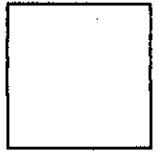


P

Type



Plans

PLP13-0052

Permit Number

33550

Street Number

HAUSER BRIDGE RD

Street Name

FTR

Community Code

109-260-020

APN

COUNTY OF SONOMA
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 VENTURA AVENUE, SANTA ROSA, CA 95403-2829
(707) 565-1900 FAX (707) 565-1103

Application Fees / Invoice for: PLP13-0052

Project Address: 33515 TIN BARN RD FTR

Cross Street:

APN: 109-260-020

Description: TWO ACC'S

Printed: Thursday, November 07, 2013
Initialized by: SHUNSPER
Activity Type: C-CPP 1301
PCAS #:

Owner: EPPERSON ELLEN A RICHARDSON
33515 TIN BARN RD
CAZADERO CA
95421
707 785 2671

Applicant: EPPERSON ELLEN A RICHARDSON
33515 TIN BARN RD
CAZADERO CA
95421
707 785 2671

Fees:

Item#	Description	Account Code	Tot Fee	Prev. Pmts	Cur. Pmts
140	TECH ENHANCEMENT FEE	025015-4040	48.00	.00	.00
1000	ACC LEVEL I	025015-3801	2,180.00	.00	.00
1052	ENV REV CEQA EXEMPT DET	025015-3811	34.00	.00	.00
			\$2,262.00	\$0.00	

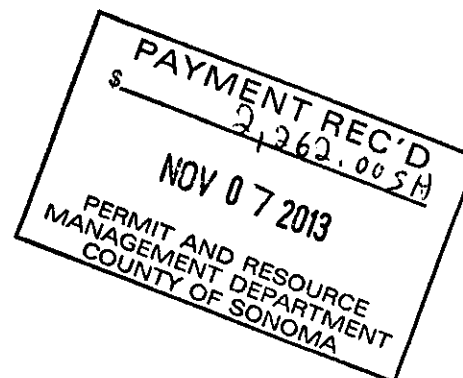
Total Fees: \$2,262.00

Total Paid: \$0.00

Balance Due: \$2,262.00

Refunds will not be authorized unless circumstances
comply with established PRMD refund policy provisions.

When validated below, this is your receipt.



Planning Application

PJR-001

File#: PLP13-0052

Type of Application:

- | | | | |
|--|--|---|---------------------------------------|
| <input checked="" type="checkbox"/> Admin Cert. Compliance | <input type="checkbox"/> Design Review Comm./Ind. | <input type="checkbox"/> Minor Subdivision | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Ag./Timber Preserve/Contract | <input type="checkbox"/> Design Review Residential | <input type="checkbox"/> Mobile Home Zoning Permit | <input type="checkbox"/> Zone Change |
| <input type="checkbox"/> Cert. of Compliance | <input type="checkbox"/> Design Review Signs | <input type="checkbox"/> Ordinance Interpretation | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Cert. of Modification | <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Second Unit Permit | |
| <input type="checkbox"/> Coastal Permit | <input type="checkbox"/> Lot Line Adjustment | <input type="checkbox"/> Specific/Area Plan Amendment | |
| <input type="checkbox"/> Design Review Admin. | <input type="checkbox"/> Major Subdivision | <input type="checkbox"/> Use Permit | |

Applicant (Contact Person):

Ellen A. Richardson Epperson Trustee
Name
33515 Tin Barn Road
Mailing Address
Cazadero, CA 95421
City/Town State Zip
707 785-2671
Phone Fax

Owner, if other than Applicant:

Name
Mailing Address
City/Town State Zip
Phone Fax
email
Signature Date

email
Ellen A. Richardson Epperson ^{Trustee} ²⁰¹³ *10-28-13*
Signature Date

Other Persons to be Notified: (Specify: Other Owner(s), Agent, Lender, Architect, Engineer, Surveyor)

Ray Carlson & Associates

Name
411 Russell Ave
Mailing Address
Santa Rosa CA 95403
City/Town State Zip
Surveyor
Title
707 528-7649 571-5541
Phone Fax
rayc@rcmaps.com
email

Name
Mailing Address
City/Town State Zip
Title
Phone Fax
email

Name
Mailing Address
City/Town State Zip
Title
Phone Fax
email

Project Information:

~~33515 Tin Barn Road~~, **33550 HAUSER BRIDGE Rd** **Cazadero**
Address(es) City/Town
109-260-020 & 109-270-014 **202.26 +/-**
Assessor's Parcel Number(s) Acreage

Project Description: **Recognition of 2 separate legal parcels**
(Please attach additional sheet(s) if needed)

Site Served by Public Water? Yes No Site Served by Public Sewer? Yes No Number of new lots proposed **-0-**
RRD B6-240ac

DO NOT WRITE BELOW THIS LINE - To Be Completed by PRMD Staff
Planning Area: **4** Supervisorial District: **5** Current Zoning: **TP B6-240ac, BR1** General Plan Land Use: **RRD 240**

Specific Plan: _____ S.P. Land Use: _____ Needs CEQA Review? yes no

Commercial/Industrial Uses: (Enter numbers where applicable)

Bldg. sq. ft. Existing: _____ Proposed: _____ Existing Employees: _____ New Employees: _____
New Manufactured Homes: _____ New Units For Sale: _____ New Units For Rent: _____ Density Bonus Units: _____

Violation? yes no; Application resolve planning violation? yes no; Penalty applicable? yes no; Civil Penalty Factor **NIA**

Previous Files: **None**

Application accepted by **SCOTT HUNSPERGER** Date **11/7/13**

Sonoma County Permit and Resource Management Department

2550 Ventura Avenue ♦ Santa Rosa, CA ♦ 95403-2829 ♦ (707) 565-1900 ♦ Fax (707) 565-1103

Supplemental Application Information

Existing use of property: Agricultural, grazing lands, timber

_____ Acreage: _____

Existing structures on property: none

Proximity to creeks, waterways and impoundment areas: South Fork of the Gualala River

Vegetation on site: Timber, grass lands

General topography: hilly

Surrounding uses to North: Agricultural, timber South: Agricultural, timber

(Note: An adjoining road is not a use.)

East: Agricultural, timber West: Agricultural, timber

New structures proposed (size, height, type): _____

Number of employees: Full time: -0- Part time: -0- Seasonal: -0-

Operating days: _____ Hours of operation: _____

Number of vehicles per day: Passenger: _____ Trucks: _____

Water source: _____ Sewage disposal: _____

Provider, if applicable: _____ Provider, if applicable: _____

New noise sources

(compressors, power tools, music, etc.): _____

Grading proposed: Amount of cut (cu. yds.): _____ Amount of fill (cu. yds.): _____ Will more

than one acre be disturbed by construction of access roads, site preparation and clearing, fill or excavation, building removal, building construction, equipment staging and maintenance, or other

activities? Yes _____ No _____ If Yes, indicate area of disturbance(acres): _____

Identify method of site drainage (sheet flow, storm drain, outflow to creek or ditch, detention area, etc.): _____

Vegetation to be removed: none

Will proposal require annexation to a district in order to obtain public services: Yes _____ No x

Are there currently any hazardous materials (chemicals, oils, gasoline, etc.) stored, used or processed on this site? Yes _____ No x

Will the use, storage, or processing of hazardous materials occur on this site in the future if this project is authorized? Yes _____ No x

Fire safety information (existing/proposed water tanks, hydrants, emergency access and turnaround, building materials, etc): none

Indemnification Agreement

PJR-011

"As part of this application, applicant agrees to defend, indemnify, release and hold harmless the County, its agents, officers, attorneys, employees, boards and commissions from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or the adoption of the environmental document which accompanies it. This indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in conjunction with the approval of this application, whether or not there is concurrent passive or active negligence on the part of the County. If, for any reason any portion of this indemnification agreement is held to be void or unenforceable by a court of competent jurisdiction, the remainder of the agreement shall remain in full force and effect."

Ellen A. Richardson Epperson, *Trustee*

Applicant Name

Ellen A Richardson Epperson *Trustee*

Applicant Signature

Trustee

Owner Name

Ellen A Richardson Epperson *Trustee*

Owner Signature

Date

File No. PLP13-0052

NOTE: The purpose of the Indemnification Agreement is to allow the County to be held harmless in terms of potential legal costs and liabilities in conjunction with permit processing and approval.

Sonoma County Permit and Resource Management Department

2550 Ventura Avenue ❖ Santa Rosa, CA ❖ 95403-2829 ❖ (707) 565-1900 ❖ Fax (707) 565-1103

At-Cost Project Reimbursement

PJR-095

PROJECT File: PLP 13-0052; request for _____

I, Ellen A. Richardson Epperson, the undersigned, hereby authorize the County of Sonoma to process the above referenced permit request in accordance with the Sonoma County Code. I am depositing \$ 2,262.- as a *minimum* deposit to pay for County staff review, coordination and processing costs related to my permit request based on actual staff time expended and other direct costs. **In making this deposit, I acknowledge and understand that the deposit may only cover a portion of the total processing costs. Actual costs for staff time are based on hourly rates adopted by the Board of Supervisors in the most current Sonoma County fee schedule. I also understand and agree that I am responsible for paying these costs even if the application is withdrawn or not approved.**

I understand and agree to the following terms and conditions of this Reimbursement Agreement:

1. Time spent by County of Sonoma staff in processing my application and any direct costs will be billed against the available deposit. **"Staff time" includes, but is not limited to, time spent reviewing application materials, site visits, responding by phone or correspondence to inquiries from the applicant, the applicant's representatives, neighbors and/or interested parties, attendance and participation at meetings and public hearings, preparation of staff reports and other correspondence, processing of any appeals, responding to public records act requests or responding to any legal challenges related to the application. "Staff" includes any employee of the Permit and Resource Management Department (PRMD), the Department of Transportation and Public Works and/or the Office of the County Counsel.**
2. Staff will review the application for completeness and provide me with a good faith estimate of the full cost of processing the permit. This good faith estimate will be included in an At-Cost Fee Agreement. The At-Cost Fee Agreement shall be signed by the party responsible for payment of fees, and the requested additional deposit shall be submitted to PRMD to allow continued processing of the project.
3. If processing costs exceed the available deposit, I will receive quarterly invoices payable within 30 days of billing.
4. I understand that the County desires to avoid incurring permit processing costs without having sufficient funds on deposit. If staff determines that inadequate funds are on deposit for continued processing, staff shall notify me in writing and request an additional deposit amount estimated necessary to complete processing of my application. I agree to submit sufficient funds as requested by staff to process the project through the hearing process within 30 days of the request.
5. If the final cost is less than any additional deposits requested by the County (deposits that exceed the initial minimum deposit described above), the unused portion of the additional deposit will be refunded to me within 60 days of final project action.
6. If the final cost is more than the available deposit, I agree to pay the difference within 30 days of billing.
7. If I fail to pay any invoices or requests for additional deposits within 30 days, the County may either stop processing my permit application, or after conducting a hearing, deny my permit application. If I fail to pay any invoices after my application is approved, I understand that my permit may not vest and may expire, or may be subject to revocation.

Sonoma County Permit and Resource Management Department

2550 Ventura Avenue ♦ Santa Rosa, CA ♦ 95403-2829 ♦ (707) 565-1900 ♦ Fax (707) 565-1103

8. If the County determines that any study submitted by the applicant requires a County-contracted consultant peer review, I will pay the actual cost of the consultant review. This cost may vary depending on the complexity of the analysis. Selection of any consultant for a peer review shall be at the sole discretion of the PRMD Director or his designee. The estimated cost of the peer review shall be paid prior to the County initiating any peer review by consultant.
9. I agree to pay the actual cost of any public notices for the project as required by State Law and Local Ordinance.
10. I may, in writing, request a further breakdown or itemization of invoices, but such a request does not alter my obligation to pay any invoices in accordance with the terms of this agreement.
11. I agree to pay all costs related to permit condition compliance as specified in any conditions of approval for my permit/entitlement.

Note: This agreement does not include other agency review fees or the County Clerk Environmental Document filing fees.

Name of Property Owner or Corporate Principal Responsible or Appointed Designee for Payment of all County Processing Fees *(Please Print)*:

Name of Company or Corporation *(if applicable)*:

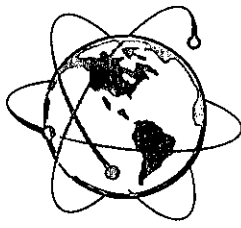
Mailing Address of the Property Owner or Corporation/Company responsible for paying processing fees:
If a Corporation, please attach a list of the names and titles of Corporate officers authorized to act on behalf of the Corporation

33515 Tin Barn Rd Cazadero Ca 95421

Signature: * Ellen A Richardson Epperson ^{trust} Date: 07 28 2013

Email Address: none Phone Number: 707-785-2671

***ATTENTION - The property owner (or Corporate principal) will be held responsible for all charges.**



RAY CARLSON
AND ASSOCIATES, INC.

