

Planning Application

PJR-001

Application Type(s):

- Admin Cert. Compliance
- Ag. or Timber Preserve/Contract
- Conditional Cert. of Compliance
- Cert. of Modification
- Coastal Permit
- Zoning Permit for: _____

- Design Review Admin.
- Design Review Full
- General Plan Amendment
- Lot Line Adjustment
- Major Subdivision

File # _____

- Minor Subdivision
- Voluntary Merger
- Ordinance Interpretation
- Second Unit Permit
- Specific/Area Plan Amendment
- Use Permit
- Variance
- Zone Change
- Other: _____

By placing my contact information (name, address, phone number, email address, etc.) on this application form and submitting it to Sonoma County PRMD, I understand and authorize PRMD to post this application to the internet for public information purposes, including my contact information.

PRINT CLEARLY									
APPLICANT					OWNER (IF OTHER THAN APPLICANT)				
Name BC Engineering Group					Name Kamal Azari				
Mailing Address 418 B Street, Third Floor					Mailing Address 1399 Spring Hill Road				
City Santa Rosa		State CA	Zip 95401		City Petaluma		State CA	Zip 94952	
Day Ph (707) 542-4321		Email wb@bcengineeringgroup.com			Day Ph (707) 338-4455		Email kamalazari@gmail.com		
Signature			Date 9/10/19		Signature			Date 9/15/19	
Billing Responsible Party (At-Cost Only)					<input type="checkbox"/> Applicant <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Other:				
OTHER PERSONS TO RECEIVE CORRESPONDENCE									
Name/Title					Name/Title				
Mailing Address					Mailing Address				
City		State	Zip		City		State	Zip	
Day Ph ()		Email			Day Ph ()		Email		
PROJECT INFORMATION									
Address(es) 1321 Spring Hill Road					City Petaluma, CA 94952				
Assessor's Parcel Number(s) 020-050-026									
Project Description <u>Use Permit Application for Tasting Room</u>									
Acreage 16.60 Acres					Number of new lots proposed N/A				
Site Served by Public Water? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					Site Served by Public Sewer? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
TO BE COMPLETED BY PRMD STAFF									
Planning Area		Supervisorial District			<input type="checkbox"/> Critical Habitat		<input type="checkbox"/> Urban Service		Groundwater <input type="checkbox"/> 1 / 2
Current Zoning					<input type="checkbox"/> NPDES		<input type="checkbox"/> Williamson Act		Availability <input type="checkbox"/> 3 / 4
General Plan Land Use					Specific/Area Plan			Subject to <input type="checkbox"/> EX	
					Parcel Specific Policy			CEQA <input type="checkbox"/> YES	
Application resolve planning violation? <input type="checkbox"/> Yes <input type="checkbox"/> No				Violation? <input type="checkbox"/> Yes <input type="checkbox"/> No		File No.			
Previous Files					Penalty application? <input type="checkbox"/> Yes <input type="checkbox"/> No				
Application accepted by					Date				
Approved by					Date				

Supplemental Application Information

PJR-126

Existing use of property: VACANT

Acreage: 16.60

Existing structures on property: NONE

Proximity to creeks, waterways and impoundment areas: EXISTING DRAINAGE RUNS THROUGH PROPERTY

Vegetation on site: NATIVE GRASSES, TREES, VINEYARD

General topography: GENTLE TO MODERATE SLOPES, SLOPING TO THE SOUTHEAST

Surrounding uses to (Note: An adjoining road is not a use.)
North: LEA 60 South: LEA 100
East: LEA 100 West: LEA 100

New structures proposed (size, height, type): TASTING ROOM (AREA=3,226 SF, HEIGHT=34'), RESTROOMS (AREA=302 SF)

Number of employees: Full time: 2 Part time: N/A Seasonal: N/A

Operating days: THURSDAY-SUNDAY Hours of operation: 11AM - 5PM

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

Water source: EXISTING WELL Sewage disposal: PROPOSED SEPTIC SYSTEM

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

New noise sources (compressors, power tools, music, etc.): UNKNOWN

Grading proposed: Amount of cut (cu. yds.): 152 Amount of fill (cu. yds.): 1095 Will more than one acre be disturbed by construction of access roads, site preparation and clearing, fill or excavation, building removal, building construction, equipment staging and maintenance, or other activities? Yes _____ No X If Yes, indicate area of disturbance(acres): _____
Identify method of site drainage (sheet flow, storm drain, outflow to creek or ditch, detention area, etc.):
STORM DRAIN NETWORK TO RETENTION BASIN

Vegetation to be removed: NATIVE GRASSES

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

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

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

Fire safety information (existing/proposed water tanks, hydrants, emergency access and turnaround, building materials, etc.): TBD

CURRENT AZARI TASTING ROOM PROJECT DESCRIPTION – FEBRUARY 17, 2023

PROJECT DESCRIPTION

The project is a request for a Use Permit to construct a new 2,809 square foot tasting room building on a 16.6-acre parcel. The building will contain an approximately 2,409 square foot tasting area and an approximately 400 square foot food preparation area. The food preparation area is proposed to be utilized to warm prepared food catered for the proposed special events. The proposed building has a maximum height of 34 feet. Restrooms are proposed in a separate 302 square foot building located approximately 8 feet from the proposed tasting room building. An approximate total of 4,973 square feet of patio/walkways are proposed and an approximately 2,000 square foot patio/terrace for viewing is proposed to the west of the proposed tasting room.

A new parking lot is proposed adjacent to the new tasting room building and will contain 28 regular parking spaces and 2 handicap parking spaces. An overflow parking area is proposed to the east which consists of 53 regular parking spaces. Total combined proposed parking spaces are 83.. Two new driveways are proposed to allow access to the proposed parking lot from Spring Hill Road.

The tasting room is proposed to accommodate 2 employees and 20 wine tasters a day. Ten winery events (8 Agricultural Promotional Events and 2 Industry-Wide Events) per year are proposed at the tasting room with 200 guests per event and 3 employees, which include the 2 tasting room employees. Portable toilets will be utilized for the winery events and the events will utilize outdoor areas adjacent to the proposed tasting room, with possible visits to the vineyards. Winery events will utilize music and amplified sound.

Proposed Hours of Operation:

- Tasting room hours - 11:00 am to 5:00 pm, Thursday-Sunday
- Winery events hours – 11:00 am-5:00 pm
- Tours of the vineyards for the general public are to be held during normal tasting room hours only.

Proposed Winery Events and Activities:

- Agricultural Promotional Events will include up to eight (8) events from 11:00 am to 5:00pm with a maximum of 200 guests. Food and wine pairings may be provided. Events will utilize music and amplified sound which will meet the noise standards of the General Plan. All the proposed events would be held at the tasting room on the second Saturday of the month from March to December.
- Industry-Wide Event Days up to a total of two (2) per year with a total of 200 people over the course of the entire day, with no more than 100 people at any one time during the day. Industry-Wide events shall be between 11:00am and 5:00pm, unless the event sponsors require otherwise. Events will utilize music and amplified sound which will meet the noise standards of the General Plan.

Proposed Food Service:

- Food and Wine Pairings (no meals) may be provided during permitted tasting hours as part of normal business activities. Food and wine pairing will be pre-prepared samples or tastes produced from food products from the local area. Food will be from a pre-fixed pairing menu and only during tasting room hours. There is no restaurant or deli service provided.
- Food on site will be prepared in the food preparation area within the tasting room building. Food can be provided for occasional employee lunches and employee harvest party. Appetizers or meals featuring local foods and food products may be prepared for occasional marketing or promotional activities that are not open to drop-in guests. Food must be consumed on site.

Proposed Employees:

- Tasting room during normal business hours - 2 full-time;
- Winery events – 3 employees, including the 2 tasting room employees

Access and Parking:

The project as proposed would have two driveways on Spring Hill Road. The parking lot is proposed with a one-way circulation scheme that would include traffic entering at the westerly driveway and exiting at the easterly driveway.

The parking supply proposed for the site is adequate to accommodate both the anticipated daily parking demand and the demand during events. The proposed project would supply 83 parking spaces around the site, including 30 spaces for the tasting room and 53 overflow parking spaces.

To accommodate the daily parking demand during typical tasting room operations, there would be at least one space provided for every employee on-site as well as one space per 2.5 tasting room guests. Two tasting room employees and a maximum of 20 tasting room visitors translate to ten parking spaces, including two for employees and eight for tasting room visitors. The proposed 30 permanent parking spaces near the tasting room would be more than adequate to accommodate the parking demand during a typical operation with a surplus of 20 parking spaces.

The maximum number of parking spaces needed on-site during a 200-person event, for which there would be three staff, including the two tasting room employees, would be 83 spaces. This assumes one vehicle per employee and 2.5 guests per vehicle. The maximum of 83 parking spaces needed during an event is equal to the total parking supply including the permanent and overflow parking. The proposed parking supply would be adequate to accommodate the anticipated parking demand.

Bicycle – There are no existing bicycle lanes along the project frontage on Spring Hill Road. However, per the Focused Traffic Study (W-Trans, July 22, 2021), in the updated project list 2019 of Countywide Bicycle & Pedestrian Master Plan, Sonoma County Transportation Authority (SCTA), a Class III bicycle route is planned on Spring Hill Road to be connected to the existing Class II bicycle lanes on Western Avenue on the east and planned Class II bicycle lanes along Valley Ford Road-Bodega Avenue on the west. Since a Class III route consists of signing only, the existing physical facilities provide adequate bicycle access to the site and access for bicyclists would be enhanced with the completion of planned bike facilities. No bicycle parking spaces are proposed.

Water, Wastewater, and Waste Disposal:

The property's location in a Class 4 Groundwater Availability Zone. All water supply is from groundwater. There are two 5,000-gallon water storage tanks located within the northwest portion of the existing parcel. Their locations are shown on the Site Plan. One water supply well currently exists in the northern portion of the project site and will supply water for the project.

Per the Hydrogeologic Report (EBA Engineering, February 22, 2022), the total water use for the project site (0.21 AF/yr) equates to approximately one percent of the annual groundwater recharge during drought conditions. While the assumed drought scenario calculations do provide some context to evaluate recharge under periods of extremely limited rainfall, years exhibiting above average rainfall would provide an excess of water being available for recharge.

A septic system (SEP19-0690) is proposed for the tasting room and bathrooms in the location shown on the Site Plan. The septic system will be adequate to treat and dispose of all of the sanitary wastewater generated by the Azari tasting room.

Since the winery on the adjacent parcel is already developed, the waste disposal company that is currently servicing the winery will service the tasting room site.

