



Type



Plans

LLA12-0024

Permit Number

4525

Street Number

SLUSSER RD

Street Name

SRO

Community Code

066-280-030

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: LLA12-0024**

**Project Address:** 4525 SLUSSER RD SRO

**Cross Street:**

**APN:** 066-280-030

**Description:** LOT LINE ADJSUTMENT BETWEEN TWO PARCELS

**Printed:** Wednesday, May 23, 2012  
**Initialized by:** SHUNSPER  
**Activity Type:** B-LLA 1101  
**PCAS #:**

**Owner:** TOLAWIND HOLDINGS LLC  
 6527 SEWARD PARK AVE S  
 SEATTLE WA  
 98118  
 206 399 0209

**Applicant:** TOLAWIND HOLDINGS LLC  
 6527 SEWARD PARK AVE S  
 SEATTLE WA  
 98118  
 206 399 0209

**Fees:**

Item#	Description	Account Code	Tot Fee	Prev. Pmts	Cur. Pmts
336	EH REV LLA/ZPE-ALL OTHER	025015-3355	514.00	.00	.00
605	LLA PROCESSING FEE	025015-3327	215.00	.00	.00
1052	ENV REV CEQA EXEMPT DET	025015-3811	33.00	.00	.00
1061	LLA ADMIN (NO HEARING)	025015-3816	1,369.00	.00	.00
			<b>\$2,131.00</b>	<b>\$0.00</b>	

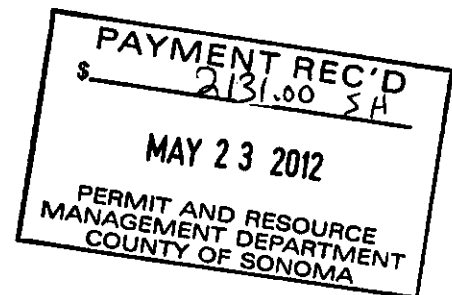
**Total Fees:** \$2,131.00

**Total Paid:** \$0.00

**Balance Due:** \$2,131.00

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#: LLA12-0024

### Type of Application:

- |   |   |   |                                      |
|---|---|---|--------------------------------------|
| <input 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    | <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 checked="" 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):

Name: ED GOMEZ  
Mailing Address: 6527 Seward Park Avenue S.  
City/Town: Seattle, WA State: WA Zip: 98118  
Phone: 206-399-0209 Fax: \_\_\_\_\_  
email: EGOMEZ@ATT.NET  
Signature: [Signature] Date: 5/22/2012

### Owner, if other than Applicant:

Name: TALAWIND HOLDINGS, LLC c/o ED GOMEZ  
Mailing Address: SAME AS APPLICANT  
City/Town: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
email: \_\_\_\_\_  
Signature: [Signature] Date: 5/22/2012

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

#### Adobe Associates, Inc.

Name: Adobe Associates, Inc.  
Mailing Address: 1220 N. Dutton Avenue  
City/Town: Santa Rosa State: Ca Zip: 95401  
Title: c/o Aaron R. Smith, PLS  
Phone: (707) 541-2300 Fax: 541-2301  
email: asmith@adobeinc.com

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

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

### Project Information:

Address(es): 4525 S 4677 SWISSOR ROAD  
Assessor's Parcel Number(s): 066-280-030 & 031

City/Town: Windsor  
Acreage: 4.1 AC

Project Description: Minor Lot Line Adjustment of about 2 acres from AP 066-280-031 to be combined with AP 066-280-030

Site Served by Public Water?  Yes  No Site Served by Public Sewer?  Yes  No Number of new lots proposed: 0

DO NOT WRITE BELOW THIS LINE - To Be Completed by PRMD Staff

Planning Area: 3 Supervisorial District: 4 Current Zoning: DA B6-60, Z, F2 General Plan Land Use: DA 60  
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: N/A

Previous Files: \_\_\_\_\_  
Application accepted by: SCOTT HUNSPERGER Date: 5/23/12

## Sonoma County Permit and Resource Management Department

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

# Lot Line Adjustment Supplemental Application Information

PJR-016

File#: LLA 12-0024

## Owner of Parcel A:

Name: ED Gomez Signature: [Signature] Day Phone: 206-399-0209  
Mailing Address: 6527 Seward Park, Avenue S City: Seattle State: WA Zip: 98118

## Owner of Parcel B:

Name: Same as A Signature: [Signature] Day Phone: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

## Owner of Parcel C:

Name: \_\_\_\_\_ Signature: \_\_\_\_\_ Day Phone: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

## Owner of Parcel D:

Name: \_\_\_\_\_ Signature: \_\_\_\_\_ Day Phone: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

## Property Information:

Lot A Address: 4525 Skusser RD City: WINDSOR Zip: 95492  
Assessor's Parcel No: 066-280-040 Existing Lot Size: 20.59 Proposed Lot Size: 22.78  
Existing Use: Winery & Vineyard Public Sewer?  (Y/N) Provider: \_\_\_\_\_  
Public Water?  (Y/N) Provider: \_\_\_\_\_

Lot B Address: 4677 Skusser RD City: WINDSOR Zip: 95492  
Assessor's Parcel No: 066-280-031 Existing Lot Size: 20.52 Proposed Lot Size: 18.33  
Existing Use: RESIDENTIAL HOME Public Sewer?  (Y/N) Provider: \_\_\_\_\_  
Public Water?  (Y/N) Provider: \_\_\_\_\_

Lot C Address: \_\_\_\_\_ City: \_\_\_\_\_ Zip: \_\_\_\_\_  
Assessor's Parcel No: \_\_\_\_\_ Existing Lot Size: \_\_\_\_\_ Proposed Lot Size: \_\_\_\_\_  
Existing Use: \_\_\_\_\_ Public Sewer? (Y/N) Provider: \_\_\_\_\_  
Public Water? (Y/N) Provider: \_\_\_\_\_

Lot D Address: \_\_\_\_\_ City: \_\_\_\_\_ Zip: \_\_\_\_\_  
Assessor's Parcel No: \_\_\_\_\_ Existing Lot Size: \_\_\_\_\_ Proposed Lot Size: \_\_\_\_\_  
Existing Use: \_\_\_\_\_ Public Sewer? (Y/N) Provider: \_\_\_\_\_  
Public Water? (Y/N) Provider: \_\_\_\_\_

Does any owner now own or has any owner formerly owned or held interest in adjacent land? Yes: \_\_\_\_\_ No: \_\_\_\_\_  
If yes, identify Assessor's Parcel Numbers: \_\_\_\_\_

1. Will any parcel be completely relocated? Yes: \_\_\_\_\_ No:
2. Will any parcel be reduced in size by more than 30% or enlarged by more than 100%? Yes: \_\_\_\_\_ No:
3. Is an existing parcel subject to merger or otherwise undevelopable? Yes: \_\_\_\_\_ No:
4. Is the proposal subject to the California Environmental Quality Act (CEQA)? Yes: \_\_\_\_\_ No: 
  - a) Will the adjustment have impacts, or increase the potential for impacts on a sensitive or a protected environment, or an area of hazardous or critical concern? Yes: \_\_\_\_\_ No:
  - b) Does the request involve parcels which have been lot line adjusted in the previous two years? Yes: \_\_\_\_\_ No:
  - c) Could the request result in cumulative or significant adverse impacts? Yes: \_\_\_\_\_ No:

If any of the questions above are answered "yes", the project is a Major LLA and a CEQA Fee is required.

## Sonoma County Permit and Resource Management Department

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

# 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."

Ed Gomez  
Applicant Name

\_\_\_\_\_  
Applicant Signature

[Signature]  
Owner Name

\_\_\_\_\_  
Owner Signature

5/22/2012  
Date

LLA 12-0024  
File No.

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.

# PROJECT PROPOSAL STATEMENT

## Minor Lot Line Adjustment

This is a request for a Minor Lot Line Adjustment for the combination of approximately 2.19 acres of the lands of Talawind Holdings, LLC, as described in Document Number 2012-030776, Sonoma County Records, APN 066-280-031, with the lands of Edward C. Gomez and Ellen E. Mack, Trustees of the Revocable Trust Of Edward C. Gomez and Ellen E. Mack dated May 7, 2010, as described in Document Number 2010-052629, Sonoma County Records, APN 066-280-030. These parcels are currently 20.52 acres and 20.59 acres, more or less, respectively. The resultant parcels will be 18.33 acres and 22.78 acres, more or less, respectively.

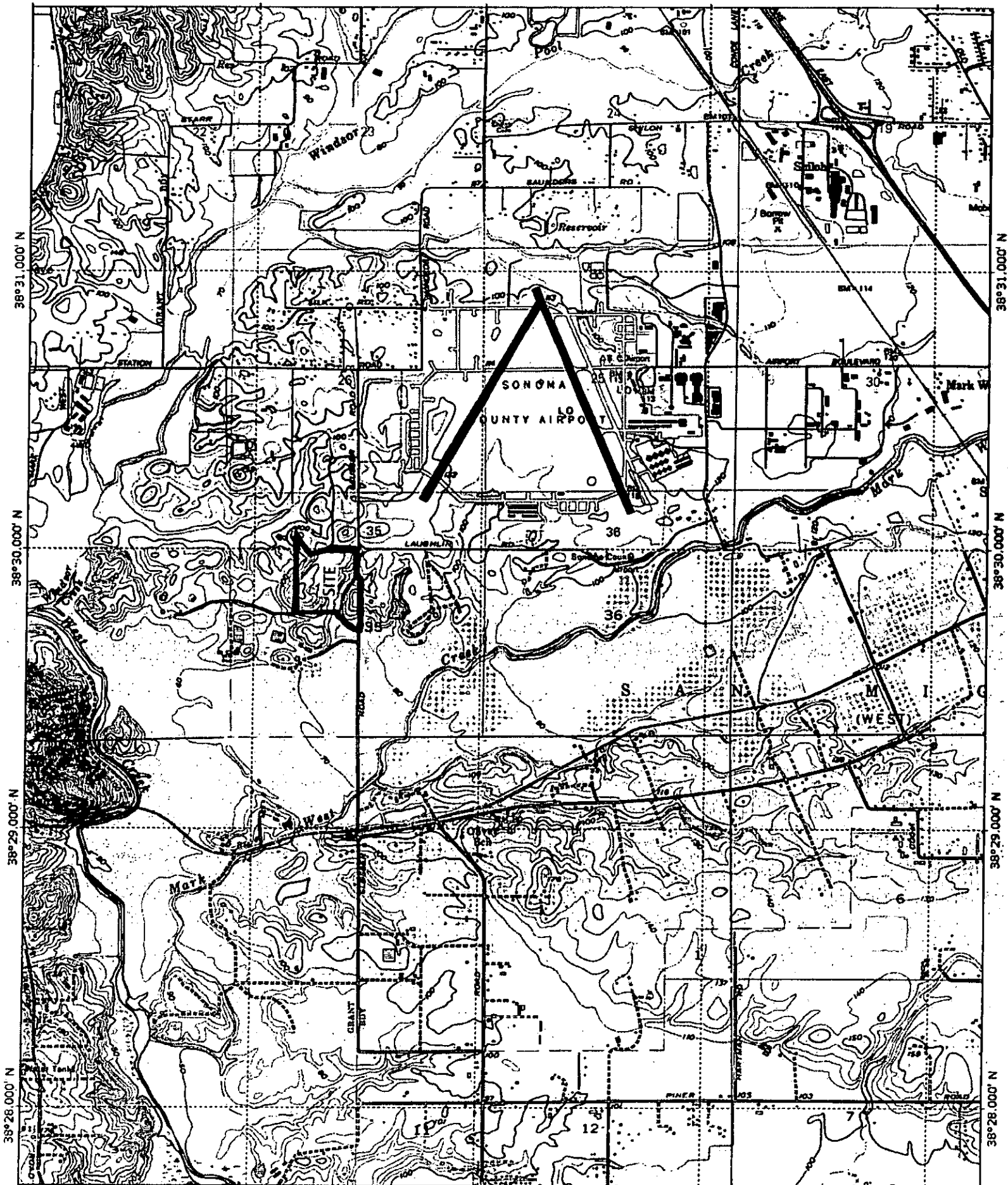
APN 066-280-031 is currently developed with a single family residence serviced by public water system and private sewage disposal system. This parcel fronts "Slusser Road", a public road. The existing access and driveway to the parcel is via a shared gravel private drive

APN 066-280-030 is currently developed with a single family residence and winery facilities, serviced by public water system and private sewage disposal system. This parcel fronts "Slusser Road", a public road. The existing access and driveway to the parcel is a paved private drive.