Mapping a Better World

PROPOSAL STATEMENT

ACC CREATION DOCUMENT

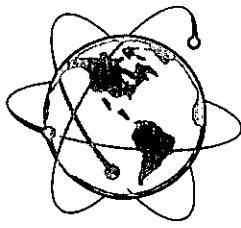
ACC PARCEL 1

ACC PARCEL 1 was created in its present size and shape by that certain Patent, executed by The United States of America to Henry Dausmar dated April 4, 1871 and recorded January 8, 1872 in Book A of Patents, Page 585. (See tab 1.)

Excepting therefrom that portion lying Southwesterly of the South Fork of the Gualala River, as described in the deed executed by Norman L. Richardson, as Trustee under the Will of Andrew L Richardson, deceased, and the Decree of Distribution of his Estate to James J. Fallon, Jr., a married man, an undivided $\frac{1}{4}$ interest; Leon McDougall, a married man, an undivided $\frac{1}{4}$ interest and Craig S. Paul, a single man, an undivided $\frac{1}{4}$ interest recorded June 28, 1971 in Book 2544 of Official Records, Page 980, and also in that certain "Affidavit-Death of Trustee" recorded June 18, 2001 as Document No. 2001-079705, Sonoma County Records.

(See tabs 10 & 14)

Creating a separate parcel



RAY CARLSON

AND ASSOCIATES, INC.

Mapping a Better World

PROPOSAL STATEMENT

ACC CREATION DOCUMENT

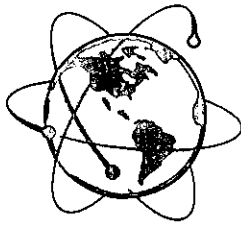
ACC PARCEL 2

ACC PARCEL 2 was created in its present size and shape by that certain Patent, executed by The United States of America to Sylvester R. Hauser dated March 5, 1882 and recorded May 13, 1882 in Book E of Patents, Page 72. (See tab 2.)

Excepting therefrom that portion lying Southwesterly of the South Fork of the Gualala River, as described in the deed executed by Norman L. Richardson, as Trustee under the Will of Andrew L Richardson, deceased, and the Decree of Distribution of his Estate to James J. Fallon, Jr., a married man, an undivided $\frac{1}{4}$ interest; Leon McDougall, a married man, an undivided $\frac{1}{4}$ interest and Craig S. Paul, a single man, an undivided $\frac{1}{4}$ interest recorded June 28, 1971 in Book 2544 of Official Records, Page 980, and also in that certain "Affidavit-Death of Trustee" recorded June 18, 2001 as Document No. 2001-079705, Sonoma County Records.

(See tabs 10. & 14.)

Creating a separate parcel



RAY CARLSON AND ASSOCIATES, INC.

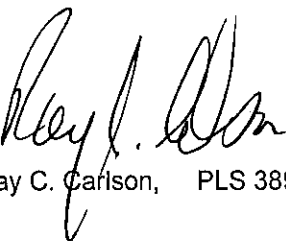
Mapping a Better World

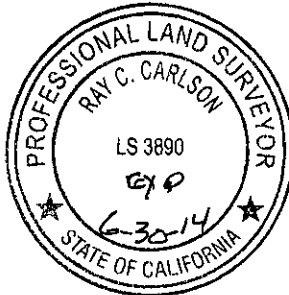
PROOF OF SURVEY STATEMENT

These parcels are a portion of Sections 22, Township 9 North, Range 13 West, MDM. The field notes and Township Plats clearly show the section lines having been surveyed. It is my opinion that exterior section lines having been established by survey, monumented and accepted by the General Land Office, is sufficient proof of the aliquot parts of said sections having been surveyed. The configuration of the aliquot parts is dependent upon the exterior lines, monuments and accessories which are sufficient for the survey to be retraced and established on the ground. This criteria closely agrees with Section 8771 of the Land Surveyors Act with regard to monumentation. Further proof of aliquot parts of sections having been surveyed is supported by the issuance of Government patents for aliquot parts only after a survey has been performed, accepted, and platted. This demonstrates that the survey of the exterior section lines is acceptable by the U. S. Government Standards for the conveyance and location of aliquot parts of sections.

Reference is also made to Chapter 1 of the Manual of Surveying Instructions, 1947 and Chapter 1 of the 1973 Manual, U.S. Department of the Interior, B.L.M. for the various laws and statutes regulating public lands.

Further, it is my opinion that this parcel was surveyed as evidenced by the Record of Survey filed for record on December 14, 1984 in Book 364 of Maps, at Page 48 & 49, and the Amended Record of Survey of said map filed for record September 17, 1910 in Book 742 of Maps, Page 11, S.C.R.


Ray C. Carlson, PLS 3890



Condition of Title Guarantee

GUARANTEE

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE LIMITS OF LIABILITY AND THE CONDITIONS AND STIPULATIONS OF THIS GUARANTEE,

STEWART TITLE GUARANTY COMPANY

a Texas corporation, herein called the Company

GUARANTEES

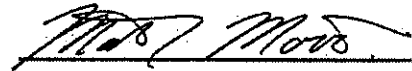
the Assured named in Schedule A against actual monetary loss or damage not exceeding the liability amount stated in Schedule A, which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

In witness whereof, Stewart Title Guaranty Company has caused this policy to be signed and sealed by its duly authorized officers as of Date of Policy shown in Schedule A.

Countersigned by:



stewart
title guaranty company



Matt Morris
President and CEO

Authorized Countersignature

Stewart Title of California, Inc.
7676 Hazard Center Drive Suite 1400
San Diego, CA 92108
Agent ID: 050203



Denise Carraux
Secretary

Please note carefully the liability exclusions and limitations and the specific assurances afforded by this guarantee. If you wish additional liability, or assurances other than as contained herein, please contact the company for further information as to the availability and cost.

Policy
Serial No.

G-2793-6184

SCHEDULE OF EXCLUSIONS FROM COVERAGE OF THIS GUARANTEE

1. Except to the extent that specific assurances are provided in Schedule A of this Guarantee, the Company assumes no liability for loss or damage by reason of the following:

(a) Defects, liens, encumbrances, adverse claims or other matters against the title, whether or not shown by the public records.

(b) (1) Taxes or assessments of any taxing authority that levies taxes or assessments on real property; or, (2) Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not the matters excluded under (1) or (2) are shown by the records of the taxing authority or by the public records.

(c) (1) Unpatented mining claims; (2) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (3) water rights, claims or title to water, whether or not the matters excluded under (1), (2) or (3) are shown by the public records.

2. Notwithstanding any specific assurances which are provided in Schedule A of this Guarantee, the Company assumes no liability for loss or damage by reason of the following:

(a) Defects, liens, encumbrances, adverse claims or other matters affecting the title to any property beyond the lines of the land expressly described in the description set forth in Schedule (A), (C) or in Part 2 of this Guarantee, or title to streets, roads, avenues, lanes, ways or waterways to which such land abuts, or the right to maintain therein vaults, tunnels, ramps or any structure or improvements; or any rights or easements therein, unless such property, rights or easements are expressly and specifically set forth in said description.

(b) Defects, liens, encumbrances, adverse claims or other matters, whether or not shown by the public records; (1) which are created, suffered, assumed or agreed to by one or more of the Assureds; (2) which result in no loss to the Assured; or (3) which do not result in the invalidity or potential invalidity of any judicial or non-judicial proceeding which is within the scope and purpose of the assurances provided.

(c) The identity of any party shown or referred to in Schedule A.

(d) The validity, legal effect or priority of any matter shown or referred to in this Guarantee.

GUARANTEE CONDITIONS AND STIPULATIONS

1. **Definition of Terms.** The following terms when used in the Guarantee mean:

(a) the "Assured": the party or parties named as the Assured in this Guarantee, or on a supplemental writing executed by the Company.

(b) "land": the land described or referred to in Schedule (A)(C) or in Part 2, and improvements affixed thereto which by law constitute real property. The term "land" does not include any property beyond the lines of the area described or referred to in Schedule (A)(C) or in Part 2, nor any right, title, interest, estate or easement in abutting streets, roads, avenues, alleys, lanes, ways or waterways.

(c) "mortgage": mortgage, deed of trust, trust deed, or other security instrument.

(d) "public records": records established under state statutes at Date of Guarantee for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.

(e) "date": the effective date.

2. **Notice of Claim to be Given by Assured Claimant.** An Assured shall notify the Company promptly in writing in case knowledge shall come to an Assured hereunder of any claim of title or interest which is adverse to the title to the estate or interest, as stated herein, and which might cause loss or damage for which the Company may be liable by virtue of this Guarantee. If prompt notice shall not be given to the Company, then all liability of the Company shall terminate with regard to the matter or matters for which prompt notice is required; provided, however, that failure to notify the Company shall in no case prejudice the rights of any Assured under this Guarantee unless the Company shall be prejudiced by the failure and then only to the extent of the prejudice.

3. **No Duty to Defend or Prosecute.** The Company shall have no duty to defend or prosecute any action or proceeding to which the Assured is a party, notwithstanding the nature of any allegation in such action or proceeding.

4. **Company's Option to Defend or Prosecute Actions; Duty of Assured Claimant to Cooperate.**

Even though the Company has no duty to defend or prosecute as set forth in Paragraph 3 above:

(a) The Company shall have the right, at its sole option and cost, to institute and prosecute any action or proceeding, interpose a defense, as limited in (b), or to do any other act which in its opinion may be necessary or desirable to establish the title to the estate or interest as stated herein, or to establish the lien rights of the Assured, or to prevent or reduce loss or damage to the Assured. The Company may take any appropriate action under the terms of this Guarantee, whether or not it shall be liable hereunder, and shall not thereby concede liability or waive any provision of this Guarantee. If the Company shall exercise its rights under this paragraph, it shall do so diligently.

(b) If the Company elects to exercise its options as stated in Paragraph 4(a) the Company shall have the right to select counsel of its choice (subject to the right of such Assured to object for reasonable cause) to represent the Assured and shall not be liable for and will not pay the fees of any other counsel, nor will the Company pay any fees, costs or expenses incurred by an Assured in the defense of those causes of action which allege matters not covered by this Guarantee.

(c) Whenever the Company shall have brought an action or interposed a defense as permitted by the provisions of this Guarantee, the Company may pursue any litigation to final determination by a court of competent jurisdiction and expressly reserves the right, in its sole discretion, to appeal from an adverse judgment or order.

(d) In all cases where this Guarantee permits the Company to prosecute or provide for the defense of any action or proceeding, an Assured shall secure to the Company the right to so prosecute or provide for the defense of any action or proceeding, and all appeals therein, and permit the Company to use, at its option, the name of such Assured for this purpose. Whenever requested by the Company, an Assured, at the Company's expense, shall give the Company all reasonable aid in any action or proceeding, securing evidence, obtaining witnesses, prosecuting or defending the action or lawful act which in the opinion of the Company may be necessary or desirable to establish the title to the estate or interest as stated herein, or to establish the lien rights of the Assured. If the Company is prejudiced by the failure of the Assured to furnish the required cooperation, the Company's obligations to the Assured under the Guarantee shall terminate.

5. Proof of Loss or Damage. In addition to and after the notices required under Section 2 of these Conditions and Stipulations have been provided to the Company, a proof of loss or damage signed and sworn to by the Assured shall be furnished to the Company within ninety (90) days after the Assured shall ascertain the facts giving rise to the loss or damage. The proof of loss or damage shall describe the matters covered by this Guarantee which constitute the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage. If the Company is prejudiced by the failure of the Assured to provide the required proof of loss or damage, the Company's obligation to such assured under the Guarantee shall terminate. In addition, the Assured may reasonably be required to submit to examination under oath by any authorized representative of the Company and shall produce for examination, inspection and copying, at such reasonable times and places as may be designated by any authorized representative of the Company, all records, books, ledgers, checks, correspondence and memoranda, whether bearing a date before or after Date of Guarantee, which reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Assured shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect and copy all records, books, ledgers, checks, correspondence and memoranda in the custody or control of a third party, which reasonably pertain to the loss or damage. All information designated as confidential by the Assured provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Assured to submit for examination under oath, produce other reasonably requested information or grant permission to secure reasonably necessary information from third parties as required in the above paragraph, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this Guarantee to the Assured for that claim.

6. Options to Pay or Otherwise Settle Claims: Termination of Liability. In case of a claim under this Guarantee, the Company shall have the following additional options:

(a) To Pay or Tender Payment of the Amount of Liability or to Purchase the Indebtedness.

The Company shall have the option to pay or settle or compromise for or in the name of the Assured any claim which could result in loss to the Assured within the coverage of this Guarantee, or to pay the full amount of this Guarantee or, if this Guarantee is issued for the benefit of a holder of a mortgage or a lienholder, the Company shall have the option to purchase the indebtedness secured by said mortgage or said lien for the amount owing thereon, together with any costs, reasonable attorneys' fees and expenses incurred by the Assured claimant which were authorized by the Company up to the time of purchase.