Figure 4: Azari Tasting Room Overall Site Plan

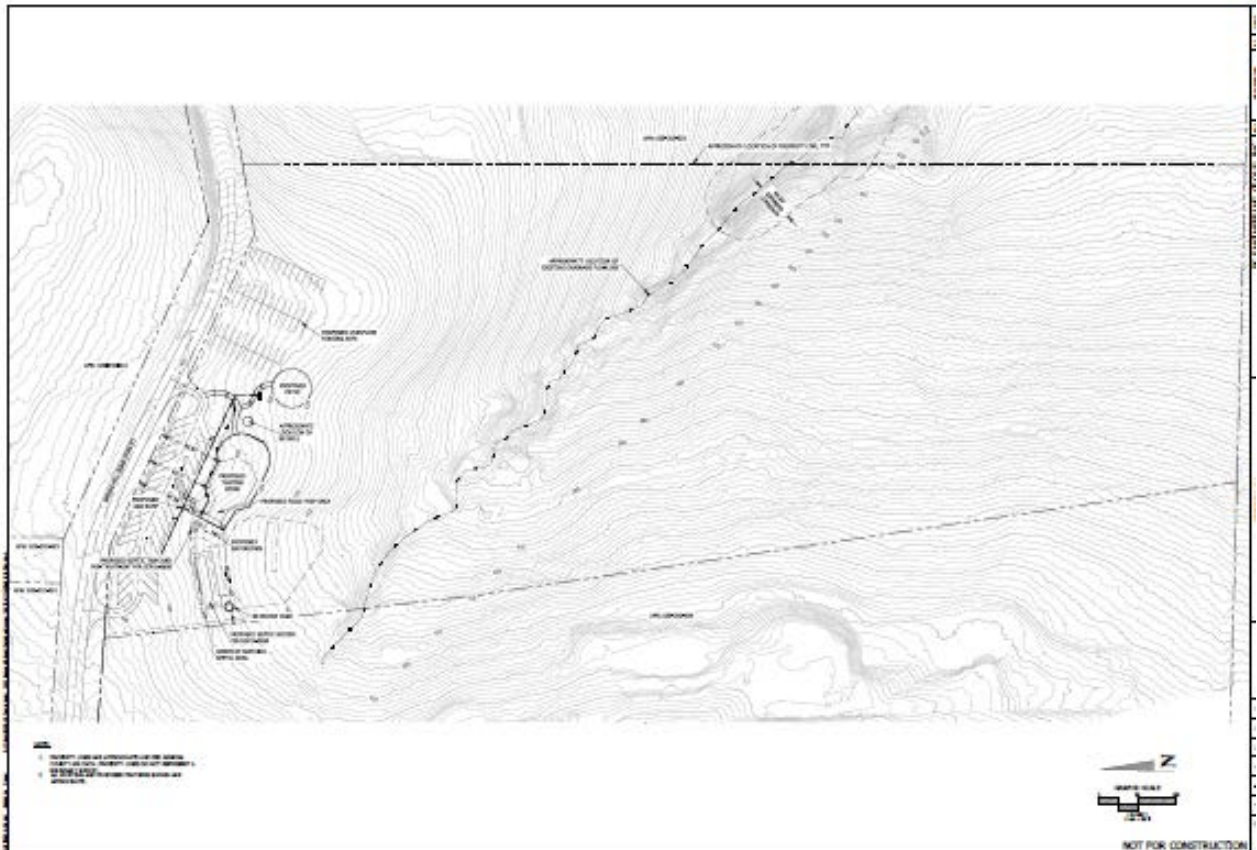


Figure 5: Close up of Proposed Tasting Room and Associated Improvements



Figure 6: Tasting Room Floor Plan

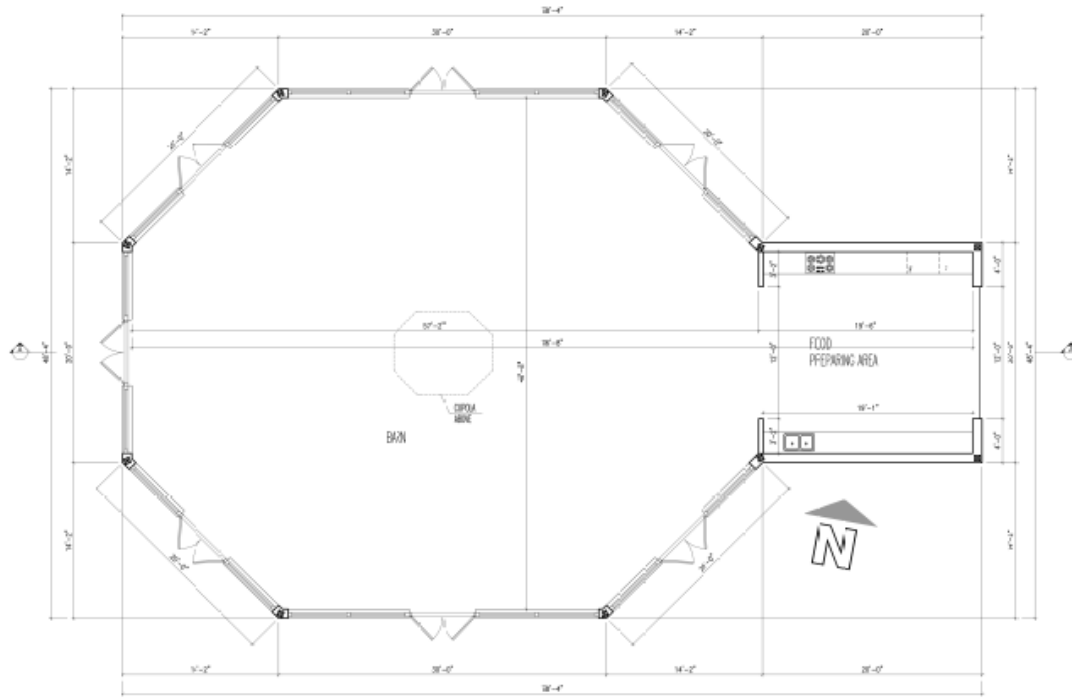


Figure 7: Tasting Room Roof Plan

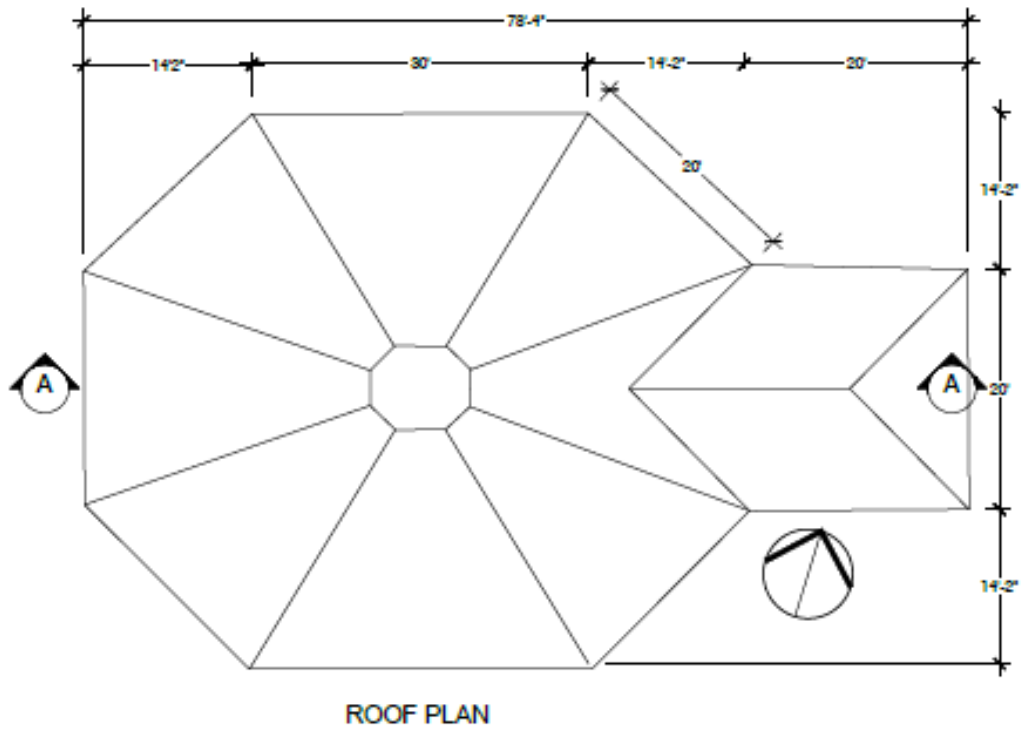


Figure 8: Tasting Room Section AA

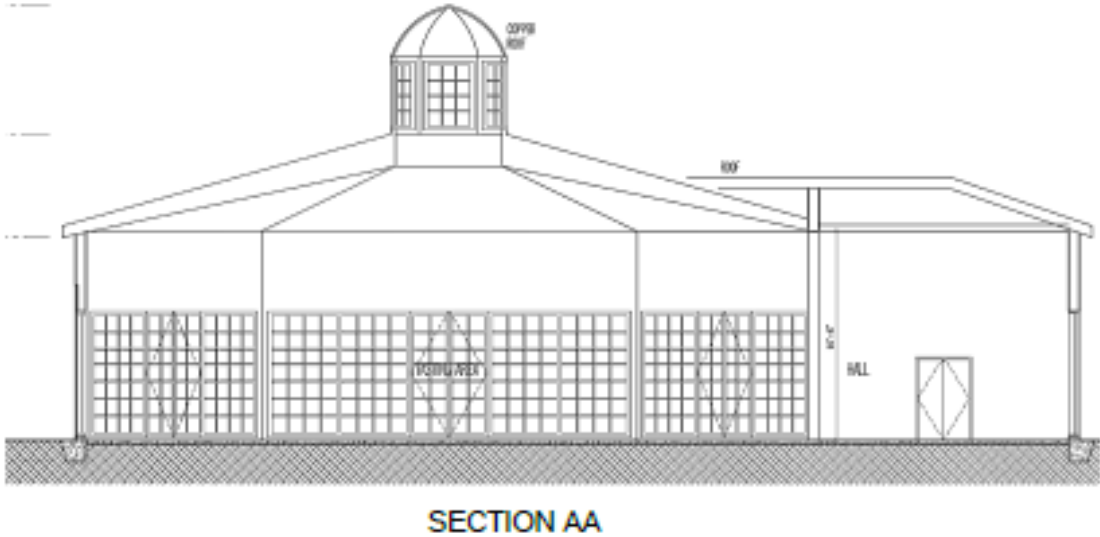


Figure 9: Tasting Room South Elevation

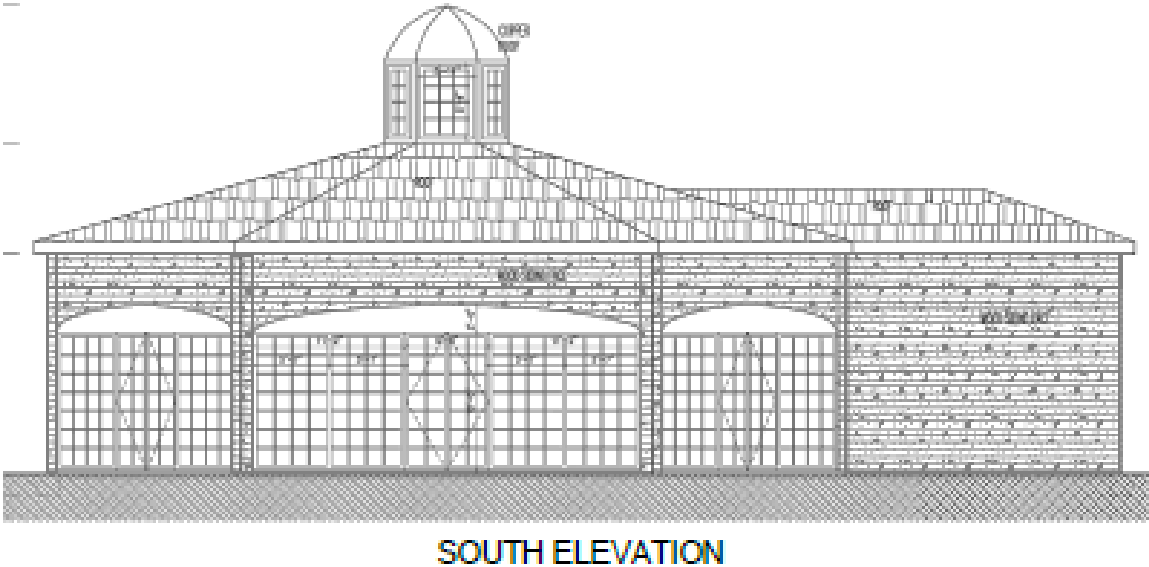
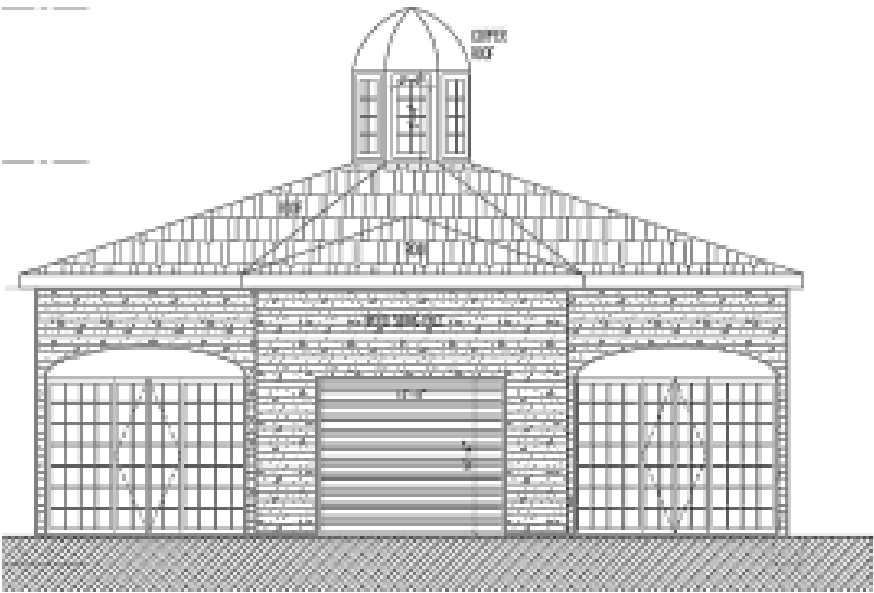
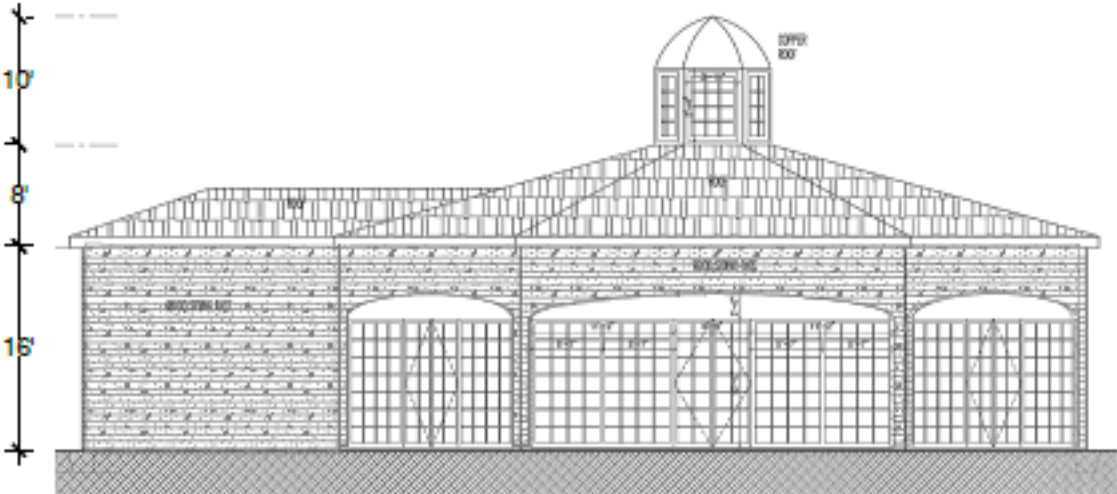


Figure 10: Tasting Room West Elevation



WEST ELEVATION

Figure 11: Tasting Room North Elevation



NORTH ELEVATION

Figure 12: Tasting Room East Elevation

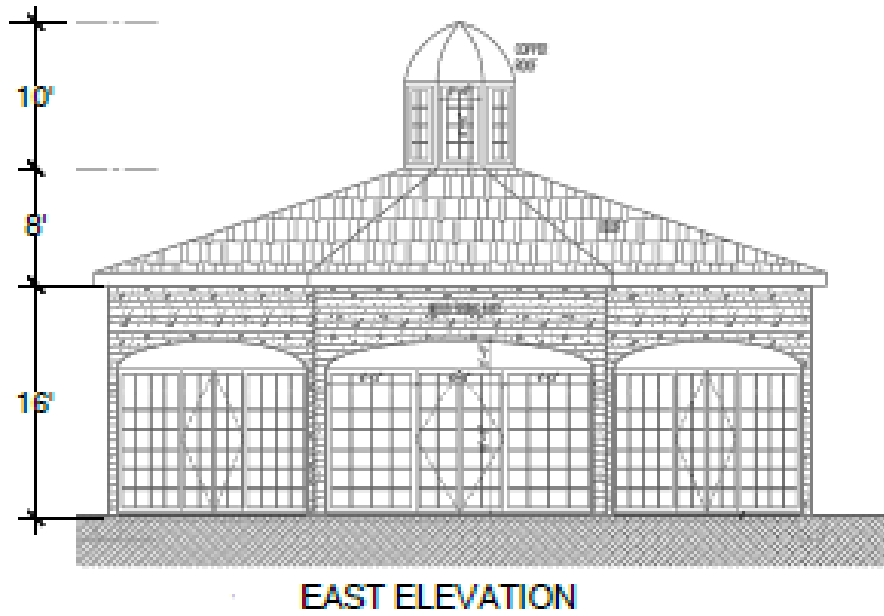
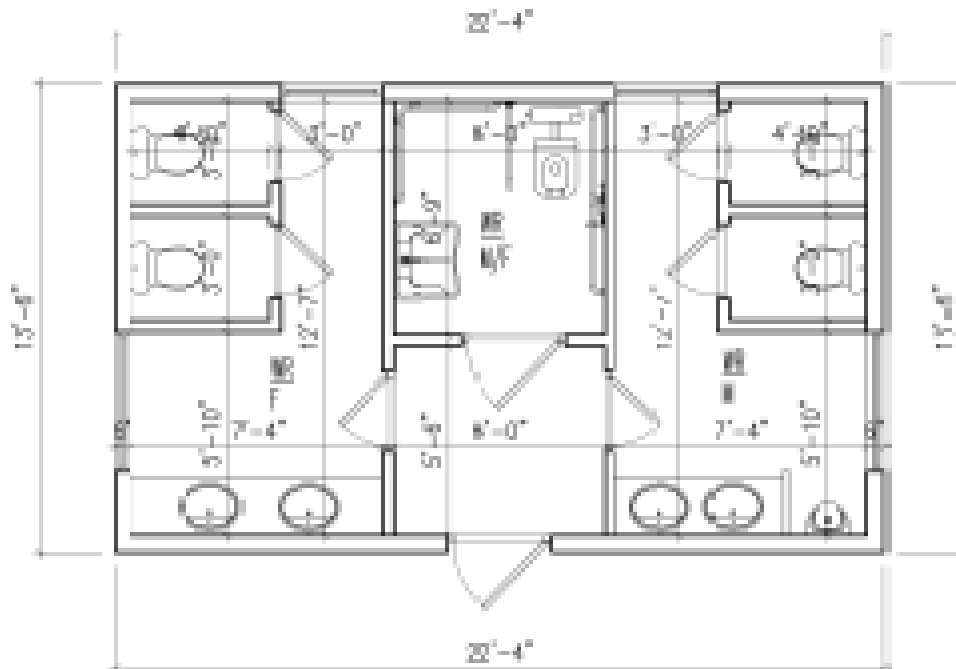
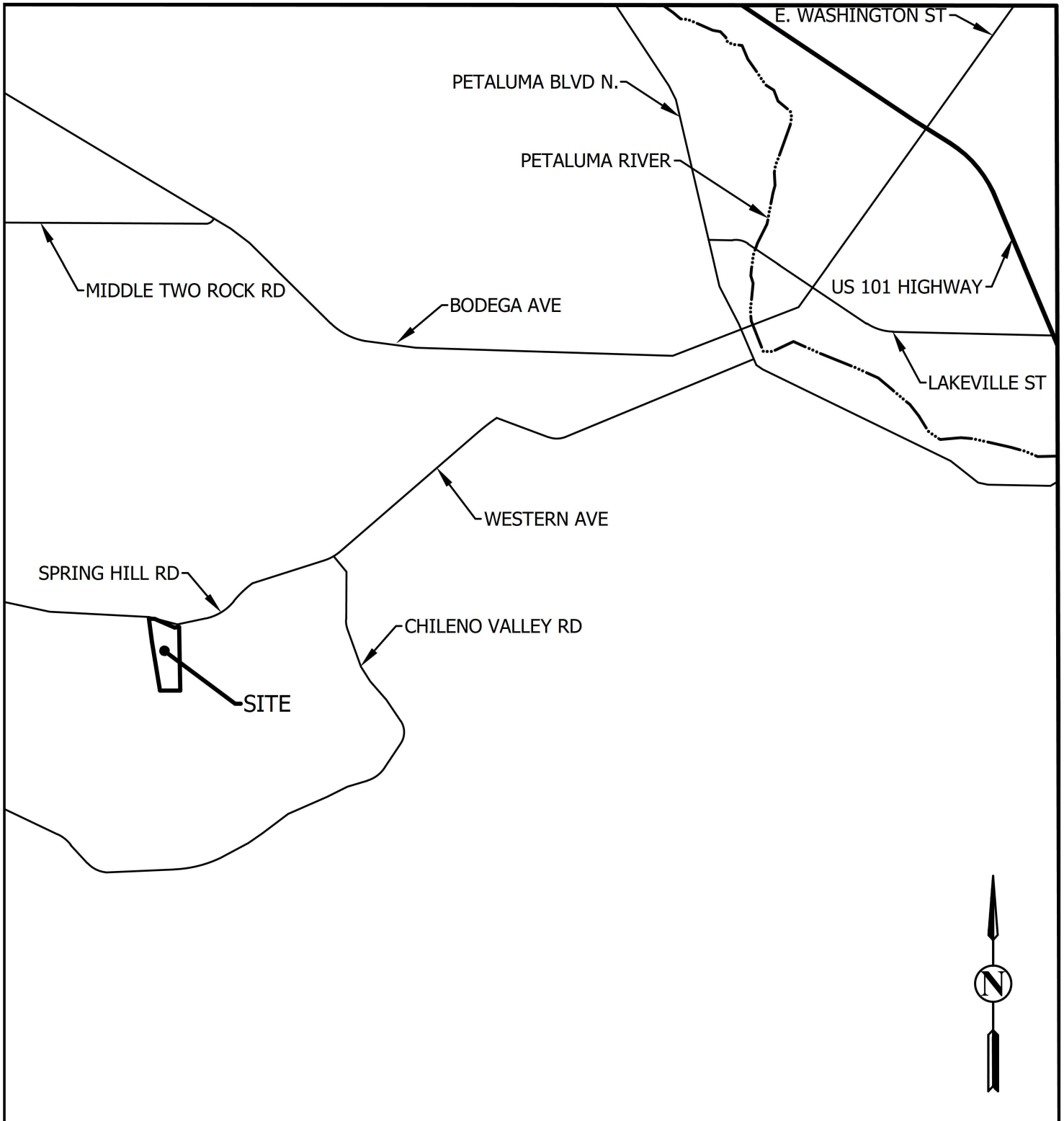


