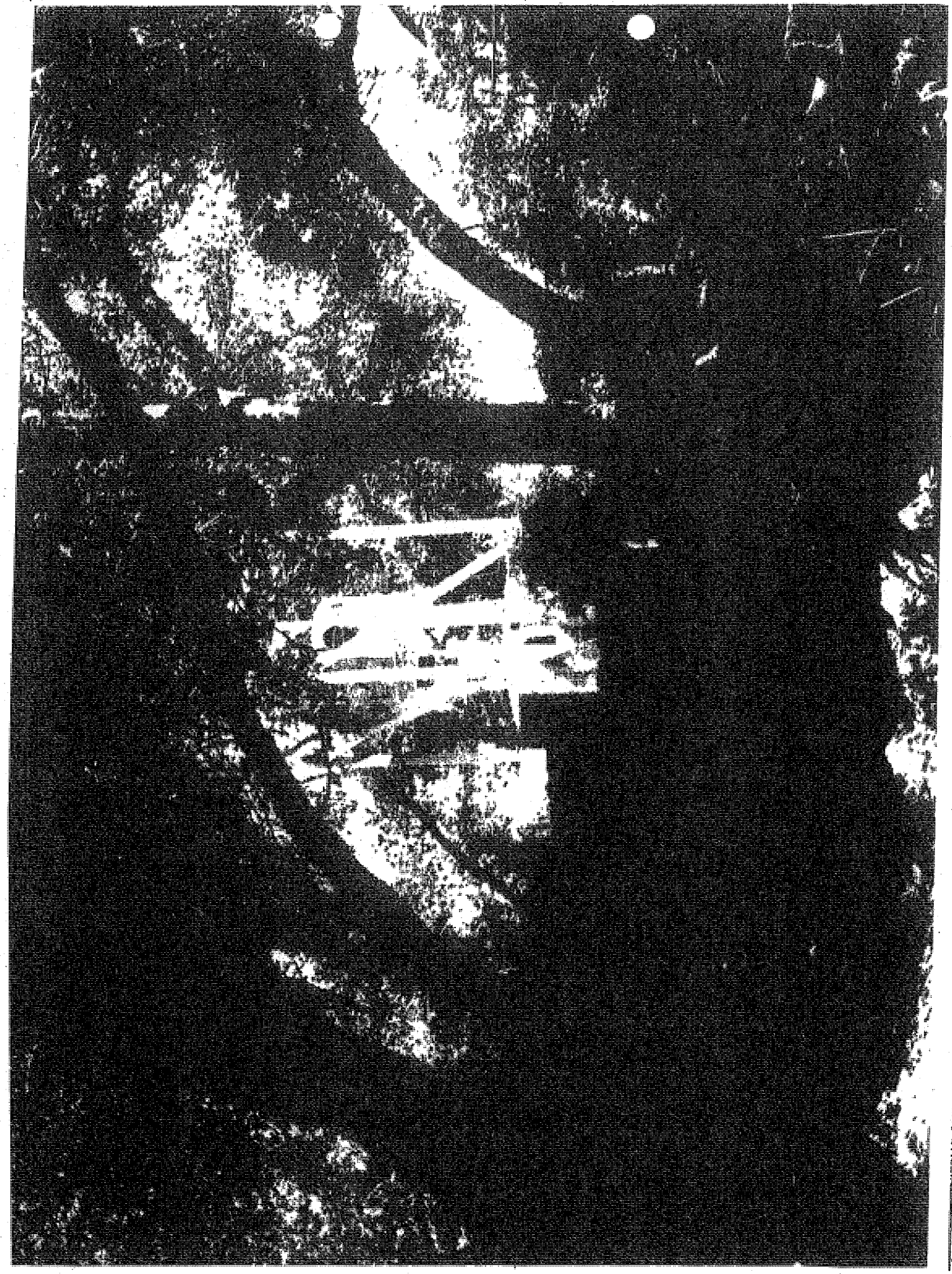
