

FIRST AMENDMENT TO DEVELOPMENT AGREEMENT

THIS FIRST AMENDMENT TO DEVELOPMENT AGREEMENT (this “**Agreement**”) is entered into this 21st day of June, 2022, by and between the City of Healdsburg, a California municipal corporation (the “**City**”), and Kendal at Sonoma, a Zen Inspired Community, a California nonprofit public benefit company (“**Developer**”), and has been approved and agreed to by CCS Healdsburg, LLC, a Delaware limited liability company (“**Assignor**”). The City and Developer are referred to herein individually as a “**Party**” and collectively as the “**Parties**”.

RECITALS

A. Under the authority of Ordinance No. 1202, the City and Assignor entered into a Development Agreement (the “**Development Agreement**”), the effective date of which is May 6, 2020. The Development Agreement was recorded in the Official Records of Sonoma County on June 1, 2020, as Instrument No. 2020041464. The Development Agreement governs the development of an approximately 32-acre property located at 16977 Healdsburg Avenue (APNs 091-060-009; -019; -022; -025): Senior Living Community with 221 independent living units (including 11 density bonus units), ancillary facilities (including dining facilities, meeting rooms, and administrative offices) and a total of 54 assisted living and memory care beds; 30 multi-family apartments; a 108-key hotel with a restaurant/bar, fitness facility and spa, meetings rooms and other amenities; and 45 multi-family units, five live-work units, and 12,000 square feet of commercial/retail space in a mixed use development. Backbone infrastructure includes the following: a new traffic signal on Healdsburg Avenue at the site entry; Healdsburg Avenue frontage improvements which include curbs, gutters, landscaping and lighting; two private streets including sidewalks, lighting, landscaping, and underground utilities; establishment of a secondary emergency vehicle access; extension of a segment of the Foss Creek Pathway; and establishment of Perimeter Trail (collectively, the “**Project**”).

B. In addition to the Development Agreement, the Project required, and received from the City, certain entitlements, including approval of a Conditional Use Permit, which was approved by the Planning Commission on February 11, 2020, pursuant to findings and subject to conditions of approval (“**CUP Conditions**”).

C. In addition, on August 20, 2020, pursuant to authority provided by Section 9.1 of the Development Agreement, the Assignor and Developer entered into a Partial Assignment of Rights and Assumption of Obligations Under Development Agreement which was recorded in the Official Records of Sonoma County on August 20, 2020, as Instrument No. 2020071885 (“**Partial Assignment**”).

D. Section 5.4 of the Development Agreement was assigned to the Developer under the Partial Assignment. This Section 5.4 calls for the development of thirty (30) units of Senior Living Community Affordable Housing within the Senior Living Community component of the Project, with twenty (20) units designated as Very Low Income, which were restricted to use by employees

and volunteers of the Senior Living Community, and who qualified for the age restrictions of the RCFE license. An additional 10 Moderate income units were made available to the public, subject to local preference requirements defined in Development Agreement Section 5.3(a). To assist with the feasibility of this portion of the Project by aligning the income requirements in the Development Agreement with the actual incomes of the employees and volunteers of the Senior Living Community, Developer has requested and City has agreed to convert 5 Very Low Income Units to Moderate Income, and to convert an additional 5 Very Low Income units to Low Income.

E. On February 23, 2022, the Planning Commission, after a duly noticed public hearing, recommended approval of this Agreement and conditionally approved an Amendment to the Conditional Use Permit for the Project to address the requested change in affordability levels.

F. On April 4, 2022, after a duly noticed public hearing, the City Council introduced its Ordinance No. 1216 approving this Agreement and authorizing its execution and adopted that Ordinance No. 1216 on June 21, 2022. Ordinance No. 1216 became effective on July 21, 2022.