Figure 13: Toilets for Tasting Room



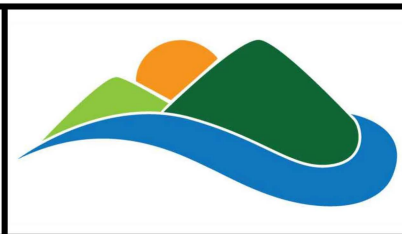
Circulation:

Per the Focused Traffic Study (W-Trans, July 22, 2022), under Existing Conditions, Spring Hill Road operates acceptably at LOS A for both westbound and eastbound directions. With the addition of event-related traffic, Spring Hill Road would be expected to continue operating at the same service level. The project as proposed would have two driveways on Spring Hill Road associated with the permanent parking lot. Based on a review of field conditions, sight lines for the outbound project driveway on Spring Hill Road extend more than 200 feet in each direction, which is adequate for the measured approach speed. Access to the unimproved overflow parking area will be on Spring Hill Road.



Date: 8/30/19
 Drawn: ANR
 Job: 1103-18
 Scale: NTS

VICINITY MAP
 KAMAL AZARI
 1321 SPRING HILL ROAD
 PETALUMA, CA 94952
 APN: 020-050-026

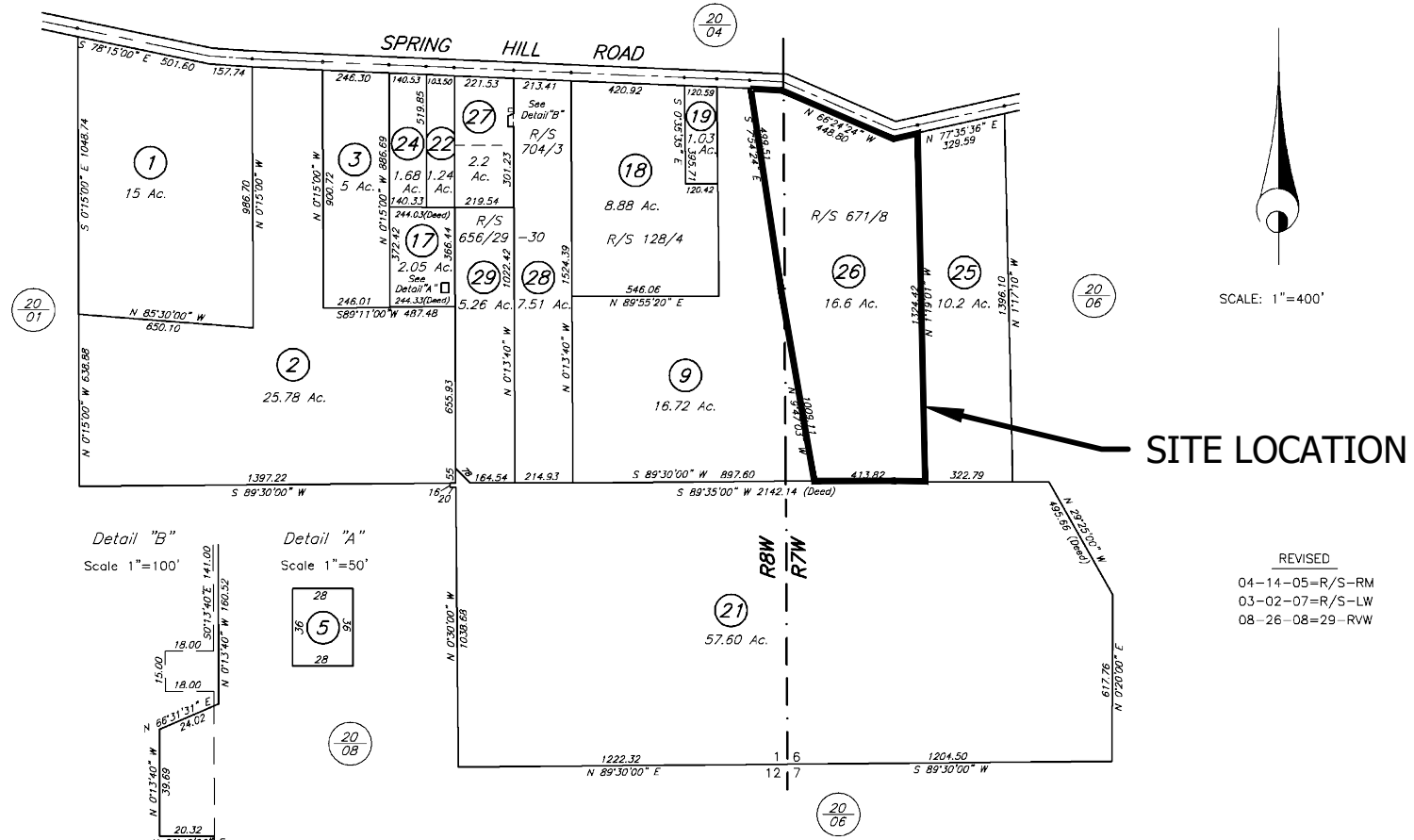


BC ENGINEERING GROUP, INC.
CIVIL ENGINEERING & LAND PLANNING
 www.bcengineeringgroup.com
 Phone: 707.542.4321
 SANTA ROSA OFFICE:
 418 B Street, Third Floor, Santa Rosa, CA 95401
 UKIAH OFFICE:
 603 S. State Street, Ukiah CA 95482

COUNTY ASSESSOR'S PARCEL MAP

TAX RATE AREA
178-008

20-05





Assessor's Map Bk. 020, Pg. 05
Sonoma County, Calif. (ACAD)

Figure PS-1g


Wildland Fire Hazard Areas

Fire Protection Responsibility Areas


LRA - Local Responsibility Area 

SRA - State Responsibility Area 

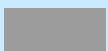

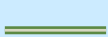

FRAP Fire Hazard Severity Zones

Very High 

High 

Moderate 

Base Map Data

-  City Limit
-  US Federal Highway
-  State Highway
-  Major Roads

Note:
Map Scale and Reproduction methods limit precision in physical features displayed.

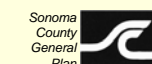
This designates the Moderate, High, and Very High Fire Hazard Severity Zones (FHSZ) in the State Responsibility Area (SRA) for the purpose of identifying areas to apply defensible space and building standards consistent with known mechanisms of fire risk to people, property, and natural resources. This data was obtained from the California Department of Forestry and Fire Protection (CalFIRE).

Author: PRMD Cartography: D. Reinier File Number: S:\GIS-DATA\PRMD_BASE\PRMD Department Projects\Comprehensive Planning\Hazard Mitigation Plan\HMP 2013\MXD\SIGP figure PS-1g.mxd Date: 12/12/2013 Adopted: 09/09/2014 Resolution No.: 14-0355



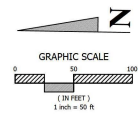
Sonoma County General Plan 2020 Public Safety Element

Permit and Resource Management Department
2550 Ventura Avenue, Santa Rosa, California 95403
707-565-1900 FAX 707-565-1103





- NOTE:**
1. PROPERTY LINES ARE APPROXIMATE AND PER SONOMA COUNTY GIS DATA. PROPERTY LINES DO NOT REPRESENT A BOUNDARY SURVEY.
 2. ALL EXISTING AND PROPOSED FEATURES SHOWN ARE APPROXIMATE.



NOT FOR CONSTRUCTION

REV.	DESCRIPTION	BY	DATE

BC ENGINEERING GROUP, INC.
CIVIL ENGINEERING & LAND PLANNING
 www.bceengineeringgroup.com
 Phone: 707.542.4321
 2800 Cleveland Ave., Suite C, Santa Rosa, CA 95403
 URBAN OFFICE: 603 S. State Street, Ukiah, CA 95402



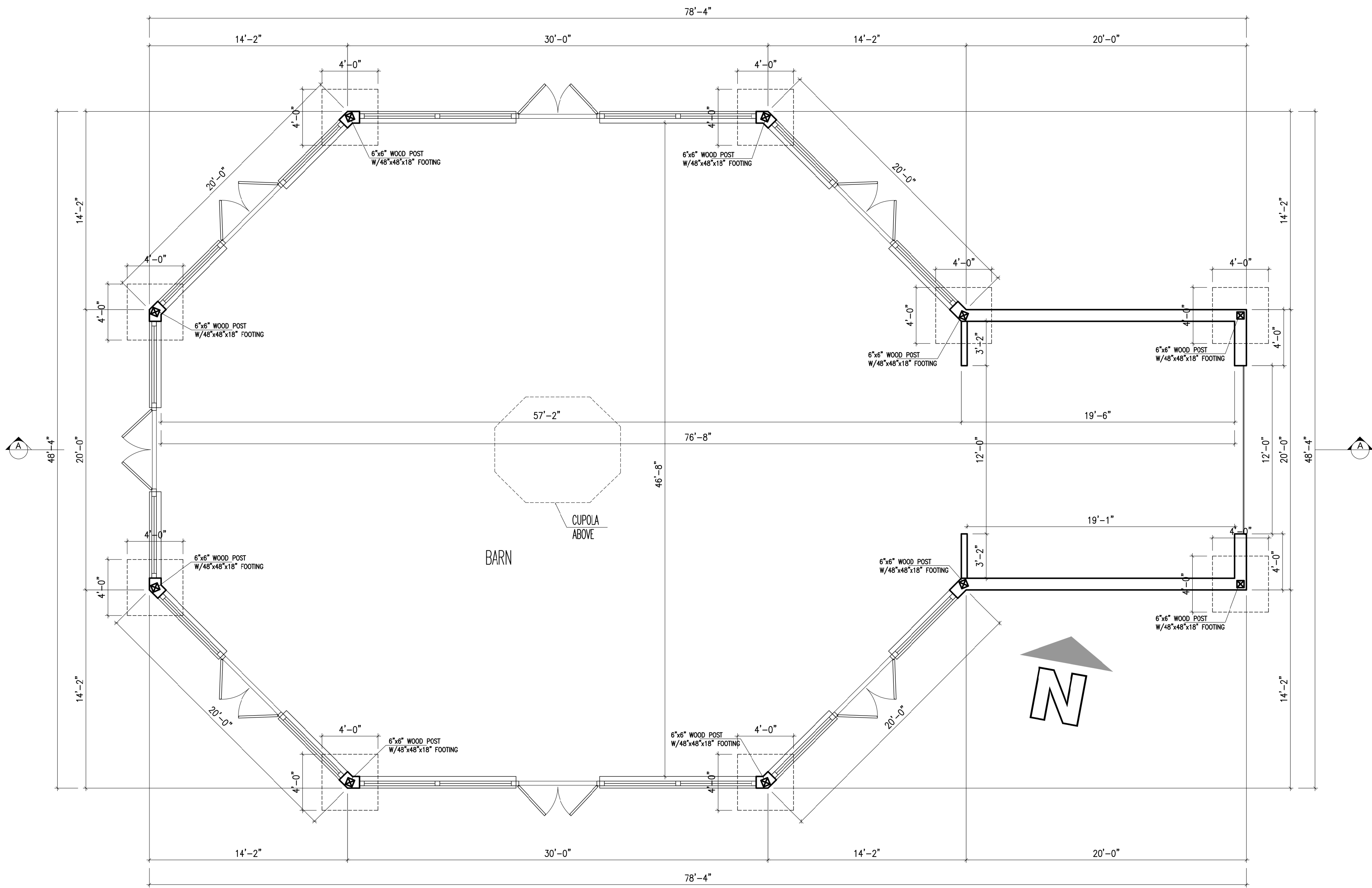
SITE PLAN
 KARMA AZARI
 1321 SPRING HILL ROAD,
 PETALUMA, CA 94972

PRELIMINARY

Date:	11/4/20
Job:	1103-18
Drawn:	TSL
Scale:	AS SHOWN
APN:	020-050-026
Permit #:	
Sheet:	C1.0 1 of 1

S:\Clients\1103-18 Santa Rosa - 1321 Spring Hill Road - Regenerative CADD\CAD\1103-18_Site Plan.dwg
 11/04/2020 10:00 AM Plotted by: Theos

- Notes:
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 - 2) All measurements are in imperial unless otherwise noted
 - 3) All dimensions are to be checked and verified on site prior to construction
 - 4) Any discrepancies, omissions, or errors are to be reported to the designer.
- No work is to proceed before clarification on discrepancies, omissions is received from the designer.
- 5) All existing conditions to be checked and verified on site prior to construction.
 - 6) Only latest approved drawings to be used for construction.



