

EXHIBIT A
Draft Conditions of Approval

Staff:	Scott Hunsperger	Date:	September 22, 2009
Applicant:	Broken Hill 1, LLC	File No.:	LLA09-0015
Owner:	Broken Hill 1, LLC	APN:	110-110-001
Address:	4605 Westside Road, Healdsburg		

Project Description: Request for a minor Lot Line Adjustment between two Administrative Certificate of Compliance parcels of 40.3 acres and 6.1 acres in size resulting in two modified parcels of 26.2 acres and 20.2 acres in size.

PLANNING:

"The conditions below have been satisfied" BY _____ DATE _____

1. Submit verification to Planning that taxes and/or assessments, 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.
2. 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 for the combination of a portion of the Lands of Broken Hill 1, LLC, as described by Certificate of Compliance recorded under Document No. OR# 2008-066206, Sonoma County Records, (portion of APN 110-110-001) with the Lands of Broken Hill 1, LLC, as described Certificate of Compliance recorded under Document No. OR# 2008-066207, Sonoma County Records, (portion of APN 110-110-001). This deed is pursuant to LLA09-0015 on file in the office of the Sonoma County Permit and Resource Management Department. It is the express intent of the signatories 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.
3. 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.
4. A site plan map of the Lot Line Adjustment 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. The following note shall be placed on said plan: "THIS EXHIBIT IS FOR GRAPHIC PURPOSES ONLY. Any errors or omissions on this exhibit shall not affect the deed description."
5. Deed of Trust agreements which encumber only portions of accepted legal lots are violations of the Subdivision Map Act. Therefore, prior to Planning 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.
6. Prior to recording the lot line grant deeds, the applicant shall submit a complete Agricultural Preserve/Williamson Act Contract amendment application and appropriate fees to mutually rescind and replace the existing Type I Williamson Act contract with two new Type I Williamson Act contracts as a result of the lot line adjustment.
7. 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.