AGREEMENT

NOW, THEREFORE, with reference to the foregoing recitals and in consideration of the mutual promises, obligations and covenants contained herein, Parties consent to this First Amendment as follows:

1. This Agreement constitutes a Major Amendment to the Development Agreement for the Project in accordance with Section 6.4(b) of the Development Agreement.
2. Defined Terms. All capitalized terms used herein shall have the meanings given in the Development Agreement, except as expressly otherwise defined herein.
3. Enumeration of Specific Deletions and Amendments. The Development Agreement is hereby revised to incorporate the following amendments.

a. Sections 5.4(a) and 5.4(b) of the Development Agreement are amended and restated in their entirety as follows:

5.4(a) Developer shall cause construction of a minimum of thirty (30) units of Senior Living Community Affordable Housing within the Senior Living Community component of the Project, affordable to households with very low, low, and moderate incomes, as follows:

- i. Ten (10) dwelling units shall be made available for occupancy at an affordable Monthly Housing Fee or rent, adjusted for household size, to Very Low Income Households.

- ii. Five (5) dwelling units shall be made available for occupancy at an affordable Monthly Housing Fee or rent, adjusted for household size, to Low Income Households.
- iii. Fifteen (15) dwelling units shall be made available for occupancy at an affordable Monthly Housing Fee or rent, adjusted for household size, to Moderate Income Households.

5.4(b) Twenty units, comprised of the Senior Living Community Affordable Housing for Very Low, Low and five (5) of the Moderate Income Households shall be reserved for employees and volunteers of the Senior Living Community. The Senior Living Community Affordable Housing for the remaining ten (10) Moderate Income Households shall be subject to the local preference requirements described in Section 5.3(a) of this Agreement.

3. **Interpretation.** This Agreement shall be interpreted to give each of the provisions their plain and fair meaning. The Recitals set forth above are incorporated into this Agreement. The section headings used herein are solely for convenience and shall not be used to interpret this Agreement. The Parties acknowledge that this Agreement is the product of negotiation and compromise on the part of both Parties, and the Parties agree, that since all have participated in the negotiation and drafting of this Agreement, this Agreement shall not be construed as if prepared by one of the Parties, but rather according to its plain and fair meaning as a whole, as if all Parties had prepared it.

4. **Integration.** This Agreement contains the entire agreement between the Parties with respect to its subject matter and supersedes whatever oral or written understanding they may have had prior to the execution of this Agreement. This Agreement shall not be amended or modified except by a written agreement executed by each of the Parties.

5. **Inconsistencies.** In the event of any conflict or inconsistency between the provisions of this Agreement and the Development Agreement, the provisions of this Agreement shall control.

6. **Severability.** If any term, provision, condition or covenant of this Agreement or its application to any Party or circumstances shall be held by a court of competent jurisdiction, to any extent, invalid or unenforceable, the remainder of this Agreement, or the application of the term, provision, condition, or covenant to persons or circumstances other than those as to whom or which it is held invalid or unenforceable, shall not be affected, and shall be valid and enforceable to the fullest extent permitted by law unless the rights and obligations of the Parties have been materially altered or abridged thereby.

7. **Status of Agreement.** Except as modified by this Agreement, the terms and provisions of the Development Agreement shall remain in full force and effect.

8. **Counterparts.** This Agreement may be signed in counterparts by the Parties hereto and shall be the binding agreement of the Parties upon execution by each of them of one or more copies hereof.

9. **Recording of Memorandum.** Approximately concurrent with the Amendment's effective date, the Parties shall execute, acknowledge and record a Memorandum of Agreement, in the form attached hereto as Exhibit B, in the official records of Sonoma County.

10. **Authority.** Each of the persons signing this Agreement hereby represents and warrants that he or she is fully authorized to sign this Agreement on behalf of the Party for which he or she is signing.

IN WITNESS WHEREOF, the Parties hereto have affixed their signatures to this Agreement as of the date and year indicated below and effective as of the date and year first above written.