Such purchase, payment or tender of payment of the full amount of the Guarantee shall terminate all liability of the Company hereunder. In the event after notice of claim has been given to the Company by the Assured the Company offers to purchase said indebtedness, the owner of such indebtedness shall transfer and assign said indebtedness, together with any collateral security, to the Company upon payment of the purchase price.

Upon the exercise by the Company of the option provided for in Paragraph (a) the Company's obligation to the Assured under this Guarantee for the claimed loss or damage, other than to make the payment required in that paragraph, shall terminate, including any obligation to continue the defense or prosecution of any litigation for which the Company has exercised its options under Paragraph 4, and the Guarantee shall be surrendered to the Company for cancellation.

(b) To Pay or Otherwise Settle With Parties Other Than the Assured or With the Assured Claimant.

To pay or otherwise settle with other parties for or in the name of an Assured claimant any claim assured against under this Guarantee, together with any costs, attorneys' fees and expenses incurred by the Assured claimant which were authorized by the Company up to the time of payment and which the Company is obligated to pay.

Upon the exercise by the Company of the option provided for in Paragraph (b) the Company's obligation to the Assured under this Guarantee for the claimed loss or damage, other than to make the payment required in that paragraph, shall terminate, including any obligation to continue the defense or prosecution of any litigation for which the Company has exercised its options under Paragraph 4.

7. Determination and Extent of Liability. This Guarantee is a contract of Indemnity against actual monetary loss or damage sustained or incurred by the Assured claimant who has suffered loss or damage by reason of reliance upon the assurances set forth in this Guarantee and only to the extent herein described, and subject to the Exclusions From Coverage of This Guarantee.

The liability of the Company under this Guarantee to the Assured shall not exceed the least of:

(a) the amount of liability stated in Schedule A or in Part 2;

(b) the amount of the unpaid principal indebtedness secured by the mortgage of an Assured mortgagee, as limited or provided under Section 6 of these Conditions and Stipulations or as reduced under Section 9 of these Conditions and Stipulations, at the time the loss or damage assured against by this Guarantee occurs, together with interest thereon; or

(c) the difference between the value of the estate or interest covered hereby as stated herein and the value of the estate or interest subject to any defect, lien or encumbrance assured against by this Guarantee.

8. Limitation of Liability.

(a) If the Company establishes the title, or removes the alleged defect, lien or encumbrance, or cures any other matter assured against by this Guarantee in a reasonably diligent manner by any method, including litigation and the completion of any appeals therefrom, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused thereby.

(b) In the event of any litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals therefrom, adverse to the title, as stated herein.

(c) The Company shall not be liable for loss or damage to any Assured for liability voluntarily assumed by the Assured in settling any claim or suit without the prior written consent of the Company.

9. Reduction of Liability or Termination of Liability. All payments under this Guarantee, except payments made for costs, attorneys' fees and expenses pursuant to Paragraph 4 shall reduce the amount of liability pro tanto.

10. Payment of Loss.

(a) No payment shall be made without producing this Guarantee for endorsement of the payment unless the Guarantee has been lost or destroyed, in which case proof of loss or destruction shall be furnished to the satisfaction of the Company.

(b) When liability and the extent of loss or damage has been definitely fixed in accordance with these Conditions and Stipulations, the loss or damage shall be payable within thirty (30) days thereafter.

11. Subrogation Upon Payment or Settlement. Whenever the Company shall have settled and paid a claim under this Guarantee, all right of subrogation shall vest in the Company unaffected by any act of the Assured claimant.

The Company shall be subrogated to and be entitled to all rights and remedies which the Assured would have had against any person or property in respect to the claim had this Guarantee not been issued. If requested by the Company, the Assured shall transfer to the Company all rights and remedies against any person or property necessary in order to perfect this right of subrogation. The Assured shall permit the Company to sue, compromise or settle in the name of the Assured and to use the name of the Assured in any transaction or litigation involving these rights or remedies.

If a payment on account of a claim does not fully cover the loss of the Assured the Company shall be subrogated to all rights and remedies of the Assured after the Assured shall have recovered its principal, interest, and costs of collection.

12. Arbitration. Unless prohibited by applicable law, either the Company or the Assured may demand arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Assured arising out of or relating to this Guarantee, any service of the Company in connection with its issuance or the breach of a Guarantee provision or other obligation. All arbitrable matters when the Amount of Liability is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Assured. All arbitrable matters when the amount of liability is in excess of \$2,000,000 shall be arbitrated only when agreed to by both the Company and the Assured. The Rules in effect at Date of Guarantee shall be binding upon the parties. The award may include attorneys' fees only if the laws of the state in which the land is located permits a court to award attorneys' fees to a prevailing party. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court having jurisdiction thereof.

The law of the situs of the land shall apply to an arbitration under the Title Insurance Arbitration Rules.

A copy of the Rules may be obtained from the Company upon request.

13. Liability Limited to This Guarantee; Guarantee Entire Contract.

(a) This Guarantee together with all endorsements, if any, attached hereto by the Company is the entire Guarantee and contract between the Assured and the Company. In interpreting any provision of this Guarantee, this Guarantee shall be construed as a whole.

(b) Any claim of loss or damage, whether or not based on negligence, or any action asserting such claim, shall be restricted to this Guarantee.

(c) No amendment of or endorsement to this Guarantee can be made except by a writing endorsed hereon or attached hereto signed by either the President, a Vice President, the Secretary, an Assistant Secretary, or validating officer or authorized signatory of the Company.

14. Notices, Where Sent. All notices required to be given the Company and any statement in writing required to be furnished the Company shall include the number of this Guarantee and shall be addressed to the Company at P.O. Box 2029 Houston, Texas 77252-2029.

**CONDITION OF TITLE GUARANTEE
SCHEDULE A**

Guarantee No.: G-2793-6184

Liability: \$1,000.00
Fee: \$400.00

Effective Date: October 09, 2013 at 7:30 AM
Order Number: 01180-72370

Assured:

Ray Carlson & Associates

The land referred to in herein is described as follows:

All that certain real property situated in the State of California, County of Sonoma, Unincorporated area and described as follows:

Being a portion of Section 22 of T9N, R13W, MDM, the lands of Norman L. Richardson, in Trust as described in the Deed recorded in Book 1890 of Official Records at page 785, Sonoma County Records, more precisely described as follows:

The Southeast Quarter; the East Half of the Northeast Quarter; the Southwest Quarter of the Northeast Quarter of Section 22.

Excepting therefrom that portion described in the Deed from Norman L. Richardson, Trustee of the Andrew L. Richardson Trust to James J. Fallon Jr., Leon McDougall and Craig S. Paul by Deed dated June 17, 1971 and recorded in Book 2544 of Official Records, page 980, Sonoma County Records.

APN No. 109-260-020 and 109-270-014

If information was requested by reference to a street address, no guarantee is made that said land is the same as said address.

The assurances referred to on the face page are:

That, as of the date hereof, and according to the public records:

1. Ownership of the land is in the name of:

Ellen A. Richardson Epperson, Successor Trustee of the Norman L. Richardson and Margaret E. Richardson 1998 Revocable Trust

2. The Estate of interest in the land is:

Fee

3. Real estate taxes, except for any special assessments which are not collected by the Tax Collector for the county in which the land is located, are as follows:

A. General and Special City and/or County taxes, including any personal property taxes and any assessments collected with taxes, for the fiscal year 2013 - 2014:

1st Installment	:	\$113.22	Open
2nd Installment	:	\$113.22	Open
Land	:	\$20,939.00	
Improvements	:	none shown	
Exemption	:	none shown	
Code Area	:	083-00	

Assessor's Parcel No. : 109-260-020

B. General and Special City and/or County taxes, including any personal property taxes and any assessments collected with taxes, for the fiscal year 2013 - 2014:

1st Installment : \$26.04 Open
2nd Installment : \$26.04 Open
Land : \$4,961.00
Improvements : none shown
Exemption : none shown
Code Area : 083-000
Assessor's Parcel No. : 109-270-014

C. The lien of supplemental taxes, if any, assessed pursuant to the provisions of Chapter 3.5 (commencing with Section 75) of the revenue and taxation code of the State of California.

D. Assessments, if any, for Community Facility Districts affecting said land which may exist by virtue of assessment maps or notices filed by said districts. Said assessments are collected with the County Taxes.

4. The liens and encumbrances (which are not necessarily shown in the order of priority) against the Estate of Interest in the land are:

1. Water rights, claims or title to water in or under said land, whether or not shown by the public records.

2. **RIGHTS** of the public in common with the vestee as to that portion of the property described lying within Hauser Bridge Road and Tinbarn Road

3. Any adverse claim based upon the assertion that:

(a) Some portion of said land has been created by artificial means or has accreted to such portion so created.

(b) Some portion of said land has been brought within the boundaries thereof by an avulsive movement of the river or stream hereinafter mentioned, or has been formed by accretion to any such portion.

River or Stream: Gualala River, South Fork

4. Rights and easements for navigation and fishery which may exist over that portion of said land lying beneath the waters of the river or stream above-mentioned.

5. Any rights in favor of the public which may exist on said land if said land or portions thereof are or were at any time used by the public.

6. An easement for the purpose shown below and rights incidental thereto as set forth in a document to San Miguel Telephone Company of California, a corporation, for the purpose of pole line, recorded July 8, 1966 in Book 2219 of Official Records, page 333, Serial No. K-4495, Sonoma County Records, affects portion of said land.

7. Terms and provisions of a lease executed by Ellen A. Richardson Epperson, Trustee of the Richardson Family Trust, as lessor, and Red Car Wine Company, LLC a Delaware LLC, as lessee as disclosed by an instrument recorded January 28, 2009 as Instrument 2009 6363 of Official Records.

Said document was re-recorded July 2, 2009 as Instrument 2009 65157 of Official Records.

The present ownership of the leasehold created by said lease and other matters affecting the interest of the lessee are not shown herein.

Affects this and other property

8. The effect of that certain Record of Survey recorded September 17, 2010 in Book 742 of Maps at Page 11, Sonoma county Records.

9. BEFORE ISSUING ITS POLICY OF TITLE INSURANCE, this Company will require the following:

Require the submission of the Norman L. Richardson and Margaret E. Richardson 1998 Revocable Trust to confirm the successor trustee prior to close of escrow.

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

10. Information in possession of the Company indicates that a division of land, as defined in Government Code Section 66424, is contemplated in the current transaction involving the land described in this report. Such contemplated division of land would appear to fall within the purview of the Subdivision Map Act (commencing with Government Code Section 66410), and as a pre-requisite to the issuance of final title evidence at least one of the following requirements must be accomplished to this Company's satisfaction:

(a) That a Final (Tract) Map has been recorded in compliance with the Subdivision Map Act and related ordinances;

(b) That a Parcel Map has been recorded in compliance with the Subdivision Map Act and related ordinances;

(c) The recording of a certificate of compliance, as provided by statute;

(d) The recording of a waiver as provided by Government Code Section 66428; or

(e) Submission of other satisfactory evidence of compliance with or non-violation of the Act.

11. Please be advised that our search did not disclose any open deeds of trust of record. If you should have knowledge of any outstanding obligation, please contact your title officer immediately for further review.

12. Inquiry of the vestee must be made as to the necessity to grant/reserve any easements to benefit said land or the adjacent land still owned by the vestee prior to any conveyance or encumbrance.

13. Rights or claims of parties in possession not recorded in the public records.

14. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

5. Matters disclosed by name only:

Up to five in number are as follows, but the Company is unable to determine whether any or all of these matters are liens or encumbrances against the Estate or Interest in the land.

1. none shown

Matters over five in number are shown by endorsement.

Recording Requested By
North American Title Company
Order No. 56201-62226905
Escrow No 56201-62226905-LQH



2001079705

OFFICIAL RECORDS OF
SONOMA COUNTY
BERNICE A. PETERSON

NORTH AMERICAN TITLE CO.
06/18/2001 14:15 AFFD
RECORDING FEE: 28.00

8



AND WHEN RECORDED MAIL TO:

Name Ellen A. Richardson Epperson, Successor
Trustee of The Norman L. Richardson and
Margaret E. Richard 1998 Revocable Trust
Street 33515 Tin Barn Road
Address
City & Cazadero, CA 94321
State

SPACE ABOVE THIS LINE FOR RECORDERS USE

AFFIDAVIT - DEATH OF TRUSTEE

002,008,014,018,020; 109-290-004 & 109-300-002

A.P.N. 109-260-020&021; 109-270-

STATE OF CALIFORNIA,

COUNTY OF SONOMA

Ellen A. Richardson Epperson, of legal age, being first duly sworn, deposes, and says:

1) Norman L. Richardson, the decedent mentioned in the attached certified copy of Certificate of Death, is the same person as Norman L. Richardson named as Trustee under Trust Agreement dated 1998 in that certain Deed dated September 3, 1998, executed by Norman L. Richardson and Margaret E. Richardson, to Norman L. Richardson and Margaret E. Richardson, as Co-Trustee(s) under Trust Agreement dated 1998, recorded as Instrument No. 1999 0015486, on February 4, 1999, in Book --, Page --, of Official Records of Sonoma County, California, covering the following described property:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A AND MADE A PART HEREOF.