The existing zoning for both parcels is DA B6 60 Z. APN 066-280-031, is primarily grass land with a scattering of mixed-type trees along the southerly and northerly lines, with slopes ranging from 5-25% down from the existing buildings to the easterly boundary along "Slusser Road". APN 066-280-030, is primarily vineyard, with slopes ranging from 5-25% downward from the existing building to the easterly boundary along "Slusser Road".

The property is served by the Rincon Valley Fire Protection District with a station located at 8200 Old Redwood Highway, less than 5 miles distant from the project site.

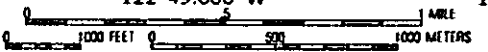
This is also a request for a voluntary merger of any parcel fragments underlying the final parcel configuration.



38°31.000' N  
38°30.000' N  
38°29.000' N  
38°28.000' N

38°31.000' N  
38°30.000' N  
38°29.000' N  
38°28.000' N

122°51.000' W      122°50.000' W      122°49.000' W      122°48.000' W      WGS84 122°47.000' W



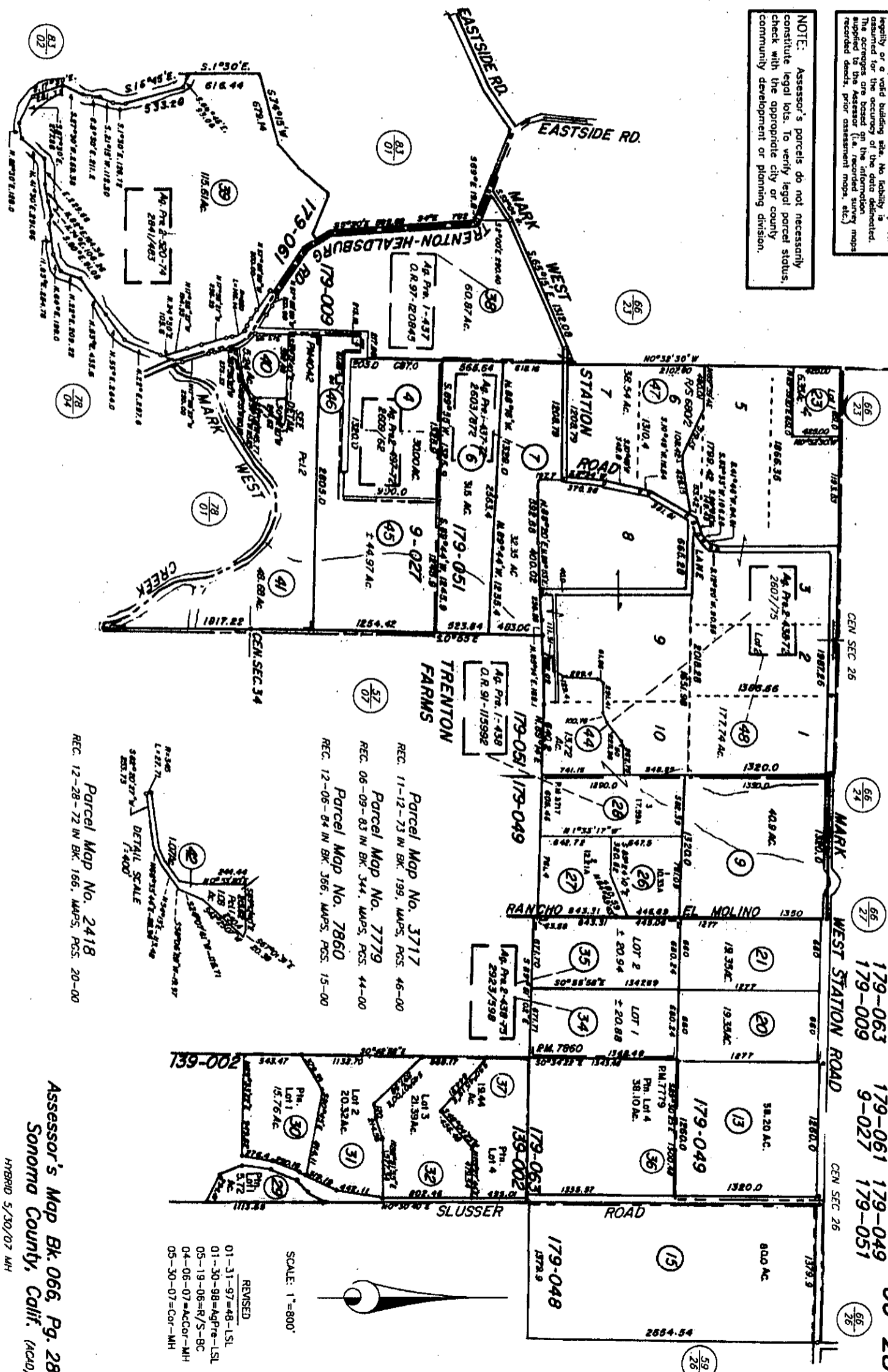
Map created with TOPO!® ©2002 National Geographic (www.nationalgeographic.com topo)

NOTE: This map was prepared for Assessment purposes only and does not indicate either parcel boundaries or the location of any building. 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.

# COUNTY ASSESSOR'S PARCEL MAP

TAX RATE AREA 139-002 179-048 66-28  
 179-063 179-049  
 179-009 9-027 179-051  
 179-051



- Parcel Map No. 3717  
REC. 11-12-73 IN BK. 199, MAPS, PGS. 46-00
- Parcel Map No. 7779  
REC. 06-09-83 IN BK. 344, MAPS, PGS. 44-00
- Parcel Map No. 7860  
REC. 12-08-84 IN BK. 366, MAPS, PGS. 15-00

Parcel Map No. 2418  
 REC. 12-28-72 IN BK. 166, MAPS, PGS. 20-00

REVERSED  
 01-31-97=48-LSL  
 01-30-98=AgPre-LSL  
 05-19-06=R/S-BC  
 04-06-07=AcCor-MH  
 05-30-07=Cor-MH

Assessor's Map Bk. 066, Pg. 28  
 Sonoma County, Calif. (Acad)  
 HYBRID 5/30/07 MH

Lot Line Adjustment Worksheet  
To Determine Applicability of New Ordinance (5154)

1. Is property zoned C0, C1, C2, C3, LC, K, MP, M1, M2, M3, or PF?

Yes \_\_\_\_\_ No

2. Do the resulting parcel sizes comply with the applicable General Plan densities and minimum lot sizes?

Yes \_\_\_\_\_ No

3. Were all lots subject to adjustment created on or after March 1, 1967?

Yes \_\_\_\_\_ No \_\_\_\_\_

If the answer to any of the above questions (1 through 3) is yes, then the lot line adjustment is not subject to the new ordinance - no further analysis necessary.

\_\_\_\_\_ Not subject to the new ordinance, no further analysis necessary.

-----  
If all the answers were no to questions 1, 2 and 3 above, the lot line adjustment is subject to the new ordinance, unless exempted below:

1. Does each existing parcel contain a legal dwelling unit or formerly contained a legal dwelling unit destroyed by fire or other calamity within the last five years?

Yes  No \_\_\_\_\_

If the answer is yes, the lot line adjustment meets the ordinance and no further analysis is needed.

-----  
2. a. Are all the existing parcels at least 10 acres in size and zoned LIA, LEA, or DA?

Yes \_\_\_\_\_ No \_\_\_\_\_

If the answer is no, the lot line adjustment is subject to the new ordinance.

b. If the answer to 2a is yes, is the owner willing to enter into a covenant prohibiting new residential development for ten years?

Yes \_\_\_\_\_ No \_\_\_\_\_ Maybe \_\_\_\_\_

If the answer is yes, work with the applicant to secure the covenant. Once the covenant is signed by the applicant, the lot line adjustment can proceed forward, and the lot line adjustment will not be subject to the new ordinance.

If the answer is no, the lot line adjustment is subject to the new ordinance and further analysis is necessary.

If the answer is maybe, it will likely be necessary to do further analysis so the applicant can decide whether it is in their best interest to enter into a covenant.

### Summary



The proposed lot line adjustment is exempt from the new ordinance or all parcels already contain residences or the project qualifies, and the owner is willing to enter into a covenant to restrict new uses. No further analysis necessary.



The proposed lot line adjustment is subject to the new ordinance. Further analysis necessary.

### Further Analysis:

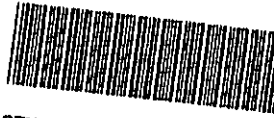
Step One: Does the proposed lot line adjustment have the potential for increasing the number of developable lots? Even though a lot line adjustment is subject to the ordinance as indicated in the above checklist, extensive analysis of the adjustment may not be necessary if it is clear that the application has no potential for increasing the number of developable parcels. For example, if a lot line adjustment proposes to reduce the size of a vacant parcel and add land to a developed parcel, there would clearly be no increase in the number of developable lots.

Step Two: If the proposed lot line adjustment may have the potential for increasing the number of developable lots, each existing parcel must be evaluated against the following ordinance criteria to determine if it is developable:

- a. Legal access to a public road or right-of-way (or existing road connection to such public road).
- b. Is served by public sewer or is likely to meet criteria for approval of an on-site sewage disposal system for a one-bedroom residence, as described in the ordinance.
- c. Can provide adequate water supply as described in the ordinance.

Recorded at request of and  
after recording return to:

Heidi L. G. Orr  
Lane Powell PC  
1420 Fifth Avenue, Suite 4100  
Seattle, Washington 98101-2338



2010052629

GENERAL PUBLIC  
06/25/2010 08:58 DEED  
RECORDING FEE: \$22.00  
PAID

OFFICIAL RECORDS OF  
SONOMA COUNTY  
JANICE ATKINSON

4 PGS

Mail Tax Statements to:

Edward C. Gomez  
6527 Seward Park Ave S  
Seattle, WA 98118  
APN: 066 280 030 000 and 066 280 029 000



Documentary transfer tax is \$ 0.00

- computed on consideration or value of property conveyed, or
- computed on consideration or value less liens and encumbrances remaining at time of sale.