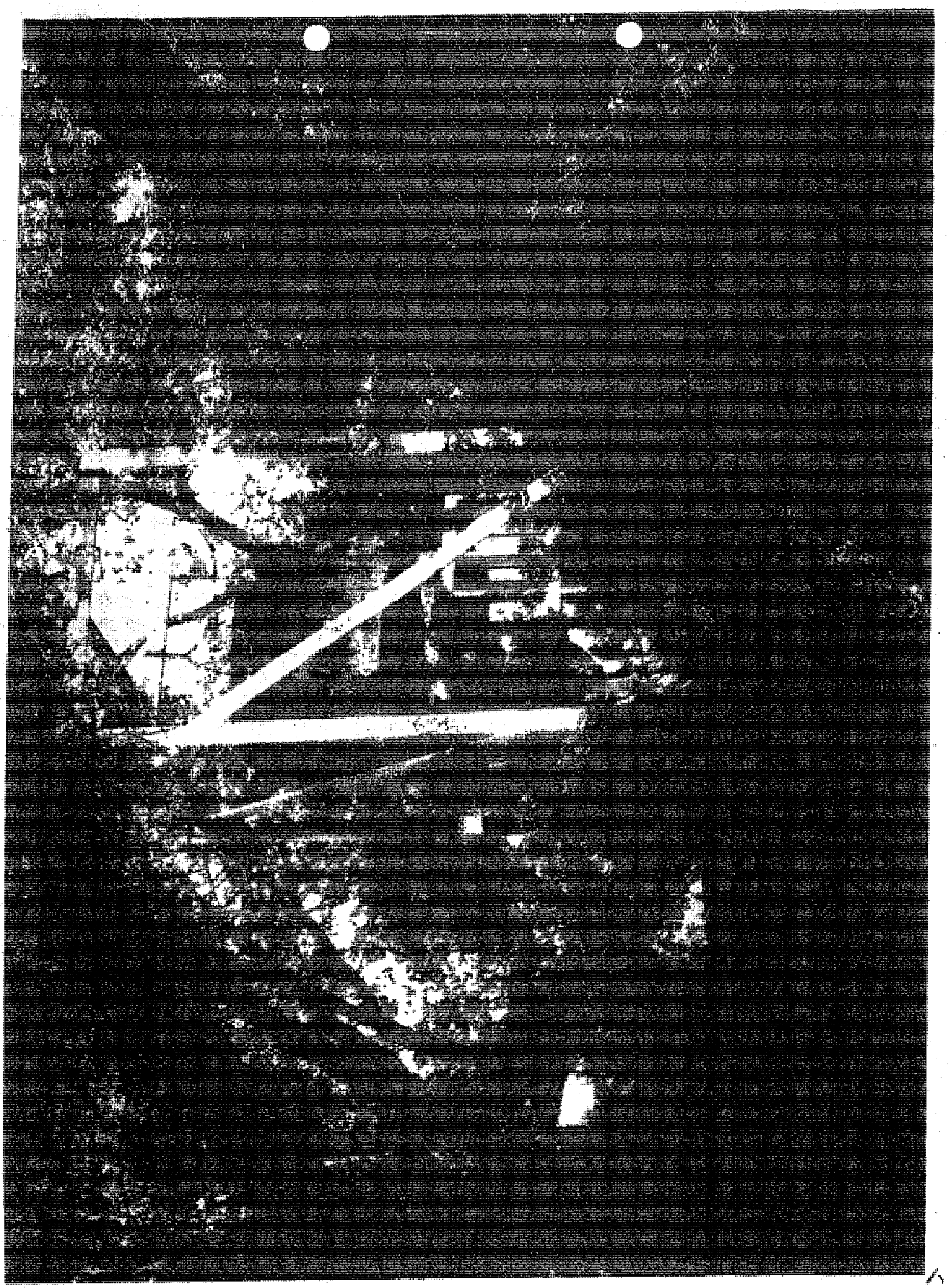