No	Description	Date

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION
 Required unless design is exempt under Division C - 3.2.5.1. of the 2006 Ontario Building Code (or 2.17.5.1. of the 1997 Ontario Building Code)

37139

NAME SIGNATURE BCIN
 REGISTRATION INFORMATION
 Required unless design is exempt under Division C - 3.2.4.1. of the 2006 Ontario Building Code (or 2.17.4.1. of the 1997 Ontario Building Code)

37356

FIRM NAME BCIN



1540 Lodestar Rd, Unit 1,
 Toronto, ON M3J 3C1
 office 416.840.4743 cell 416.873.6899
 www.cadaxx.com info@cadaxx.com

PROJECT

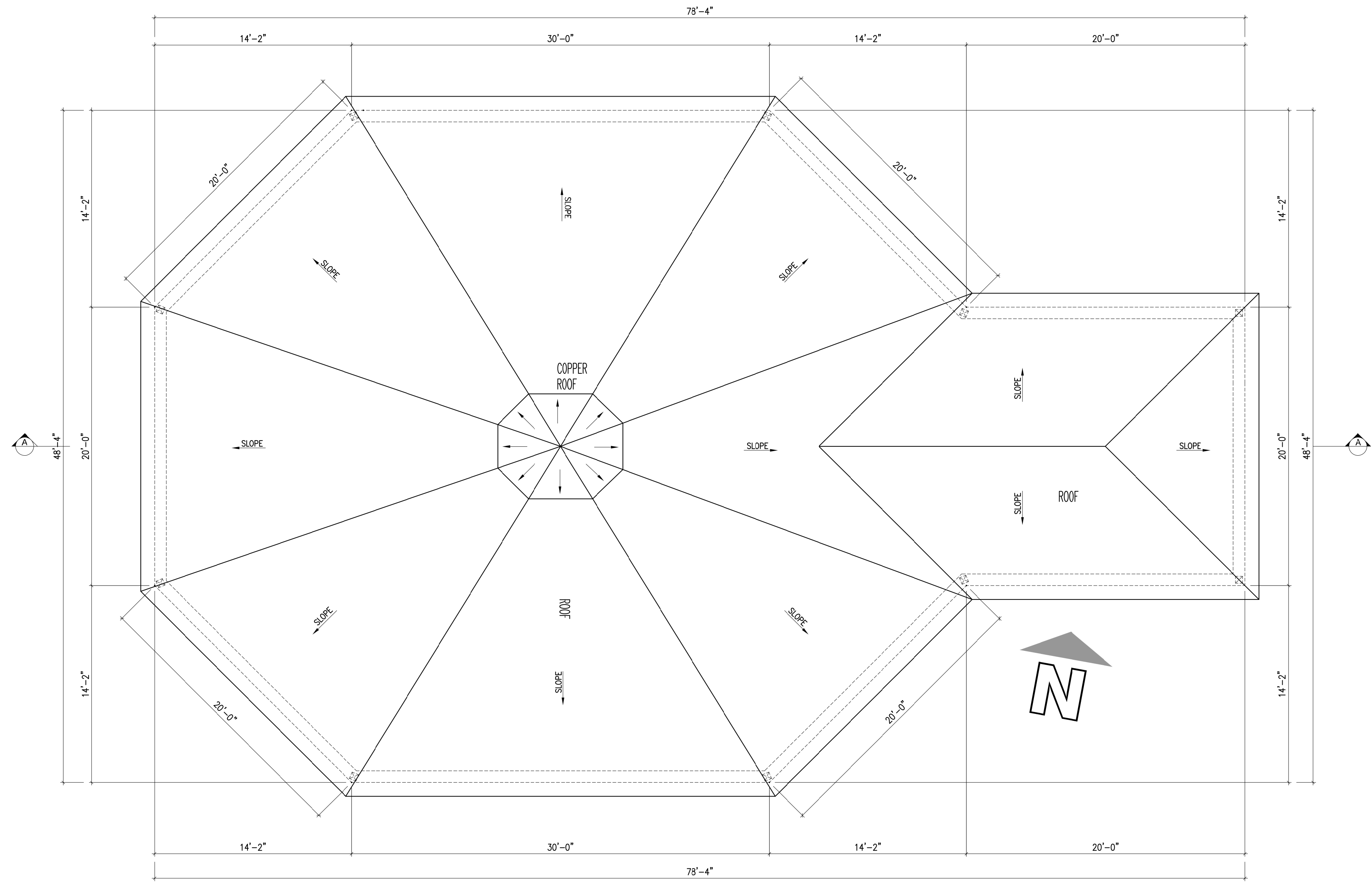
**RENOVATION
 63 Lawton Boulevard
 Toronto**

DRAWING TITLE

**FLOOR PLAN
 STRUCTURAL**

DRAWN BY CADD	CHECKED BY
DATE DRAWN 01-29-2015	SCALE 3/16"=1'
PROJECT NO. 06-35	DRAWING NO. A1-S

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37139

NAME: _____ SIGNATURE: _____ BCIN: _____
 REGISTRATION INFORMATION:
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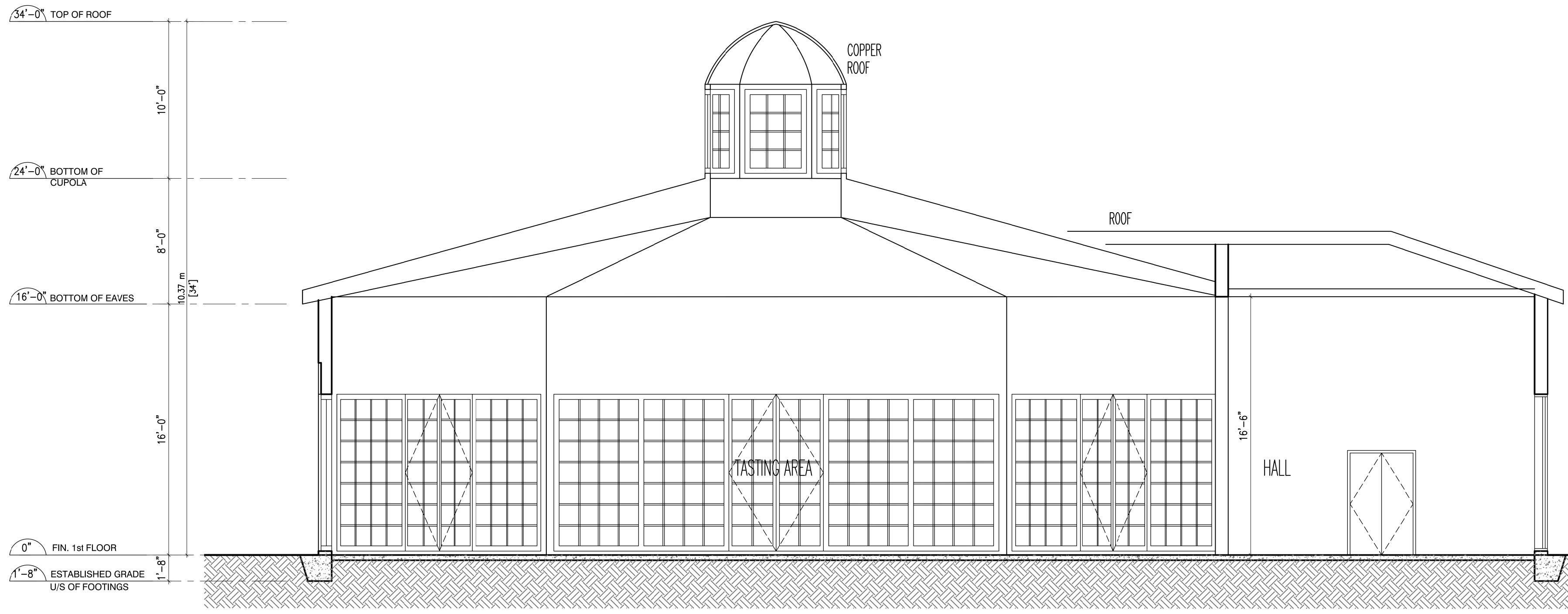
FIRM NAME: _____ BCIN: _____

cadaxxdesign

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office 416.840.4743 cell 416.873.6899
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PROJECT	
RENOVATION 63 Lawton Boulevard Toronto	
DRAWING TITLE	
ROOF PLAN	
DRAWN BY CADD	CHECKED BY
DATE DRAWN 01-29-2015	SCALE 3/16"=1'
PROJECT NO. 06-35	DRAWING NO. A2



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No	Description	Date

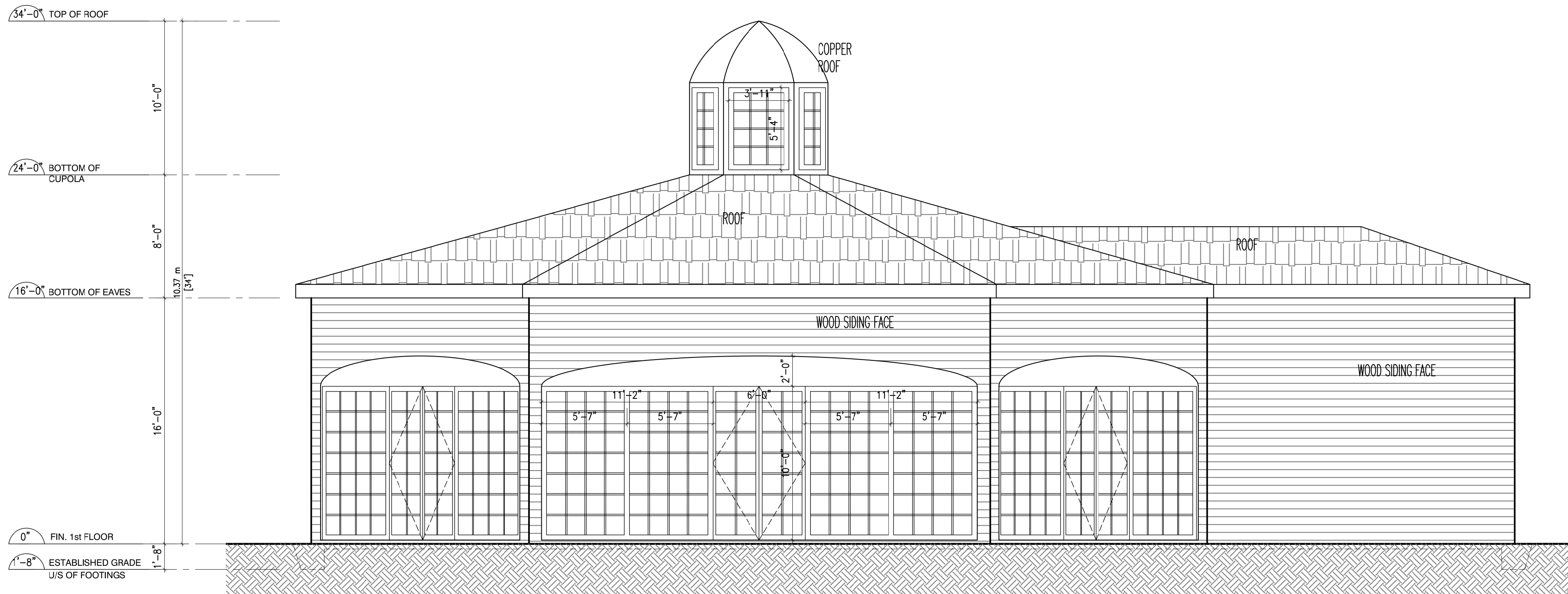
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 QUALIFICATION INFORMATION
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 37139
 NAME SIGNATURE BCIN
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 FIRM NAME BCIN



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PROJECT
RENOVATION
63 Lawton Boulevard
Toronto

DRAWING TITLE	
SECTION AA	
DRAWN BY CADD	CHECKED BY
DATE DRAWN 01-29-2015	SCALE 3/16"=1'
PROJECT NO. 06-35	DRAWING NO. A3



- Notes:
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FIRM NAME BCIN



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 www.cadaxx.com info@cadaxx.com