As declared by undersigned Grantor (Signature of Declarant or Agent determining Tax -- Firm Name)

QUIT CLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, EDWARD C. GOMEZ and ELLEN E. MACK, husband and wife, do hereby remise, release and forever Quit Claim to EDWARD C. GOMEZ and ELLEN E. MACK, TRUSTEES OF THE REVOCABLE TRUST OF EDWARD C. GOMEZ AND ELLEN E. MACK dated May 7, 2010, the following-described real property in the County of Sonoma, State of California:

SEE ATTACHED EXHIBIT "A"

DATED: 6/16/2010

GRANTORS:

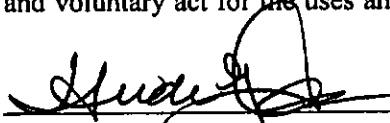
EDWARD C. GOMEZ

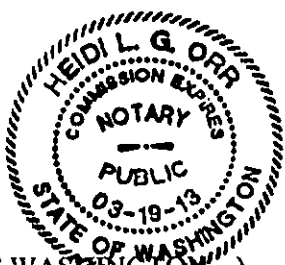
ELLEN E. MACK

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF KING )

I certify that I know or have satisfactory evidence that EDWARD C. GOMEZ is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

DATED: 6.16.10





Print Name: Heidi L.G. Orr  
NOTARY PUBLIC for the State of  
Washington, residing at Seattle, WA

My appointment expires: 3.19.13

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF KING )

I certify that I know or have satisfactory evidence that ELLEN E. MACK is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

DATED: 6.16.10





Print Name: Heidi L.G. Orr  
NOTARY PUBLIC for the State of  
Washington, residing at Seattle, WA

My appointment expires: 3.19.13

**EXHIBIT "A"**

**PARCEL ONE**

Lot 1, as shown on that certain map entitled "Parcel Map No. 7779", filed in the office of the County Recorder of Sonoma County, State of California, on June 9, 1983 in Book 344 of Maps at page(s) 42 through 44, Sonoma County Records.

**PARCEL TWO**

An easement for water line purposes 10 feet in width, lying 5 feet on each side of the following described centerline, the side lines of said easement to be lengthened or shortened to intersect the lot lines referred to and described as follows:

Beginning at a point on the common line of Lots 1 and 2 as shown on Parcel Map Number 7779, June 9, 1983 in Book 344 of Maps at page(s) 42 through 44, Sonoma County Records, from which point a ½" iron pipe tagged L.S. 3216 at the most Easterly corner of said lots bears South 80°45'12" East, 601.52 feet; thence from said point of beginning and along an existing water line North 8°01'28" East, 553.99 feet; thence North 31°30'58" East, 62.66 feet to a point on the lot line common to Lots 2 and 3 of said Parcel. Map 7779 being the point of termination of the herein described easement centerline from which a ½" iron pipe tagged L.S. 3216 at an angle point in said lot line bears South 67°56'30" West, 119.67 feet.

**PARCEL THREE**

An easement for water line purposes 10 feet in width, lying 5 feet on each side of the following described centerline, the side lines of said easement to be lengthened or shortened to intersect the lot lines referred to and described as follows:

Beginning at a point on the common line of Lots 3 and 4 as shown on Parcel Map Number 7779, June 9, 1983 in Book 344 of Maps at page(s) 42 through 44. Sonoma County Records, from which point a 1/2" iron pipe tagged L.S. 3216 at an angle point in said lot line bears North 48°04'25" East, 7.26 feet; thence from said point of beginning and along an existing waterline North 4°35'04" East, 205.48 feet; then North 2°15'29" East, 166.2 feet more or less, to the intersection of said waterline with the Sonoma County Aqueduct and the point of termination of the herein described easement centerline.

**PARCEL FOUR**

An easement for water line purposes 10 feet in width, lying 5 feet on each side of the following described centerline, the side lines of said easement to be lengthened or shortened to intersect the lot lines referred to and described as follows:

Beginning at a point on the common line of Lots 2 and 3 as shown on Parcel Map Number 7779, June 9, 1983 in Book 344 of Maps at page(s) 42 through 44, Sonoma County Records, from

which point a ½" iron pipe tagged L.S. 3216, at an angle point in said lot line bears South 67°56'30" West 119.67 feet; thence from said point of beginning and along an existing water line North 31°30'58" East, 223.35 feet; then North 26°16'00" East, 86.02 feet; thence North 16°15'38" East, 94.26 feet; then North 7°17'46" East, 66.31 feet; then North 2°33'24" West, 86.44 feet; then North 6°51'24" West, 178.78 feet; then North 3°06'31" East, 152.70 feet to the lot line common to Lots 3 and 4 of said Parcel Map Number 7779 being the point of termination of the herein described easement centerline from which point a ½" iron pipe tagged L.S. 3216 at an angle point in said lot line bears North 48°04'25" East, 7.26 feet.

**RECORDING REQUESTED BY**  
First American Title Company

**AND WHEN RECORDED MAIL DOCUMENT TO:**  
Talawind Holdings, LLC  
4525 Slusser Road  
Windsor, CA 95492



**2012030776**

FIRST AMERICAN TITLE CO. JANICE ATKINSON  
03/30/2012 08:00 DEED  
RECORDING FEE: \$29.00  
COUNTY TAX: \$1,402.50  
PAID

OFFICIAL RECORDS OF  
SONOMA COUNTY  
3 PGS



Space Above This Line for Recorder's Use Only

A.P.N.: 066-280-031

File No.: 4909-3944337 (NH)

**GRANT DEED**

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$1,402.50; CITY TRANSFER TAX \$0.00;  
SURVEY MONUMENT FEE \$10.00

- computed on the consideration or full value of property conveyed, OR
- computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,
- unincorporated area;  City of , and

**FOR A VALUABLE CONSIDERATION**, receipt of which is hereby acknowledged, **Karen M. McMillen, Trustee of The McMillen Living Trust U/T/A August 6, 1999 and Gail Relfers, a married man as his sole and separate property**

hereby **GRANTS to Talawind Holdings, LLC**

the following described property in the in the unincorporated area of the County of **Sonoma**, State of **California**:

**PARCEL ONE:**

**Lot 2 as shown upon Parcel Map No. 7779, recorded June 9, 1983 in Book 344 of maps, at pages 42, 43 and 44, Sonoma County Records.**

**PARCEL TWO:**

**The right from time to time to construct, install, inspect, maintain, replace, remove and use facilities of the type hereinafter specified, together with a right-of-way therefore, within a strip or parcel of land or along a route as hereinafter set forth, and also ingress thereto and egress therefrom, over and across the lands situate in the County of Sonoma, State of California, described as follows:**

**A strip of land 10 feet in width, lying Easterly of and adjacent to the west line of lot 1, as shown upon Parcel Map No. 7779, filed for record in Book 344 of Maps at page 42, Sonoma County Records and running from the northwest corner of said lot, south 30 feet. Said facilities shall consist of:**

**Such underground conduits, pipes, manholes, service boxes, wires, cables, and electrical conductors, above ground marker posts, risers and service pedestals; underground and above ground switches, fuses, terminals, and transformers with associated concrete pads; and fixtures and appurtenances necessary to any and all thereof, as second party deems necessary, together with the right to convey said easement to any public utility.**

**PARCEL THREE:**

Mail Tax Statements To: **SAME AS ABOVE**

**An easement for water line purposes 10 feet in width, lying 5 feet on each side of the following described centerline, the side lines of said easement to be lengthened or shortened to intersect the lot lines referred to.**

**Beginning at a point on the lot line common to Lots 3 and 4 as shown on Parcel Map No. 7779, filed in Book 344 of Maps, pages 42 through 44, Sonoma County Records, from which point a 1/2" iron pipe tagged 3216 at an angle point in said lot line bears North 48° 04' 25" East 7.26 feet; then from said point of beginning, and along an existing waterline, North 4° 35' 04" East, 205.48 feet; then North 2° 15' 29" East, 166.2 feet, more or less, to the intersection of said waterline with the Sonoma County Aqueduct and the point of termination of the herein described easement centerline.**

**PARCEL FOUR:**

**An easement for water line purposes, 10 feet in width, lying 5 feet on each side of the following described centerline, the side lines of said easement to be lengthened or shortened to intersect the lot lines referred to.**

**Beginning at a point on the lot line common to Lots 2 and 3 as shown on Parcel Map No. 7779 filed in Book 344 of Maps, pages 42 through 44, Sonoma County Records, from which point a 1/2" iron pipe tagged L.S. 3216 at an angle point in said lot line bears South 67° 56' 30" West, 119.67 feet; thence from said point of beginning and along an existing water line, North 31° 30' 58" East, 223.35 feet; thence North 26° 16' 00" East, 86.02 feet; then North 16° 6' 15' 38" East, 94.26 feet; thence North 7° 17' 46" East, 66.31 feet; thence North 2° 33' 24" West, 86.44 feet; thence North 6° 51' 24" West, 178.78 feet; thence North 3° 06' 31 " East, 152.70 feet to the lot line common to Lots 3 and 4 of said Parcel Map No. 7779, being the point of termination of the herein described easement centerline from which point 1/2" iron pipe tagged L.S. 3216 at an angle point in said lot line bears North 48° 04' 25" East, 7.26 feet.**

Grant Deed - continued

Date: 03/28/2012

A.P.N.: 066-280-031

File No.: 4909-3944337 (NH)

Dated: 03/28/2012

*Gail Reifers by Karen M. McMillen, Attorney in Fact*  
Gail Reifers

Karen M. McMillen, Trustee of The McMillen Living Trust U/T/A August 6, 1999

*Karen M. McMillen*  
Karen M. McMillen, Trustee

STATE OF California )SS  
COUNTY OF Sonoma )

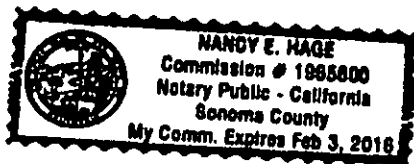
On 3/28/2012, before me, Nancy E Hage, Notary Public, personally appeared Karen M. McMillen

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  
Nancy E Hage



My Commission Expires: 2-3-2016

*This area for official notarial seal*

Notary Name: \_\_\_\_\_  
Notary Registration Number: \_\_\_\_\_

Notary Phone: \_\_\_\_\_  
County of Principal Place of Business: \_\_\_\_\_

84056488

RECORDED AT REQUEST OF  
COMPANY SHOWN

Sonoma-Cutrer Vineyards  
PO Box 9  
Fulton, CA 95492  
Attention: Terry

BOUNDARY AGREEMENT

1984 AUG 17 PM 1:38

OFFICIAL RECORDS  
SONOMA COUNTY CALIFORNIA

BERNICE A. PETERSON

7  
jo

This Agreement is made this 3rd day of October, 1983, between HAROLD G. SODERLING, hereinafter referred to as SODERLING, a single man, and SONOMA CUTRER VINEYARDS, INC., a corporation and SONOMA CUTRER, a limited partnership (hereinafter referred to collectively as SONOMA CUTRER).

10  
am

Where as SODERLING is the owner of certain Sonoma County property commonly known as 4525 Slusser Road, Santa Rosa, California, more particularly described as lots one and two on that certain parcel map designated MS 7779 recorded June 9, 1983, in official records of Sonoma County California in Book 344 of Maps at page 42-44.

Where as SONOMA CUTRER is the owner of certain real property adjoining that of SODERLING located in Sonoma County, and more commonly known as 4401 Slusser Road, Santa Rosa, California, more particularly described as follows:

Parcel #1: As described in that document recorded in Sonoma County Records at Recorder's Serial #8-018637

Parcel #2: A strip of land 50 feet in width, described by a line beginning at the western corner of the southerly boundary of that real property now denominated as Sonoma County Assessor's Parcel #57-070-32, and running northerly

at a right angle to said southerly boundary for a distance of 50 feet; thence running easterly, parallel to the southerly boundary line of Sonoma County Assessor's Parcel #57-070-32 to the point of intersection with the westerly edge of that existing County road known as Slusser Road; thence southerly along the western edge of said Slusser Road to the point of intersection with the southerly boundary of Sonoma County Assessor's Parcel #57-070-32, thence westerly along the southern boundary of Sonoma County Assessor's Parcel #57-070-32 to the point of beginning.

Whereas, a dispute has arisen as to the exact boundary between the lands of SODERLING and the lands of SONOMA CUTRER and the parties are uncertain as to the exact location of the common boundary between the South and West of the lands of SODERLING and the North and East of the lands of SONOMA CUTRER respectively.