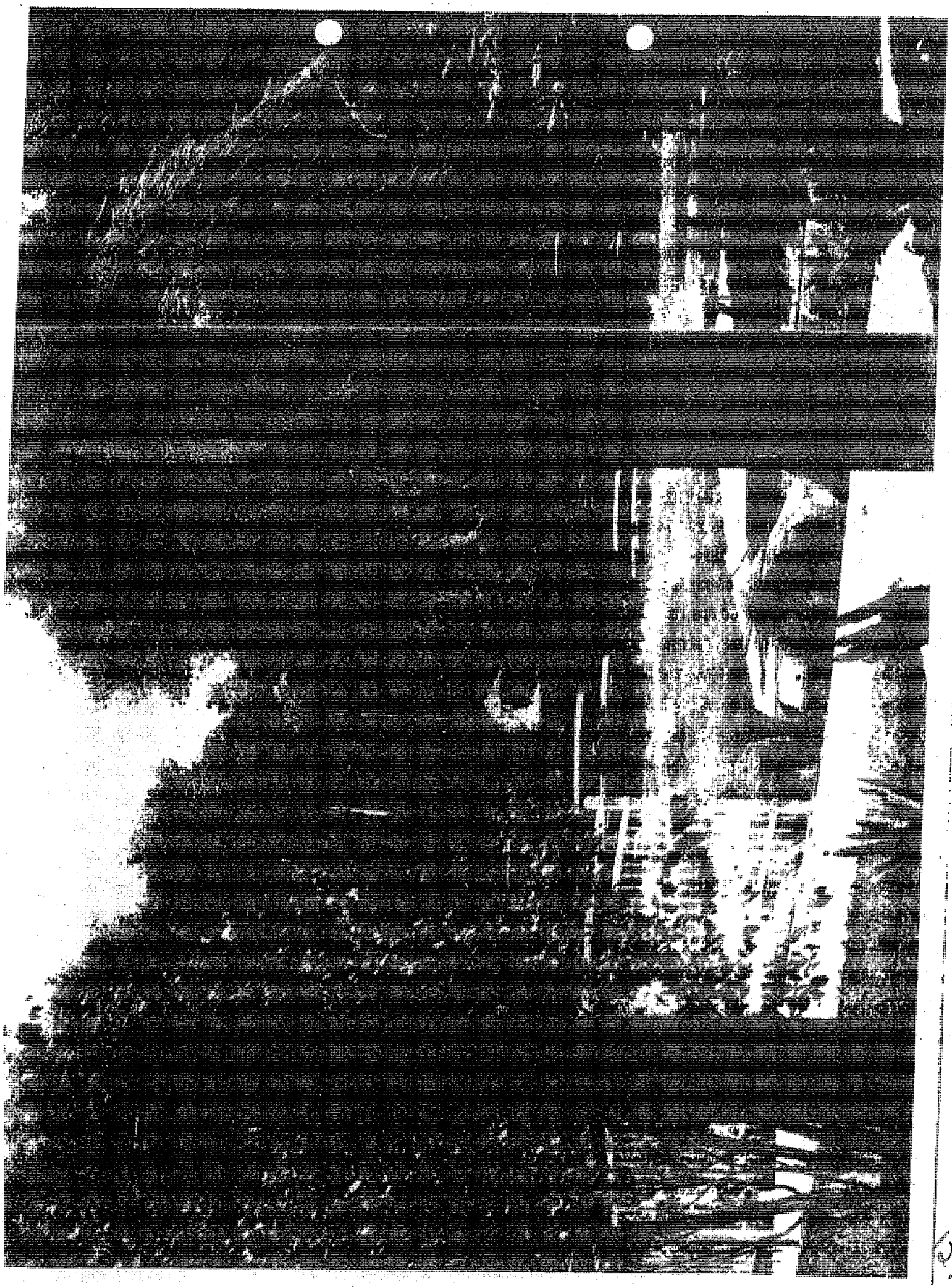