COUNTY ASSESSOR'S PARCEL MAP

TAX RATE AREA
97-032
179-006

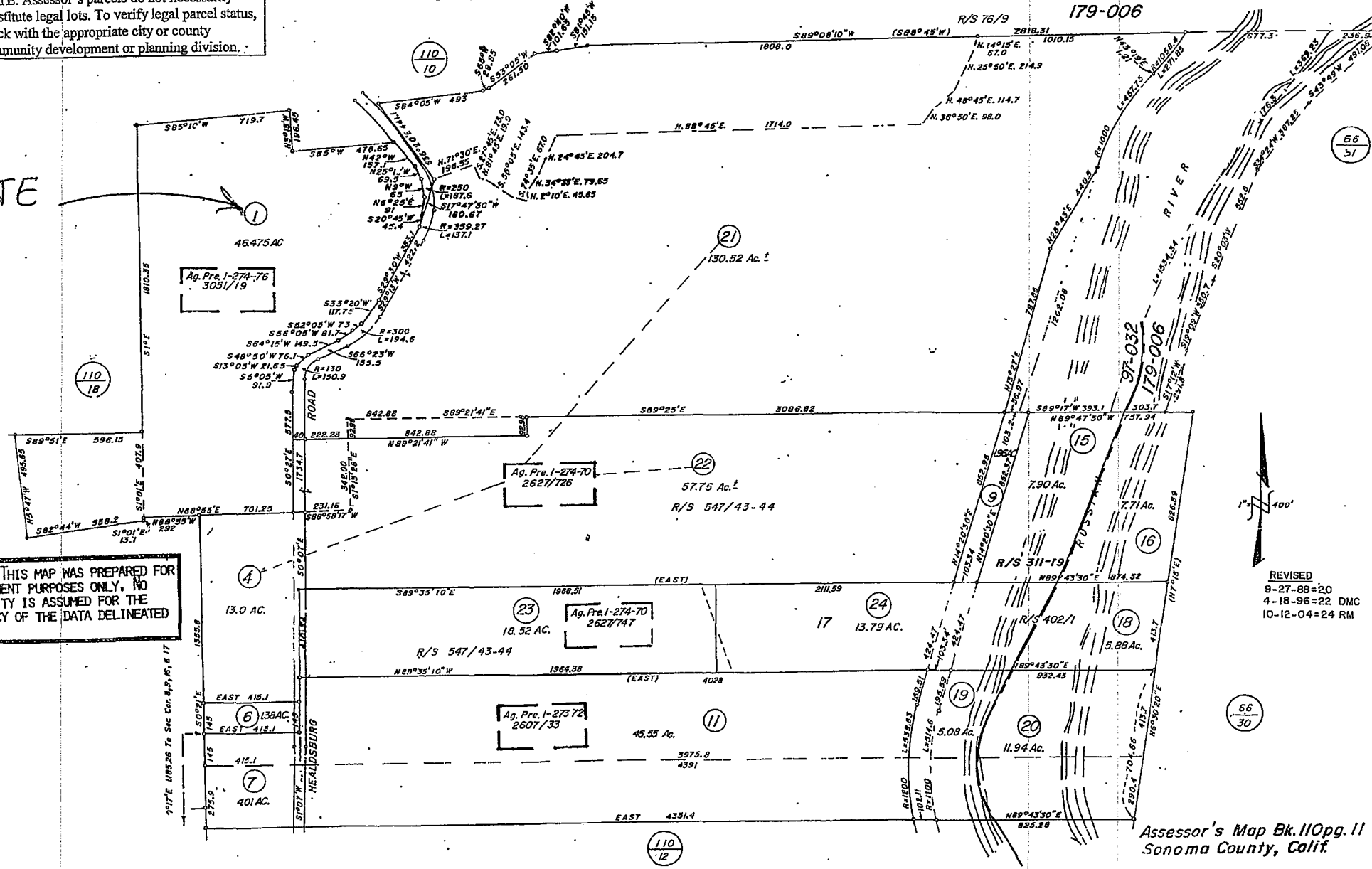
110-11

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.

SITE

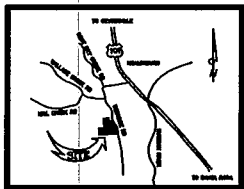
EXHIBIT B

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



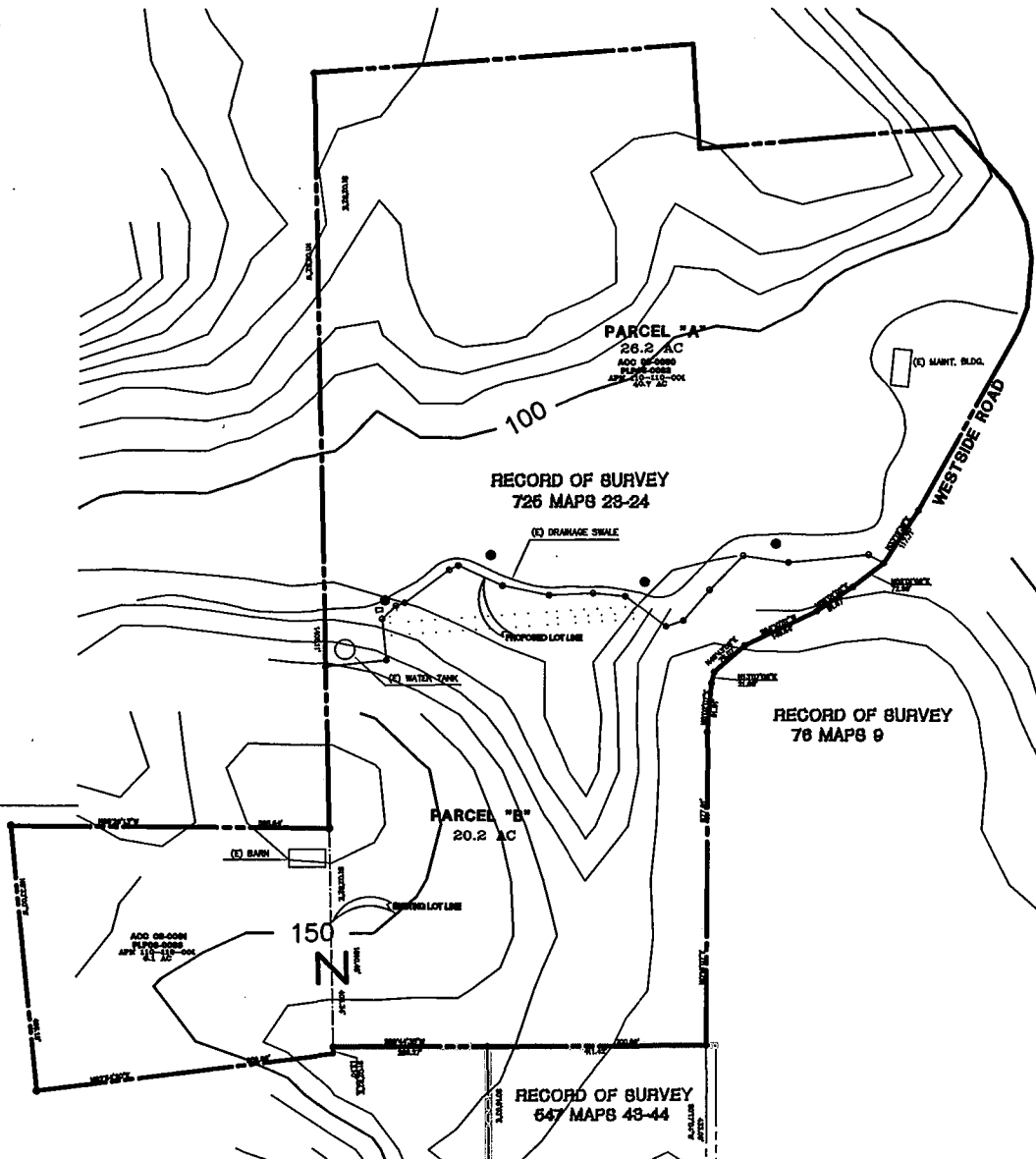
REVISED
9-27-88=20
4-18-96=22 DMC
10-12-04=24 RM