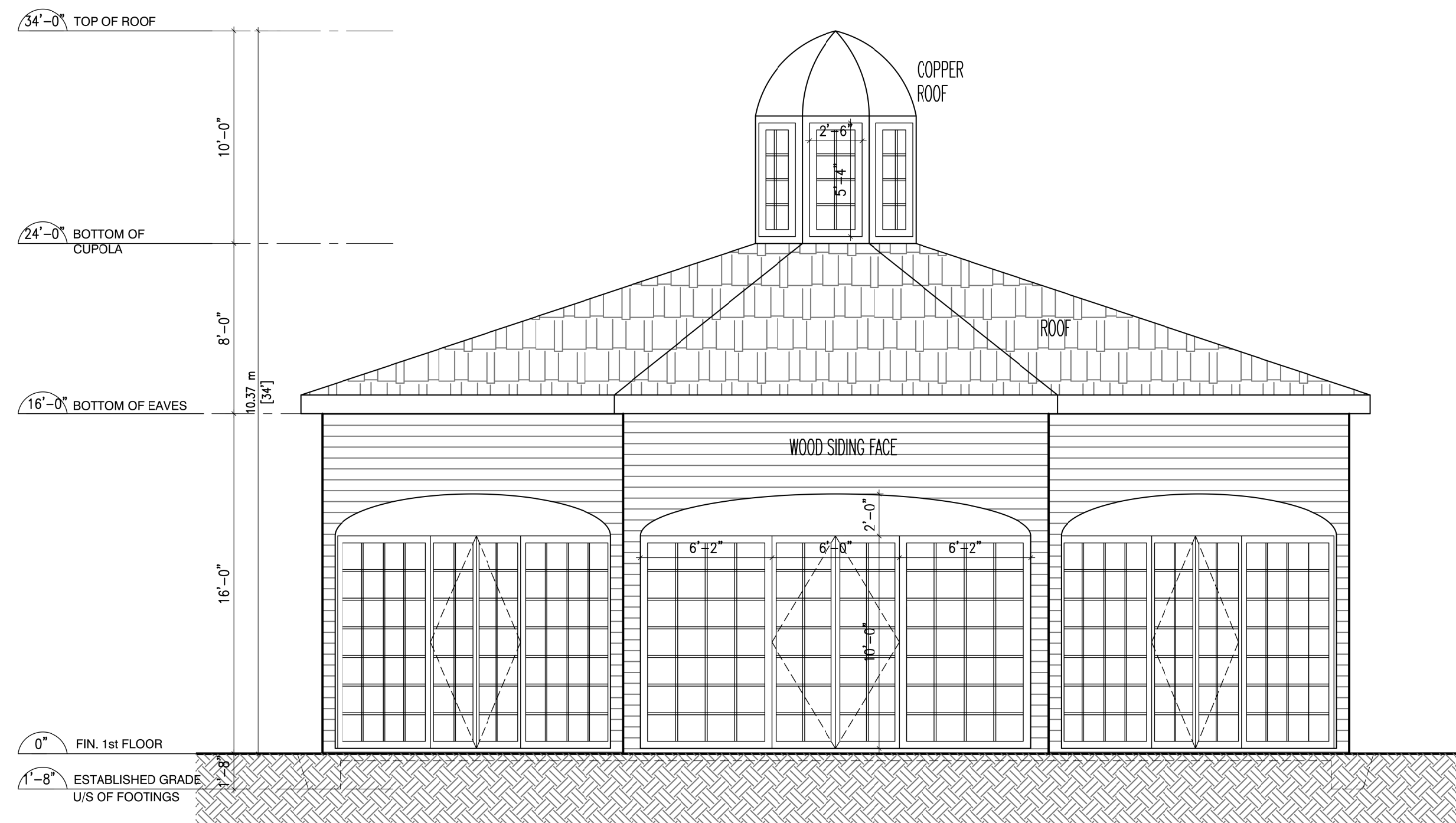
PROJECT

RENOVATION
63 Lawton Boulevard
Toronto

DRAWING TITLE

SOUTH ELEVATION

DRAWN BY CADD	CHECKED BY
DATE DRAWN 01-29-2015	SCALE 3/16"=1'
PROJECT NO. 06-35	DRAWING NO. A4



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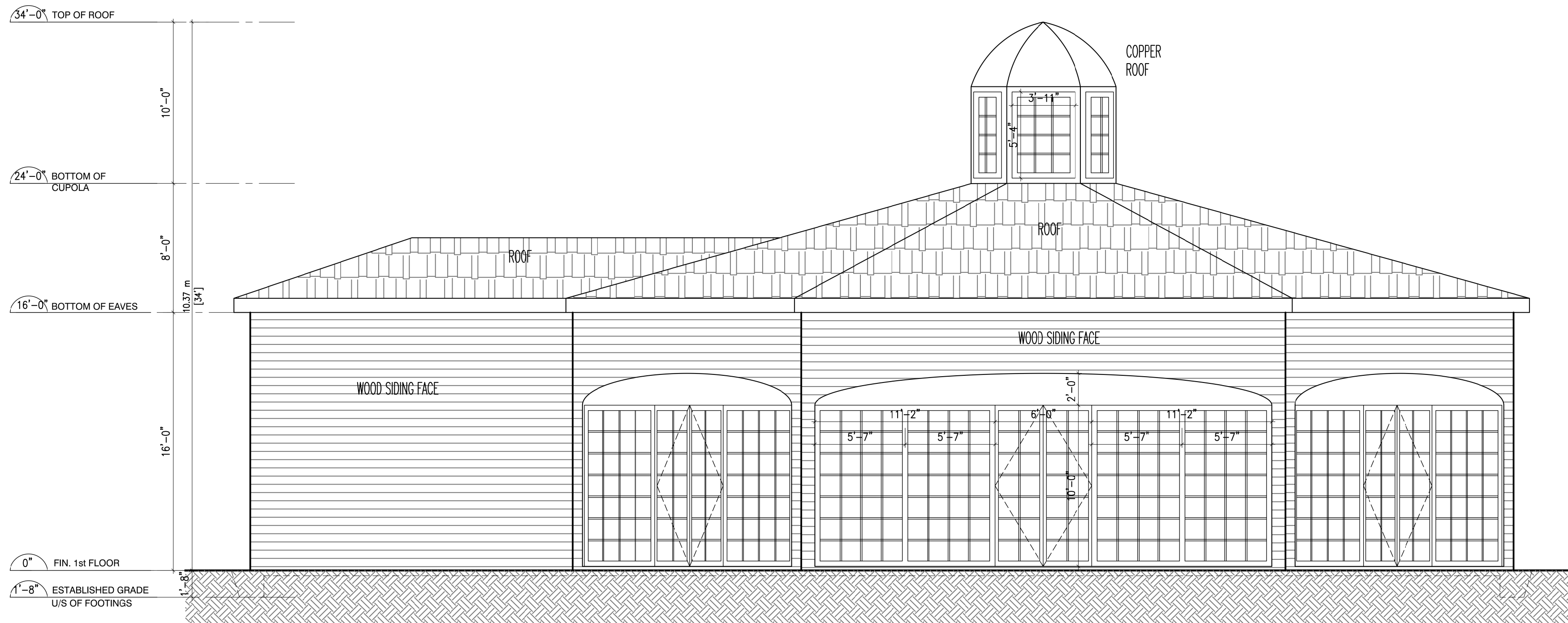
FIRM NAME BCIN

cadaxxdesign

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office 416.840.4743 cell 416.873.6899
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PROJECT	
RENOVATION 63 Lawton Boulevard Toronto	
DRAWING TITLE	
WEST ELEVATION	
DRAWN BY CADD	CHECKED BY
DATE DRAWN 01-29-2015	SCALE 3/16"=1'
PROJECT NO. 06-35	DRAWING NO. A5



Notes:
 1) Do not scale drawings
 2) All measurements are in imperial unless otherwise noted
 3) All dimensions are to be checked and verified on site prior to construction
 4) Any discrepancies, omissions, or errors are to be reported to the designer.
 No work is to proceed before clarification on discrepancies, omissions is received from the designer.
 5) All existing conditions to be checked and verified on site prior to construction.
 6) Only latest approved drawings to be used for construction.

No	Description	Date

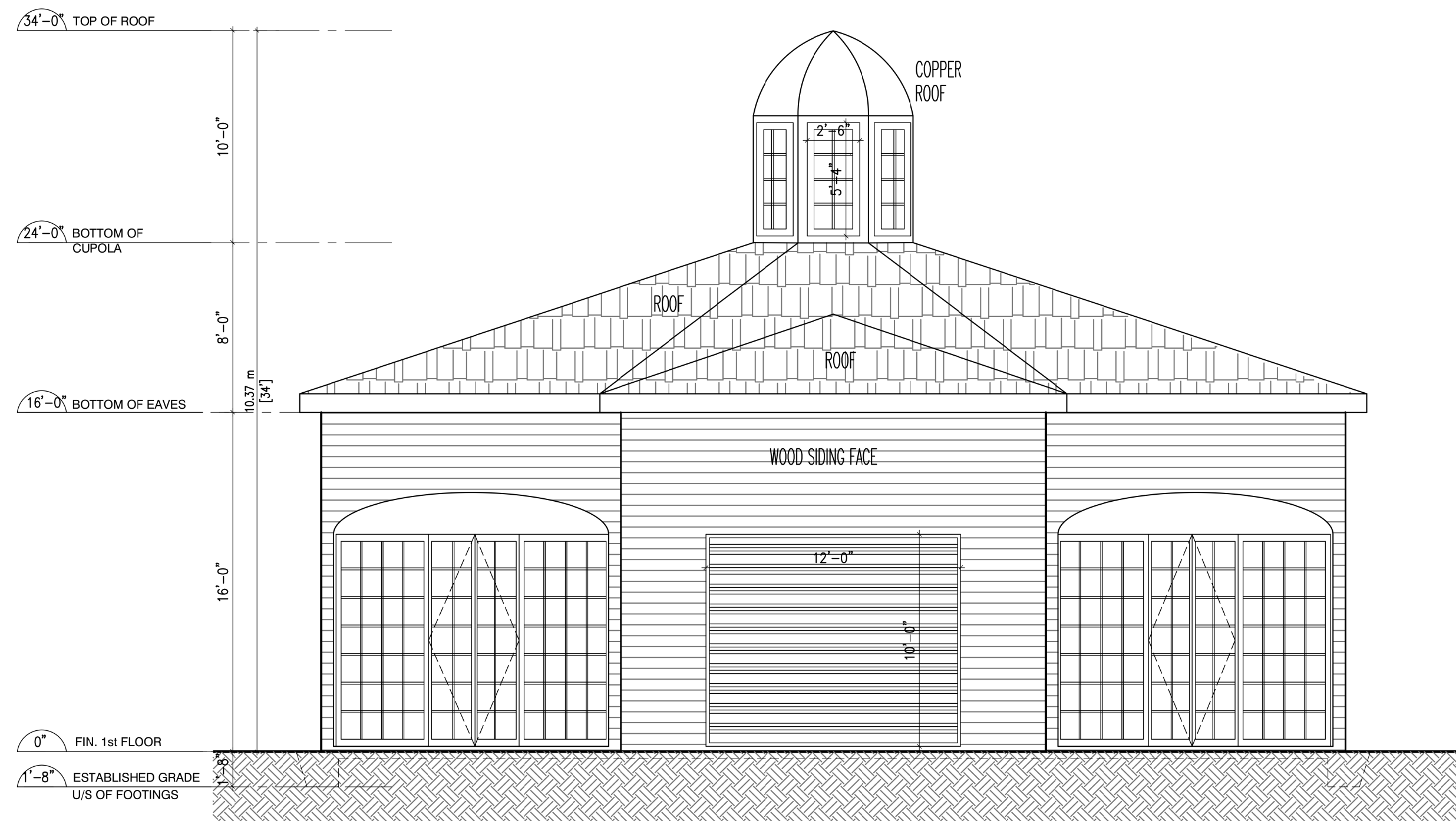
The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.
 QUALIFICATION INFORMATION
 Required unless design is exempt under Division C - 3.2.5.1. of the 2006 Ontario Building Code (or 2.17.5.1. of the 1997 Ontario Building Code)
 37139
 NAME SIGNATURE BCIN
 REGISTRATION INFORMATION
 Required unless design is exempt under Division C - 3.2.4.1. of the 2006 Ontario Building Code (or 2.17.4.1. of the 1997 Ontario Building Code)
 37356
 FIRM NAME BCIN



1540 Lodestar Rd, Unit 1,
 Toronto, ON M3J 3C1
 office 416.840.4743 cell 416.873.6899
 www.cadaxx.com info@cadaxx.com

PROJECT
RENOVATION
63 Lawton Boulevard
Toronto

DRAWING TITLE	
NORTH ELEVATION	
DRAWN BY CADD	CHECKED BY
DATE DRAWN 01-29-2015	SCALE 3/16"=1'
PROJECT NO. 06-35	DRAWING NO. A6



- Notes:
- 1) Do not scale drawings
 - 2) All measurements are in imperial unless otherwise noted
 - 3) All dimensions are to be checked and verified on site prior to construction
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 - No work is to proceed before clarification on discrepancies, omissions is received from the designer.
 - 5) All existing conditions to be checked and verified on site prior to construction.
 - 6) Only latest approved drawings to be used for construction.

No	Description	Date

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION
 Required unless design is exempt under Division C - 3.2.5.1. of the 2006 Ontario Building Code (or 2.17.5.1. of the 1997 Ontario Building Code)
 37139

NAME SIGNATURE BCIN
 REGISTRATION INFORMATION
 Required unless design is exempt under Division C - 3.2.4.1. of the 2006 Ontario Building Code (or 2.17.4.1. of the 1997 Ontario Building Code)
 37356

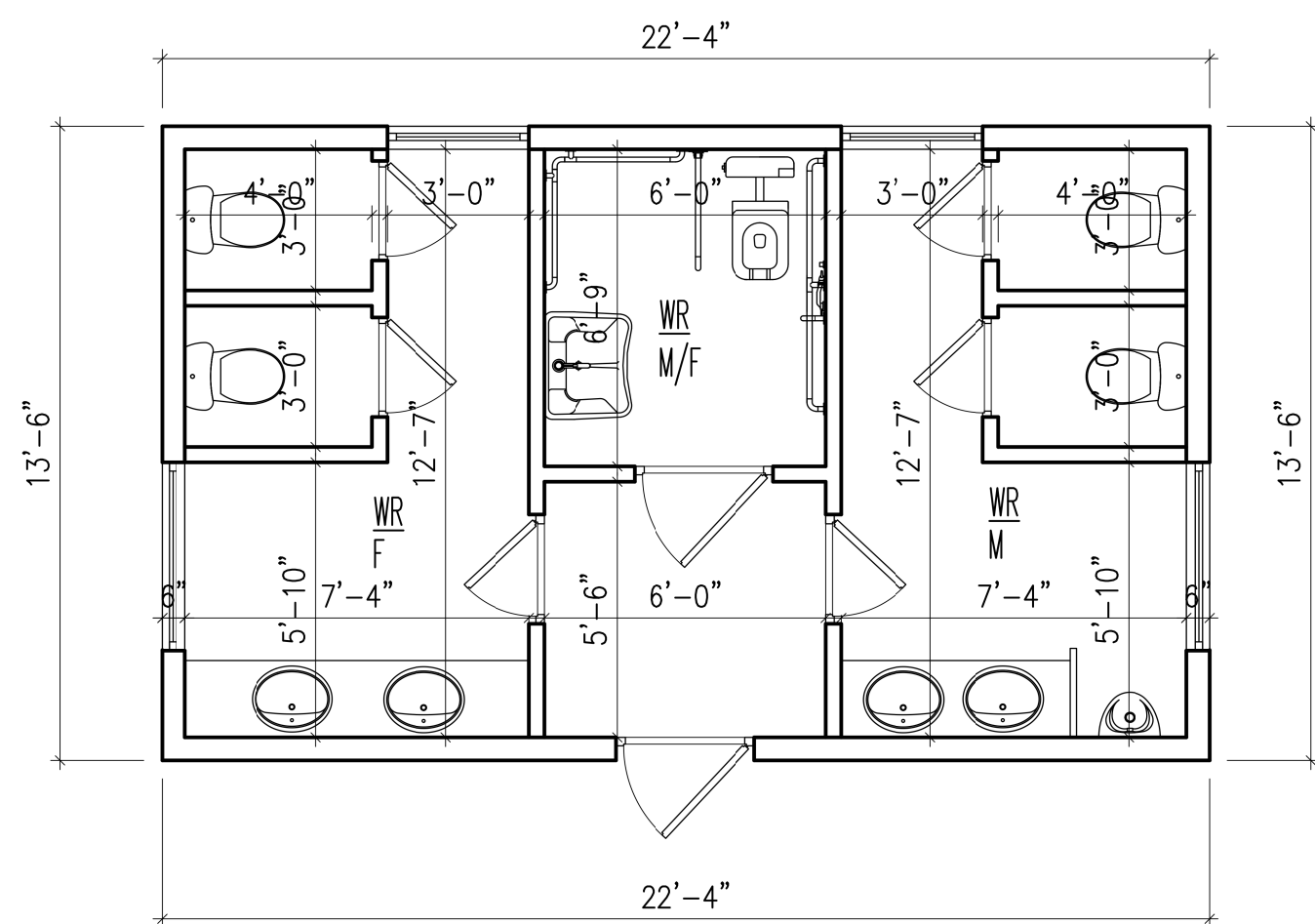
FIRM NAME BCIN

cadaxxdesign

1540 Lodestar Rd, Unit 1,
 Toronto, ON M3J 3C1

office 416.840.4743 cell 416.873.6899
 www.cadaxx.com info@cadaxx.com

PROJECT	
RENOVATION 63 Lawton Boulevard Toronto	
DRAWING TITLE	
EAST ELEVATION	
DRAWN BY CADD	CHECKED BY
DATE DRAWN 01-29-2015	SCALE 3/16"=1'
PROJECT NO. 06-35	DRAWING NO. A7



- Notes:
- 1) Do not scale drawings
 - 2) All measurements are in imperial unless otherwise noted
 - 3) All dimensions are to be checked and verified on site prior to construction
 - 4) Any discrepancies, omissions, or errors are to be reported to the designer.
- No work is to proceed before clarification on discrepancies, omissions is received from the designer.
- 5) All existing conditions to be checked and verified on site prior to construction.
 - 6) Only latest approved drawings to be used for construction.