NOW THEREFORE, in consideration of the mutual agreements herein contained it is agreed as follows:

1. The common boundary between the Southerly line of the property of SODERLING described herein as lots one and two on the parcel map recorded in official records of Sonoma County Book 344 page 42-44 and the northerly line of the lands of SONOMA CUTRER described herein as Parcel #2, is hereby established as a wood fence commencing at Slusser Road and running generally parallel to the Southerly line of said .

Lot #1 of the lands of SODERLING 949.82 feet more or less.

The common boundary line between the Westerly line of the lands of SODERLING as described in the parcel map recorded in Official Records of Sonoma County under Book 344 of Maps, at page 42-44; And the Easterly boundary lines of the lands of SONOMA CUTRER described as Parcel #1 herein is hereby established as a WIRE fence commencing at a point adjacent to the Southwest corner of Lot One of the lands of SODERLING described herein and running generally North to a point adjacent to the northwest corner of Lot #2 of the lands of SODERLING described herein.

2. Said fence lines on the Southerly and Northerly boundary line and that Westerly and Easterly boundary line respectively of the parties as described herein, or any successor fence constructed along the same fence lines is agreed as the boundary between the parcels of SODERLING and the parcels of SONOMA CUTRER as described herein.

3. This Agreement shall be binding upon and inure to the benefit of the heirs, personal representatives, successor, and assigns of the parties hereto.

In witness whereof the parties hereto have executed this Boundary Agreement this day and year first above written.

  
 \_\_\_\_\_  
 HAROLD G. SODERLING

SONOMA CUTRER VINEYARDS, INC.,

by   
 \_\_\_\_\_

84056488

SONOMA CUTRER A LIMITED  
PARTNERSHIP

by 

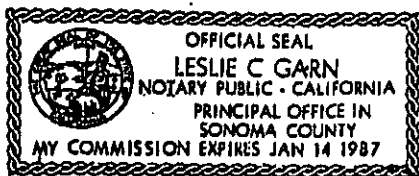
STATE OF CALIFORNIA )

COUNTY OF SONOMA )

On August 1, 1984 before me, the undersigned, a Notary Public in and for said County and State, personally appeared HAROLD G. SODERLING; known to me 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.

WITNESS MY HAND AND OFFICIAL SEAL.

Leslie C. Garn  
NOTARY PUBLIC



STATE OF CALIFORNIA)  
 COUNTY OF SONOMA )

I hereby certify that on this day before me, the under-  
 signed, an officer duly authorized in the state aforesaid and  
 in the county aforesaid to take acknowledgments, personally  
 appeared Brice C. Jones, to me know and known  
 to be the person described in and who executed the foregoing  
 instrument as President of SONOMA CUTRER VINEYARDS,  
 INC., a corporation named therein, and severally acknowledged  
 before me that he executed the same as such officer, in the  
 name of and for and on behalf of the said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and  
 affixed my official seal this 1st August 1984  
 of ~~October, 1983.~~

Leslie C. Garn  
 NOTARY PUBLIC



STATE OF CALIFORNIA)  
COUNTY OF SONOMA )

I hereby certify that on this day before me, the under-  
signed, an officer duly authorized in the state aforesaid and  
in the county aforesaid to take acknowledgments, personally  
appeared Brice C. Jones, to me know and known  
to be the person described in and who executed the foregoing  
instrument as General Partner of SONOMA CUTRER, a LIMITED  
PARTNERSHIP, a general partner named therein, and individually  
acknowledged before me that he executed the same as such  
general partner, in the name of and for and on behalf of said  
limited partnership.

IN WITNESS WHEREOF, I have hereunto set my hand and  
affixed my official seal this 10<sup>th</sup> of August, 1984.  
~~October, 1983.~~

Terry Hollenstain  
NOTARY PUBLIC





# COUNTY OF SONOMA

## PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

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

June 8, 2012

To: Interested Agencies

The following application has been filed with the Sonoma County Permit and Resource Management Department.

**File Number:** LLA12-0024  
**Applicant Name:** Talawind Holdings LLC c/o Ed Gomez  
**Owner Name:** Same  
**Site Address:** 4525 and 4677 Slusser Road, Windsor  
**APN:** 066-280-030 and -031

**Project Description:** Request for a minor Lot Line Adjustment between two parcels of 20.59 acres and 20.52 acres in size resulting in two parcels of 22.78 acres and 18.33 acres in size.

We are submitting the above application for your review and recommendation. Additional information is on file in this office.

Responses to referrals should include: (1) statement of any environmental concerns or uncertainties your agency may have with the project; (2) any comments you wish to make regarding the merits of the project; and (3) your proposed conditions and mitigations for this project. Responsible agencies under CEQA are requested to indicate whether permits will be required for this project.

Your comments will be appreciated by June 29, 2012, and should be sent to the attention of:

**LLA12-0024, Scott Hunsperger ([Scott.Hunsperger@sonoma-county.org](mailto:Scott.Hunsperger@sonoma-county.org))**. The Project Planner can also be reached at 707-565-2404.

Please send a copy of your comments to the applicant(s) or their representatives as indicated on the attached Planning Application.

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> PRMD County Surveyor             | <input checked="" type="checkbox"/> Board of Supervisors Aide to District 4 |
| <input checked="" type="checkbox"/> Health Specialist                | <input type="checkbox"/> Dist Director to Dist 1 Supervisor and SVCAC       |
| <input type="checkbox"/> Sanitation                                  | <input type="checkbox"/> Valley of the Moon Alliance and Kenwood Press      |
| <input type="checkbox"/> Grading and Storm Water                     | <input type="checkbox"/> NW Information Center, S.S.U.                      |
| <input type="checkbox"/> SUSMP                                       | <input type="checkbox"/> Milo Baker Chapter Conservation Committee          |
| <input type="checkbox"/> Building Inspection                         | <input type="checkbox"/> PG&E   |
| <input type="checkbox"/> Code Enforcement                            | <input type="checkbox"/> School District -                                  |
| <input type="checkbox"/> Road Naming                                 | <input type="checkbox"/> Water District -                                   |
| <input type="checkbox"/> General Plan Section                        | <input checked="" type="checkbox"/> North Bay Corporation (Disposal)        |
| <input type="checkbox"/> So County Environmental Health              | <input type="checkbox"/> U.S. Army Corps of Engineers                       |
| <input type="checkbox"/> DTPW, Land Development                      | <input type="checkbox"/> State Coastal Commission - Appealable Yes / No     |
| <input type="checkbox"/> DTPW, Drainage                              | <input type="checkbox"/> State Dept of Transportation (Caltrans)            |
| <input type="checkbox"/> Ag Commissioner                             | <input type="checkbox"/> State Dept of Fish & Game                          |
| <input type="checkbox"/> Regional Parks Dept                         | <input type="checkbox"/> State Dept of Forestry                             |
| <input type="checkbox"/> Fire and Emergency Services/Fire District - | <input type="checkbox"/> State Dept of Health                               |
| <input checked="" type="checkbox"/> Treasurer/Special Assessment     | <input type="checkbox"/> State Parks and Recreation                         |
| <input checked="" type="checkbox"/> Assessor                         | <input type="checkbox"/> State SF Bay / North Coast Regional Water QCB      |
| <input type="checkbox"/> Landmarks Commission                        | <input type="checkbox"/> Bay Area Air Quality Management                    |
| <input checked="" type="checkbox"/> Transit/BPAC                     | <input checked="" type="checkbox"/> Town of Windsor, Planning Dept          |
| <input type="checkbox"/> Communications                              | <input checked="" type="checkbox"/> Sonoma MOAG                             |
| <input checked="" type="checkbox"/> SCTA/RCPA                        | <input checked="" type="checkbox"/> Federated Indians of Graton Rancheria   |
| <input type="checkbox"/> Sheriff Community Service Officer           | <input checked="" type="checkbox"/> West Sonoma County Rural Alliance       |
| <input type="checkbox"/> LAFCO                                       | <input type="checkbox"/>  |
| <input checked="" type="checkbox"/> ALUC/CLUP                        |   |



# COUNTY OF SONOMA

## PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

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

### DRAFT HEALTH CONDITIONS - LOT LINE ADJUSTMENT

**DATE:** June 20, 2012

**TO:** Permit and Resource Management Department, Project Review Section  
ATTN: Scott Hunsperger

**FROM:** Jon Tracy, R.E.H.S., Project Review Section, Health

**PROJECT TYPE:** Lot Line Adjustment

**SUBJECT:**

<b>File Number:</b>	LLA12-0024
<b>Applicant Name:</b>	Talawind Holdings LLC c/o Ed Gomez
<b>Owner Name:</b>	Same
<b>Site Address:</b>	4525 and 4677 Slusser Road, Windsor
<b>APN:</b>	066-280-030 and -031

**Project Description:** Request for a minor Lot Line Adjustment between two parcels of 20.59 acres and 20.52 acres in size resulting in two parcels of 22.78 acres and 18.33 acres in size.

x3) We can see no environmental health reason to deny this request.

#### Comments:

1. Ed Gomez states that the 4677 Slusser parcel is served by a Water Agency connection and that the ag well (permit number WEL01-0499) that is not shown on the map, is currently not in use.

Please feel free to contact Jon Tracy, Project Review Health Specialist at (707) 565-1683, 7:30 a.m. to 9:00 a.m., Monday, Tuesday, Thursday or Friday, should you have any questions on the above information.

c: Applicant Ed Gomez  
Owner Talawind Holdings LLC c/o Ed Gomez  
Other Adobe Associates

## Scott Hunsperger

---

**From:** Patricia Wagner  
**Sent:** Friday, June 29, 2012 2:25 PM  
**To:** Scott Hunsperger  
**Cc:** William Passaretti; Chelsea Holup; Sue Dahl; Nancy Loomis  
**Subject:** LLA 12-0024

LLA 12-0024 has no County Surveyor conditions. Thank you,

*Patricia*

PRMD Lobby hours: Monday through Thursday 8:00 a.m. to 4:00 p.m. Friday closed.

Nancy – ¼ hour



# COUNTY OF SONOMA

## PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

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

June 21, 2012

Adobe Associates Inc.  
1220 North Dutton Avenue  
Santa Rosa, CA 95401

Re: File # LLA12-0024; 4525 and 4677 Slusser Road, Windsor

Your application for Lot Line Adjustment LLA12-0024 was approved on June 21, 2012. This approval will be complete once you have complied with measures (a) through (f) below. You have twenty four (24) months from the approval date to record the deed(s) which finalize this application. The 24 month period may be extended for one year by applying for an extension prior to the expiration date and payment of the applicable fees. If recordation is not completed or an extension of time is not applied for within 24 months, the lot line adjustment approval/application expires. This administrative determination is appealable within 10 calendar days of the date of this letter.

Again, you are advised that you must comply with the following measures before you may record the deed:

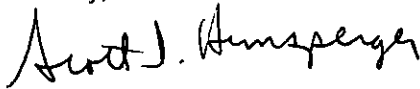
- OK  
SH  
3/29/13
- (a) Submit verification to the Permit and Resource Management Department that taxes, which are a lien and termed as payable, are paid to the Treasurer/Tax Collector's Department on all parcels affected by the adjustment. The Treasurer/Tax Collector knows the amount of the tax due.
- (b) Submit a draft description of the parcel(s) being transferred or property to the County Surveyor for approval. The following note shall be placed on the deed or deeds: "The purpose of this deed is for a Lot Line Adjustment between the Lands of Talawind Holdings LLC, as described by deed recorded under Document No. Document No. 2010-052629, also known as Lot 1 of Parcel Map 7779, Sonoma County Records, APN 066-280-030 and the Lands of Talawind Holdings LLC as described by deed recorded under Document No. 2012-030776, also known as Lot 2 of Parcel Map 7779, Sonoma County Records, APN 066-280-031. This deed is pursuant to LLA12-0024 on file in the office of the Sonoma County Permit and Resource Management Department. It is the express intent of the signators hereto that the recordation of this deed extinguishes any underlying parcels or portions of parcels." It is the responsibility of the surveyor/engineer preparing the deeds to insure that the information contained within the combination note is correct. Note: The County Surveyor may modify the above described note.
- (c) Deed of Trust agreements, which encumber only portions of accepted legal lots, are violations of the Subdivision Map Act; therefore, prior to Permit and Resource Management Department approval of the deed for recordation, the applicant shall submit either recorded documents or documents to be recorded concurrently with the lot line adjustment deeds, showing that any Deed of Trust agreements on the subject properties will conform with the adjusted lot boundaries.
- (d) After approval of the deed description by the County Surveyor, a grant deed or deeds shall be prepared and submitted to the Permit and Resource Management Department for approval prior to recording.
- (e) A site plan map of the LLA shall be prepared by a licensed surveyor or civil engineer and attached to the deed(s) to be recorded. The site plan shall be subject to the review and approval of the County Surveyor.