Assessor's Map Bk. 110 Pg. 11
Sonoma County, Calif.



VICINITY MAP
NOT TO SCALE

- LEGEND**
- ▲ SET SURVEY CONTROL POINT AND UTM COORDINATE MONUMENT FOUND FROM PIPE AS NOTED
 - EXISTING CONCRETE PAVEMENT
 - EXISTING WELL



PROJECT INFORMATION

PROJECT ADDRESS:	4606 WESTBROOK ROAD HEALDSBURG, CA 95448
ASSIGNED PARCEL NO.:	110-110-001
OWNER PARCEL "A":	BROKEN HILL 1, L.L.C. 2418 E. 37TH STREET NORTH WICHITA, KS 67219 PH: (707) 944-1043
PARCEL "W":	EXISTING SIZE: 40.75 ACRES APN 110-110-001 PROPOSED SIZE: 28.2 ACRES
PURPOSE USE:	WINEYARD
PROPOSED USE:	WINEYARD
OWNER PARCEL "B":	BROKEN HILL 1, L.L.C. 2418 E. 37TH STREET NORTH WICHITA, KS 67219 PH: (707) 288-4884
PARCEL "B":	EXISTING SIZE: 6.18 ACRES APN 110-110-001 PROPOSED SIZE: 20.2 ACRES
PURPOSE USE:	WINEYARD
PROPOSED USE:	WINEYARD
SURVEYOR:	H. W. B. P. L. S., INC. 117 WEST NORTH STREET HEALDSBURG, CA 95448 (707) 433-9780
WATER SUPPLY:	WELLS
SEWER SUPPLY:	SEPTIC SYSTEMS
NUMBER OF LOTS:	2 110-110-001 28.24 ACRES 110-110-001 20.24 ACRES
VEHICULAR DRIVE:	USGS QUAD MAP "QUERNEVILLE"
PROPOSED IMPROVEMENTS:	NO PUBLIC IMPROVEMENTS ARE PROPOSED IN CONJUNCTION WITH THIS LOT LINE ADJUSTMENT
REBIDDING ZONING:	APN 111-110-001 LIAND
PROPOSED ZONING:	NO CHANGE REQUESTED

PROJECT NOTES

- THE CONTIGUOUS BROWN HATCH ARE FROM THE SUPERSEDED 1988 7.5 MIN. QUAD MAP.
- THE EXISTING PROPERTY LINES ARE BASED ON THAT RECORD OF SURVEY FILED IN BOOK 726 OF MAPS, PAGES 23-24, SONOMA COUNTY RECORDS.

GENERAL REMARKS:

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR'S ACT AT THE REQUEST OF BROKEN HILL 1, L.L.C. IN DECEMBER 2009.

DATE: _____

ISSUED BY: _____ P.L.S. 4338



**PROPOSED
LOT LINE ADJUSTMENT**

BEING THE LANDS OF BROKEN HILL 1, L.L.C. AS DESCRIBED IN THAT GRANT DEED RECORDED AS DOCUMENT NO. 2007-042887 OF OFFICIAL RECORDS, SONOMA COUNTY RECORDS.

ALSO BEING THE LANDS DESCRIBED IN THOSE ADMINISTRATIVE CERTIFICATES OF COMPLIANCE NO. PLP08-0083, ACC08-0080 & ACC08-0081, DOC. NO. 2008-042828 & 2008-042827 OF OFFICIAL RECORDS, SONOMA COUNTY RECORDS.

"1/30th SECTION 9, T 8 N, R 9 W, M.D.M. PROTRACTED INTO THE ROYALTY RANGES"

COUNTY OF SONOMA STATE OF CALIFORNIA

H W B H.W.B.P.L.S., INC.
PROFESSIONAL LAND SURVEYORS
117 WEST NORTH STREET HEALDSBURG, CALIFORNIA 95448 FAX (707) 433-9780
APN 110-110-011 JANUARY 2009 JOB NO. 2008-036 SHEET 1 OF 1