[Signatures on Following Page]

DEVELOPER:

KENDAL AT SONOMA, A ZEN
INSPIRED COMMUNITY

a California nonprofit public benefit
company

By: 
Susan O'Connell, Secretary

CITY:

CITY OF HEALDSBURG,
a California municipal corporation

By: 
Jeff Kay, City Manager

ATTEST:


Raina Allan, City Clerk

APPROVED AS TO FORM:

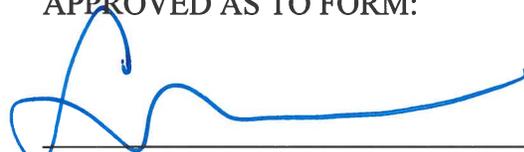

Samantha Zutler, City Attorney

Exhibit A

RECORDING REQUESTED BY

Comstock Healdsburg, LLC

AND WHEN RECORDED MAIL TO

**COMSTOCK HEALDSBURG, LLC
2301 Rosecrans Avenue, Suite 1150
El Segundo, CA 90245**

2019016300

Official Records Of Sonoma County
Deva Marie Proto

03/07/2019 11:16 AM
Fee: \$ 127.00 7 Pages



CONFORMED COPY
Not Compared with Original

A.P.N.: 091-060-009-000, 091-060-019-000, 091-060-022-000, 091-060-025-000

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

AFNF

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$0.00 City Transfer Tax: \$0.00

() Unincorporated Area (X) City of Healdsburg

R&T 11911 - Conveyance Confirms title to the grantee who continues to hold the same proportionate interest

(X) computed on full value of property conveyed, or

() computed on full value less value of liens and encumbrances remaining at time of sale.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, COMSTOCK HEALDSBURG, LLC, a Delaware limited liability company

Hereby GRANT(S) to COMSTOCK HEALDSBURG, LLC, a Delaware limited liability company

The land described herein is situated in the State of California, County of Sonoma, City of Healdsburg, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: January 17, 2019

COMSTOCK HEALDSBURG, LLC, a Delaware limited liability company

By: Comstock Cresser & Associates Development Company, Inc., Manager

By: [Signature]
By: **Bob Comstock**

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

SAME AS ABOVE

Name Street Address City & State

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of SONOMA) ss.

On MARCH 4th 2019 before me,
WENDY SIMMS

Notary Public personally appeared Bob Constock

_____ who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

SIGNATURE 



Exhibit 'A'
Lot Line Adjustment
Resultant Parcel Legal Descriptions

Resultant Parcel One

Lying within the State of California, County of Sonoma, City of Healdsburg and being all of Parcel One and a portion of Parcel Three of the lands of Comstock Healdsburg, LLC, a Delaware limited liability company described by deed recorded March 20, 2017 under Document Number 2017-021315, Sonoma County Records being shown on that certain Record of Survey, filed June 20, 2017 in Book 796 of Maps, at pages 24-25, Sonoma County Records, being more particularly described as follows:

Commencing at the northeast corner of Parcel Two of said lands as shown on said Record of Survey, being a point on the westerly Right of Way of North Coast Railroad Authority, marked by a 1/2" iron pipe tagged PLS 7590; thence along the easterly line of said Parcel Two and said Right of Way, southwesterly on a curve to the right from a tangent that bears South 2°58'27" East, having a radius of 1,106.00, through a central angle of 21°59'54", an arc distance of 424.64 feet to the southeast corner of said Parcel Two; thence continuing southwesterly on said 1,106.00 radius curve; through a central angle of 10°01'12", an arc distance of 193.42 feet; thence leaving said easterly line and said Right of Way North 76°18'25" West, 361.56 feet to the POINT OF BEGINNING; thence South 13°41'35" West, 479.42 feet; thence southeasterly on a curve to the left, having a radius of 100.00 feet through a central angle of 57°02'26", an arc distance of 99.55 feet; thence South 43°20'51" East, 28.50 feet to the Right of Way line of said North Coast Railroad Authority; thence along said Right of Way, South 43°43'50" West, 388.30 feet; thence southwesterly on a curve to the left, having a radius of 11,499.16 feet through a central angle of 00°09'00", an arc distance of 30.10 feet; thence southwesterly on a curve to the left, having a radius of 5,769.60 feet, through a central angle of 00°18'00", an arc distance of 30.21 feet; thence southwesterly on a curve to the left, having a radius of 3,859.75 feet, through a central angle of 00°27'00", an arc distance of 30.31 feet; thence southwesterly on a curve to the left, having a radius of 2,904.83 feet, through a central angle of 00°36'00", an arc distance of 30.42 feet; thence southwesterly on a curve to the left, having a radius of 2,331.88 feet, through a central angle of 6°26'57", an arc distance of 262.47 feet to a 1/2" iron pipe tagged PLS 7590 marking the intersection of the southerly line of said Parcel Three with the westerly line of the Lands of North Coast Railroad Authority, as shown on said Record of Survey; thence along the southerly line of said Parcel Three, North 89°06'05" West, 139.96 feet to the southeast corner of said Parcel One; thence along the southerly line of said Parcel One, North 89°06'05" West, 214.69 feet to the intersection of the said southerly line of Parcel One and the easterly Right of Way of US Highway 101, from which a 3/4" Iron Pipe, not tagged, bears North 89°06'05" West, 0.46 feet as shown on said Record of Survey; thence along the easterly Right of Way line of said US Highway 101, North 16°15'39" East, 621.46 feet to the most westerly corner of said Parcel Three; thence continuing along said Right of Way, North 16°15'39" East, 715.93 feet to a point which bears North 76°18'25" West from the POINT OF BEGINNING; thence leaving said Right of Way, South 76°18'25" East, 582.51 feet to the POINT OF BEGINNING.