2) That upon the death of Norman L. Richardson, Ellen A. Richardson Epperson became the successor trustee under Trust Agreement dated 1998.

Dated April 16, 2001

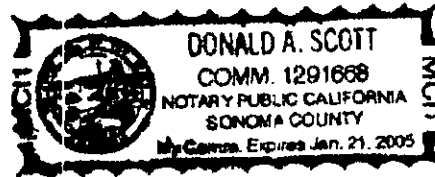
Ellen A. Richardson Epperson
Ellen A. Richardson Epperson

SUBSCRIBED AND SWORN TO before me, the undersigned,

A Notary Public in and for said State, this 27th

Day of April 2001

Signature Donald A. Scott
Notary Public in and for said State



(This area for official notarial seal)

ATTACHMENT 'A'

"All of that real property situate in the County of Sonoma, State of California, described as follows:

PARCEL ONE: All those certain tracts of land situated in Township 9 North, Range 13 West, M.D.B. & M., more particularly described as follows, to wit: The West half of the Southwest quarter of Section 4; the South half of the Northeast quarter, the Southeast quarter of the Northwest quarter, the East Half of the Southwest quarter and the Southeast quarter of Section 5; the East half of the Northeast quarter; the East half of the Southeast quarter, the Southwest quarter of the Southeast quarter, the East half of the Southwest quarter and the Southwest quarter of the Northwest quarter of Section 8; the Northwest quarter of the Southeast quarter; and the Southwest quarter of Section 9; the Southwest quarter of the Southwest quarter of Section 15; the South half of the Southeast quarter; the Southwest quarter, the Northwest quarter of the Northwest quarter; that part of the South half of the Northwest quarter; and the Northeast quarter of the Northwest quarter; and the Southwest quarter of the Northeast quarter; and the Northeast quarter of the Southeast quarter lying South and West of a creek, running through same, of Section 16; the East half of the Southeast quarter; the Northeast quarter of Section 17; the North half of the Northwest quarter; the Southeast quarter of the Northwest quarter; the Northeast quarter of Section 21; the West half of the Northwest quarter; the Southeast quarter; the East half of the Northeast quarter; the Southwest quarter of the Northeast quarter of Section 22; the Southeast half of the Southeast quarter of the Southwest quarter of Section 14; the West half, the Southeast quarter; the Southwest quarter of the Northeast quarter of Section 23; the South half of Section 24; the North half; the Southwest quarter; the North half of the Southeast quarter of Section 25; the East half of the Southeast quarter; the Northeast quarter of the Northwest quarter; that part of the South half of the Northeast quarter; and the Northwest quarter of the Southeast quarter lying North and East of the middle fork of the Gualala River; the Northwest quarter of the Northeast quarter of Section 26; the Northwest quarter of the Southeast quarter of Section 26.

ALSO Lot No. 20 in Section 19; Lots numbered 5, 6, 7, and that part of Lot No. 8, lying and being North of the center of the creek running through same in Section 30, Township 9 North, Range 12 West, M. D. M.

Undivided one-fifth interest in

PARCEL TWO: The Northeast quarter of the Northeast quarter of Section 26, Township 9 North, Range 13 West, M. D. M.

All of the above parcels as delineated on the Government Maps filed June 27, 1877 in the United States Land Office, San Francisco, California."

EXCEPTING THEREFROM, that certain portion of said real property conveyed to Ross L. Richardson by order of the court in the Testamentary Trust of ANDREW L. RICHARDSON, also known as A. L. RICHARDSON, deceased, Action No. SPR 26960 Superior Court of California, County of Sonoma, on or about December 31, 1986, as described as follows:

"Lying within Sections 8, 9, 16, and 17, Range 13 West, M. D. M. and being the South half of the Southeast quarter of the Southeast quarter of Section 8, the South half of the Southeast quarter of the Southwest quarter of Section 9, the North half of the Northwest quarter of the Northwest quarter of Section 16, the Southwest quarter of the Northwest quarter of the Northwest quarter of Section 16, and the South half of the Northeast quarter of the Northeast quarter of Section 17, and all of those lands lying East, North, and West of the line described below lying within the following aliquot portions: the Southeast quarter of the Northeast quarter of Section 17, and the Southwest quarter of the Northwest quarter of Section 16.

Beginning at the Southwest corner of the Northeast quarter of the Northeast quarter of said Section 17; thence Southerly along the east 1/16th line of Section 17, 656.63 feet, more or less, to a point which bears South 33 degrees 33 minutes 48 seconds East, 2444.94 feet from a found 3/4" iron pin with 2-1/2" disk marking the Northwest corner of the Northeast quarter of Section 17, Township 9 West, Range 13 West as shown on that Record of Survey filed in Book 97 of Maps, pages 23, 24 and 25, Sonoma County Records; thence leaving the above mentioned East 1/16th line, South 85 degrees 30 minutes 22 seconds East, 441.97 feet to a set 1/2" iron pipe and tag, L. S. 3890 in a fence line; thence continuing along said fence line the following courses and distances; South 85 degrees 30 minutes 22 seconds East, 488.7=17 feet to a set 1/2" iron pipe and tag L. S. 3890; thence North 37 degrees 15 minutes 04 seconds East, 75.81 feet to a set 1/2" iron pipe and tag L. S. 3890; thence South 89 degrees 24 minutes 31 seconds East, 968.37 feet to a set 1/2" iron pipe and tag L. S. 3890 at the end of said fence line; thence continuing South 89 degrees 24 minutes 31 seconds East, 110 feet, more or less, to the West line of the lands of the Head Lama of the Tibetan Nyingmapa Meditation Center as described in that deed recorded in Book 2986 of Official Records, at page 606, Sonoma County Records; thence Northerly, along said west line to the Southwest corner of the Southeast quarter of the Northwest quarter of the Northwest quarter of Section 16, said corner being the terminus of the herein described line.

Basis of Bearings: Record of Survey 97 Maps 23, Sonoma County Records."

ALSO EXCEPTING THEREFROM, that certain portion of said real property conveyed by order of the court in the Testamentary Trust of ANDREW L. RICHARDSON, also known as A. L. RICHARDSON, deceased, Action No. SPR 26960 Superior Court of California, County of Sonoma, on or about May 8, 1972, as described as follows:

A three-fourths (3/4) interest in: "All those certain tracts of land situated in Township 9 North, Range 13 West, M. D. B. & M. and more particularly described as follows:

Southwest quarter of the Southeast quarter of Section 22 lying Southwesterly of the South Fork of the Gualala River. South half of the Southeast quarter of the Southeast quarter of Section 22. South half of the Southwest quarter of the Southwest quarter of Section 23.

Also that portion of the Northwest quarter of the Southeast quarter of Sections 22, 9, and 13, lying Southwesterly of the South Fork of the Gualala River."

ALSO EXCEPTING THEREFROM, that certain portion of said real property conveyed by order of the court in the Testamentary Trust of ANDREW L. RICHARDSON, also known as A. L. RICHARDSON, deceased, Action No. SPR 26960 Superior Court of California, County of Sonoma, on or about May 8, 1972, as described as follows:

A two-thirds (2/3) interest in: "All those certain tracts of land situated in the Township 9 North, Range 13 West, M. D. B. & M. and more particularly described as follows:

Northwest quarter of the Southwest quarter of Section 23, Township 9 North, Range 13 West, M. D. B. & M. and the North half of the Southwest quarter of the Southwest quarter of said Section 23."

ALSO EXCEPTING THEREFROM, that certain portion of said real property conveyed by the Testamentary Trust of ANDREW L. RICHARDSON, also known as A. L. RICHARDSON, deceased, Action No. SPR 26960 Superior Court of California, County of Sonoma, on or about March 22, 1971, as described as follows:

"Beginning at the Southeast corner of the Southwest quarter of Section 14, Township 9 North, Range 13 West, M. D. B. & M.; thence North along the East line of the Southwest quarter to a point marking the Northeast corner of the Southeast quarter of the Southwest quarter of Section 14; thence along a line in a Southwesterly direction to a point marking the Southwest corner of the Southeast quarter of the Southwest quarter of said Section 14; thence East along the South line of the Southwest quarter of Section 14, Township 9 North, Range 13 West, to a point marking the Southeast corner of the Southwest quarter, and the point of the beginning.

ALSO the Northeast quarter of the Northwest quarter and the East quarter of the Northwest quarter of the Northwest quarter, all in Section 23, Township 9 North, Range 13 West, M. D. B. & M."

ALSO EXCEPTING THEREFROM, that certain portion of said real property conveyed by order of the court in the Testamentary Trust of ANDREW L. RICHARDSON, also known as A. L. RICHARDSON, deceased, Action No. SPR 26960 Superior Court of California, County of Sonoma, on or about May 4, 1981, as described as follows:

"Being the Southeast quarter of the Southwest quarter, the South half of the Northeast quarter of the Southwest quarter of Section 23; and the Northeast quarter of the Northwest quarter and West half of the Northwest quarter of the Northeast quarter of Section 26 of Township 9 North, Range 13 West, M. D. B. & M."

ALSO EXCEPTING THEREFROM, that certain portion of said real property conveyed by order of the court in the Testamentary Trust of ANDREW L. RICHARDSON, also known as A. L. RICHARDSON, deceased, Action No. SPR 26960 Superior Court of California, County of Sonoma, on or about July 18, 1975, as described as follows:

"All that real property situate in the unincorporated area of the County of Sonoma, State of California, described as follows:

"All those certain tracts of land situated in Township 9 North, Range 13 West, M. D. B. & M., more particularly described as follows:

Southeast quarter of the Northwest quarter of the Northwest quarter, the Southwest quarter of the Southwest quarter, the East half of the Southwest quarter, the West half of the Southeast quarter, the East half of the Southeast quarter lying Southerly and Westerly of McCappin Gulch, the Southwest quarter of the Northeast quarter lying Southwesterly of McCappin gulch, all in Section 16.

Also the Southwest quarter of the Northwest quarter and the Northwest quarter of the Southwest quarter of Section 16 lying Easterly of the following described line:

Beginning at the Southwest corner of the Southeast quarter of the Northwest quarter of the Northwest quarter of Section 16, thence South parallel with the West line of said Section 16, 1010.00 feet; thence West, 550.00 feet; thence South 1530.00 feet to a point on the North line of the Southwest quarter of the Southwest quarter of Section 16 and the terminus of the herein described line.

Also the East half of the Northwest quarter of Section 16 lying Southwesterly and Westerly of a certain line more particularly described as follows:

Commencing at the Northwesterly section corner of said Section 16, as shown on that certain Record of Survey recorded in Book 97 of Maps, pages 23, 24 and 25, Sonoma County Records, from which the Southwesterly corner of said section bears South 1 degree 30 minutes 20 seconds West, 5544.05 feet (record per said Record of Survey is 5537.76 feet); thence South 76 degrees 17 minutes 29 seconds East, 1450.68 feet to a set 3/4 inch re-bar stamped LS 3889 (Point "A" for later reference) and the true point of the beginning of the herein described line; thence South 44 degrees 00 minutes 51 seconds East, 1449.27 feet to a set 3/4 inch re-bar, stamped LS 3889; thence South 27 degrees 9 minutes 35 seconds East, 194.6 feet to a 3/4 inch re-bar stamped LS 3889; thence South 00 degrees 39 minutes 24 seconds East, 160.73 feet to a set 3/4 inch re-bar stamped LS 3889; thence South 18 degrees 13 minutes 42 seconds West, 165.83 feet to a set 3/4 inch re-bar stamped LS 3889; thence South 18 degrees 13 minutes 42 seconds West, 300 feet, more or less, to the centerline of McCappin Gulch; thence in a Southeasterly direction along the centerline of McCappin Gulch to its intersection with the East line of said East half of the Northwest quarter of Section 16.

The Northwesterly terminus of aforesaid lien to be a line through aforesaid Point "A", having a bearing of South 44 degrees 00 minutes 51 seconds East, that is to be extended Northwesterly or Southeasterly from said Point "A" so as to intersect the Westerly line of the Northeast quarter of the Northwest quarter of said Section 16.

The Southwest quarter of the Southwest quarter of Section 15; the Southeast quarter of the Southeast quarter of Section 17; the Northwest quarter of the Northwest quarter, the East half of the Northwest quarter, the Northeast quarter of Section 21; the West half of the Northwest quarter of Section 22.

All as delineated on Government Map filed June 27, 1877, United States Land Office, San Francisco, California."