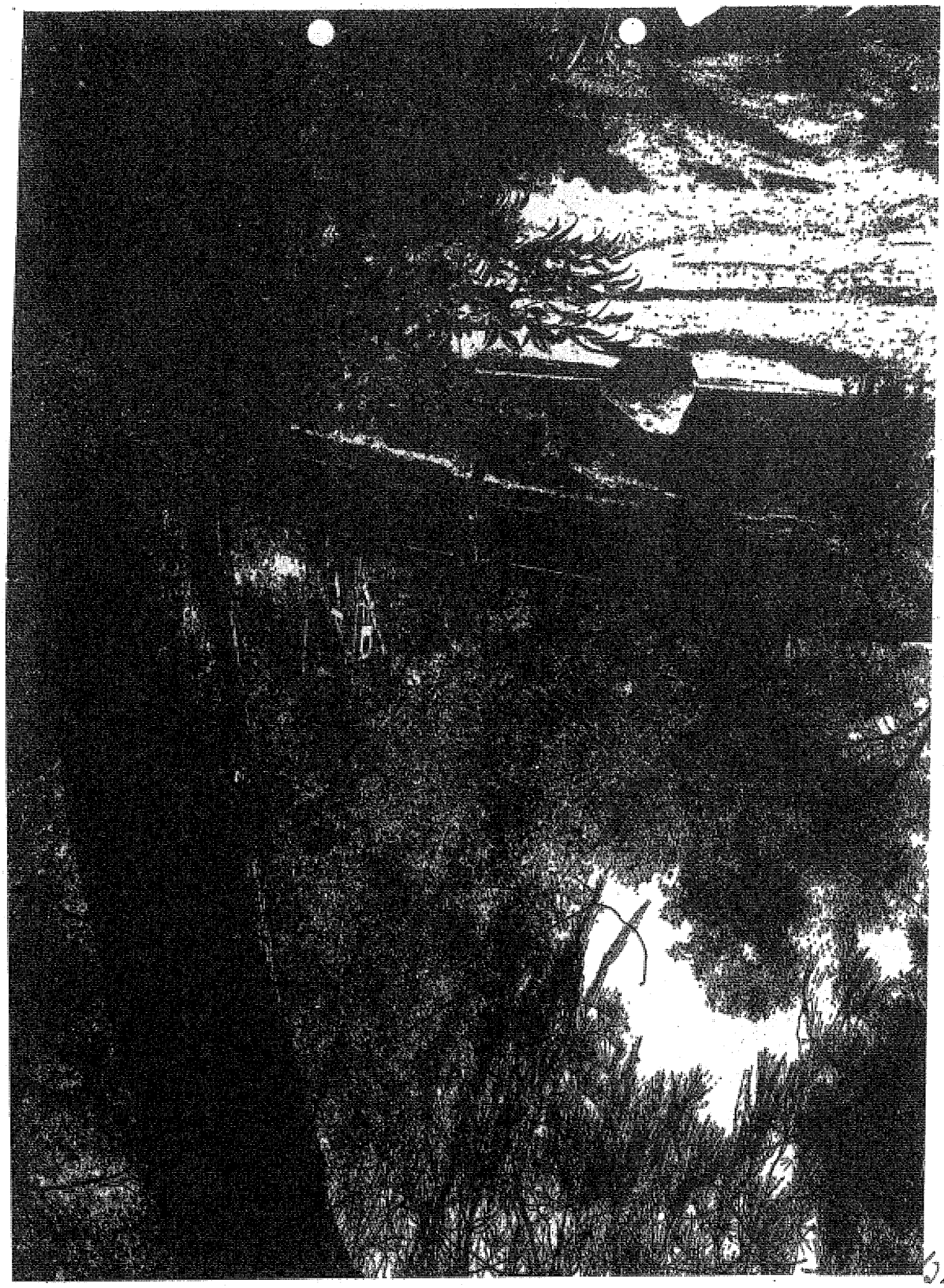


