

CURRENT OWNER

GUENOC WINERY INC
ASSESSOR'S PARCEL NO. 014-310-08,
014-320-06 & 014-330-08
SITE ADDRESS:
21700 BUTTS CANYON RD
MIDDLETOWN, CA 95403

LAND SURVEYOR

ALBION SURVEYS
1113 HUNT AVENUE
ST. HELENA, CA 94574
(707) 963-1217
ATTN: JON WEBB, PLS 6709

PARCEL AREAS

PROPOSED PARCEL X: 68.61 AC±
PROPOSED PARCEL Y: 107.94 AC±
PROPOSED PARCEL Z: 230.14 AC±
TOTAL ACREAGE: 406.69 AC±

LAND USE

PARCEL X:
EXISTING - RURAL/AGRICULTURAL RESIDENCE
PROPOSED - SAME
PARCEL Y:
EXISTING - RURAL/AGRICULTURAL RESIDENCE
PROPOSED - SAME
PARCEL Z:
EXISTING - RURAL/AGRICULTURAL RESIDENCE
PROPOSED - SAME

UTILITIES & ACCESS

PARCEL X:
WATER - EXISTING OFFSITE SPRING
SANITARY SEWAGE - NONE
ACCESS - EXISTING GUENOC VALLEY ROAD & GUENOC RANCH ROAD
PARCEL Y:
WATER - EXISTING OFFSITE SPRING
SANITARY SEWAGE - EXISTING SEPTIC
ACCESS - EXISTING GUENOC VALLEY ROAD & GUENOC RANCH ROAD
PARCEL Z:
WATER - EXISTING OFFSITE SPRING
SANITARY SEWAGE - NONE
ACCESS - EXISTING GUENOC VALLEY ROAD & GUENOC RANCH ROAD

AVERAGE CROSS SLOPES

PARCEL X: 7.12%±
PARCEL Y: 7.45%±
PARCEL Z: 5.13%±

GENERAL PLAN DESIGNATION

A-RC - AGRICULTURE - RESOURCE CONSERVATION

ZONING

014-330-081 - A-WW
AGRICULTURE - WATERWAY COMBINING DISTRICT
014-310-081 - A-FF-WW
AGRICULTURE - FLOODWAY FRINGE-WATERWAY COMBINING DISTRICTS
014-320-061 - A-FF-SC-WW
AGRICULTURE - FLOODWAY FRINGE-SCENIC-WATERWAY COMBINING DISTRICTS

FEMA ZONE

A PORTION OF THE LANDS REFERRED TO HEREIN LIE WITHIN FEMA FLOOD PLAIN "FLOODWAY AREA WITHIN ZONE A" AS SHOWN ON FLOOD INSURANCE RATE MAPS, LAKE COUNTY, CALIFORNIA (AND INCORPORATED AREAS), PANEL 969 OF 1000, MAP NUMBER 06033C0869D, AND PANEL 960 OF 1000, MAP NUMBER 0633C0960D, EFFECTIVE DATE: SEPTEMBER 30, 2005.

STORM WATER NOTE

STORM WATER FACILITIES AND BEST MANAGEMENT PRACTICES (BMP), STRUCTURAL SOURCES AND TREATMENT CONTROLS WILL BE DESIGNED "BY OTHERS" AS SET FORTH IN THE CURRENT IMPROVEMENT STANDARDS AND APPROVAL BY THE LOCAL AGENCY AT THE TIME OF SITE DEVELOPMENT. NO GRADING OR ROAD DEVELOPMENT IS PROPOSED FOR THIS PROJECT.

NOTE: THIS IS NOT A BOUNDARY SURVEY. BOUNDARY SHOWN HEREON IS APPROXIMATE AND SHOULD BE CONFIRMED PRIOR TO CONSTRUCTION OR CRITICAL DESIGN. BEARINGS AND DISTANCES PER 19 PM 48-53, LAKE COUNTY RECORDS.

PREPARED BY ALBION SURVEYS AT THE REQUEST OF EASTON MANSON.