ALSO EXCEPTING THEREFROM, that certain portion of said real property conveyed by order of the court in the Testamentary Trust of ANDREW L. RICHARDSON, also known as A. L. RICHARDSON, deceased, Action No. SPR 26960 Superior Court of California, County of Sonoma, on or about October 4, 1983, as described as follows:

*Being a portion of Section 23 of Township 9 North, Range 13 West, M. D. B. & M., the lands of Norman L. Richardson as described in the deed recorded in Book 1890 of Official Records at page 785, Sonoma County Records, more precisely described as follows:

Beginning at the quarter corner common to Sections 23 and 24 of said Township, monumented with a 2" iron pipe and brass cap stamped 1983 and L.S. 3890; thence South 86 degrees 14 minutes 51 seconds West, 1346.43 feet along the center quarter section line to a 1/2" iron pipe tagged L. S. 3890; thence North 1 degree 01 minutes 51 seconds East, 1344.09 feet along a standard 1/16 section line to a 1/2" iron pipe tagged L. S. 3890; thence South 86 degrees 38 minutes 27 seconds West, 1646.73 feet along another standard 1/16 section line to the physical centerline of King Ridge Road; thence along the said centerline of the following courses: South 44 degrees 25 minutes 26 seconds West, 48.02 feet; thence South 48 degrees 37 minutes 59 seconds West, 305.62 feet; thence South 44 degrees 27 minutes 43 seconds West, 83.01 feet; thence along a tangent curve to the right with a radius of 350.00 feet through a central angle of 30 degrees 27 minutes 33 seconds for a length of 186.06 feet; thence South 74 degrees 55 minutes 17 seconds West, 117.18 feet; thence South 67 degrees 04 minutes 08 seconds West, 363.20 feet; thence leaving King Ridge Road and along the centerline of Marshall Ranch Road, an existing road, the following courses: South 43 degrees 18 minutes 20 seconds East, 58.08 feet; thence South 56 degrees 28 minutes 44 seconds East, 273.85 feet; thence on a tangent curve to the right with a radius of 220.00 feet through a central angle of 24 degrees 25 minutes 22 seconds East, 79.68 feet; thence South 52 degrees 44 minutes 01 seconds East, 494.83 feet; thence South 43 degrees 36 minutes 34 seconds East, 187.00 feet; thence South 60 degrees 16 minutes 54 seconds East, 159.64 feet; thence South 76 degrees 24 minutes 44 seconds East, 201.84 feet; thence North 74 degrees 59 minutes 03 seconds East, 146.85 feet to the beginning of a curve from which a 1/2" iron pipe tagged L. S. 3890 bears North 74 degrees 59 minutes 03 seconds East, 59.82 feet; thence along the tangent curve to the right, with a radius of 175.00 feet through a central angle of 37 degrees 44 minutes 38 seconds for a length of 115.28 feet; thence South 67 degrees 16 minutes 19 seconds East, 74.85 feet to the beginning of a curve from which a set 1/2" iron pipe tagged L. S. 3890 bears South 67 degrees 16 minutes 19 seconds East, 88.99 feet; thence along the tangent curve to the right with a radius of 150.00 feet through a central angle of 61 degrees 21 minutes 26 seconds for a length of 160.63 feet; thence South 5 degrees 54 minutes 53 seconds East, 129.48 feet; thence South 23 degrees 44 minutes 01 seconds East, 143.95 feet; thence South 7 degrees 36 minutes 15 seconds East, 182.46 feet to the beginning of a curve from which a 1/2" iron pipe tagged L. S. 3890 bears South 7 degrees 36 minutes 15 seconds East, 48.56 feet; thence along a tangent curve to the left with a radius of 150.00 feet through a central angle of 35 degrees 52 minutes 50 seconds for a length of 93.94 feet; thence South 43 degrees 29 minutes 05 seconds East, 108.37 feet; thence South 54 degrees 19 minutes 00 seconds East, 208.40 feet; thence South 42 degrees 02 minutes 07 seconds East, 214.31

COUNTY OF SONOMA

SANTA ROSA, CALIFORNIA

CERTIFICATE OF DEATH

3-2000-49-000797

STATE FILE NUMBER		STATE OF CALIFORNIA USE BLOCK FOR CHILDREN EXAMINED, WITNESSES OR ALTERATIONS NO. 11 (JULY 1999)		LOCAL REGISTRATION NUMBER	
1. NAME OF DECEDENT—FIRST (GIVEN) NORMAN		2. SURNAME L.		3. LAST NAME RICHARDSON	
4. DATE OF BIRTH M/M/DD/CCYY 11/25/1917		5. AGE IN YEARS 82		7. DATE OF DEATH M/M/DD/CCYY 03/09/2000	
6. STATE OF BIRTH CA		10. SOCIAL SECURITY NO. 552-38-3262		12. MARRIAGE STATUS Married	
14. RACE White		15. HISPANIC—SPECIFY <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		16. EDUCATION—YEARS COMPLETED 16	
17. OCCUPATION Sheep Rancher		18. KIND OF BUSINESS Livestock		19. YEARS IN OCCUPATION 60	
20. RESIDENCE—STREET AND NUMBER OR LOCATION 33515 Tin Barn Road					
21. CITY Cazadero		22. COUNTY Sonoma		23. ZIP CODE 95421	
24. NAME, RELATIONSHIP Margaret Richardson - Wife		27. MAILING ADDRESS—STREET AND NUMBER OR RURAL ROUTE NUMBER CITY OR TOWN, STATE, ZIP 33515 Tin Barn Road, Cazadero, CA 95421			
25. NAME OF SURVIVING SPOUSE—FIRST Margaret		26. MIDDLE Edna		28. LAST (MARRIAGE NAME) Rose	
29. NAME OF FATHER—FIRST Andrew		30. MIDDLE Lancaster		31. LAST Richardson	
32. NAME OF MOTHER—FIRST Eleanor		33. MIDDLE Amelia		34. LAST (MARRIAGE) Cannon	
35. DATE M/M/DD/CCYY 03/13/2000		36. PLACE OF FINAL DISPOSITION Cooper Cemetery, Cazadero, California			
37. TYPE OF DISPOSITION BU		38. SIGNATURE OF EXAMINER Not Embalmed		39. LICENSE NO.	
40. NAME OF FUNERAL DIRECTOR Daniels Chapel of the Roses		41. LICENSE NO. FD-209		42. SIGNATURE OF FUNERAL DIRECTOR Margaret Sperry	
43. DATE M/M/DD/CCYY 03/10/2000		44. NAME OF FUNERAL HOME			
101. PLACE OF DEATH Own Residence		102. MARRIAGE CERTIFICATE NO. <input type="checkbox"/> IF <input type="checkbox"/> EM/CP <input type="checkbox"/> DCA <input type="checkbox"/> CONV <input type="checkbox"/> MARR <input type="checkbox"/> REB <input type="checkbox"/> CASE <input type="checkbox"/> OTHER		103. COUNTY Sonoma	
104. STREET ADDRESS—STREET AND NUMBER OR LOCATION 33515 Tin Barn Road		105. CITY Cazadero			
106. DEATH WAS CAUSED BY (ENTER ONLY ONE CAUSE PER LINE FOR A, B, C, AND D) IMMEDIATE CAUSE (A) Respiratory Failure DUE TO (B) Pneumonia DUE TO (C) Chronic Obstructive Pulmonary Disease DUE TO (D)		107. THE MEDICAL SPECIALIST'S REPORT 108. DEATH REPORTED TO CORoner <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO 109. MEDICAL NUMBER 00-0461 110. SIG. BY PERFORMER <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO 111. USPT. IN DETERMINING CAUSE <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		112. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RELATED TO CAUSE GIVEN IN 107 Coronary Artery Disease 113. WAS OPERATION PERFORMED FOR ANY CONDITION IN 112? IF YES, LIST TYPE OF OPERATION AND DATE No	
114. I CERTIFY THAT IN THE PRESENCE OF MY SPOUSE 115. SIGNATURE AND TITLE OF CERTIFIER Erin Metelan, MD		116. LICENSE NO. G66269		117. DATE M/M/DD/CCYY 03/09/2000	
118. TYPE ATTENDING PHYSICIAN'S NAME, MAILING ADDRESS, ZIP Erin Metelan, MD 500 Doyle Park Dr. #304 Santa Rosa, CA 95405		119. I CERTIFY THAT IN MY OPINION DEATH OCCURRED AT THE HOUR, DATE AND PLACE STATED FROM THE CAUSE STATED 120. NUMBER OF DEATH <input type="checkbox"/> NATURAL <input type="checkbox"/> SUICIDE <input type="checkbox"/> HOMICIDE <input type="checkbox"/> ACCIDENT <input type="checkbox"/> CHANGING MENTAL STATUS <input type="checkbox"/> UNIDENTIFIED			
121. LOCATION (STREET AND NUMBER OR LOCATION AND CITY, ZIP) 33515 Tin Barn Road, Cazadero, CA 95421		122. SIGNATURE OF CORONER OR DEPUTY CORONER Bernice Peters			
123. DATE M/M/DD/CCYY 03/09/2000		124. TYPE NAME, TITLE OF CORONER OR DEPUTY CORONER Bernice Peters, Registrar			
STATE REGISTRAR		112496		PAR AUTH. # 4249	

CERTIFIED COPY OF VITAL RECORDS

DATE ISSUED APR 27 2001

STATE OF CALIFORNIA
COUNTY OF SONOMA

This is a true and exact reproduction of the document officially registered and placed on file in the office of the Sonoma County Registrar.

BERNICE PETERS, Registrar
SONOMA COUNTY, CALIFORNIA

This copy not valid unless prepared on engraved border displaying seal and signature of Registrar.








feet; thence South 26 degrees 30 minutes 14 seconds East, 186.18 feet to the intersection with a standard 1/16 section line; thence leaving the said Marshall Ranch Road and along the standard 1/16 section line North 86 degrees 01 minutes 21 seconds East, 1620.09 feet to a 1/2" iron pipe tagged L. S. 3890 set at the South 1/16 corner common to said Sections 23 and 24; thence along the line common to said Sections 23 and 24 North 00 degrees 52 minutes 56 seconds East, 1350.26 feet to the point of beginning.



Together with an easement for road and utilities purposes 40 feet in width from the centerline of which is the same as that described as in above parcel as Marshall Ranch Road.

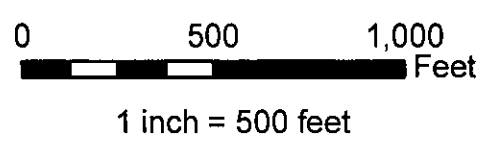
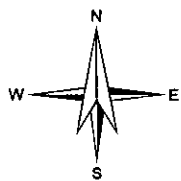
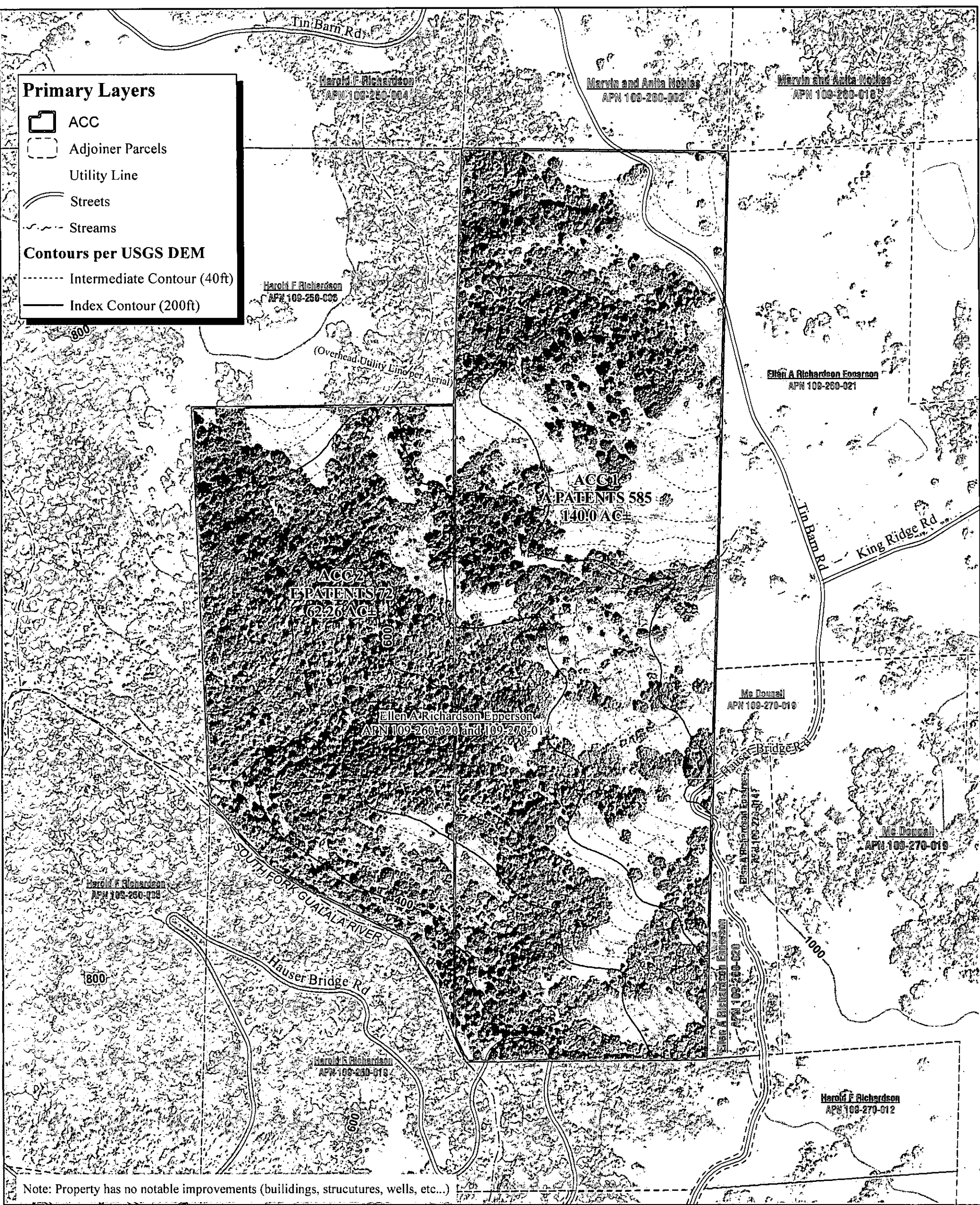
And reserving an easement for road and utilities purposes 40 feet in width from the centerline of which is the same as that described as in above parcel as Marshall Ranch Road.

