

RECORDED AT THE REQUEST OF,
AND WHEN RECORDED, RETURN TO:

SEP 14 - 0427
APR 15 - 5258

County of Sonoma
Permit and Resource
Management Department
2550 Ventura Avenue
Santa Rosa, CA 95403



2015110224

Official Records Of Sonoma County
William F. Rousseau
12/29/2015 10:47 AM
GOVERNMENT AGENCY

DEED 7 Pgs

Fee: \$0.00

2



Recording fees waived pursuant to Government Code 6103

NO TRANSFER TAX DUE PURSUANT TO R&T SEC. 11922

EASEMENT DEED AND AGREEMENT

Preamble

This Agreement made this 5th day of September, 20 14, by and between Richard's Grove and Saralee's Vineyard, Inc., a California corporation, hereinafter referred to as "Grantor" and County of Sonoma, hereinafter referred to as "Grantee".

Recitals

WHEREAS, Grantor is the owner of certain real property commonly known as 3575 Slusser Road, Windsor; A portion of APN 057-070-041 & 040, described by deed recorded under the Official Records Document Number 2012-122684, in an unincorporated area of Sonoma County, State of California, hereinafter referred to as the "Servient Tenement" and described as Exhibit "A" attached: (include full legal description and the Assessor's Parcel Number).

APN # 057-070-052
See Attached Exhibit A

EXHIBIT A

ALL THAT REAL PROPERTY SITUATED IN THE COUNTY OF SONOMA, STATE OF CALIFORNIA, AND BEING A PORTION OF THE LAND OF JACKSON FAMILY INVESTMENTS III LLC, AS DESCRIBED BY DEED RECORDED AS DOCUMENT NUMBER 2012-123634, OFFICIAL RECORDS OF SONOMA COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHEASTERLY CORNER OF LOT ONE AS SHOWN ON THAT CERTAIN PARCEL MAP NO. 86-336, RECORDED IN BOOK 405 OF MAPS PAGES 16-17, SONOMA COUNTY RECORDS, SAID CORNER BEING MARKED WITH A 1/2" IRON PIPE TAGGED LS 4206; THENCE ALONG THE NORTH LINE OF SAID LOT ONE SOUTH 89°33'02" WEST 746.20 FEET TO THE **TRUE POINT OF BEGINNING** OF THE PARCEL HEREIN DESCRIBED; THENCE CONTINUING ALONG SAID NORTH LINE SOUTH 89°33'02" WEST 1155.46 FEET TO THE NORTHWEST CORNER THEREOF; THENCE LEAVING SAID NORTH LINE AND ALONG THE WEST LINE OF SAID LOT ONE SOUTH 00°58'34" EAST 112.22 FEET; THENCE SOUTH 00°39'51" EAST 399.77 FEET; THENCE SOUTH 00°44'54" EAST 170.46 FEET; THENCE SOUTH 00°46'49" EAST 177.80 FEET; THENCE SOUTH 00°41'54" EAST 175.48 FEET TO THE SOUTHWEST CORNER OF SAID LOT ONE; THENCE ALONG THE NORTH LINE OF THE DESIGNATED REMAINDER AS SHOWN ON SAID MAP SOUTH 77°44'33" WEST 382.64 FEET; THENCE LEAVING SAID NORTH LINE AND ALONG THE WEST LINE OF SAID DESIGNATED REMAINDER SOUTH 00°55'09" EAST 1534.70 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE LEAVING SAID WEST LINE AND ALONG THE SOUTH LINE OF SAID DESIGNATED REMAINDER NORTH 88°42'54" EAST 1770.52 FEET; THENCE LEAVING SAID SOUTH LINE NORTH 00°27'42" WEST 1232.57 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT ONE; THENCE ALONG SAID SOUTH LINE NORTH 03°02'22" WEST 59.27 FEET; THENCE LEAVING SAID SOUTH LINE NORTH 18°21'42" EAST 517.12 FEET; THENCE NORTH 08°29'49" WEST 122.81 FEET; THENCE NORTH 59°32'33" WEST 471.12 FEET; THENCE NORTH 00°26'58" WEST 477.67 FEET MORE OR LESS TO THE POINT OF BEGINNING.

CONTAINING 96.67 ACRES, MORE OR LESS.

IT IS THE INTENT OF THIS DESCRIPTION TO CREATE A MEANS AND BOUNDS DESCRIPTION FOR THE NEW LOT B AS APPROVED BY LLA 13-0020 ON FILE IN THE OFFICE OF THE SONOMA COUNTY PERMIT AND RESOURCE MANAGEMENT DEPARTMENT AND RECORDED IN DOCUMENT NUMBER 2013-103105, SONOMA COUNTY RECORDS.