Q:\2007\2002005.00\Survey\Supporting Docs\Legal Descriptions\LA\FINAL\0200580-LD UA Parcel5 1-3

Exhibit 'A'
Lot Line Adjustment
Resultant Parcel Legal Descriptions

Being all of APN 091-060-022 and a portion of APN 091-060-019

Containing 16.07 Acres, more or less.

Resultant Parcel Two

Lying within the State of California, County of Sonoma, City of Healdsburg and being all of Parcel Two and a portion of Parcel Three of the lands of Comstock Healdsburg, LLC, a Delaware limited liability company described by deed recorded March 20, 2017 under Document Number 2017-021315, Sonoma County Records being shown on that certain Record of Survey, filed June 20, 2017 in Book 796 of Maps, at pages 24-25, Sonoma County Records, being more particularly described as follows:

Beginning at the northeast corner of said Parcel Two as shown on said Record of Survey, being a point on the westerly Right of Way of North Coast Railroad Authority, marked by a 1/2" iron pipe tagged PLS 7590; thence along the easterly line of said Parcel Two and said Right of Way, southwesterly on a curve to the right from a tangent that bears South 2°58'27" East, having a radius of 1,106.00, through a central angle of 21°59'54", an arc distance of 424.64 feet to the southeast corner of said Parcel Two; thence continuing southwesterly on said 1,106.00 radius curve; through a central angle of 10°01'12", an arc distance of 193.42 feet; thence leaving said easterly line and said Right of Way North 76°18'25" West, 944.06 feet to the easterly Right of Way line of US Highway 101; thence along said Right of Way, North 16°15'39" East, 123.60 feet to the southwest corner of said Parcel Two; thence continuing along said Right of Way North 16°15'39" East, 259.49 feet to the northwest corner of said Parcel Two; thence along the northerly line of said Parcel Two, North 89°48'46" East, 947.56 feet to the Point of Beginning.

Being all of APN 091-060-009 and a portion of APN 091-060-019

Containing 11.01 Acres, more or less.

Resultant Parcel Three

Lying within the State of California, County of Sonoma, City of Healdsburg and being a portion of Parcel Three of the lands of Comstock Healdsburg, LLC, a Delaware limited liability company described by deed recorded March 20, 2017 under Document Number 2017-021315, Sonoma County Records, being shown on that certain Record of Survey, filed June 20, 2017 in Book 796 of Maps, at pages 24-25, Sonoma County Records, being more particularly described as follows:

Commencing at the northeast corner of Parcel Two of said lands as shown on said Record of Survey, being a point on the westerly Right of Way of North Coast Railroad Authority, marked by a 1/2" iron pipe tagged PLS 7590; thence along the easterly line of said Parcel Two and said