No	Description	Date

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION
 Required unless design is exempt under Division C - 3.2.5.1. of the 2006 Ontario Building Code (or 2.17.5.1. of the 1997 Ontario Building Code)

SIGNATURE 37139 BCIN

REGISTRATION INFORMATION
 Required unless design is exempt under Division C - 3.2.4.1. of the 2006 Ontario Building Code (or 2.17.4.1. of the 1997 Ontario Building Code)

FIRM NAME 37356 BCIN



1540 Lodestar Rd, Unit 1,
 Toronto, ON M3J 3C1

office 416.840.4743 cell 416.873.6899
 www.cadaxx.com info@cadaxx.com

PROJECT

RENOVATION
63 Lawton Boulevard
Toronto

DRAWING TITLE

TOILETS

DRAWN BY CADD	CHECKED BY
DATE DRAWN 01-29-2015	SCALE 1/4"=1'
PROJECT NO. 06-35	DRAWING NO. A8



- NOTE:**
1. PIPE SIZES, SLOPES, AND INVERTS WILL BE DETERMINED DURING THE DESIGN PHASE.
 2. PROPERTY LINES ARE APPROXIMATE AND PER SONOMA COUNTY GIS DATA. PROPERTY LINES DO NOT REPRESENT A BOUNDARY SURVEY.
 3. ALL EXISTING AND PROPOSED FEATURES SHOWN ARE APPROXIMATE.

PRELIMINARY EARTHWORK SUMMARY:
 CUT = 152.00 CUBIC YARDS
 FILL = 1,095.00 CUBIC YARDS
 NET = -943.00 CUBIC YARDS
 TOTAL DISTURBED AREA = 0.91 ACRES
 THESE VALUES REPRESENT SURFACE GRADING ONLY AND ARE APPROXIMATE.



NOT FOR CONSTRUCTION

REV.	DESCRIPTION	BY	DATE

BC ENGINEERING GROUP, INC.
CIVIL ENGINEERING & LAND PLANNING
 www.bceengineeringgroup.com
 Phone: 707.542.4321
 2800 Cleveland Ave., Suite C, Santa Rosa, CA 95403
 URBAN OFFICE: 603 S. State Street, Ukiah, CA 95402

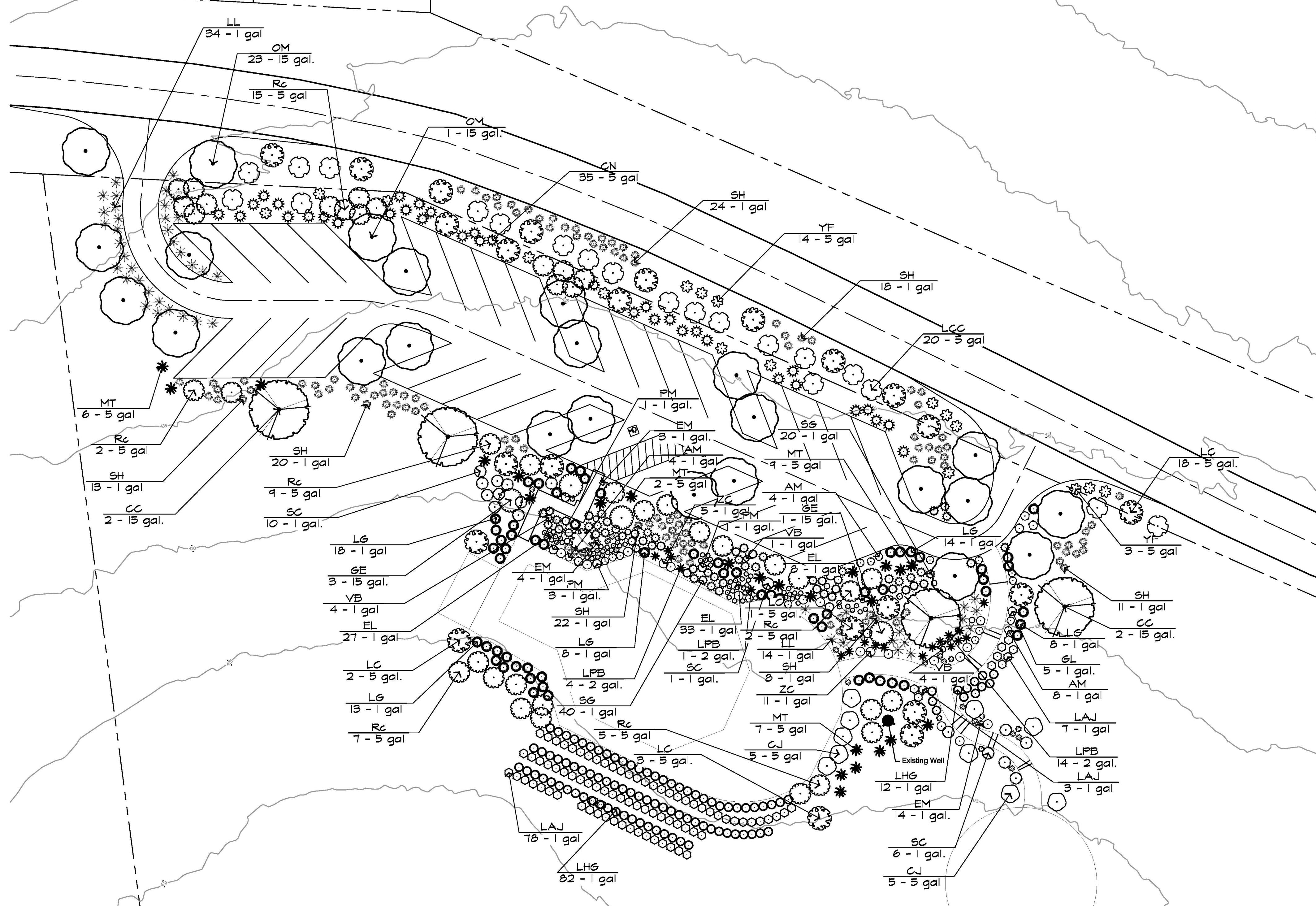


PRELIMINARY GRADING AND DRAINAGE PLAN
 PRELIMINARY GRADING AND DRAINAGE PLAN
 KAMAL AZARI
 1321 SPRING HILL ROAD,
 PETALUMA, CA 94972

PRELIMINARY

Date: 9/9/19
 Job: 1103-18
 Drawn: TSL
 Scale: AS SHOWN
 APN: 020-050-026
 Permit: #

Sheet: **C1.0**
 1 of 1

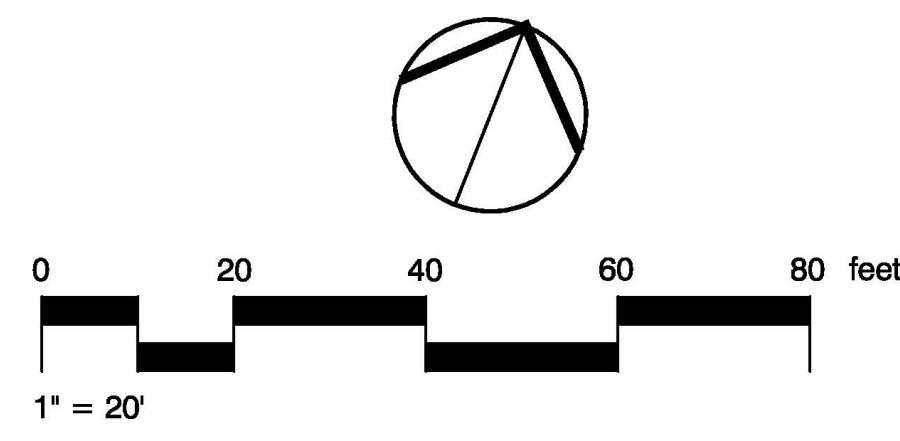


PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	CC	Cotinus coggygria 'Royal Purple'	Royal Purple Smoke Tree	15 gal.	4
	OM	Olea europaea	Olive Multi-Trunk	15 gal.	24
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	CJ	Ceanothus x 'Julia Phelps'	California Lilac	5 gal.	10
	GE	Garrya elliptica 'James Roof'	Coast Silk Tassel	15 gal.	4
	LCC	Loropetalum chinense 'Crimson Fire'	Crimson Fire Loropetalum	5 gal.	20
	LC	Loropetalum chinense 'Snow Muffin'	Snow Muffin Loropetalum	5 gal.	24
	Rc	Romneya coulteri	Matilija Poppy	5 gal.	40
	Rc	Romneya coulteri	Matilija Poppy	5 gal.	40
	YF	Yucca filamentosa 'Color Guard'	Adam's Needle	5 gal.	17
GRASSES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	CN	Calamagrostis nutkaensis	Reed Grass	5 gal.	35
	LPB	Lomandra 'Platinum Beauty'	Variagated Rush	2 gal.	19
	LL	Lomandra longifolia 'Breeze'	Dwarf Mat Rush	1 gal.	48
	MT	Miscanthus transmorisonensis	Evergreen Eulalia	5 gal.	24
	SH	Sporobolus heterolepis	Prairie Dropseed	1 gal.	116
	SG	Stipa gigantea	Giant Feather Grass	1 gal.	62
PERENNIALS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	AM	Achillea x 'Moonshine'	Moonshine Yarrow	1 gal.	17
	EL	Eriogonum latifolium	Coast Buckwheat	1 gal.	68
	EM	Euphorbia myrsinites	Myrtle Spurge	1 gal.	23
	GL	Gaura lindheimeri 'Pink Cloud'	Pink Cloud Gaura	1 gal.	5
	LAJ	Lavandula angustifolia 'Jean Davis'	Jean Davis Lavender	1 gal.	88
	LG	Lavandula x intermedia 'Grosso'	Grosso Lavandin	1 gal.	62
	LHG	Lavandula x intermedia 'Hidcote Giant'	Lavender	1 gal.	94
	PM	Penstemon x 'Midnight'	Midnight Beardtongue	1 gal.	9
	SC	Salvia clevelandii 'Winifred Gillman'	Cleveland Sage	1 gal.	17
	VB	Verbena bonariensis	Purpletop Vervain	1 gal.	10
	ZC	Zauschneria cana 'Catalina'	California Fuchsia	1 gal.	17

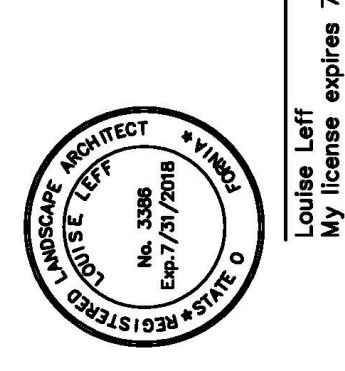
DRIP IRRIGATION SYSTEM

- Furnish all labor, materials, equipment and incidentals required and install complete drip irrigation system as specified herein.
- The contractor's attention is called to the fact that PVC piping and drip tubing and accessories are not shown on the drawings. The contractor shall furnish and install all piping indicated or required for the proper operation of the drip irrigation system.
- The drip system shall consist of:
 - 3/4" PVC main distribution pipe.
 - Zone type irrigation for trees, sun and shade plants.
 - Drip tubing and solid tubing for the uniform distribution of water to each plant.
 - Automatic valves, filters, flushing valves, and air-vacuum relief valves for each irrigation zone.
- All plastic pipes shall be furnished by a single manufacturer who is fully experienced, reputable, and qualified in the manufacture of the items to be furnished. The piping shall be installed in accordance with ASTM methods
- The drip line shall consist of nominal sized on-half inch linear low density polyethylene tubing, with turbulent flow, drip emitters bonded to the inside wall. Alternatively, use 1/2" tubing with 1/4" line brought to specific plants with emitters.
- Install a flush valve and box at the end of each irrigation zone to facilitate manual flushing.
- Drip tubing shall uniformly placed to provide even wetting to a depth of 4-6" below finish grade.
- Place drip line no further than four inches from the edge of the areas to be irrigated.
- Thoroughly flush and pressure test the drip tubing to a minimum of 10 psi prior to covering tubing to identify leaks in fittings, splices and compression fittings.
- Install properly sized control wiring in minimum 3/4" PVC conduit to each control valve box for each irrigation zone. Bury a minimum of 12 inches below finish grade.
- Wire control panel to electric panel.
- Test irrigation system and control panel operation and demonstrate operation to owner.
- P.O.C. at existing Water Tank.



REVISIONS
 DATE BY DESCRIPTION
 07/24/2018 JLD Initial Plant Schedule and Irrigation System Plan
 07/24/2018 JLD Adjusted plant sizes pending to building

Leaf LANDSCAPE ASSOCIATES, INC.
 500 MARSH CREEK TERRACE
 SUITE 200
 SAN ANTONIO, TEXAS 78216
 TEL: 214-343-7777 FAX: 214-343-7778
 WWW.LEAFLANDSCAPE.COM



AZARI TASTING ROOM
 PRELIMINARY PLANTING & IRRIGATION PLAN
 1321 SPRING HILL ROAD
 Petaluma, CA 94954

SCALE: 1" = 20'
 Date: 07/24/2018
 Design by: JLD
 Drawn by: JLD
 Checked by: JLD

WINERY TRIP GENERATION

Winery: _____ Location: _____
 Annual Full Production (cases): _____

Please note: ADT means Average Daily Trips. For purposes of this form, provide traffic generation information in one-way trips. This means that a single round trip is counted as two (2) trips (ADT) i.e., a vehicle driving to the winery is counted as one trip. The same vehicle leaving the site is counted as a second trip.

Attach pages as necessary to more fully describe any of the items or circumstances found below.