OK  
SIT  
3/24/13  
(f) The property owner(s) shall execute a Right-to-Farm Declaration on a form provided by PRMD to be submitted before the lot line adjustment is cleared by PRMD for recordation. The Right-to-Farm Declaration shall be recorded concurrently with the PRMD approved lot line adjustment grant deed(s) to reflect the newly configured parcels.

Once you have accomplished the items above, the Permit and Resource Management Department will authorize you to record the LLA deeds. An approval stamp will be placed on the face of each grant deed. You will then be informed that the deed or deeds are ready for you take to the Recorder's Office for recordation.

After recordation, you must submit a conformed copy of the deed or deeds to the Permit and Resource Management Department. This will complete your application file. If you have any questions, please call me at 707-565-2404 or by e-mail at [scott.hunsperger@sonoma-county.org](mailto:scott.hunsperger@sonoma-county.org).

Sincerely,



Scott Hunsperger  
Project Planner

Enclosures

c: File # LLA12-0024  
County Surveyor  
Talawind Holdings LLC, Attn: Ed Gomez

TREASURER-TAX COLLECTOR  
REFERRAL

DATE: September 24, 2012 *10/24/12* FILE # LLA12-0024  
TO: PERMIT AND RESOURCE MANAGEMENT DEPT. ATTN: Scott Hunsperger  
FROM: TREASURER-TAX COLLECTOR

SUBJECT: Lot Line Adjustment ASSESSOR'S PARCEL # 066-280-031  
WITH ASSESSOR'S PARCEL # 066-280-030

PROPERTY ADDRESS: 4677 Slusser Road, Windsor, CA

APPLICANT: Adobe & Associates for Edward C. Gomez and Talawind LLC

MAILING ADDRESS: 4525 Slusser Road, Windsor, CA 95492

PROPERTY OWNER'S NAME (Receiving land to be combined):  
EDWARD C. GOMEZ and ELLEN E. MACK, Trustees of the Revocable Trust of Edward C. Gomez and Ellen E.  
Mack dated May 7, 2010

MAILING ADDRESS: 4525 Slusser Road, Windsor, CA 95492

FISCAL YEAR'S TAXES ARE NOW A LIEN, NOT YET DUE AND PAYABLE. NOTE: THE  
REGULAR SECURED TAX BILL WILL BE ISSUED ON THE OLD PARCEL NUMBER. IF  
YOU WOULD LIKE THE BILL TO BE DIVIDED, YOU MUST CONTACT OUR OFFICE  
PRIOR TO NOVEMBER 30 TH TO REQUEST A FORMAL OR AN INFORMAL  
SEGREGATION.

11/12  
✓

FISCAL YEAR'S TAXES AND/OR DELINQUENT TAXES ON THESE PARCELS HAVE  
BEEN PAID.

NO SPECIAL ASSESSMENTS.

*Aerilyn Loomis*  
SONOMA COUNTY TREASURER

24 Sept. 2012  
DATE

*[Signature]*  
SONOMA COUNTY TAX COLLECTOR

10/24 2012  
DATE

**RECORDING REQUESTED BY:  
FIRST AMERICAN TITLE COMPANY**

**WHEN RECORDED MAIL TO:**

Permit & Resource Management Dept.  
2550 Ventura Avenue  
Santa Rosa, CA 95403

**File No. 4904-4114002**



**2012102238**

GENERAL PUBLIC  
10/16/2012 08:34 DCL  
RECORDING FEE: \$19.00  
PAID

OFFICIAL RECORDS OF  
SONOMA COUNTY  
JANICE ATKINSON

**3** PGS



SPACE ABOVE THIS LINE FOR RECORDER'S USE

**DECLARATION ACKNOWLEDGING RIGHT TO FARM**

The undersigned do hereby certify to be the owner(s) of certain real property located in Sonoma County, California, and more particularly described in Exhibit "A", attached hereto and incorporated herein by this reference ("the subject property").

The undersigned do hereby acknowledge that the subject property is located on or adjacent to agricultural land, as defined in the Sonoma County Right to Farm Ordinance (Sonoma County Code, Chapter 30, Article II). The undersigned do hereby further acknowledge that the County of Sonoma permits the operation of properly conducted agricultural operations on agricultural land within the unincorporated area of Sonoma County, and has declared it County policy in the Sonoma County Right to Farm Ordinance to conserve, protect, enhance, and encourage such operations. The undersigned do hereby further acknowledge that if the subject property is located near an agricultural operation on agricultural land, residents or users of the subject property may at times be subject to inconvenience or discomfort arising from that operation, including, without limitation, noise, odors, fumes, dust, smoke, insects, operation of machinery during any time of day or night, storage and disposal of manure, and ground or aerial application of fertilizers, soil amendments, seeds, and pesticides. The undersigned do hereby further acknowledge that one or more of these inconveniences or discomforts may occur as a result of any properly conducted agricultural operation on agricultural land. The undersigned do hereby further acknowledge that the County of Sonoma has determined in Sonoma County Right to Farm Ordinance that inconvenience or discomfort arising from a properly conducted agricultural operation on agricultural land will not be considered a nuisance for purposes of the Sonoma County Code or County regulations and that residents or users of nearby property should be prepared to accept such inconvenience or discomfort as a normal and necessary aspect of living in a county with a strong rural character and an active agricultural sector.

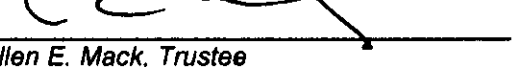
This Declaration shall run with the subject property in perpetuity and shall be binding upon the undersigned and the undersigned's heirs, personal representatives, lessees, executors, successors, and assigns. This Declaration and the acknowledgments contained herein shall be disclosed to prospective transferees of any interest in the subject property, including, without limitation, a leasehold interest, prior to any such transfer.

IN WITNESS WHEREOF, the undersigned has executed this Declaration this 14th day of September, 2012.

**DECLARANT(S)**

The Revocable Trust of Edward C. Gomez and Ellen E. Mack

By:   
Edward C. Gomez, Trustee

By:   
Ellen E. Mack, Trustee

**NOTE: ACKNOWLEDGMENTS MUST BE ATTACHED FOR ALL SIGNATORIES.**

**EXHIBIT "A"**

*All that Real Property situated in the unincorporated area of the County of Sonoma, and being more particularly described as follows:*

**All of the Lands of The Revocable Trust of Edward  
C. Gomez and Ellen E. Mack dated May 7, 2010**

4525 Slusser Road  
Site Address

4525 Slusser Road  
Mailing Address

Windsor  
City/Town

Windsor, CA 95492  
City/Town State/Zip

066-280-030 and 066-280-029  
Assessor's Parcel Number(s)

LLA 12-0024  
File Number

*and as described in*

Document Number: 2010-052629, Sonoma County Records.

**-OR-**

Book \_\_\_\_\_ of Official Records, Page \_\_\_\_\_, Sonoma County Records.

Date: \_\_\_\_\_

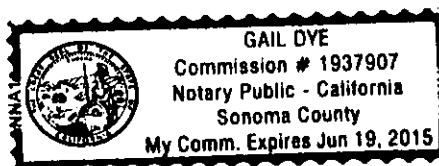
STATE OF CALIFORNIA            )  
  )ss.  
COUNTY OF SONOMA            )

On September 14, 2012, before me, Gail Dye, Notary Public,  
personally appeared **EDWARD C. GOMEZ**  
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 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

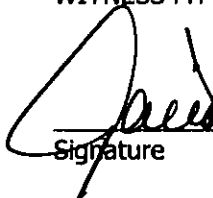


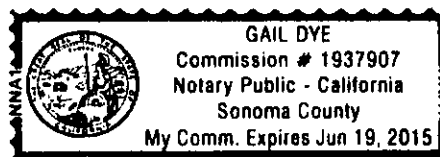
STATE OF CALIFORNIA            )  
  )ss.  
COUNTY OF SONOMA            )

On September 14, 2012, before me, Gail Dye, Notary Public,  
personally appeared **ELLEN E. MACK**  
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 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

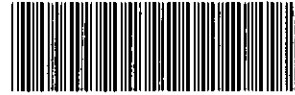


**RECORDING REQUESTED BY:  
FIRST AMERICAN TITLE COMPANY**

**WHEN RECORDED MAIL TO:**

Permit & Resource Management Dept.  
2550 Ventura Avenue  
Santa Rosa, CA 95403

**File No. 4904-4114019**



GENERAL PUBLIC  
10/16/2012 08:34 DCL  
RECORDING FEE: \$19.00  
PAID

**2012102239**

OFFICIAL RECORDS OF  
SONOMA COUNTY  
JANICE ATKINSON

**3** PGS



SPACE ABOVE THIS LINE FOR RECORDER'S USE

**DECLARATION ACKNOWLEDGING RIGHT TO FARM**

The undersigned do hereby certify to be the owner(s) of certain real property located in Sonoma County, California, and more particularly described in Exhibit "A", attached hereto and incorporated herein by this reference ("the subject property").

The undersigned do hereby acknowledge that the subject property is located on or adjacent to agricultural land, as defined in the Sonoma County Right to Farm Ordinance (Sonoma County Code, Chapter 30, Article II). The undersigned do hereby further acknowledge that the County of Sonoma permits the operation of properly conducted agricultural operations on agricultural land within the unincorporated area of Sonoma County, and has declared it County policy in the Sonoma County Right to Farm Ordinance to conserve, protect, enhance, and encourage such operations. The undersigned do hereby further acknowledge that if the subject property is located near an agricultural operation on agricultural land, residents or users of the subject property may at times be subject to inconvenience or discomfort arising from that operation, including, without limitation, noise, odors, fumes, dust, smoke, insects, operation of machinery during any time of day or night, storage and disposal of manure, and ground or aerial application of fertilizers, soil amendments, seeds, and pesticides. The undersigned do hereby further acknowledge that one or more of these inconveniences or discomforts may occur as a result of any properly conducted agricultural operation on agricultural land. The undersigned do hereby further acknowledge that the County of Sonoma has determined in Sonoma County Right to Farm Ordinance that inconvenience or discomfort arising from a properly conducted agricultural operation on agricultural land will not be considered a nuisance for purposes of the Sonoma County Code or County regulations and that residents or users of nearby property should be prepared to accept such inconvenience or discomfort as a normal and necessary aspect of living in a county with a strong rural character and an active agricultural sector.

This Declaration shall run with the subject property in perpetuity and shall be binding upon the undersigned and the undersigned's heirs, personal representatives, lessees, executors, successors, and assigns. This Declaration and the acknowledgments contained herein shall be disclosed to prospective transferees of any interest in the subject property, including, without limitation, a leasehold interest, prior to any such transfer.

IN WITNESS WHEREOF, the undersigned has executed this Declaration this 14th day of September, 2012.