APN 057-070-052

DATE: August 15, 2014

PREPARED BY: BRELJE & RACE CONSULTING ENGINEERS

JOB NO 3719.02

WHEREAS, Grantee desires to acquire certain rights in the Servient Tenement:

NOW, THEREFORE, it is agreed as follows:

Grant of Easement

1. For valuable considerations, grantor hereby grants to Grantee an easement as hereinafter described.

Character of Easement

2. The easement granted herein is an easement in gross, for purposes of ingress and egress pertaining to the use described below.

Description of Easement

3. The easement granted herein is a right to come onto the property of Grantor and to bring associates and employees of the County of Sonoma Permit and Resource Management Department and/or the Regional Water Quality Control Board onto the property more fully described in Exhibit "A" attached hereto and incorporated herein by reference.

Location

4. The easement granted herein is located as follows:
The entire Servient Tenement as described in Exhibit "A".

Use by Grantee

5. The easement granted herein includes the following use of the Servient Tenement: To come onto the property or accompanied as herein above set forth for the purpose of observing, testing, sampling, placing and removing of test devices and evaluating and monitoring Grantor's nonstandard individual sewage disposal system. Said activity shall be permitted on Servient Tenement only during normal business hours.

Exclusiveness of Easement

6. The easement granted herein is not exclusive.

Entire Agreement

7. This instrument contains the entire agreement between the parties relating to the rights herein granted and the obligations herein assumed. Any oral representations or modifications concerning this instrument shall be of no force and effect excepting a subsequent modification in writing, signed by the party to be charged.

Attorney's Fees

8. In the event of any controversy, claim, or dispute relating to this instrument or the breach thereof, the prevailing party shall be entitled to recover from the losing party reasonable expenses, attorney's fees, and costs.

Binding Effect

9. This instrument shall bind and inure to the benefit of the respective heirs, personal representatives, successors, and assigns of the parties hereto.

Operational Permit

10. The instrument shall bind and inure to the benefit of the respective heirs, personal representatives, successors, and assigns of the parties hereto.

The instrument shall include the issuance of an operational permit for a nonstandard sewage disposal system to be issued to the Grantor at the time of installation of said sewage system and subsequent use.

This operational permit shall be renewed on an annual basis by the current owners of the property, who shall be bound by all requirements and restrictions as set forth in Chapter 24 of the Sonoma County Code.

IN WITNESS WHEREOF, the parties hereto have executed this instrument the day and year first above written.

GRANTOR

Property Owner(s):

Donald M. Hartford
Donald M Hartford

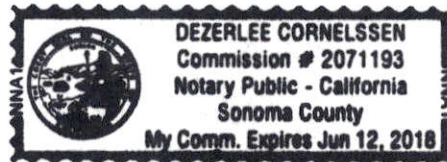
9/5/14
Date

STATE OF CALIFORNIA)
COUNTY OF California Sonoma) ss

On Sept 5, 2014 before me, Dezerlee Cornelssen, Notary Public, personally appeared, Donald M Hartford, Jr, 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.



Dezerlee Cornelssen

(SEAL)

RECORDED AT THE REQUEST OF,
AND WHEN RECORDED, RETURN TO:

County of Sonoma
Permit and Resource
Management Department
2550 Ventura Avenue
Santa Rosa, CA 95403

Recording fees waived pursuant to Government Code 6103

PERMIT CONDITIONS FOR NONSTANDARD SEWAGE DISPOSAL SYSTEM

Name: Richard's Grove and Saralee's Vineyard, Inc., a California corporation

Mailing Address: 421 Aviation Blvd.

City: Santa Rosa State: CA Zip Code: 95403

Site Address: 3575 Slusser Road, Windsor; A portion of APN 057-070-041 & 040 ID No.: OPR 15-5258

Please mark the appropriate box:

APN # 057-070-052

- Nonstandard Septic System
- Septic System with Pretreatment Device
- Subsurface Drip Disposal System
- Other:

NOTICE: The installation permit for the above nonstandard sewage disposal system is issued subject to the following conditions.