WINERY OPERATIONS

WINERY Operations - Employee traffic using passenger vehicles, in average ADT

Item Description	Existing ADT		Proposed* (year round) ADT		Proposed* (harvest period) ADT		Proposed* (bottling period) ADT	
	# of employees	# of trips by employees	# of employees	# of trips by employees	# of employees	# of trips by employees	# of employees	# of trips by employees
Winery production (___ employees X 3 = ___ ADT)								
Cellar / Storage (___ employees X 3 = ___ ADT)								
Administrative (___ employees X 3 = ___ ADT)								
Sales (___ employees X 3 = ___ ADT)								
Bottling (___ employees X 3 = ___ ADT)								
Other staff (describe): _____								
Totals								

WINERY Operations - Truck traffic associated with winery operations (average ADT)

Item Description	Existing	Proposed*
Grape and juice importation Truck loads per year: _____ Dates of activity __/__/__ to __/__/__ Vehicle type: _____		
Pomace disposal Truck loads per year: _____ Dates of activity __/__/__ to __/__/__ Vehicle type: _____		
Bottle Delivery Truck loads per year: _____ Dates of activity: __/__/__ to __/__/__ Vehicle type: _____, # of Cases: _____		
Barrel Delivery Truck loads per year: _____ Dates of activity __/__/__ to __/__/__ Vehicle type: _____, # of Barrels _____		
Miscellaneous Deliveries (e.g.,corks, labels) Truck loads per year: _____ Dates of activity __/__/__ to __/__/__ Vehicle type: _____, # of Cases: _____		
Finished wine transportation to storage /sales Truck loads per year: _____ Dates of activity __/__/__ to __/__/__ Vehicle type: _____, # of Cases: _____		
Miscellaneous visitors, UPS, mail, garbage, etc., list items included: _____		
Totals		

* "Proposed" shall mean existing traffic + new traffic if expansion is approved

VINEYARD OPERATIONS

Employee trips associated with vineyard operations (growing of grapes in average ADT)

Item Description	Existing	Proposed
Vineyard maintenance (year round) (multiply # of employees X 3 for ADT)		
Vineyard maintenance (part time during peak season, (multiply # of employees X 3 for ADT) Dates of activity: __/__/__ to __/__/__		
Totals		

TASTING ROOM OPERATIONS - TRIPS

Item Description	Existing	Proposed
Tasting room visitors <u>25</u> visitors, divide by 2.5 people per vehicle to arrive at ADT	N/A	10
Tasting room employees (multiply # of employees X 3 for ADT)	N/A	6
Other	N/A	N/A
Totals	0	16

TASTING ROOM OPERATIONS - DAYS / HOURS

Months of operation, (Attach an explanation of how the operation varies seasonally)	N/A	ALL
Days of operation (e.g., 7 days a week, weekends only, etc.)	N/A	THURSDAY-SUNDAY
Hours of operation - Non-harvest season	N/A	11AM - 5PM
Hours of operation - Harvest season	N/A	11AM - 5PM

MISCELLANEOUS OTHER TRAFFIC GENERATORS

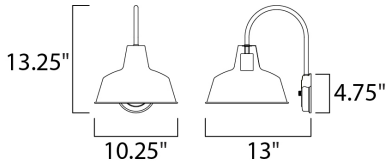
Item Description	Existing	Proposed
Event Traffic (please transfer data from attached form)	N/A	80
Other (please describe):	N/A	N/A
Totals		80

SUMMARY (During Non-harvest period)

Item Description	Existing	Proposed
Employee traffic associated with winery operations		
Truck traffic associated with winery operations		
Employee traffic associated with vineyard operations		
Tasting Room Traffic (employee and visitors)	N/A	16
Event Traffic	N/A	80
<u>Miscellaneous Other traffic generators</u>		
Totals		

Variation in ADT during the course of a typical full production year

Month	Jan	Feb	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
Totals												



Measurements:

<u>Height</u>	<u>Width</u>	<u>Extension</u>
13.25"	10.25"	13.00"
<u>BP Height</u>	<u>BP Width</u>	<u>HCO</u>
4.75"	4.75"	10.50"

Hanging Weight
2.86 lb

Lamping:

Incandescent MB
1.00 60W MB
60 total watt
Dimmable : Yes

Color Temperature
Input Voltage: 120

Shipping:

<u>Carton Weight</u>	<u>Carton Width</u>	<u>Carton Height</u>	<u>Carton Length</u>
2.86 lb	15.02"	12.48"	15.02"
<u>Master Pack Qty</u>	<u>UPC</u>	<u>UPS</u>	
1.0000	783209200890	Yes	

Finish:

Weathered Zinc WZ

Material:

Aluminum

Certification:

Wet Location

Additional:

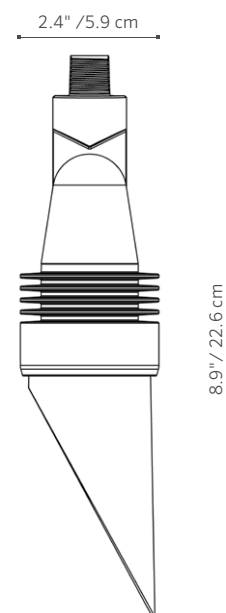
MB (Not Included)
Lighting Direction: Down
Slope:



The JB is FX Luminaire's original LED down light. Long-life LEDs make the JB a great choice for tight areas with difficult access. Four lens colors provide design flexibility for special lighting effects.

JB: Down Light

NUMBER OF LEDs:	1	3	ZDC
HALOGEN LUMEN OUTPUT EQUIVALENT:	10 Watt	20 Watt	10 Watt
USEFUL LED LIFE (L70):	50,000 hrs avg	50,000 hrs avg	50,000 hrs avg
INPUT VOLTAGE:	10 to 15V	10 to 15V	11 to 15V
VA TOTAL*:	2.4	4.5	7.2
WATTS USED:	2.0	4.2	6.0
LUMENS PER WATT (EFFICACY):	23.9	30	39
TOTAL LUMENS:	50	127	130
CRI (Ra):	69	67	82
CCT:			
AMBER FILTER	2700K	2700K	N/A
FROSTED FILTER	3900K	3900K	N/A
GREEN FILTER	4500K	4500K	N/A
BLUE FILTER	5200K	5200K	N/A



*(Use this number to size the transformer)



JB: Down Light

FACTORY INSTALLED OPTIONS: Order 1 + 2 (optional) + 3 + 4 (optional) + 5

Step	Description	Code
1	FIXTURE	JB
2	LUXOR OPTION	ZD, ZDC† (Color)
3	LAMP	1LED, 3LED, _____†
4	MOUNT OPTION	WM (Wall Mount)
5	FINISH	WG, FW, AL, BZ, DG, WI, SB, FB

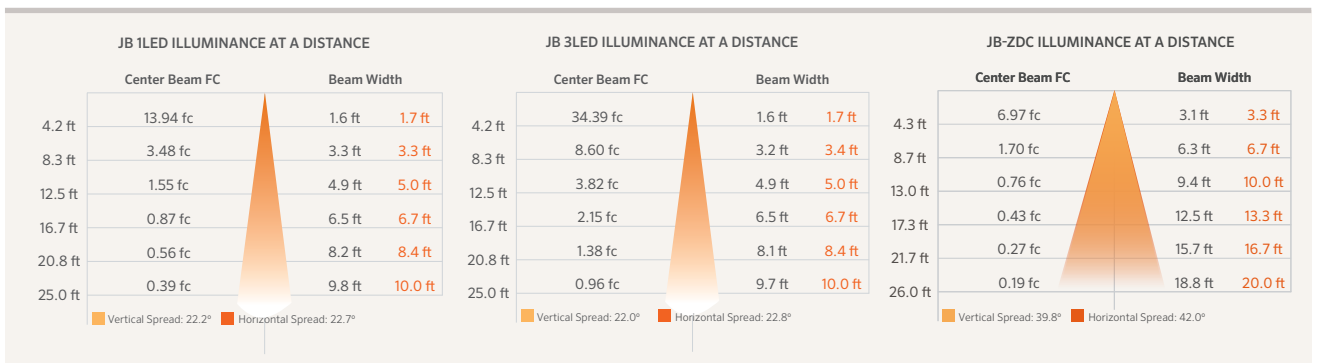
EXAMPLE: **JB-ZD-1LED-WM-BZ** = JB - ZD Option - 1LED Board - Wall Mount Option - Bronze Metallic Finish
 † Fixtures specified with ZDC Technology™ are available only in one circuit board configuration.
 Do not specify a number of LEDs when ordering.

FIELD INSTALLED OPTIONS: Order Individually

Mounts	Beam Angle Lenses
TB-XX** (Tree Box, 5.4" x 2.35" x 2.1")	LENS OPTIONS
VB-050-XX** (VersaBox, 2.5" x 2")	Diffuser 18° (preassembled/most fixtures)
MJ-050-XX** (Mini J-Box, 3.5" x 2.125" x 1.32")	Flood Lens 30-32° (1 notch)
MJ-050-XX** (Mini J-Box, 3.5" x 2.125" x 1.32")	Wide Flood Lens 56-58° (2 notches)
WP-1G-050-XX** (Wall Plate: 1-gang, 3.4" x 5.1")	
WP-RD-050-XX** (Wall Plate: Round, 5.0" Diameter)	
COUP-XX** (Coupling: Straight, 1.3" x 2.0")	
ELBW-050-SS** (Coupling: 90°, 1.3" x 2.0")	
YY-R-XX** (Riser: Male, 0.8" Diameter, ½ NPSM)	

EXAMPLE: **VB-050-BZ** = VersaBox - Bronze Metallic Finish

PHOTOMETRICS:

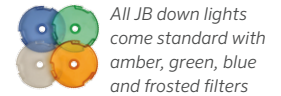


Beam angle is calculated using LM-79 method for SSL Luminaires:
 "Beam angle is defined as two times the vertical angle at which the intensity is 50% of the maximum."

POWDER COAT

	WG = White Gloss
	FW = Flat White
	AL = Almond
	BZ = Bronze Metallic
	DG = Desert Granite
	WI = Weathered Iron
	SB = Sedona Brown
	FB = Flat Black

The JB includes your choice of LED board, finish and 23 ft. lead wire.



All JB down lights come standard with amber, green, blue and frosted filters

** Denotes finish code



EXHIBIT A

The land referred to is situated in the unincorporated area of the County of Sonoma, State of California, and is described as follows:

All that real property situate in the County of Sonoma, State of California, and being a portion of the Southwest quarter of Section 6, Township 4 North, Range 7 West, M.D.M. and the Southeast quarter of Section 1 of Township 4 North, Range 8 West, M.D.M., more particularly bounded and described as follows:

Beginning at a point in the center of South road from Petaluma to Bloomfield from which the quarter section corner between said Sections 1 and 6 bears North $0^{\circ} 28'$ West, 2.41 chains distant; thence along the center of said road South $66^{\circ} 30'$ East, 6.80 chains; thence North $77^{\circ} 30'$ East, 1.34 chains; thence leaving said road, South $1^{\circ} 45'$ East, 20.13 chains to a redwood post marked "R"; thence South $89^{\circ} 30'$ West, 6.27 chains to a stake; thence North $10^{\circ} 05'$ West; 15.29 chains to a stake; thence North 8° West, 7.57 chains to the center of the road herein mentioned; thence along the center of said road South $87^{\circ} 30'$ East 1.91 chains to the point of beginning.

APN: 020-050-026-000



OLD REPUBLIC
TITLE COMPANY

151 Petaluma Blvd. So. Suite 125
Petaluma, CA 94952
(707) 763-9941 Fax: (707) 762-0473

PRELIMINARY REPORT

Our Order Number 0812016788-KR

KAMAL AZARI
c/o ORTC
Petaluma, CA 94452

Attention: KAMAL AZARI

When Replying Please Contact:

Kim Rimmel
KRimmel@ortc.com
(707) 763-9941

Property Address:

1321 Springhill Road, Petaluma, CA 94952
[Unincorporated area of Sonoma County]

In response to the above referenced application for a policy of title insurance, OLD REPUBLIC TITLE COMPANY, as issuing Agent of Old Republic National Title Insurance 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 I 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 Homeowner's Policy of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Exhibit I. 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 I 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 June 6, 2019, at 7:30 AM

OLD REPUBLIC TITLE COMPANY
For Exceptions Shown or Referred to, See Attached

OLD REPUBLIC TITLE COMPANY
ORDER NO. 0812016788-KR

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

ALTA Loan Policy - 2006. A specific request should be made if another form or additional coverage is desired.

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

Fee

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

Kamal Y. Azari and Pari Azari, Trustees of the Kamal and Pari Azari 2003 Living Trust dated 5/15/03

The land referred to in this Report is situated in the unincorporated area of the County of Sonoma, State of California, and is described as follows:

All that real property situate in the County of Sonoma, State of California, and being a portion of the Southwest quarter of Section 6, Township 4 North, Range 7 West, M.D.M. and the Southeast quarter of Section 1 of Township 4 North, Range 8 West, M.D.M., more particularly bounded and described as follows:

Beginning at a point in the center of South road from Petaluma to Bloomfield from which the quarter section corner between said Sections 1 and 6 bears North 0° 28' West, 2.41 chains distant; thence along the center of said road South 66° 30' East, 6.80 chains; thence North 77° 30' East, 1.34 chains; thence leaving said road, South 1° 45' East, 20.13 chains to a redwood post marked "R"; thence South 89° 30' West, 6.27 chains to a stake; thence North 10° 05' West; 15.29 chains to a stake; thence North 8° West, 7.57 chains to the center of the road herein mentioned; thence along the center of said road South 87° 30' East 1.91 chains to the point of beginning.

APN: 020-050-026-000

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

1. Taxes and assessments, general and special, for the fiscal year 2019 - 2020, a lien, but not yet due or payable.

2. Taxes and assessments, general and special, for the fiscal year 2018 - 2019, as follows:

Assessor's Parcel No	:	020-050-026-000	
Code No.	:	178-008	
1st Installment	:	\$2,764.25	Marked Paid
2nd Installment	:	\$2,764.25	Marked Paid
Land Value	:	\$461,759.00	

OLD REPUBLIC TITLE COMPANY
ORDER NO. 0812016788-KR

3. The lien of supplemental taxes, if any, assessed pursuant to the provisions of Section 75, et seq., of the Revenue and Taxation Code of the State of California.
4. Any special tax which is now a lien and that may be levied within the M/R CFD#4 Wilmar Fire, a notice(s) for which having been recorded.

NOTE: Among other things, there are provisions in said Notice for a special tax to be levied annually, the amounts of which are to be added to and collected with the property taxes.

NOTE: The current annual amount levied against this land is \$220.00.

5. Water rights, claims or title to water, whether or not shown by the public records.
6. Rights of the public, County and/or City, in and to that portion of said land lying within the lines of Spring Hill Road.
7. Matters as contained or referred to in an instrument,

Entitled : Certificate of Compliance
Executed By : Sonoma County Planning Department
Dated : June 29, 1997
Recorded : [July 8, 1997 in Official Records under Recorder's Serial Number 19970058021](#)

8. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Granted To : Pacific Gas and Electric Company, a California corporation
For : Utilities
Recorded : [August 6, 2002 in Official Records under Recorder's Serial Number 2002117555](#)
Affects : Northerly portion

OLD REPUBLIC TITLE COMPANY
ORDER NO. 0812016788-KR

9. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument : Deed
Granted To : Vasco Medeiros and Michelle Medeiros, husband and wife
For : ingress and egress together with the right to obtain water from an existing well
Recorded : [February 24, 2004 in Official Records under Recorder's Serial Number 2004024533](#)
Affects : Exact location not disclosed of record

The present ownership of said easement and other matters affecting the interests thereto, if any, are not shown herein.

10. The effect of a Record of Survey, filed in the Office of the County Recorder, recorded December 20, 2004 in Book 671 of Maps, Page 8, Sonoma County Records.

APN: 020-050-026

11. Deed of Trust to secure an indebtedness of the amount stated below and any other amounts payable under the terms thereof,

Amount : \$675,000.00
Trustor/Borrower : Kamal Y Azari and Pari Azari, Trustee of the Kamal and Pari Azari 2003 Living Trust Dated 5/15/03
Trustee : Main Street Trust Real Estate Investment Company, Inc., a California corporation
Beneficiary/Lender : Russell C. Quinnell, Trustee of the Russell C. Quinnell Revocable Trust Dated April 17, 2013, an undivided 51.8519% interest, Christopher C. Chennell & Cynthia Chennell, husband and wife as Joint Tenants, an undivided 17.7778% interest, Margery Entwisle, Trustee of the Margery Entwisle Trust dated May 30, 2003, an undivided 14.8148% interest, Robert D. Entwisle, Trustee of the Robert D. Entwisle Trust Dated May 10, 2005, an undivided 11,1111% interest, and Magdalena Metro, Trustee of the Metro Living Trust dated June 13, 1996, an undivided 4.4444% interest.
Dated : March 31, 2014
Recorded : [April 4, 2014 in Official Records under Recorder's Serial Number 2014022843](#)
Returned to : 19439 Riverside Drive
Sonoma, CA 95476

OLD REPUBLIC TITLE COMPANY
ORDER NO. 0812016788-KR

The present ownership of said easement and other matters affecting the interests thereto, if any, are not shown herein.