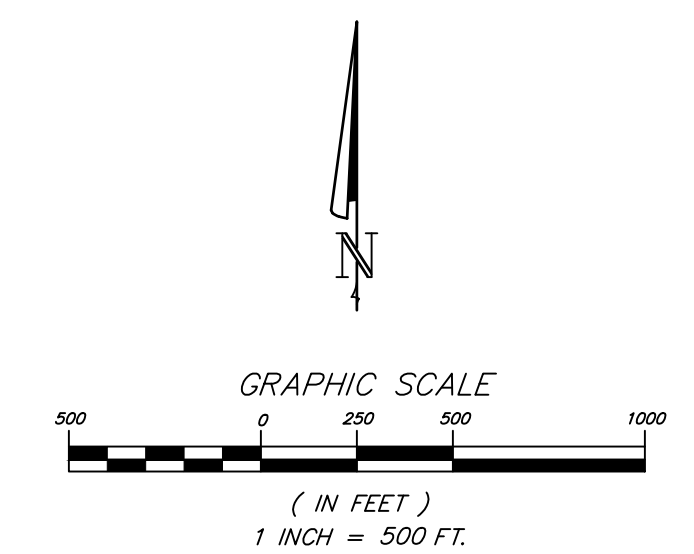
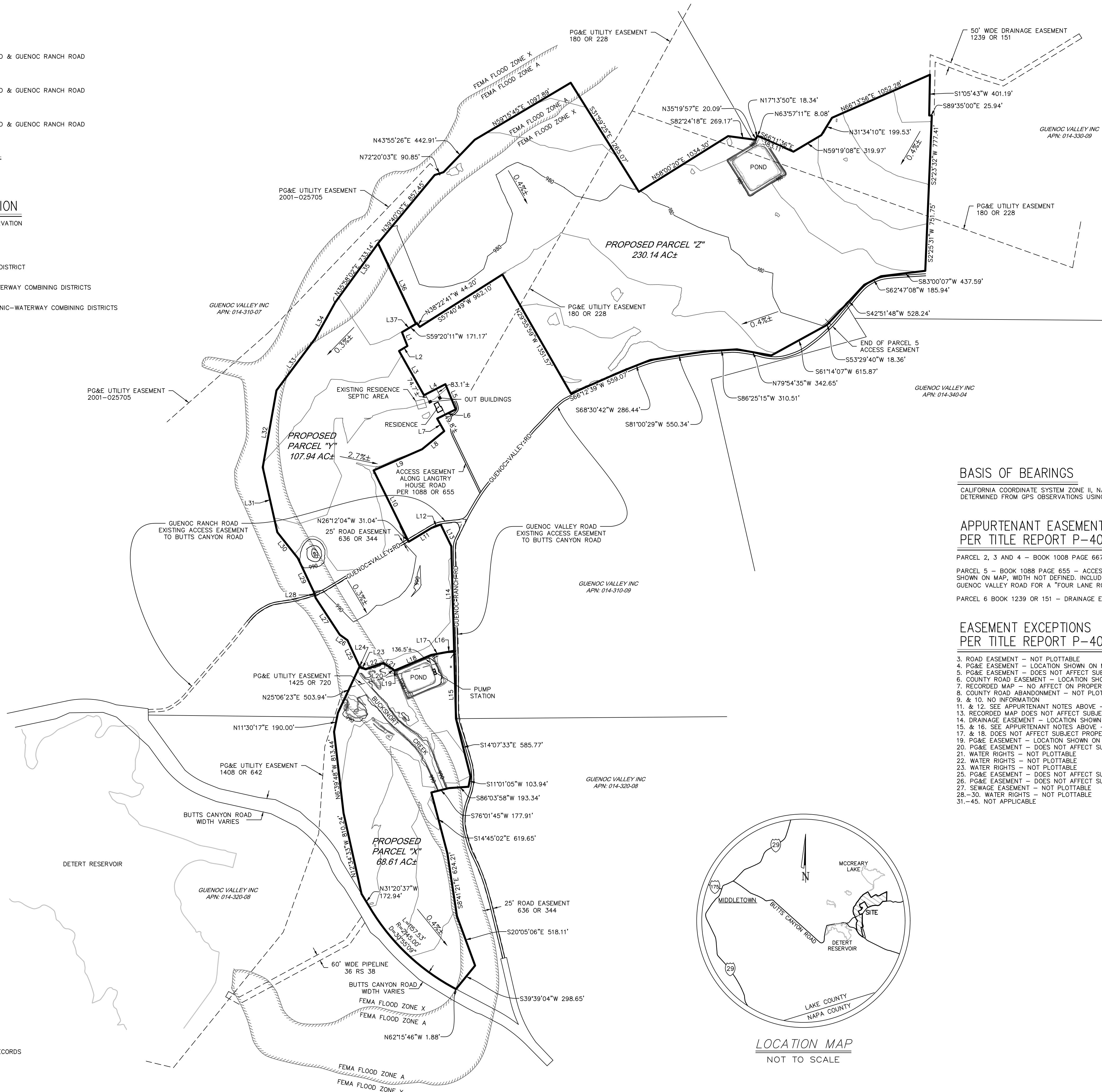
JON M. WEBB, PLS 6709 DATE OCTOBER 15, 2020



Table with 6 columns: Line, Bearing, Length, Line, Bearing, Length. Contains 19 rows of survey data points.