Primary Layers

-  ACC
-  Adjoiner Parcels
-  Utility Line
-  Streets
-  Streams

Contours per USGS DEM

-  Intermediate Contour (40ft)
-  Index Contour (200ft)



LANDS OF ELLEN A. RICHARDSON EPPERSON ACCs

MAPPING NOTE: THIS MAP WAS CREATED BY RAY CARLSON & ASSOCIATES, INC. STREET AND ASSESSOR PARCEL DATA PROVIDED BY COUNTY OF SONOMA, SUBJECT TO STANDARD CONDITIONS. PARCEL LINES ADJUSTED IN SOME AREAS TO FIT KNOWN SURVEY DATA.

ANY BOUNDARY SHOWN IS STRICTLY FOR REFERENCE PURPOSES ONLY. BOUNDARY LINES SHOWN HAVE NOT BEEN VERIFIED AND/OR SURVEYED. NO LIABILITY IS ASSUMED OR IMPLIED FOR THE LOCATION OF BOUNDARY LINES OR THE ACCURACY OF ACREAGE FIGURES HEREON. USE OF THIS PRODUCT IS COVERED BY COPYRIGHT LAWS.

RAY CARLSON & ASSOCIATES, INC. IS TO BE HELD HARMLESS FOR ANY AND ALL DISCREPANCIES OF DISTANCE AND GRAPHIC DISTORTION RELATING TO THE USE AND DEPENDENCE UPON THIS REPRESENTATION.

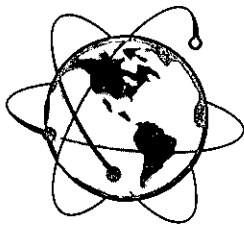
ORTHOPHOTOGRAPHY PER SONOMA VEG MAP, 2011. USGS 7.5-MINUTE QUADRANGLE ELEVATION DATA PROVIDED BY IMAGE PEAK SYSTEMS, INC. (1977 Plantation Quad, 40ft Contours)

THIS MAP IS AN ENLARGEMENT OF SMALLER-SCALE DATASETS.



RAY CARLSON
AND ASSOCIATES, INC.
Mapping a Better World™

411 Russell Ave., Santa Rosa, CA 95403 | (707) 528-7649 FAX (707) 571-5541 | www.rcmaps.com



RAY CARLSON
AND ASSOCIATES, INC.
Mapping a Better World

ACC

INDIVIDUAL CHAINS OF TITLE

ELLEN A. RICHARDSON EPPERSON

APN'S 109-260-020 & 109-270-014

JOB NO. 2013-076

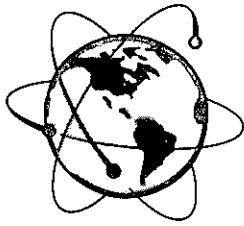
ACC1	ACC2
1	2
3	4
4	5
5	6
6	7
8	8
9	9
10	10
11	13
12	14
13	
14	

NOTE

THE RED NUMBERS INDICATE CREATION DOCUMENTS

NOTE

THE GREEN NUMBERS INDICATE EXCEPTION DOCUMENTS



RAY CARLSON
AND ASSOCIATES, INC.

Mapping a Better World

CHAIN OF TITLE

LANDS OF ELLEN A. RICHARDSON EPPERSON

JOB NO. 2013-076

APN'S 109-260-020 & 109-270-014
SONOMA COUNTY, CALIFORNIA

1. PATENT : A-585 , S.C.R. Creation Document
DATED : April 4, 1871 ACC 1
RECORDED : January 8, 1872
GRANTOR : USA
GRANTEE : Henry Dausmar
AFFECTS : A.P. #109-260-020 portion & 109-270-014

2. PATENT : E-72 , S. C.R. Creation Document
DATED : March 5, 1882 ACC 2
RECORDED : May 13, 1882
GRANTOR : USA
GRANTEE : Sylvester R. Hauser
AFFECTS : A.P. # 109-260-019 and portion of 20

3. DEED : 70 of Deeds, Page 505 , S.C.R.
RECORDED : May 5, 1880
GRANTOR : Henry Dousman
GRANTEE : Sylvester R. Hauser
AFFECTS : A.P. # 109-260-20 portion & 109-270-014 with other property

4. DEED OF TRUST
: 93 of Deeds, Page 388 , S.C.R.
RECORDED : October 6, 1884
TRUSTOR : S. R. Houser
BENEFICIARY A.B. Ware
TRUSTEE : Darwin C. Allen and L. Keser Jr.
AFFECTS : A.P. # 109-260-019 & 020 portion & 109-270-014 with other
property

5. DEED : 98 of Deeds, Page 343 , S.C.R.
RECORDED : November 13, 1885
GRANTOR : Darwin C. Allen and L. Keser Jr.
GRANTEE : J. D. Cooper
AFFECTS : A.P. # 109-260-019 & 020 portion & 109-270-014 with other
property

6. TRUSTEES
DEED : 98 of Deeds, Page 345 , S.C.R.
RECORDED : November 13, 1885
GRANTOR : A.B. Ware Trustee
GRANTEE : Darwin C. Allen and L. Keser Jr.
AFFECTS : A.P. # 109-260-019 & 020 portion & 109-270-014 with other
property
Deed of Trust: Book 93 of Deeds, Page 388

7. DEED : 115 of Deeds, Page 443 , S.C.R.
RECORDED : August 18, 1888
GRANTOR : Allison B. Ware
GRANTEE : John D. Cooper
AFFECTS : SW ¼ of the NE ¼ A.P. # 109-260-020 portion

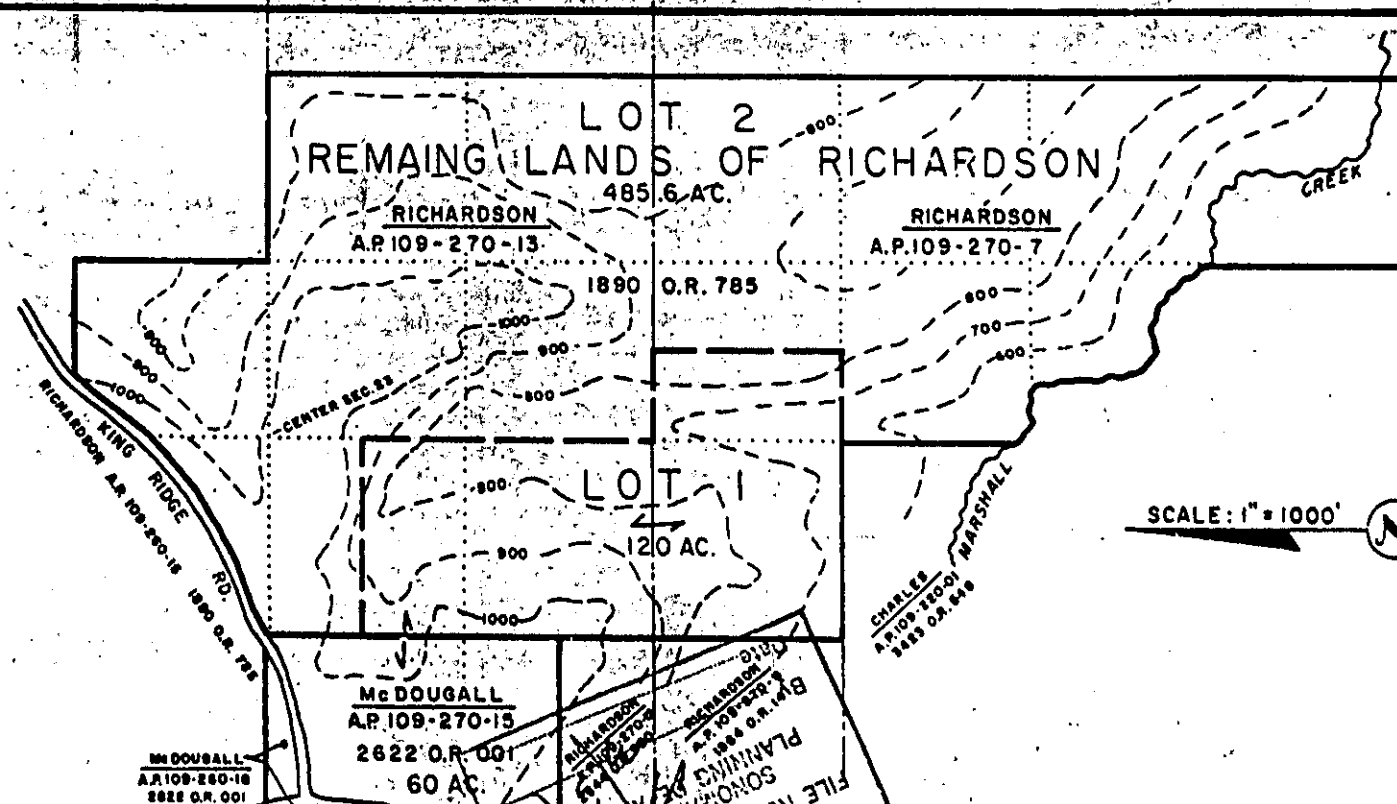
8. DEED : 325-119 , S.C.R.
RECORDED : August 28, 1914
GRANTOR : John D. Cooper and Louisiana Cooper, his wife
GRANTEE : Andrew L. Richardson
AFFECTS : A.P. # 109-260-019 & 020 & 109-270-014 with other property
9. DECREE OF FINAL DISTRIBUTION IN THE MATTER OF THE ESTATE OF
ANDREW L. RICHARDSON, Deceased, Sonoma County Superior Court Case
No. 26960 : 1890-785 S.C.R
RECORDED : May 21, 1962
DECEASED : Andrew L. Richardson
GRANTEE : Norman L. Richardson
AFFECTS : A.P. # 109-260-019 & 020 & 109-270-014 with other property
10. DEED : 2544-980 , S.C.R. Exception document
RECORDED : June 28, 1971
GRANTOR : Norman L. Richardson, as Trustee under the Will of Andrew L.
Richardson, deceased, and the Decree of Distribution of his Estate
GRANTEE : James J. Fallon, Jr. a married man, an undivided ¼ interest, Leon
McDougall, a married man, an undivided ¼ interest and Craig S.
Paul, an undivided ¼ interest
AFFECTS : A.P. # 109-260-019 & 109-270-012
11. DEED : 1981-039336 , S.C.R. Exception Document
RECORDED : July 14, 1981
GRANTOR : Ellen A. Richardson Epperson
GRANTEE : Leon A. McDougall and Richard A. McDougal, as tenants in
common
AFFECTS : A.P. # 109-270-19

12. DEED : 1981-039339 , S.C.R. Exception Document
RECORDED : July 14, 1981
GRANTOR : Norman L. Richardson, a married Man, as his separate property
GRANTEE : Leon A. McDougall and Eldene E. McDougall, his wife as Joint
Tenants, an undivided ½ interest and Richard A. McDougall, a
Single man, an undivided ½ interest
AFFECTS : A.P. # 109-270-019 portion
13. DEED : 1999-015486 , S .C.R.
RECORDED : February 4, 1999
GRANTOR : Norman L. Richardson and Margaret E. Richardson, husband and
wife
GRANTEE : Norman L. Richardson and Margaret E. Richardson, as the co-
trustees of the Norman L. Richardson and Margaret E. Richardson
1998 Revocable Trust
AFFECTS : A.P. #109-260-020, 21 109-270-014 with other property
14. AFFIDAVIT-DEATH OF TRUSTEE
: 2001-79705 , S.C.R.
RECORDED : June 18, 2001
DECEASED : Norman L. Richardson
GRANTEE : Ellen A. Richardson, successor trustee under Trust Agreement
dated 1998
AFFECTS : A.P. # 109-260-020 & 021,109-270-014, with other property