**DECLARANT(S)**

TALAWIND HOLDINGS LLC

By:   
Edward C. Gomez, Manager

**NOTE: ACKNOWLEDGMENTS MUST BE ATTACHED FOR ALL SIGNATORIES.**

**EXHIBIT "A"**

All that Real Property situated in the unincorporated area of the County of Sonoma, and being more particularly described as follows:

All of the Lands of **TALAWIND HOLDINGS LLC**

4677 Slusser Road  
Site Address

4525 Slusser Road  
Mailing Address

Windsor  
City/Town

Windsor, CA 95492  
City/Town                      State/Zip

066-280-031  
Assessor's Parcel Number(s)

LLA 12-0024  
File Number

and as described in

Document Number: 2012-030776, Sonoma County Records.

**-OR-**

Book \_\_\_\_\_ of Official Records, Page \_\_\_\_\_, Sonoma County Records.

Date: \_\_\_\_\_



Updated



*First American Title*

## First American Title Company

400 E Street  
Santa Rosa, CA 95404

Escrow Officer:  
Phone:  
Fax No.:  
E-Mail:

E-Mail Loan Documents to: Please contact the Escrow Officer for email address for sending loan documents.

Property: 4525 Slusser Road  
Windsor, CA

### PRELIMINARY REPORT

In response to the above referenced application for a policy of title insurance, this company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Exhibit A attached. *The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties.* Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Exhibit A. Copies of the policy forms should be read. They are available from the office which issued this report.

**Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.**

**It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.**

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Dated as of February 13, 2013 at 7:30 A.M.

The form of Policy of title insurance contemplated by this report is:

To Be Determined

A specific request should be made if another form or additional coverage is desired.

Title to said estate or interest at the date hereof is vested in:

Edward C. Gomez and Ellen E. Mack, Trustees of The Revocable Trust of Edward C. Gomez and Ellen E. Mack dated May 7, 2010

The estate or interest in the land hereinafter described or referred to covered by this Report is:

A fee as to Parcel(s) One, an easement as to Parcel(s) Two through Four.

The Land referred to herein is described as follows:

(See attached Legal Description)

At the date hereof exceptions to coverage in addition to the printed Exceptions and Exclusions in said policy form would be as follows:

1. General and special taxes and assessments for the fiscal year 2013-2014, a lien not yet due or payable.
2. Intentionally Deleted
3. Intentionally Deleted
4. Intentionally Deleted
5. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.
6. An easement for a pole line, together with appurtenances and rights and incidental purposes, recorded March 5, 1927 as Book/Reel 164 of Official Records at page/image 340 of Official Records.  
In Favor of: California Telephone and Light Company  
Affects: As described therein

An existing private road as disclosed by the above item.

The location of the easement cannot be determined from record information.

7. An easement for roadway and utility purposes and incidental purposes, recorded June 6, 1978 as Book/Reel 3406 of Official Records at page/image 819 of Official Records.  
In Favor of: Milton P. Sessions, et ux  
Affects: the Southerly 50 feet
  
8. An easement shown or dedicated on the Map as referred to in the legal description  
  
For: Building envelope and road and utility purposes and incidental purposes.
  
9. The following matters shown or disclosed by the filed or recorded map referred to in the legal description: Note for Lot 1
  
10. An easement for utility and incidental purposes, recorded August 15, 1984 as Instrument No. 84055724 of Official Records.  
In Favor of: Pacific Gas and Electric Company and Pacific Bell  
Affects: 10 feet in width as shown upon the drawing no. LN10594 attached thereto.

The terms and provisions contained in the document entitled "Relocation Agreement" recorded August 23, 1999 as Instrument No. 99106991 of Official Records.

11. The terms and provisions contained in the document entitled Boundary Agreement executed by and between Harold G. Soderling and Sonoma Cutrer Vineyards, Inc., a corporation and Sonoma Cutrer, a limited partnership recorded August 17, 1984 as Instrument No. 84056488 of Official Records.
  
12. An easement for utility, ingress, egress and incidental purposes, recorded October 23, 1986 as Instrument No. 86086578 of Official Records.  
In Favor of: Pacific Gas and Electric Company, a California Corporation  
Affects: 10 feet in width as described therein

The terms and provisions contained in the document entitled "Relocation Agreement" recorded August 23, 1999 as Instrument No. 99106991 of Official Records.

13. A Deed of Trust to secure an original indebtedness of \$800,000.00 recorded July 01, 1997 as Instrument No. 97-55812 of Official Records.  
Dated: June 23, 1997  
Trustor: DR. Edward C. Gomez and Dr. Ellen E. Mack, husband and wife  
Trustee: N.A. Mortgage Services, Inc., a California Corp.  
Beneficiary: American Savings Bank F.A.
  
14. The Terms, Provisions and Easement(s) contained in the document entitled "Avigation and Clearance Easement" recorded April 21, 1999 as Instrument No. 990051977 of Official Records.

15. An non-exclusive easement for purposes and uses related to construction, maintenance, operation inspection, repair, alteration and reconstruction of a recycled water irrigation turnout structure and appurtenances and incidental purposes, recorded October 22, 2001 as Instrument No. 2001143955 of Official Records.  
In Favor of: Sonoma County Water Agency, acting on behalf of the Airport  
Larkfield Wikiup Sanitation Zone  
Affects: As described therein
16. The terms and provisions contained in the document entitled "Recycled Water Use Agreement" recorded January 23, 2008 as Instrument No. 2008005699 of Official Records.
17. Any easements and/or servitudes affecting easement parcel(s) Two through Four herein described.
18. Rights of the public in and to that portion of the land lying within Slusser Road.
19. Water rights, claims or title to water, whether or not shown by the public records.
20. Rights of parties in possession.
21. The terms and provisions contained in the document entitled "Declaration Acknowledging Right to Farm" recorded October 16, 2012 as Instrument No. 2012-102238 of Official Records.

**Prior to the issuance of any policy of title insurance, the Company will require:**

22. With respect to the trust referred to in the vesting:
  - a. A certification pursuant to Section 18100.5 of the California Probate Code in a form satisfactory to the Company.
  - b. Copies of those excerpts from the original trust documents and amendments thereto which designate the trustee and confer upon the trustee the power to act in the pending transaction.
  - c. Other requirements which the Company may impose following its review of the material required herein and other information which the Company may require.

<b>INFORMATIONAL NOTES</b>
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Note: The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than the certain dollar amount set forth in any applicable arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. If you desire to review the terms of the policy, including any arbitration clause that may be included, contact the office that issued this Commitment or Report to obtain a sample of the policy jacket for the policy that is to be issued in connection with your transaction.

1. General and special taxes and assessments for the fiscal year 2012-2013.

First Installment:	\$15,099.30, PAID
Penalty:	\$0.00
Second Installment:	\$15,099.30, PAID
Penalty:	\$0.00
Tax Rate Area:	139-002
A. P. No.:	066-280-030

2. General and special taxes and assessments for the fiscal year 2012-2013.

First Installment:	\$874.94, PAID
Penalty:	\$0.00
Second Installment:	\$874.94, PAID
Penalty:	\$0.00
Tax Rate Area:	139-002
A. P. No.:	066-280-029

3. According to the latest available equalized assessment roll in the office of the county tax assessor, there is located on the land a(n) Commercial Structure known as 4525 Slusser Road, Windsor, California.

4. According to the public records, there has been no conveyance of the land within a period of twenty-four months prior to the date of this report, except as follows:

None

The map attached, if any, may or may not be a survey of the land depicted hereon. First American expressly disclaims any liability for loss or damage which may result from reliance on this map except to the extent coverage for such loss or damage is expressly provided by the terms and provisions of the title insurance policy, if any, to which this map is attached.

### LEGAL DESCRIPTION

Real property in the unincorporated area of the County of Sonoma, State of California, described as follows:

**PARCEL ONE:**

LOT 1, AS SHOWN ON THAT CERTAIN MAP ENTITLED "PARCEL MAP NO. 7779", FILED IN THE OFFICE OF THE COUNTY RECORDER OF SONOMA COUNTY, STATE OF CALIFORNIA, ON JUNE 9, 1983 IN BOOK 344 OF MAPS AT PAGE(S) 42 THROUGH 44, SONOMA COUNTY RECORDS.

**PARCEL TWO:**

AN EASEMENT FOR WATER LINE PURPOSES 10 FEET IN WIDTH, LYING 5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE, THE SIDE LINES OF SAID EASEMENT TO BE LENGTHENED OR SHORTENED TO INTERSECT THE LOT LINES REFERRED TO AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE COMMON LINE OF LOTS 1 AND 2 AS SHOWN ON PARCEL MAP NUMBER 7779, JUNE 9, 1983 IN BOOK 344 OF MAPS AT PAGE(S) 42 THROUGH 44, SONOMA COUNTY RECORDS, FROM WHICH POINT A ½" IRON PIPE TAGGED L.S. 3216 AT THE MOST EASTERLY CORNER OF SAID LOTS BEARS SOUTH 80°45'12" EAST, 601.52 FEET; THENCE FROM SAID POINT OF BEGINNING AND ALONG AN EXISTING WATER LINE NORTH 8°01'28" EAST, 553.99 FEET; THENCE NORTH 31°30'58" EAST, 62.66 FEET TO A POINT ON THE LOT LINE COMMON TO LOTS 2 AND 3 OF SAID PARCEL MAP 7779 BEING THE POINT OF TERMINATION OF THE HEREIN DESCRIBED EASEMENT CENTERLINE FROM WHICH A ½" IRON PIPE TAGGED L.S. 3216 AT AN ANGLE POINT IN SAID LOT LINE BEARS SOUTH 67°56'30" WEST, 119.67 FEET.

**PARCEL THREE:**

AN EASEMENT FOR WATER LINE PURPOSES 10 FEET IN WIDTH, LYING 5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE, THE SIDE LINES OF SAID EASEMENT TO BE LENGTHENED OR SHORTENED TO INTERSECT THE LOT LINES REFERRED TO AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE COMMON LINE OF LOTS 3 AND 4 AS SHOWN ON PARCEL MAP NUMBER 7779, JUNE 9, 1983 IN BOOK 344 OF MAPS AT PAGE(S) 42 THROUGH 44, SONOMA COUNTY RECORDS, FROM WHICH POINT A ½" IRON PIPE TAGGED L.S. 3216 AT AN ANGLE POINT IN SAID LOT LINE BEARS NORTH 48°04'25" EAST, 7.26 FEET; THENCE FROM SAID POINT OF BEGINNING AND ALONG AN EXISTING WATERLINE NORTH 4°35'04" EAST, 205.48 FEET; THEN NORTH 2°15'29" EAST, 166.2 FEET MORE OR LESS, TO THE INTERSECTION OF SAID WATERLINE WITH THE SONOMA COUNTY AQUEDUCT AND THE POINT OF TERMINATION OF THE HEREIN DESCRIBED EASEMENT CENTERLINE.