LEGEND:

- 2' CONTOUR INTERVAL
10' CONTOUR INTERVAL
BOUNDARY LINE PER 19 PM 48-53, LAKE COUNTY RECORDS
APPROXIMATE LOCATION EASEMENT LINE
APPROXIMATE LOCATION ADJACENT BOUNDARY LINE
BUILDING LINE
APPROXIMATE SLOPE PERCENTAGE



BASIS OF BEARINGS

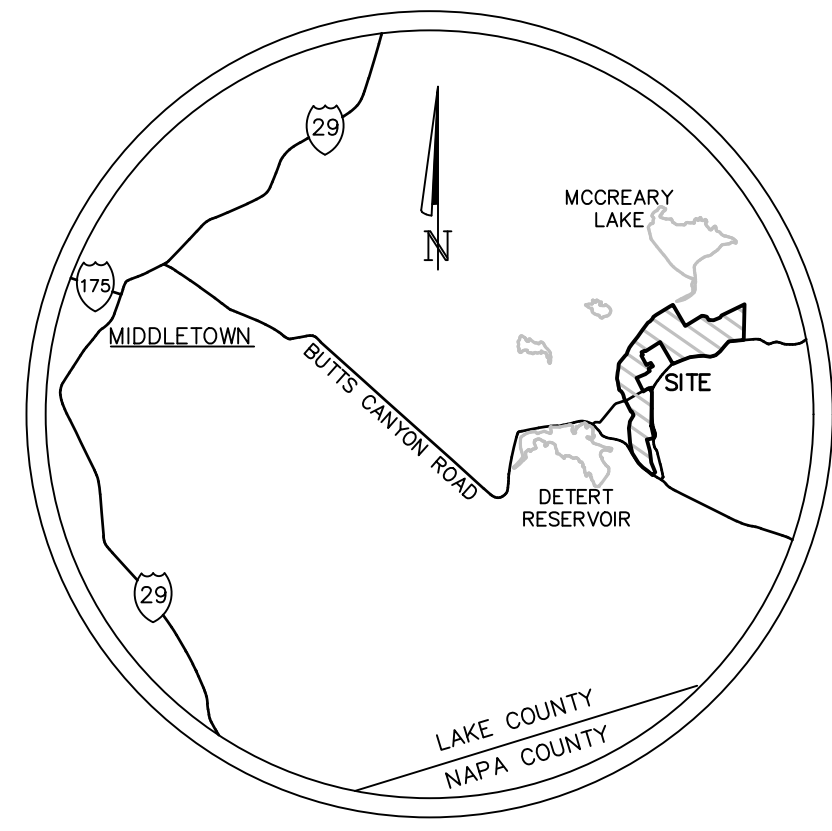
CALIFORNIA COORDINATE SYSTEM ZONE II, NAD83, EPOCH 2010.00 AS DETERMINED FROM GPS OBSERVATIONS USING NGS OPUS SOLUTION.

APPURTENANT EASEMENTS PER TITLE REPORT P-409751

- PARCEL 2, 3 AND 4 - BOOK 1008 PAGE 667 - WATER RIGHTS, UTILITY AND PIPELINE EASEMENTS - NOT PLOTTABLE
PARCEL 5 - BOOK 1088 PAGE 655 - ACCESS EASEMENT FROM BUTTS CANYON TO THE PROPERTY - LOCATION SHOWN ON MAP, WIDTH NOT DEFINED. INCLUDES SEPTIC EASEMENT NOT PLOTTABLE AND ROADWAY RESERVATION OVER GUENOC VALLEY ROAD FOR A "FOUR LANE ROADWAY."

EASEMENT EXCEPTIONS PER TITLE REPORT P-409751

- 3. ROAD EASEMENT - NOT PLOTTABLE
4. PG&E EASEMENT - LOCATION SHOWN ON MAP
5. PG&E EASEMENT - DOES NOT AFFECT SUBJECT PROPERTY
6. COUNTY ROAD EASEMENT - LOCATION SHOWN ON MAP
7. RECORDED MAP - NO AFFECT ON PROPERTY
8. COUNTY ROAD ABANDONMENT - NOT PLOTTABLE
9. & 10. NO INFORMATION
11. & 12. SEE APPURTENANT NOTES ABOVE - LOCATION SHOWN ON MAP
13. RECORDED MAP DOES NOT AFFECT SUBJECT PROPERTY
14. DRAINAGE EASEMENT - LOCATION SHOWN ON MAP
15. & 16. SEE APPURTENANT NOTES ABOVE - LOCATION SHOWN ON MAP
17. & 18. DOES NOT AFFECT SUBJECT PROPERTY
19. PG&E EASEMENT - LOCATION SHOWN ON MAP
20. PG&E EASEMENT - DOES NOT AFFECT SUBJECT PROPERTY
21. WATER RIGHTS - NOT PLOTTABLE
22. WATER RIGHTS - NOT PLOTTABLE
23. WATER RIGHTS - NOT PLOTTABLE
25. PG&E EASEMENT - DOES NOT AFFECT SUBJECT PROPERTY
26. PG&E EASEMENT - DOES NOT AFFECT SUBJECT PROPERTY
27. SEWAGE EASEMENT - NOT PLOTTABLE
28.-30. WATER RIGHTS - NOT PLOTTABLE
31.-45. NOT APPLICABLE



TENTATIVE PARCEL MAP OF THE LANDS OF FOLEY FAMILY FARMS LP BEING A PORTION OF THE GUENOC RANCHO COUNTY OF LAKE, STATE OF CALIFORNIA

BY ALBION SURVEYS ST. HELENA, CALIFORNIA
LAKELAND SURVEYS
LAKELAND SURVEYS
ST. HELENA, CALIFORNIA
OCTOBER 15, 2020