NOTE: In connection therewith, the following:

Document
Entitled : Deed of Reconveyance
Executed in the
Name of : Main Street Trust Real Estate Investment Company, Inc.
Dated : September 15, 2015
Recorded : [September 18, 2015 in Official Records under Recorder's Serial Number 2015082397](#)
Returned to
Address : 1399 Springhill Road
Petaluma, CA 94952

Upon receipt of evidence satisfactory to this Company that the indebtedness and/or obligations secured by said Deed of Trust have been satisfied, or that the property in question is no longer to be security for said indebtedness or obligations, we will supplement our report accordingly.

12. Notice of State Tax Lien as follows:

Filed With : State of California Board of Equalization
Certificate No. : 1333302
Name of Taxpayer : The Kamal & Pari Azari 2003 Living Trust
FTB Account No. : TK-STF-044049075
Last Known Address : 333 Curtola Pkwy, Vallejo, CA 94590-6928
Amount : \$79,616.59
Dated : June 16, 2014
Recorded : [June 30, 2014 in Official Records under Recorder's Serial Number 2014044364](#)

13. Certificate of Lien by the Sonoma County Tax Collector as follows:

Against : Azari Kamal Y & Parichehr DBA Azari Winery
Last Address : 1399 Spring Hill Rd
Petaluma Ca 94952-9695
Year : 2015 - 2016
Account No. : 62156
Amount : \$1,451.34
Dated : February 29, 2016
Recorded : [March 1, 2016 in Official Records under Recorder's Serial Number 2016015157](#)

OLD REPUBLIC TITLE COMPANY
ORDER NO. 0812016788-KR

14. Certificate of Lien by the Sonoma County Tax Collector as follows:

Against : Azari Kamal Y & Parichehr DBA Azari Winery
Last Address : 1399 Spring Hill Rd
Petaluma Ca 94952-9695
Year : 2014 - 2015
Account No. : 62155
Amount : \$1,636.11
Dated : February 29, 2016
Recorded : [March 2, 2016 in Official Records under Recorder's Serial Number 2016015533](#)

15. Certificate of Lien by the Sonoma County Tax Collector as follows:

Against : Azari Pari Dr DBA Azari Pain & Regenerative Center
Last Address : 462 W Napa St
Sonoma Ca 95476
Year : 2017 - 2018
Account No. : 72530
Amount : \$343.87
Dated : May 7, 2018
Recorded : [May 8, 2018 in Official Records under Recorder's Serial Number 2018032264](#)

16. Terms and conditions contained in the Kamal and Pari Azari 2003 Living Trust dated 5/15/03 as disclosed by Grant Deed.

Dated : August 7, 2007
Recorded : [August 23, 2007 in Official Records under Recorder's Serial Number 2007093736](#)

The requirement that:

A Certification of Trust be furnished in accordance with Probate Code Section 18100.5; and

If the acting trustee is a successor trustee the additional requirement the Company is provided a complete copy of the trust, with all amendments and any intervening trustee is no longer acting in that capacity by providing copies of resignation letters, etc.

The Company reserves the right to make additional exceptions and/or requirements upon review of the above.

OLD REPUBLIC TITLE COMPANY
ORDER NO. 0812016788-KR

17. The effect of instruments, proceedings, liens, decrees or other matters which do not specifically describe said land but which, if any do exist, may affect the title or impose liens or encumbrances thereon. The name search necessary to ascertain the existence of such matters has not been completed and in order to do so we require a signed Confidential Statement of Information from or on behalf of Kamal Y. Azarbijani, also known as Kamal Azari, and Parichehr Azarbijani, also known as Pari Azari.
18. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
19. Note: It appears that Old Republic National Title Insurance may be asked to insure against the rights of Mechanics Lien claimants. The Company may require the following:
 - A. Signed indemnities by all parties.
 - B. A copy of the construction cost breakdown.
 - C. Appropriate financial statements from all Indemnitors.
20. The requirement that this Company be provided with a suitable Owner's Declaration (form ORT 174). The Company reserves the right to make additional exceptions and/or requirements upon review of the Owner's Declaration.
21. Any unrecorded and subsisting leases.

----- **Informational Notes** -----

- A. The applicable rate(s) for the policy(s) being offered by this report or commitment appears to be section(s) 2.2.

OLD REPUBLIC TITLE COMPANY
ORDER NO. 0812016788-KR

- B. The above numbered report (including any supplements or amendments thereto) is hereby modified and/or supplemented to reflect the following additional items relating to the issuance of an American Land Title Association loan form policy:

NONE

NOTE: Our investigation has been completed and said land is unimproved. Said vacant land is known as: 1321 Spring Hill Road Petaluma, CA 94952

The ALTA loan policy, when issued, will contain the CLTA Modified 100 (TIM-52) and Modified 116 (TIM-58) endorsements. The referenced modifications to both endorsements delete only non-applicable coverage relating to improvements located upon said land.

Unless shown elsewhere in the body of this report, there appears of record no transfers or agreements to transfer the land described herein within the last three years prior to the date hereof, except as follows:

- C. NOTE: The last recorded transfer or agreement to transfer the land described herein is as follows:

Instrument

Entitled : Grant Deed

By/From : Kamal Y. Azari, Trustee and Pari Azari, Trustee of the Kamal and Pari Azari 2003 Living Trust dated 5/15/03 who acquired title as Kamal Y. Azarbijani and Parichehr Azarbijani Trustees of the Kamal and Pari Azari 2003 Living Trusst dated 5/15/03

To : Kamal Y. Azari and Pari Azari, Trustees of the Kamal and Pari Azari 2003 Living Trust dated 5/15/03

Dated : March 31, 2014

Recorded : [April 4, 2014 in Official Records under Recorder's Serial Number 2014022842](#)

O.N.

MMV/sw

**AMERICAN LAND TITLE ASSOCIATION
LOAN POLICY OF TITLE INSURANCE - 2006
EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection; or the effect of any violation of these laws, ordinances, or governmental regulations.This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

EXCEPTIONS FROM COVERAGE – SCHEDULE B, PART 1, SECTION ONE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) that arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.

FACTS
**WHAT DOES OLD REPUBLIC TITLE
DO WITH YOUR PERSONAL INFORMATION?**

Why?	Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some but not all sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.
What?	<p>The types of personal information we collect and share depend on the product or service you have with us. This information can include:</p> <ul style="list-style-type: none"> • Social Security number and employment information • Mortgage rates and payments and account balances • Checking account information and wire transfer instructions <p>When you are no longer our customer, we continue to share your information as described in this notice.</p>
How?	All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information; the reasons Old Republic Title chooses to share; and whether you can limit this sharing.

Reasons we can share your personal information	Does Old Republic Title share?	Can you limit this sharing?
For our everyday business purposes — such as to process your transactions, maintain your account(s), or respond to court orders and legal investigations, or report to credit bureaus	Yes	No
For our marketing purposes — to offer our products and services to you	No	We don't share
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes — information about your transactions and experiences	Yes	No
For our affiliates' everyday business purposes — information about your creditworthiness	No	We don't share
For our affiliates to market to you	No	We don't share
For non-affiliates to market to you	No	We don't share

Questions

 Go to www.oldrepublictitle.com (Contact Us)

Who we are	
Who is providing this notice?	Companies with an Old Republic Title name and other affiliates. Please see below for a list of affiliates.

What we do	
How does Old Republic Title protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secured files and buildings. For more information, visit http://www.OldRepublicTitle.com/newnational/Contact/privacy .
How does Old Republic Title collect my personal information?	<p>We collect your personal information, for example, when you:</p> <ul style="list-style-type: none"> • Give us your contact information or show your driver's license • Show your government-issued ID or provide your mortgage information • Make a wire transfer <p>We also collect your personal information from others, such as credit bureaus, affiliates, or other companies.</p>
Why can't I limit all sharing?	<p>Federal law gives you the right to limit only:</p> <ul style="list-style-type: none"> • Sharing for affiliates' everyday business purposes - information about your creditworthiness • Affiliates from using your information to market to you • Sharing for non-affiliates to market to you <p>State laws and individual companies may give you additional rights to limit sharing. See the "Other important information" section below for your rights under state law.</p>

Definitions	
Affiliates	<p>Companies related by common ownership or control. They can be financial and nonfinancial companies.</p> <ul style="list-style-type: none"> • Our affiliates include companies with an Old Republic Title name, and financial companies such as Attorneys' Title Fund Services, LLC, Lex Terrae National Title Services, Inc., Mississippi Valley Title Services Company, and The Title Company of North Carolina.
Non-affiliates	<p>Companies not related by common ownership or control. They can be financial and non-financial companies.</p> <ul style="list-style-type: none"> • Old Republic Title does not share with non-affiliates so they can market to you
Joint marketing	<p>A formal agreement between non-affiliated financial companies that together market financial products or services to you.</p> <ul style="list-style-type: none"> • Old Republic Title doesn't jointly market.

Other Important Information

Oregon residents only: We are providing you this notice under state law. We may share your personal information (described on page one) obtained from you or others with non-affiliate service providers with whom we contract, such as notaries and delivery services, in order to process your transactions. You may see what personal information we have collected about you in connection with your transaction (other than personal information related to a claim or legal proceeding). To see your information, please click on "Contact Us" at www.oldrepublictitle.com and submit your written request to the Legal Department. You may see and copy the information at our office or ask us to mail you a copy for a reasonable fee. If you think any information is wrong, you may submit a written request online to correct or delete it. We will let you know what actions we take. If you do not agree with our actions, you may send us a statement.

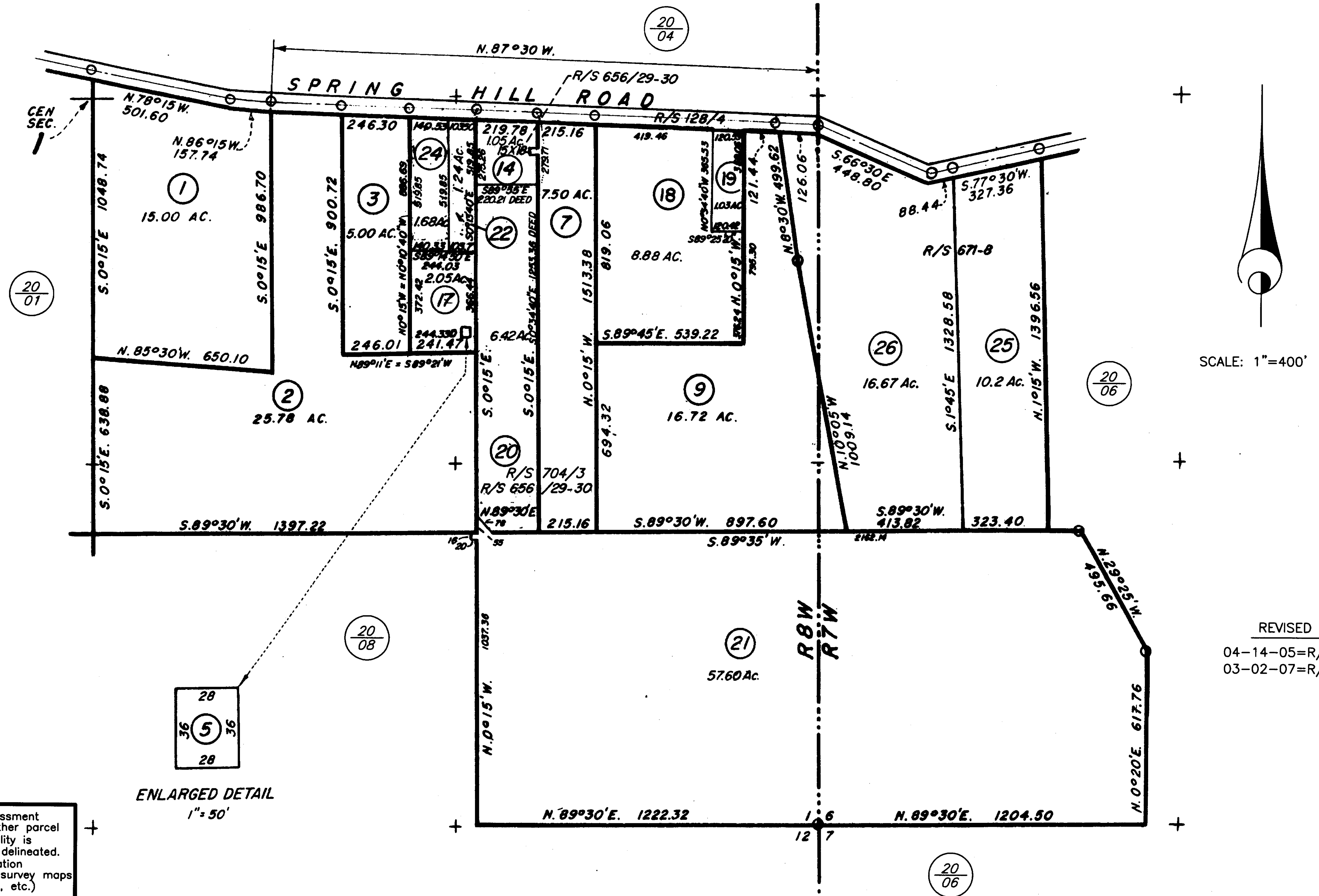
Affiliates Who May be Delivering This Notice

American First Abstract, LLC	American First Title & Trust Company	American Guaranty Title Insurance Company	Attorneys' Title Fund Services, LLC	Compass Abstract, Inc.
eRecording Partners Network, LLC	Genesis Abstract, LLC	Kansas City Management Group, LLC	L.T. Service Corp.	Lenders Inspection Company
Lex Terrae National Title Services, Inc.	Lex Terrae, Ltd.	Mara Escrow Company	Mississippi Valley Title Services Company	National Title Agent's Services Company
Old Republic Branch Information Services, Inc.	Old Republic Diversified Services, Inc.	Old Republic Exchange Company	Old Republic National Title Insurance Company	Old Republic Title and Escrow of Hawaii, Ltd.
Old Republic Title Co.	Old Republic Title Company of Conroe	Old Republic Title Company of Indiana	Old Republic Title Company of Nevada	Old Republic Title Company of Oklahoma
Old Republic Title Company of Oregon	Old Republic Title Company of St. Louis	Old Republic Title Company of Tennessee	Old Republic Title Information Concepts	Old Republic Title Insurance Agency, Inc.
Old Republic Title, Ltd.	Republic Abstract & Settlement, LLC	Sentry Abstract Company	The Title Company of North Carolina	Title Services, LLC
Trident Land Transfer Company, LLC				

COUNTY ASSESSOR'S PARCEL MAP

TAX RATE AREA
178-008

20-05



ENLARGED DETAIL
1" = 50'

NOTE: This map was prepared for Assessment purposes only and does not indicate either parcel legality or a valid building site. No liability is assumed for the accuracy of the data delineated. The acreages are based on the information supplied to the Assessor (i.e. recorded survey maps recorded deeds, prior assessment maps, etc.)

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

REVISED
04-14-05=R/S RM
03-02-07=R/S LW

Assessor's Map Bk. 20, Pg. 05
Sonoma County, Calif. (ACAD)
HYBRID 3/12/07 LW

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