1. That the property owner(s) acknowledges the fact that the onsite wastewater disposal system serving the above property is nonstandard, that it is required to be operated under an Operational Permit, and that the County of Sonoma Permit and Resource Management Department (Department) makes no guarantee of satisfactory performance or warranty of the system.
2. That the nonstandard system for the above property is designed to serve a residential/commercial use (circle one) and, that the maximum peak daily wastewater flow is not to exceed 1320 gallons per day. Operating the system in excess of its maximum capacity in gallons per day is a violation of the terms and conditions of the Operational Permit which can be cause for the suspension and/or revocation of the perm it.
3. That the system is designed to be constructed and operated with water saving devices and, that all such devices shall be properly maintained or replaced with equivalent types of water saving devices in the event that repair becomes necessary.
4. That, after installation and final approval of the nonstandard system, the owner agrees to monitor the system at the frequency required by the Department and/or the Regional Water Quality Control Board (RWQCB) on the self-monitoring forms provided by the Department. The forms require measurement of the depth to water in the monitoring wells, observance of the site and soil conditions, as well as indicating the dose counter readings and volume of wastewater discharged to the nonstandard system. All required self-monitoring reports are to be submitted to the Department in a timely manner.
5. At a minimum of once a year, a sample from the sump tank will be tested for biological oxygen demand (BOD), total suspended solids (TSS), dissolved oxygen (DO), nitrate and total coliform, and fecal coliform, at the owner's expense, on the County's monitoring schedule. Test results must be submitted, with monitoring reports, at least once a year. ***This item to apply only when a subsurface drip disposal system or septic system with a pretreatment device is being installed.***

6. During the first 2 years of operation the property owner shall allow approved service providers onto the property for the purpose of performing routine maintenance on the septic system's pretreatment unit. The service provider shall provide a semi-annual report to the county detailing the maintenance performed and any problems encountered. In order for the pretreatment unit to maintain the NSF 40 Standard a 2 year initial service policy is to be furnished to the owner by the manufacturer. The 2 years shall commence from the date the pretreatment unit goes into continuous operation. ***This item only pertains to septic systems with pretreatment units.***
7. That the area shall not be planted with unacceptable plants, shrubs, trees, ornamentals, vegetative cover, and irrigation system over or too close to a Subsurface Drip (SD) system. All landscaping plans shall be reviewed by the Department. ***This item to apply only when a subsurface drip disposal system is being installed.***
8. That the owners agree to inspect the SD system regularly as part of the monitoring program, especially checking for gopher strikes, dam aged or torn SD lines and equipment. Only licensed and experienced professionals, C-36, C-42, or a licensed general engineering contractor shall install and/or repair damaged SD lines and equipment. ***This item to apply only when a subsurface drip disposal system is being installed.***
9. That, in the event of malfunction of the nonstandard system, action will be taken by the Department to abate the failing operation as a public health hazard and nuisance. The cost of repair and/or replacement of the nonstandard system could be significantly more expensive than a standard system repair and is the responsibility of the property owner.
10. That all areas of the parcel held for reserve in which to replace the nonstandard system be protected from development which would have an adverse effect or impact on the function of the system and/or the reserve area.
11. That the owner agrees to renew the required Operational Permit and pay fees annually as required by the Department as long as ownership of the site is retained or until such time the Department notifies the current owner that renewal is no longer necessary. Also, the current owner agrees to notify subsequent owners of this property of the above requirements to monitor and maintain the nonstandard system as well as the necessity to obtain and renew the Operational Permit.

IN WITNESS WHEREOF, the parties hereto have executed this instrument the day and year first above written.

GRANTOR

Dated: 9/5/14

Property Owner(s):

Donald M. Hartford
Donald M. Hartford

STATE OF CALIFORNIA)
 COUNTY OF Sonoma) ss

On Sept 5 2014 before me, Dezerlee Cornelissen, Notary Public,

personally appeared, Donald M. Hartford Jr. 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.

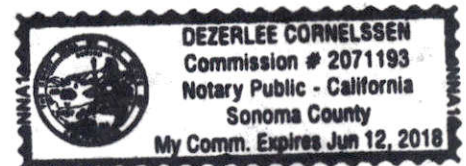
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing Paragraph is true and correct.

WITNESS my hand and official seal.

(Faint notary seal impression)

Dezerlee Cornelissen

(SEAL)



SEP14-0427
OPR15-5258

**GRANTEE
COUNTY OF SONOMA**

CERTIFICATE OF ACCEPTANCE (GOVERNMENT CODE 27281)

This is to certify that the interest in real property conveyed above is hereby accepted by the undersigned officer or agent on behalf of the County of Sonoma, pursuant to authority conferred by Resolution No. **96-1454** of the Board of Supervisors of the County of Sonoma adopted on **November 5, 1996**, and the grantee consents to recordation thereof by its duly authorized officer.

Tennis Wick, Director, Permit & Resource Management Department



Nathan Quarles, Deputy Director Engineering & Construction, Permit & Resource Management Department

Dated: 12-23-15