ORMAN L.
RD.
95421

LEON A.
RD.
95405
2-1406

TO BE
WITH
10-15
10-16

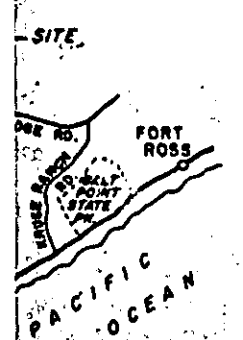


APPROVED
12/18/81
LOT SPLIT MAP

PROPOSED LOT LINE ADJUSTMENT
A.P. 109-270-7 and A.P. 109-270-15

SONOMA COUNTY CALIFORNIA

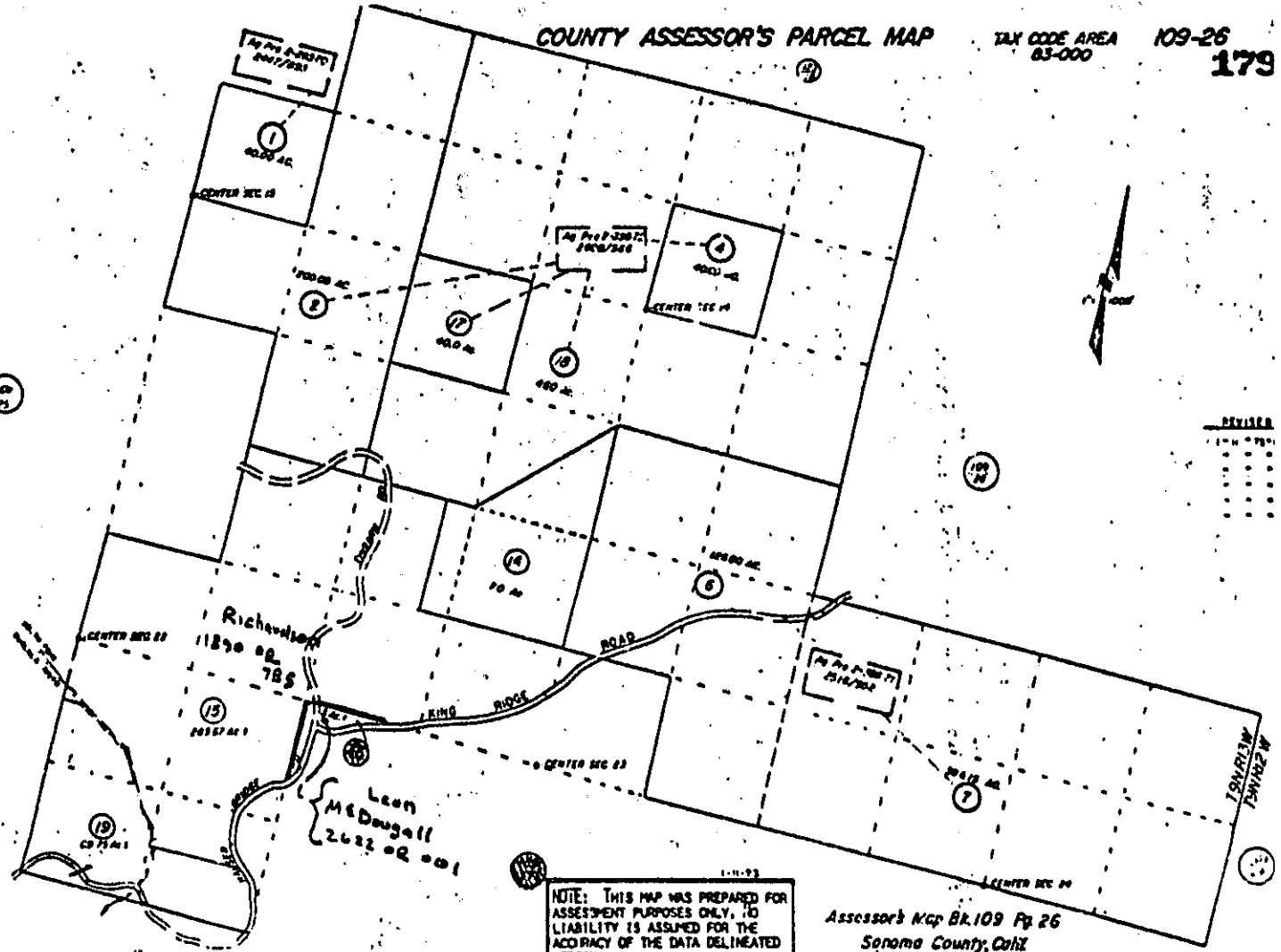
PREPARED BY:
RAY CARLSON & ASSOCIATE
1401 FOURTH STREET
SANTA ROSA, CA. 95404
PHONE: 707-528-7649



COUNTY ASSESSOR'S PARCEL MAP

TAX CODE AREA 109-26
83-000

179



NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA DELINEATED HEREON.

Assessor's Map BR.109 Pg. 26
Sonoma County, Calif.

COUNTY ASSESSOR'S PARCEL MAP

TAX CODE AREA 109-27
83-000

179

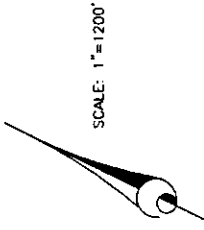
EST. A. COMALLI
1808 Sonoma County

179

COUNTY ASSESSOR'S PARCEL MAP

TAX RATE AREA
83-000

109-26



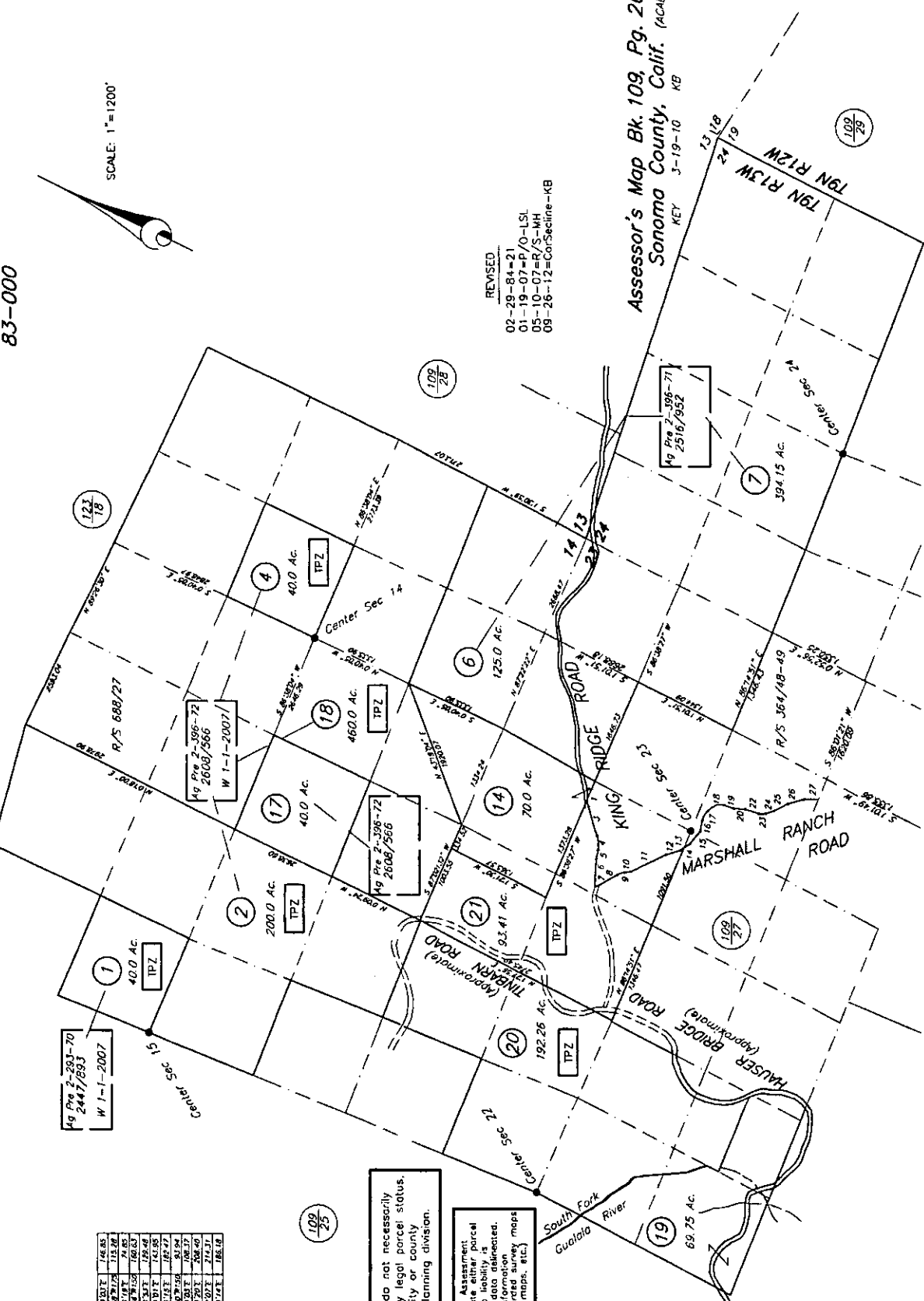
1	144,233.78	46.00	15	172,453.03	148.80
2	144,233.78	35.42	16	172,453.03	113.30
3	144,233.78	81.01	17	172,453.03	74.85
4	144,233.78	106.07	18	172,453.03	160.63
5	144,233.78	117.18	19	172,453.03	129.48
6	144,233.78	363.20	20	172,453.03	145.95
7	144,233.78	363.20	21	172,453.03	129.48
8	144,233.78	363.20	22	172,453.03	108.17
9	144,233.78	363.20	23	172,453.03	208.40
10	144,233.78	363.20	24	172,453.03	214.31
11	144,233.78	363.20	25	172,453.03	188.18
12	144,233.78	363.20	26	172,453.03	26.00
13	144,233.78	363.20	27	172,453.03	201.84
14	144,233.78	363.20	28	172,453.03	201.84

NOTE: Assessor's parcels do not necessarily constitute legal lots. To verify legal parcel status, check with the appropriate city or county community development or planning division.

NOTE: This map was prepared for assessment purposes only and is not intended to be used for legal or a valid building site. No liability is assumed for the accuracy of the data abstracted. The acreages are based on the information supplied to the Assessor (i.e. recorded survey maps, recorded deeds, prior assessment maps, etc.).

REVISED
02-28-84-21
01-19-07-P/O-LSL
05-10-07-R/S-MH
09-26-12-Cor-SecLine-KB

Assessor's Map Bk. 109, Pg. 26
Sonoma County, Calif. (ACAD)
KEY 3-19-10 KB



109/26

109/29

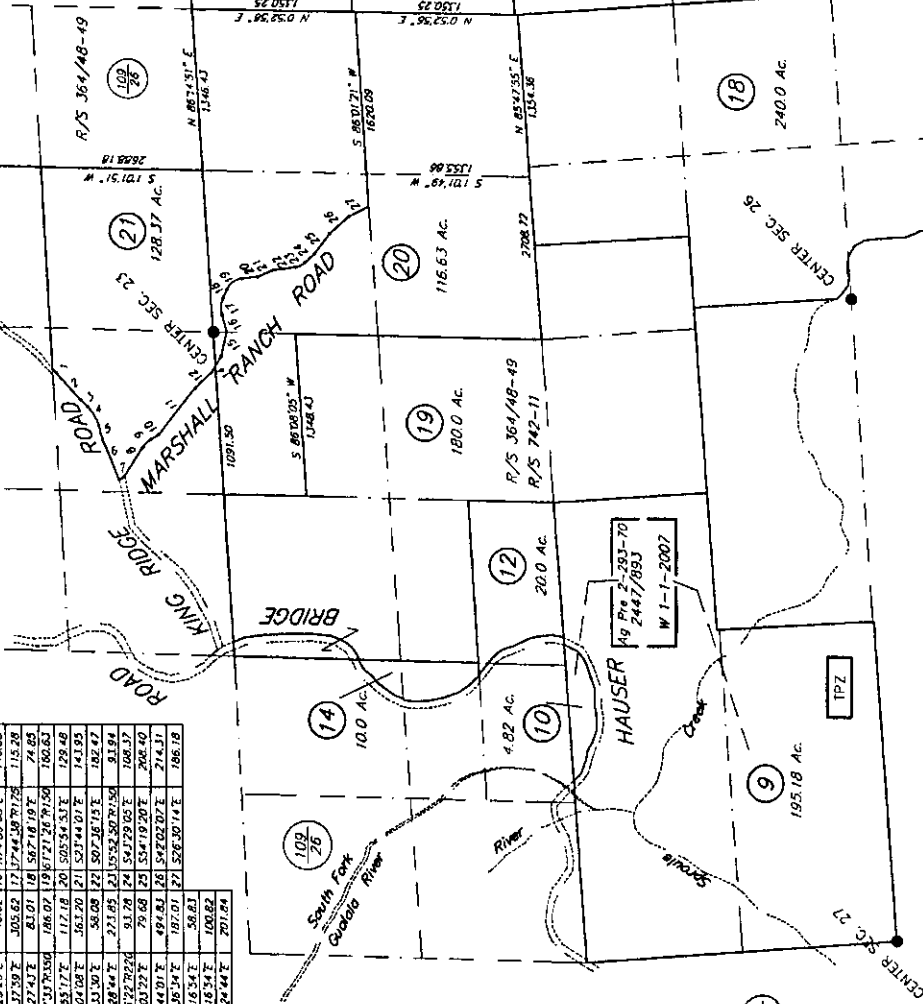
COUNTY ASSESSOR'S PARCEL MAP

109-27

TAX RATE AREA
83-000

T9N R12W
T9N R13W

1	144225.76 E	48.02	161	144239.03 E	146.85
2	144822.30 E	305.62	171	144418.79 W	115.28
3	144225.76 E	81.01	181	144225.76 E	74.65
4	144225.76 E	186.02	191	144225.76 E	186.02
5	144225.76 E	117.18	201	144225.76 E	129.48
6	144225.76 E	361.20	211	144225.76 E	141.95
7	144225.76 E	58.08	221	144225.76 E	182.17
8	144225.76 E	271.45	231	144225.76 E	91.84
9	144225.76 E	91.78	241	144225.76 E	108.17
10	144225.76 E	79.68	251	144225.76 E	208.10
11	144225.76 E	494.81	261	144225.76 E	214.11
12	144225.76 E	187.01	271	144225.76 E	186.18
13	144225.76 E	58.81			
14	144225.76 E	100.82			
15	144225.76 E	201.84			