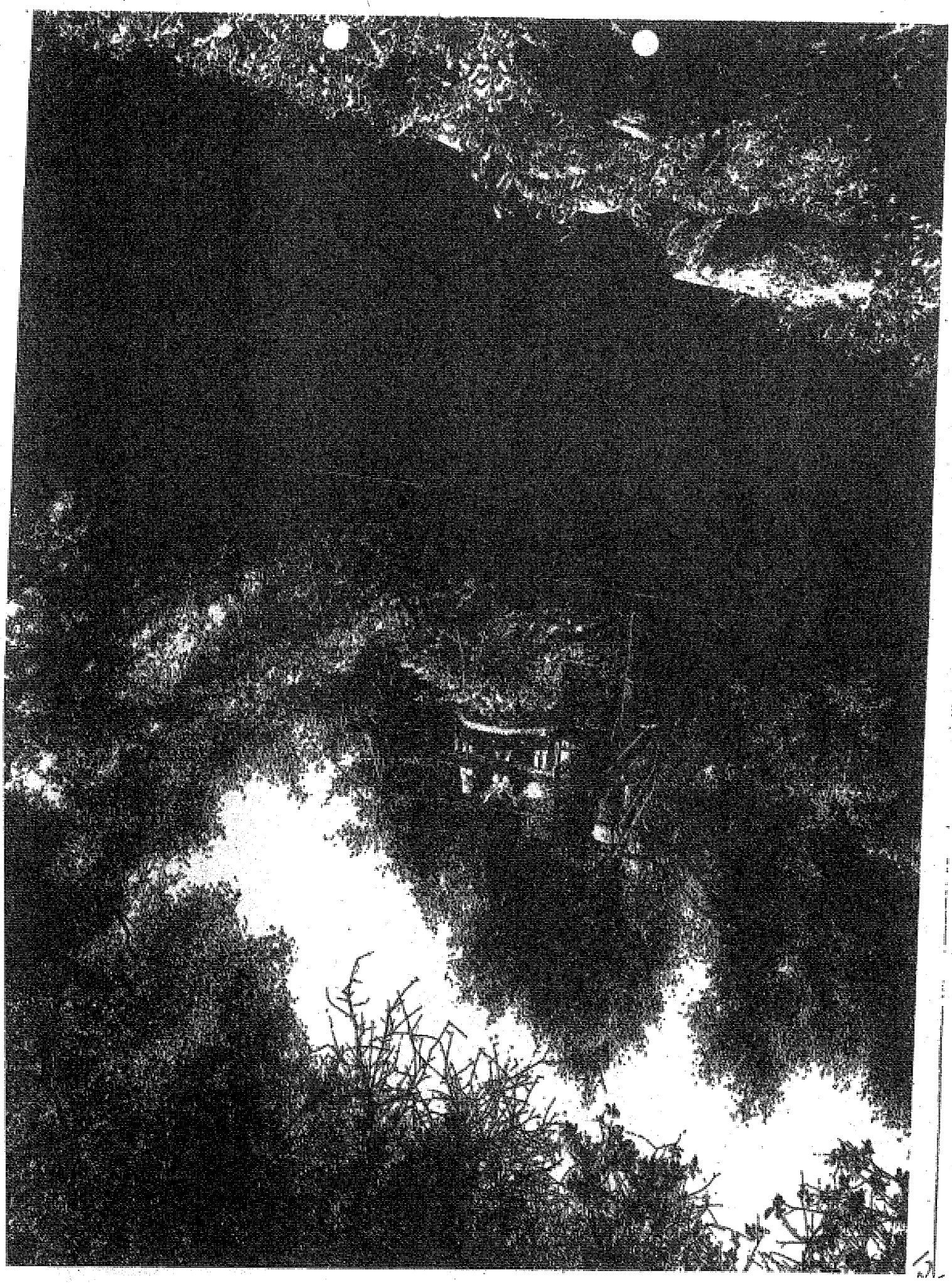
EXHIBIT E











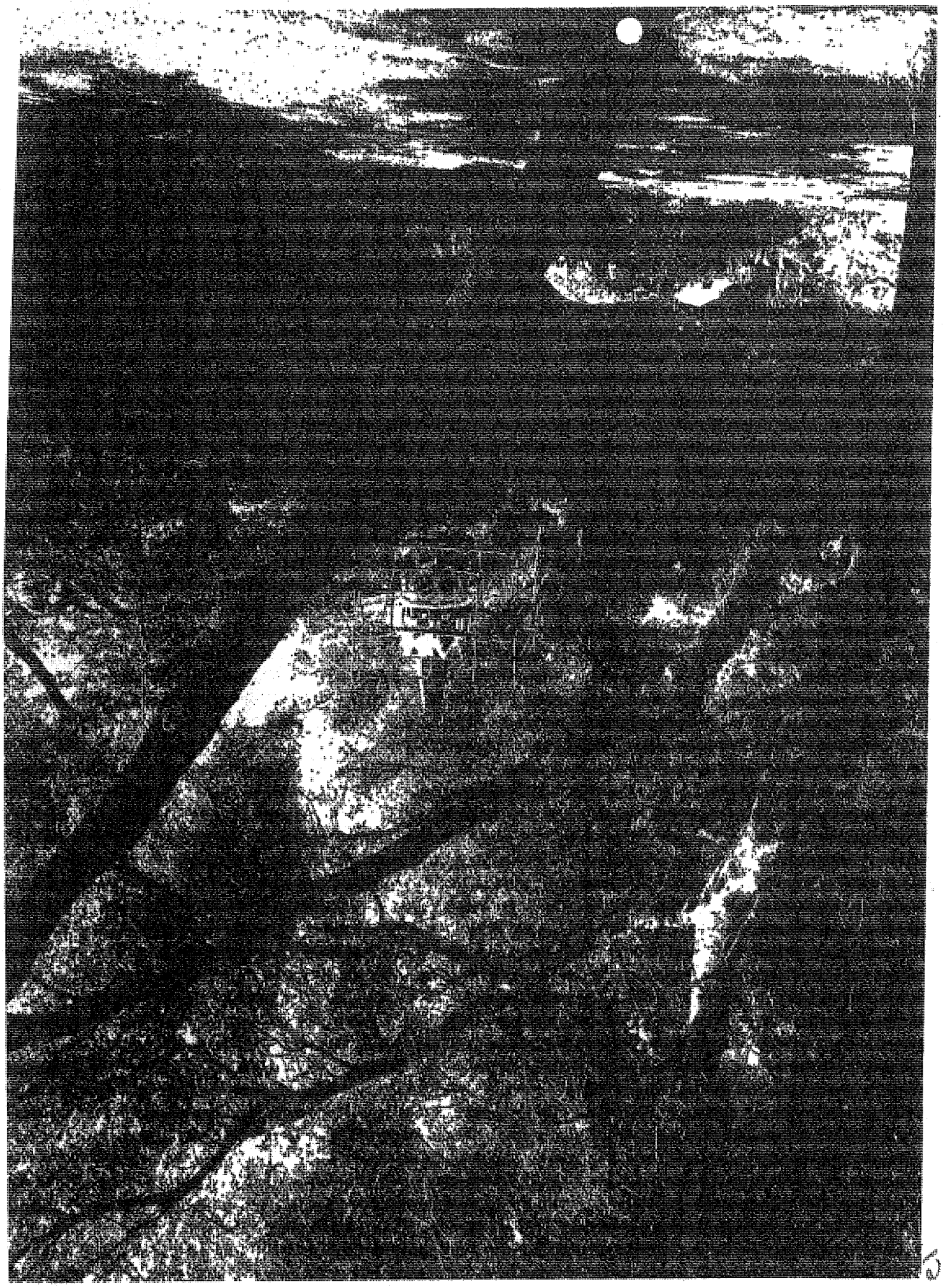


EXHIBIT F

EXHIBIT G

From: Jenna N Devereaux <jennandev@yahoo.com>
Date: December 24, 2013, 6:29:45 PM PST
To: Kirk Uhler <KUhler@placer.ca.gov>
Cc: Jenna N Devereaux <jennandev@yahoo.com>, Linda Brown <LBrown@placer.ca.gov>
Subject: URGENT - ATTN: KIRK UHLER Expo Floors Hearing (8300 MOSS COURT, GRANITE BAY, CA) that took place on December 19, 2013.