**PARCEL FOUR:**

AN EASEMENT FOR WATER LINE PURPOSES 10 FEET IN WIDTH, LYING 5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE, THE SIDE LINES OF SAID EASEMENT TO BE LENGTHENED OR SHORTENED TO INTERSECT THE LOT LINES REFERRED TO AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE COMMON LINE OF LOTS 2 AND 3 AS SHOWN ON PARCEL MAP NUMBER 7779, JUNE 9, 1983 IN BOOK 344 OF MAPS AT PAGE(S) 42 THROUGH 44, SONOMA

COUNTY RECORDS, FROM WHICH POINT A ½" IRON PIPE TAGGED L.S. 3216, AT AN ANGLE POINT IN SAID LOT LINE BEARS SOUTH 67°56'30" WEST 119.67 FEET; THENCE FROM SAID POINT OF BEGINNING AND ALONG AN EXISTING WATER LINE NORTH 31°30'58" EAST, 223.35 FEET; THEN NORTH 26°16'00" EAST, 86.02 FEET; THENCE NORTH 16°15'38" EAST, 94.26 FEET; THEN NORTH 7°17'46" EAST, 66.31 FEET; THEN NORTH 2°33'24" WEST, 86.44 FEET; THEN NORTH 6°51'24" WEST, 178.78 FEET; THEN NORTH 3°06'31" EAST, 152.70 FEET TO THE LOT LINE COMMON TO LOTS 3 AND 4 OF SAID PARCEL MAP NUMBER 7779 BEING THE POINT OF TERMINATION OF THE HEREIN DESCRIBED EASEMENT CENTERLINE FROM WHICH POINT A ½" IRON PIPE TAGGED L.S. 3216 AT AN ANGLE POINT IN SAID LOT LINE BEARS NORTH 48°04'25" EAST, 7.26 FEET.

APN: 066-280-030 and 066-280-029

Updated



*First American Title*

## First American Title Company

400 E Street  
Santa Rosa, CA 95404

Escrow Officer:  
Phone:  
Fax No.:  
E-Mail:

E-Mail Loan Documents to: Please contact the Escrow Officer for email address for sending loan documents.

Buyer:

Owner:

Property:

TALAWIND HOLDINGS, LLC  
4677 Slusser Road  
Windsor, CA 95492

### PRELIMINARY REPORT

In response to the above referenced application for a policy of title insurance, this company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Exhibit A attached. *The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties.* Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Exhibit A. Copies of the policy forms should be read. They are available from the office which issued this report.

**Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.**

**It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.**

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Dated as of February 13, 2013 at 7:30 A.M.

The form of Policy of title insurance contemplated by this report is:

ALTA/CLTA Homeowner's (EAGLE) Policy of Title Insurance (2010) and ALTA Ext Loan Policy 1056.06 (06-17-06) if the land described is an improved residential lot or condominium unit on which there is located a one\_to\_four family residence; or ALTA Standard Owner's Policy 2006 (WRE 06-17-06) and the ALTA Loan-Policy 2006 (06-17-06) if the land described is an unimproved residential lot or condominium unit

A specific request should be made if another form or additional coverage is desired.

Title to said estate or interest at the date hereof is vested in:

TALAWIND HOLDINGS, LLC

The estate or interest in the land hereinafter described or referred to covered by this Report is:

A FEE AS TO PARCEL(S) ONE, AN EASEMENT AS TO PARCEL(S) TWO, THREE, AND FOUR

The Land referred to herein is described as follows:

(See attached Legal Description)

At the date hereof exceptions to coverage in addition to the printed Exceptions and Exclusions in said policy form would be as follows:

1. General and special taxes and assessments for the fiscal year 2013-2014, a lien not yet due or payable.
2. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.
3. An easement for line of poles and wires and incidental purposes in the document recorded March 05, 1927 as BOOK 164, PAGE 340 of Official Records.
4. The terms and provisions contained in the document entitled "AGREEMENT" recorded September 13, 1943 as BOOK 586, PAGE 265 of Official Records. By Irma S. Steele and Ben L. Steele and Between County of Sonoma
5. BUILDING ENVELOPE as shown on the map filed in Book 344 of Maps, page(s) 42, Sonoma County Records.

6. THE EFFECT of "Boundary Agreement" recorded August 17, 1984 under Document No. 84056488, Official Records of Sonoma County, California.

Said document does not contain a definite description of the agreed boundary line nor does it contain words of conveyance.

7. An easement for use of an existing water line and incidental purposes in the document recorded March 24, 1986 as INSTRUMENT NO. 1986-019578 of Official Records.

The effect of a document entitled "EASEMENT QUITCLAIM DEED", recorded April 22, 1986 as INSTRUMENT NO. 1986-027411 of Official Records.

8. An easement for water line purposes and incidental purposes in the document recorded July 08, 1986 as INSTRUMENT NO. 1986-049800 of Official Records.

9. An easement for CONSTRUCTION, MAINTENANCE, OPERATION, INSPECTION, REPAIR, ALTERATION AND RECONSTRUCTION OF A RECYCLED WATER IRRIGATION TURNOUT STRUCTURE AND APPURTENANCES and incidental purposes in the document recorded March 22, 2002 as INSTRUMENT NO. 2002042869 of Official Records.

10. A Deed of Trust to secure an original indebtedness of \$475,000.00 recorded March 30, 2012 as INSTRUMENT NO. 2012030777 of Official Records.

Dated: March 23, 2012

Trustor: Talawind Holdings, LLC

Trustee: First American Title Company, a California corporation

Beneficiary: Karen M. McMillen, Trustee of The McMillen Living Trust U/T/A August 5, 1999 as to an undivided 2/3rd interest and Gail Reifers, a married man as his sole and separate property as to an undivided 1/3 interest

Notes:

a. If this deed of trust is to be eliminated in the policy or policies contemplated by this report/commitment, we will require all of the following prior to the recordation of any documents or the issuance of any policy of title insurance:

i. Original note and deed of trust.

ii. Payoff demand statement signed by all present beneficiaries.

iii. Request for reconveyance signed by all present beneficiaries.

b. If the payoff demand statement or the request for reconveyance is to be signed by a servicer, we will also require a full copy of the loan servicing agreement executed by all present beneficiaries.

c. If any of the beneficial interest is presently held by trustees under a trust agreement, we will require a certification pursuant to Section 18100.5 of the California Probate Code in a form satisfactory to the Company

11. A document entitled "NOTICE OF AGRICULTURAL EXEMPTION" recorded March 30, 2012 as INSTRUMENT NO. 2012030909 of Official Records.

12. The terms and provisions contained in the document entitled "DECLARATION ACKNOWLEDGING RIGHT TO FARM" recorded OCTOBER 16, 2012 as INSTRUMENT NO. 2012102239 of Official Records.

13. Any easements and/or servitudes affecting easement parcel(s) TWO, THREE, AND FOUR herein described.
14. Water rights, claims or title to water, whether or not shown by the public records.
15. Any claim that any portion of the land is below the ordinary high water mark where it was located prior to any artificial or avulsive changes in the location of the shoreline or riverbank.
16. Any rights, interests, or easements in favor of the public, which exist or are claimed to exist over any portion of said land covered by water, including a public right of access to the water.
17. Any claim that any portion of the land is or was formerly tidelands or submerged lands.

**Prior to the issuance of any policy of title insurance, the Company will require:**

18. With respect to Talawind Holdings, a limited liability company:
  - a. A copy of its operating agreement and any amendments thereto;
  - b. If it is a California limited liability company, that a certified copy of its articles of organization (LLC-1) and any certificate of correction (LLC-11), certificate of amendment (LLC-2), or restatement of articles of organization (LLC-10) be recorded in the public records;
  - c. If it is a foreign limited liability company, that a certified copy of its application for registration (LLC-5) be recorded in the public records;
  - d. With respect to any deed, deed of trust, lease, subordination agreement or other document or instrument executed by such limited liability company and presented for recordation by the Company or upon which the Company is asked to rely, that such document or instrument be executed in accordance with one of the following, as appropriate:
    - (i) If the limited liability company properly operates through officers appointed or elected pursuant to the terms of a written operating agreement, such document must be executed by at least two duly elected or appointed officers, as follows: the chairman of the board, the president or any vice president, and any secretary, assistant secretary, the chief financial officer or any assistant treasurer;
    - (ii) If the limited liability company properly operates through a manager or managers identified in the articles of organization and/or duly elected pursuant to the terms of a written operating agreement, such document must be executed by at least two such managers or by one manager if the limited liability company properly operates with the existence of only one manager.
  - e. Other requirements which the Company may impose following its review of the material required herein and other information which the Company may require

<b>INFORMATIONAL NOTES</b>
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Note: The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than the certain dollar amount set forth in any applicable arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. If you desire to review the terms of the policy, including any arbitration clause that may be included, contact the office that issued this Commitment or Report to obtain a sample of the policy jacket for the policy that is to be issued in connection with your transaction.

1. General and special taxes and assessments for the fiscal year 2012-2013.

First Installment:	\$3,662.98, PAID
Penalty:	\$0.00
Second Installment:	\$3,662.98, PAID
Penalty:	\$0.00
Tax Rate Area:	139-002
A. P. No.:	066-280-031

2. This report is preparatory to the issuance of an ALTA Loan Policy. We have no knowledge of any fact which would preclude the issuance of the policy with CLTA endorsement forms 100 and 116 and if applicable, 115 and 116.2 attached.

When issued, the CLTA endorsement form 116 or 116.2, if applicable will reference a(n) Single Family Residence known as 4677 SLUSSER ROAD, WINDSOR, CA.

3. According to the public records, there has been no conveyance of the land within a period of twenty four months prior to the date of this report, except as follows:

A document recorded March 30, 2012 as INSTRUMENT NO. 2012030776 OF OFFICIAL RECORDS

From:	Karen M. McMillen, Trustee of The McMillen Living Trust U/T/A August 6, 1999 and Gail Reifers, a married man as his sole and separate property
To:	Talawind Holdings, LLC

The map attached, if any, may or may not be a survey of the land depicted hereon. First American expressly disclaims any liability for loss or damage which may result from reliance on this map except to the extent coverage for such loss or damage is expressly provided by the terms and provisions of the title insurance policy, if any, to which this map is attached.

## LEGAL DESCRIPTION

Real property in the unincorporated area of the County of Sonoma, State of California, described as follows:

### PARCEL ONE:

Lot 2 as shown upon Parcel Map No. 7779, recorded June 9, 1983 in Book 344 of maps, at pages 42, 43 and 44, Sonoma County Records.

### PARCEL TWO:

The right from time to time to construct, install, inspect, maintain, replace, remove and use facilities of the type hereinafter specified, together with a right-of-way therefore, within a strip or parcel of land or along a route as hereinafter set forth, and also ingress thereto and egress therefrom, over and across the lands situate in the County of Sonoma, State of California, described as follows:

A strip of land 10 feet in width, lying Easterly of and adjacent to the west line of lot 1, as shown upon Parcel Map No. 7779, filed for record in Book 344 of Maps at page 42, Sonoma County Records and running from the northwest corner of said lot, south 30 feet. Said facilities shall consist of:

Such underground conduits, pipes, manholes, service boxes, wires, cables, and electrical conductors, above ground marker posts, risers and service pedestals; underground and above ground switches, fuses, terminals, and transformers with associated concrete pads; and fixtures and appurtenances necessary to any and all thereof, as second party deems necessary, together with the right to convey said easement to any public utility.

### PARCEL THREE:

An easement for water line purposes 10 feet in width, lying 5 feet on each side of the following described centerline, the side lines of said easement to be lengthened or shortened to intersect the lot lines referred to.

Beginning at a point on the lot line common to Lots 3 and 4 as shown on Parcel Map No. 7779, filed in Book 344 of Maps, pages 42 through 44, Sonoma County Records, from which point a 1/2" iron pipe tagged 3216 at an angle point in said lot line bears North 48° 04' 25" East 7.26 feet; then from said point of beginning, and along an existing waterline, North 4° 35' 04" East, 205.48 feet; then North 2° 15' 29" East, 166.2 feet, more or less, to the intersection of said waterline with the Sonoma County Aqueduct and the point of termination of the herein described easement centerline.

### PARCEL FOUR:

An easement for water line purposes, 10 feet in width, lying 5 feet on each side of the following described centerline, the side lines of said easement to be lengthened or shortened to intersect the lot lines referred to.