NOTE: This map was prepared for Assessment purposes only and does not indicate either parcel boundaries or the accuracy of the data indicated. The acreages are based on the information supplied to the Assessor (i.e. recorded survey maps, recorded deeds, prior assessment maps, etc.).

NOTE: Assessor's parcels do not necessarily constitute legal lots. To verify legal parcel status, check with the appropriate city or county community development or planning division.

REVISED
02-29-84=21
01-19-07=P/O-LSL
02-09-11=R/S-KB

Assessor's Map Bk 109, Pg. 27
Sonoma County, Calif. (ACAD)

KEY 3-19-10 KB

SCALE: 1" = 1000'



COUNTY OF SONOMA
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 FAX (707) 565-1103

January 8, 2014

Ellen A. Richardson Epperson
33515 Tin Barn Road
Cazadero, CA 95421

Re: File # PLP13-0052; 33550 Hauser Bridge Road, Cazadero

Dear Ms. Epperson:

The Permit and Resource Management Department has completed its review for two (2) administrative certificates of compliance for the property located at the above address. The parcels have been found to have been created through conveyance (grant deed or Government Patent) in which fewer than five parcels were created prior to March 1, 1967. Therefore, it is this Department's determination that two (2) of the certificates of compliance can be issued. This administrative decision of the certificates will be reviewed by the Board of Supervisors in the Board's chambers on January 14, 2014, during the afternoon session beginning at 2:00 p.m. If after the 10 day appeal period which commences on the date of this letter and ends at 5:00 p.m. on January 17, 2014 no appeal is filed, then the certificates will be issued and ready for recordation by you.

If you need more information, please contact the undersigned at (707) 565-2404 or by e-mail at scott.hunsperger@sonoma-county.org. Our office appreciates your cooperation in this matter.

Sincerely,

Scott Hunsperger
Project Planner

cc: File # PLP13-0052
Ray Carlson and Associates



2014004419

OFFICIAL RECORDS OF SONOMA COUNTY

RAY CARLSON & ASSOCIATES WILLIAM F ROUSSEAU
01/21/2014 12:55:CTFCM
RECORDING FEE: \$16.00
PAID

2

DRS



WHEN RECORDED MAIL TO:
Sonoma County Permit and Resource
Management Department - Project Review
2550 Ventura Avenue
Santa Rosa, CA 95403

Space above this line for Recorder's use

PLP13-0052 (ACC13-0018) CERTIFICATE OF COMPLIANCE

The County of Sonoma, based on information available at this time, has determined that the real property described below is in compliance with Subdivision Map Act (Section 410 et. seq. of the California Government Code) and provisions of the Sonoma County Subdivision Ordinance or prior law regulating divisions of land.

Owner(s) of Record: Ellen A. Richardson Epperson Trustee Mailing Address: 33515 Tin Barn Road
Cazadero, CA 95421

Ownership Document No.: 2001-079705 Assessors Parcel No: Portion of 109-260-020

Site Address: 33550 Hauser Bridge Road, Cazadero

Findings of Fact: This parcel is a separate legal parcel created through conveyance (grant deed or Government Patent) in which fewer than five parcels were created prior to March 1, 1967.

Historic Document: Book E of Patents, Page 72; Recorded on May 13, 1882, S.C.R.

Reference Documents: Book 2544 of Official Records, Page 980; Recorded on June 28, 1971, S.C.R.

Legal Description: Attached as Exhibit "A"

The issuance of this Certificate of Compliance will allow the parcel to be sold, leased, or financed separately without violating the Subdivision Map Act, but in no way guarantees that the parcel is developable. Zoning or building permits to develop the property may be denied on a variety of grounds. This Certificate of Compliance shall in no way effect the requirements of any deed restriction or county, state, federal or local agency rules regulating the development or use of the real property which is subject to this Certificate.

The recordation of this Certificate by the owner of the property evidences the owner's intention to extinguish any underlying lot or parcel lines, or portions thereof, which were previously established by deed or subdivision map. The recordation of this certificate shall constitute a recorded "Notice of Merger" pursuant to Section 66499.20-3/4 of the Subdivision Map Act.

Melinda B. Groch Jan. 10, 2014
Sonoma County Permit and Resource Management Department Date

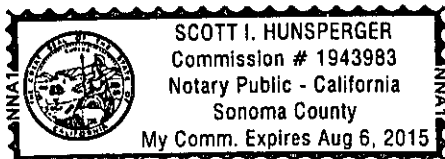
STATE OF CALIFORNIA,
COUNTY OF SONOMA

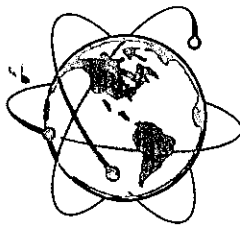
On JANUARY 10, 2014 before me, SCOTT I. HUNSPERGER, Notary Public,

personally appeared, MELINDA B. GROCH 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.

Scott I. Hunsperger
Notary's Signature
WITNESS my hand and official seal.





RAY CARLSON AND ASSOCIATES, INC.

Mapping a Better World

EXHIBIT "A" LEGAL DESCRIPTION

ACC PARCEL 2

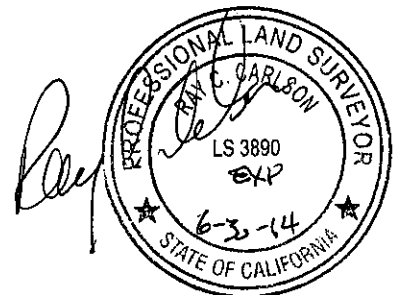
All that real property situate in the Unincorporated Area, County of Sonoma, State of California, described as follows:

The Southwest quarter of the Northeast quarter, the Northwest quarter of the of the Southeast quarter and the Southwest quarter of the Southeast quarter of Section 22, Township 9 North, Range 13 West. MDM.

Excepting therefrom that portion lying Southwesterly of the South Fork of the Gualala River, as described in the deed executed by Norman L. Richardson, as Trustee under the Will of Andrew L. Richardson, deceased, and the Decree of Distribution of his Estate to James J. Fallon, Jr., a married man, an undivided $\frac{1}{4}$ interest; Leon McDougall, a married man, an undivided $\frac{1}{4}$ interest and Craig S. Paul, a single man, an undivided $\frac{1}{4}$ interest recorded June 28, 1971 in Book 2544 of Official Records, Page 980.

Also Excepting the South $\frac{1}{2}$ of the Southeast quarter of the Southeast quarter of Section 22, as shown within that certain "Affidavit-Death of Trustee" of Norman L. Richardson, deceased, recorded June 18, 2001 as Document No. 2001-079705, Sonoma County Records.

JOB NO. 2013-076
ELLEN A. RICHARDSON EPPERSON
A.P.N. 109-260-020 (portion)
OCTOBER 2013





2014004420

OFFICIAL RECORDS OF SONOMA COUNTY

RAY CARLSON & ASSOCIATES WILLIAM F ROUSSEAU
01/21/2014 12:55:CTFCM
RECORDING FEE: \$16.00
PAID

2

DRS



WHEN RECORDED MAIL TO:
Sonoma County Permit and Resource
Management Department - Project Review
2550 Ventura Avenue
Santa Rosa, CA 95403

Space above this line for Recorder's use

PLP13-0052 (ACC13-0017) CERTIFICATE OF COMPLIANCE

The County of Sonoma, based on information available at this time, has determined that the real property described below is in compliance with Subdivision Map Act (Section 410 et. seq. of the California Government Code) and provisions of the Sonoma County Subdivision Ordinance or prior law regulating divisions of land.

Owner(s) of Record: Ellen A. Richardson Epperson Trustee Mailing Address: 33515 Tin Barn Road
Cazadero, CA 95421

Ownership Document No.: 2001-079705 Assessors Parcel No: Portion of 109-260-020 and
109-270-014

Site Address: 33550 Hauser Bridge Road, Cazadero

Findings of Fact: This parcel is a separate legal parcel created through conveyance (grant deed or
Government Patent) in which fewer than five parcels were created prior to March 1, 1967.

Historic Document: Book A of Official Patents, Page 585; Recorded on January 8, 1871, S.C.R.

Reference Document(s): 1) Book 2544 of Official Records, Page 980; Recorded on June 28, 1971, S.C.R.
2) Doc. No 1981-039336 of Official Records; Recorded on July 14, 1981, S.C.R.

Legal Description: Attached as Exhibit "A"

The issuance of this Certificate of Compliance will allow the parcel to be sold, leased, or financed separately without violating the Subdivision Map Act, but in no way guarantees that the parcel is developable. Zoning or building permits to develop the property may be denied on a variety of grounds. This Certificate of Compliance shall in no way effect the requirements of any deed restriction or county, state, federal or local agency rules regulating the development or use of the real property which is subject to this Certificate.

The recordation of this Certificate by the owner of the property evidences the owner's intention to extinguish any underlying lot or parcel lines, or portions thereof, which were previously established by deed or subdivision map. The recordation of this certificate shall constitute a recorded "Notice of Merger" pursuant to Section 66499.20-3/4 of the Subdivision Map Act.

Melinda B. Groesch
Sonoma County Permit and Resource Management Department

Jan. 10, 2014
Date

STATE OF CALIFORNIA,
COUNTY OF SONOMA

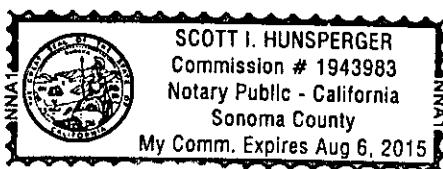
On JANUARY 10, 2014 before me, SCOTT I. HUNSPERGER, Notary Public,

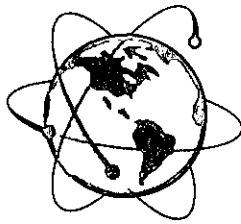
personally appeared, MELINDA B. GROESCH who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) 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.

Scott I. Hunsperger
Notary's Signature

WITNESS my hand and official seal.





RAY CARLSON
AND ASSOCIATES, INC.

Mapping a Better World

EXHIBIT "A"
LEGAL DESCRIPTION

ACC PARCEL 1

All that real property situate in the Unincorporated Area, County of Sonoma, State of California, described as follows:

The East ½ of the East ½ of Section 22, Township 9 North, Range 13 West. MDM.

Excepting therefrom that portion lying Southwesterly of the South Fork of the Gualala River, as described in the deed executed by Norman L. Richardson, as Trustee under the Will of Andrew L. Richardson, deceased, and the Decree of Distribution of his Estate to James J. Fallon, Jr., a married man, an undivided ¼ interest; Leon McDougall, a married man, an undivided ¼ interest and Craig S. Paul, a single man, an undivided ¼ interest recorded June 28, 1971 in Book 2544 of Official Records, Page 980.

Also Excepting the South ½ of the Southeast quarter of the Southeast quarter of Section 22, as shown within that certain "Affidavit-Death of Trustee" of Norman L. Richardson, deceased, recorded June 18, 2001 as Document No. 2001-079705, Sonoma County Records.

JOB NO. 2013-076
ELLEN A. RICHARDSON EPPERSON
A.P.N. 109-260-020 (portion) & 109-270-014
OCTOBER 2013