Dear Mr. Uhler:

My name is Jenna Devereaux and I live at 5875 Moss Lane, Granite Bay, CA 95746. I am writing on behalf of myself and Rick Gouveia, who resides with me, regarding the hearing that took place on December 19, 2013, at 9:20 AM. This hearing was regarding Expo Floors, requesting a variance and categorical exemption. Neither Rick nor I were able to attend the hearing because I had to undergo surgery that day, however, I need to make my opinion heard.

I want to make it known to you that we, Rick Gouveia and myself, the residents of 5875 Moss Lane, Granite Bay, CA, are fully against ANY variance or categorical exemption that Expo Floors and Andre Chuprikov is requesting.

Andre Chuprikov, the owner of Expo Floors has created numerous problems since he purchased the property located at 8300 Moss Court in Granite Bay, California. On a weekly basis and multiple times a week we are forced to listen to his extremely loud music which he fails to lower when requested. This music gets turned on very early in the morning, at approximately 8 or 9 AM. The music continues throughout the day into the very late evenings or early the next morning. There have been a few occasions where the Sheriff has actually had to come out to mediate arguments between Andre and other neighbors. They have had to request that Mr. Chuprikov lower or turn the music off. Usually when this happens, Andre is very rude and belligerent to the Sheriff. There has been at least one occasion that I know of where the sheriff had to take Andre into custody after the sheriff requested that he turned the music off. He did in fact turn the music off, but as soon as the Sheriff left he turned it back on, and cranked it even louder. Some neighbors complained again, and when the Sheriff returned, Andre continued to be rude and belligerent to the Sheriff. As soon as the Sheriff had the opportunity, they took him into custody.

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Mr. Chuprikov has installed numerous 360 degree video cameras that feed into video around his property, and they are pointed at our home, and the homes of our neighbors, in order to spy on us. One camera was installed specifically towards the home of Gene Satrap, the owner of the house next door to 8300 Moss Court, located on Moss Lane. Another towards my home. My son was told by security on the property that Andre has a "hit list" with a list of the names of all the neighbors around the property who he has caused trouble for. Security stated that list was meant to be used for the sole purpose of accusing us, the neighbors and residents of Moss Lane and Moss Court, if harm came to the property on Moss Court. Additionally, Andre has installed the clock tower where he can sit and spy on all the neighbors around the property. He has also built a very large 10 foot wall on the western side of the property that is an eyesore for all the neighbors that residents of Moss Court and Moss Lane. My husband has seen Andre at the top of the clock tower on several occasions, peering in the backyards of our friends and neighbors.

On the several occasions while my son Zachary, age 13, was taking a walk, Andre and his security guards have invited my son on to the property. Once he is comfortable, they question him as if trying to get information from my son. Andre told my son that he in fact punched my husband. That never happened. There was one occasion, during the property line dispute we had with Andre, where Andre actually did threaten to hit or punch my husband. The incident remain calm and my husband told Andre never to walk our property again.

I am fully against any variance allowing the existing wall with a height of 10 feet to remain constructed along the western side of the property boundary. Six feet is the maximum allowed. I am also fully against a variance to allow the playhouse to remain constructed with a 15 foot side setback since 30 feet is fully required. I am also fully against any categorical exemption for the property located at 8300 Moss Court in Granite Bay, California. This is a residential area and any zoning should be residential only. Andre and expo floors has already created enough of a nuisance for the residents of Moss Court and Moss Lane. Mr. Chuprikov has no regard for any of the residents or neighbors in his area. He treats us as if we did not exist. He feels he is entitled and can do whatever he chooses to do without permission and/or permits.