Beginning at a point on the lot line common to Lots 2 and 3 as shown on Parcel Map No. 7779 filed in Book 344 of Maps, pages 42 through 44, Sonoma County Records, from which point a 1/2" iron pipe tagged L.S. 3216 at an angle point in said lot line bears South 67° 56' 30" West, 119.67 feet; thence from said point of beginning and along an existing water line, North 31° 30'

58" East, 223.35 feet; thence North 26° 16' 00" East, 86.02 feet; then North 16° 6' 15' 38" East, 94.26 feet; thence North 7° 17' 46" East, 66.31 feet; thence North 2° 33' 24" West, 86.44 feet; thence North 6° 51' 24" West, 178.78 feet; thence North 3° 06' 31 " East, 152.70 feet to the lot line common to Lots 3 and 4 of said Parcel Map No. 7779, being the point of termination of the herein described easement centerline from which point 1/2" iron pipe tagged L.S. 3216 at an angle point in said lot line bears North 48° 04' 25" East, 7.26 feet.

APN: 066-280-031

**RECORDING REQUESTED BY**  
FIRST AMERICAN TITLE COMPANY

**AND WHEN RECORDED MAIL DOCUMENT  
AND TAX STATEMENT TO:**

*Edward C. Gomez and Ellen E. Mack*  
Revocable Trust  
4525 Slusser Road  
Windsor, CA 95492



**2013033770**

OFFICIAL RECORDS OF  
SONOMA COUNTY

FIRST AMERICAN TITLE CO. WILLIAM F ROUSSEAU  
04/02/2013 02:21 DEED  
RECORDING FEE: \$25.00  
COUNTY TAX: \$84.70  
PAID

**5**



Space Above This Line for Recorder's Use Only

**LOT LINE ADJUSTMENT**

Portion of AP No. 066-280-031

File No.: 4904-4114019 & 4114002

**GRANT DEED**

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$84.70  
SURVEY MONUMENT FEE \$10.00

- computed on the consideration or full value of property conveyed, OR
- computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,
- unincorporated area;  City of \_\_\_\_\_, and
- Exempt from transfer tax; Reason:

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

**TALAWIND HOLDINGS, LLC**

hereby GRANT(s) to

**EDWARD C. GOMEZ AND ELLEN E. MACK, Trustees of the Revocable Trust of Edward C. Gomez and Ellen E. Mack dated May 7, 2010**

the following described property in the unincorporated area of the County of **Sonoma**, State of **California**:

**SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF MARKED EXHIBIT "A",  
AND LOT LINE ADJUSTMENT PLAT MARKED EXHIBIT "B".**

This Lot Line Adjustment  
LLA 12-0024 has been approved  
by the County of Sonoma in  
accordance with Section 66412(d)  
of the subdivision Map Act.

Approved by Scott D. Hempel Date 3/29/13  
Permit and Resource Management Department

**SIGNATURE PAGE AND  
NOTARY ACKNOWLEDGEMENT ATTACHED**

Mail Tax Statements To: SAME AS ABOVE

Lot Line Adjustment Grant Deed continued

A Portion of A. P. No. 066-280-031

TALAWIND HOLDINGS, LLC

Dated: AUGUST 3, 2012

By: *Edward C. Gomez*  
Edward C. Gomez, Manager

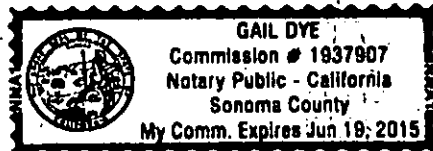
STATE OF CALIFORNIA )  
COUNTY OF SONOMA )

On AUGUST 3, 2012, before me, GAIL DYE, Notary Public personally appeared EDWARD C. GOMEZ, 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.

*Gail Dye*  
Signature



My Commission Expires: June 19, 2015

*This area for official notarial seal*

**Exhibit A**

**LOT LINE ADJUSTMENT LLA 12-0024**

All that real property situated in the unincorporated area of the County of Sonoma, State of California, being a portion of the Lands of Talawind Holdings, LLC as described in that deed recorded March 30, 2012 under Document Number 2012-030776, Sonoma County Records, said portion being more particularly described as follows:

Beginning at a 1/2" iron pipe, tagged LS 3216, marking an angle in the common line to Lot 1 and Lot 2 as shown on "Parcel Map Number 7799" filed June 9, 1983 in Book 344 of Maps, pages 42-44, Sonoma County Records, thence along said line S57°16'11" W, 379.44 feet (Map Bearing and Distance shown as S 57°13'24" W, 379.39 feet), to a 1/2" iron pipe, tagged LS 3216, marking the common westerly corner to Lot 1 and Lot 2 of said map; thence along said line and its projection S 57°16'11" W; 14.35 feet to a wood post fence marking that Boundary Agreement recorded August 17, 1984 under Document Number 84056488 of Official Records, Sonoma County Records; thence northerly along said fence marking said Boundary Agreement line, N 00°15'10" W, 21.19 feet to an angle in said line; thence continuing along said fence line, N 00°08'26" W, 490.80 feet to a set 3/4" iron pipe tagged PLS 7901; thence leaving said line S 88°15'00" E, 215.00 feet to a set 3/4" iron pipe tagged PLS 7901; thence S 19°00'00" W, 200.00 feet to a set 3/4" iron pipe tagged PLS 7901; thence S 60°30'00" E, 210.00 feet to the point of beginning;

Containing 2.19 acres, more or less

A Portion of APN 066-280-031

The basis of bearings for this description is S 57°16'11" W being the bearing between a 1/2" iron pipe, tagged LS 3216, marking an angle in the common line to Lot 1 and Lot 2 as shown on "Parcel Map Number 7799" filed June 9, 1983 in Book 344 of Maps, pages 42-44, Sonoma County Records, and a 1/2" iron pipe, tagged LS 3216, marking the common westerly corner to Lot 1 and Lot 2 of said map (Bearing shown and delineated on said map being S 57°13'24" W).

The purpose of this deed is for the combination of a portion of the lands of Talawind Holdings LLC, as described by deed recorded March 30, 2012 under Document Number 2012-030776, Sonoma County Records, APN 066-280-031 with the lands of Edward C. Gomez and Ellen E. Mack, trustees of The Revocable Trust Of Edward C. Gomez And

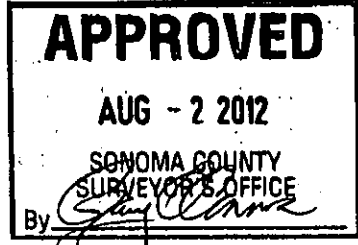
Ellen E. Mack dated May 7, 2010, as described by deed recorded under Document Number 2010-052629, Sonoma County Records, APN 066-280-030. This deed is pursuant to LLA12-0024 on file in the office of the Sonoma County Permit and Resource Management Department. It is the express intent of the signators hereto that the recordation of this deed extinguishes any underlying parcels of portions of parcels.

prepared by: *Aaron R. Smith*



dated: 8/2/2012

Aaron R. Smith, PLS 7901  
my license expires 12/31/13



# Exhibit B

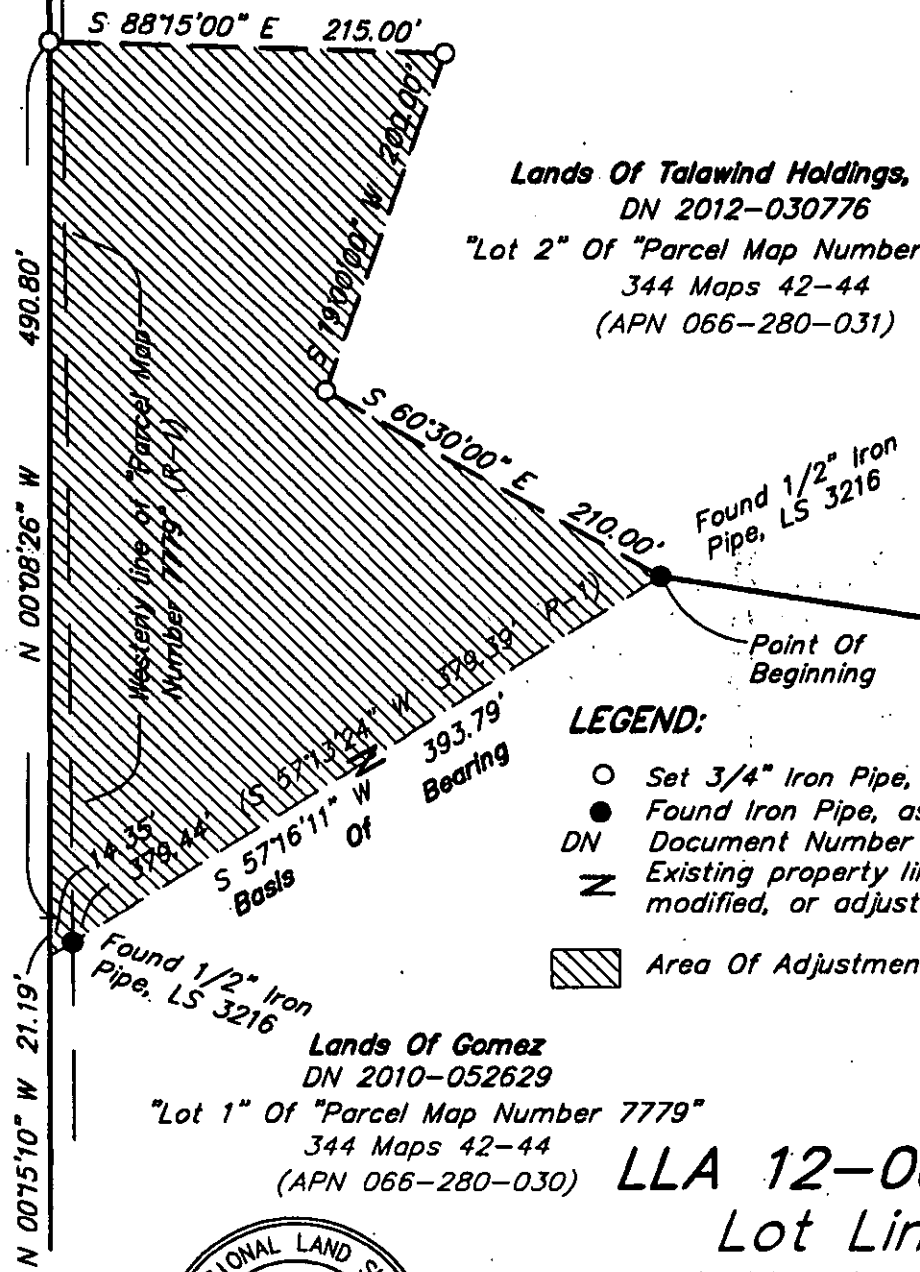
This EXHIBIT is for graphic purposes only. Any errors or omissions on this exhibit shall not affect the deed description.

Lands Of Sonoma-Cutrer Vineyards, Inc.  
DN 1987-18637  
APN 057-070-031

Lands Of Talawind Holdings, LLC  
DN 2012-030776  
"Lot 2" Of "Parcel Map Number 7779"  
344 Maps 42-44  
(APN 066-280-031)

Line shown here reflects the Boundary Agreement Deed recorded August 17, 1984 under Document Number 84056488, Sonoma County Records.

Scale: 1" = 100'



### LEGEND:

- Set 3/4" Iron Pipe, PLS 7901
- Found Iron Pipe, as noted
- DN Document Number
- Z Existing property line, to be modified, or adjusted
- ▨ Area Of Adjustment



*Aaron R. Smith*  
 Aaron R. Smith, PLS 7901  
 my license expires 12/31/13

**LLA 12-0024**  
**Lot Line Adjustment**

**adobe associates, inc.**  
 civil engineering | land surveying | wastewater  
 1220 N. Dutton, Ave., Santa Rosa, Ca. 95401  
 P (707) 541-2300; F (707) 541-2301