Mr. Chuprikov is in the process of trying to get permission to build a very ugly castle on the property. Again, I am fully against any castle type structure to be built on that property. It will be an eyesore and ugly. Mr. Chuprikov has a ready made 8300 Moss Court more ugly than is ever been before. The prior owners took extremely good care of the property and used its natural beauty to enhance the property, while Mr. Chuprikov feels that the natural beauty of the property is not enough, and needs to add multiple ugly structures as if to make a small Disneyland type property.

We are an extremely quiet neighborhood. All of our neighbors are very courteous and friendly. At least they have been up until the point when Mr. Chuprikov moved in. Mr. Chuprikov has created so many issues with his purchase of 8300 Moss Court. All the neighbors are very upset and we are all complaining. We do not want Moss Court to turn into a Disneyland frequented by a constant stream of people I am fully against any categorical exemption that would allow frequent parties, traffic, people, etc coming through Moss Lane and Moss Court. This is not a commercial property. It is a residential property and this is a residential street, and should be kept as such. Our area has already been inconvenienced enough since Mr. Chiprikov purchased the property.

I am begging you to please DENY and variances and categorical exemptions that Mr. Chuprikov and Expo Floors have requested.

Thank you,
Jenna Devereaux
5875 Moss Lane
Granite Bay, CA 95746
408-832-2289 (cell)
Jennandev@yahoo.com

Jenna N. Devereaux
Cell: 408-832-2289
Fax: 408-884-2381
E-Mail: jennandev@yahoo.com

"Promise me you'll always remember: You're braver than you believe, and stronger than you seem, and smarter than you think." ~ Christopher Robin to Pooh

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To: Mr. Roy Schaefer, Associate Planner

From: Expo Floors, LLC and its legal counsel Robert Laurie of the law firm BECKER RUNKLE LAURIE & MAHONEY, 263 Main Street, 2d Floor, Placerville, CA 95667, 530-295-6400 and Christopher Wohl of the law firm PALMER KAZANJIAN WOHL HODSON LLC, 520 Capitol Mall, Suite 600, Sacramento, CA 95814, 916-442-3552.

Subject: Variance to maximum wall height in the rear setback to allow existing wall to remain as constructed and a Variance to a side setback to allow an existing playhouse to remain as constructed—PVAA 20130277

Applicant: Expo Floors and Andrey Chuprikov

Location: 8300 Moss Court, Granite Bay, APN 036-180-046-000

I. INTRODUCTION

Andrey Chuprikov, as the authorized agent[1] of Expo Floors LLC, ("Expo Floors") submitted a Variance application that would: (1) allow an existing solid wall with a height of up to 10 feet to remain as constructed along the side property boundary shared by Expo Floors and Mr. and Mrs. Gene Satrap (collectively the "Satraps"); and (2) allow an existing playhouse to remain as constructed with a 15-foot side setback, where 30 feet is required. On December 12, 2013, the Planning Services Division of the Placer County Community Development Resource Agency ("CDRA"), recommended that the Zoning Administrator approve Expo Floors' Variance request.

On December 17, 2013, (two days before the December 19, 2013 Public Hearing on the Variance application) written opposition to the Expo Floors Variance application was filed with the CDRA by attorneys representing the Satraps.[2] The December 19, 2013, Public Hearing was then continued to February 20, 2014, to allow Expo Floors the opportunity to submit this written response to the opposition filed by counsel for the Satraps.

As more fully set forth below, Expo Floors respectfully requests that the Zoning Administrator adopt the Planning Services Division's recommended approval of Expo Floors'

[1] See Exhibit 1 attached hereto.

[2] As a preliminary matter, the opposition filed by counsel for the Satraps largely consists of unsupported (and mostly irrelevant) allegations and personal attacks that should be put into perspective--the Satraps have filed a claim for Nuisance against Expo Floors in the Placer County Superior Court, Case No. SCV 0033168. The Satraps thereafter filed a motion for injunctive relief asking that the Court order Expo Floors to tear down the design wall and the playhouse that are at issue in the instant Variance application; the Court denied the Satraps request.

PALMER KAZANJIAN WOHL HODSON LLP
520 Capitol Mall, Suite 600
Sacramento, CA 95814
916.442.3552