Exhibit 'A'
Lot Line Adjustment
Resultant Parcel Legal Descriptions

Right of Way, southwesterly on a curve to the right from a tangent that bears South 2°58'27" East, having a radius of 1,106.00, through a central angle of 21°59'54", an arc distance of 424.64 feet to the southeast corner of said Parcel Two; thence continuing southwesterly on said 1,106.00 radius curve; through a central angle of 10°01'12", an arc distance of 193.42 feet to the POINT OF BEGINNING; thence continuing along said Right of Way, southwesterly on a curve to the right having a radius of 1,106.00, through a central angle of 11°41'10", an arc distance of 225.58 feet; thence southwesterly on a curve to the right, having a radius of 1,392.46 feet through a central angle of 01°12'00", an arc distance of 29.16 feet; thence southwesterly on a curve to the right, having a radius of 1,869.91 feet, through a central angle of 00°54'00", an arc distance of 29.37 feet; thence southwesterly on a curve to the right, having a radius of 2,824.83 feet, through a central angle of 00°36'00", an arc distance of 29.58 feet; thence southwesterly on a curve to the right, having a radius of 5,689.59, through a central angle of 00°18'00", an arc distance of 29.79 feet; thence South 43°43'50" West, 306.90 feet; thence leaving said Right of Way North 43°20'51" West, 28.50 feet; thence northerly on a curve to the right having a radius of 100.00 feet, through a central angle of 57°02'26", an arc distance of 99.55 feet ; thence North 13°41'35" East, 479.42 feet to a point which bears North 76°18'25" West from the POINT OF BEGINNING; thence South 76°18'25" East, 361.56 feet to the POINT OF BEGINNING

Being a portion of APN 091-060-019

Containing 3.01 Acres, more or less.

See Exhibit 'B' for graphic depiction.

This description prepared by Carlile • Macy.


Jonathan R. Olin
RLS 7590



1/17/19
Date

END OF DESCRIPTION

LEGEND

P.O.B. POINT OF BEGINNING
 P.O.C. POINT OF COMMENCEMENT
 ● 1/2" IRON PIPE PLS 7500
 PER 786 MAPS 24-25
 UNLESS OTHERWISE NOTED

LYTTON RANCHERIA OF CALIFORNIA
 DN 2017-007920
 APN 081-080-010
 P.O.B. RESULTANT PARCEL TWO
 P.O.C. ADJUSTED PARCELS
 ONE & THREE
 S89°48'46"W 947.58'

NOTE:
 THIS EXHIBIT IS FOR GRAPHIC
 PURPOSES ONLY. ANY
 ERRORS OR OMISSIONS SHALL
 NOT AFFECT THE DEED
 DESCRIPTION.

COMSTOCK HEALDSBURG, LLC
 D.N. 2017-021818
 PARCEL TWO
 APN 081-080-009

SAGGIO HILLS
 BOOK 785
 MAPS,
 PG'S 31-40
 PARCEL 2

COMSTOCK HEALDSBURG, LLC
 D.N. 2017-021818
 PARCEL THREE
 APN 081-080-018

P.O.B. RESULTANT
 PARCEL THREE

COMSTOCK HEALDSBURG, LLC
 D.N. 2017-021818
 PARCEL FOUR
 APN 081-080-025

COMSTOCK HEALDSBURG, LLC
 D.N. 2017-021818
 PARCEL ONE
 APN 081-080-022

SAGGIO HILLS
 BOOK 785 MAPS,
 PG'S 31-40
 PARCEL 8

SIMI WINERY INC
 DN 1991-0024758
 APN 081-080-082

Curve Table			
Curve #	Radius	Delta	Length
C1	11499.16	0°09'00"	30.10
C2	5789.80	0°18'00"	30.21
C3	3889.75	0°27'00"	30.31
C4	2904.83	0°36'00"	30.42
C5	1392.46	1°12'00"	29.16
C6	1889.91	0°54'00"	29.37
C7	2824.83	0°36'00"	29.58
C8	5689.59	0°18'00"	29.79

PARCEL	CURRENT APN	AREA BEFORE I.L.A.	RESULTANT PARCEL AREA
ONE:	APN 081-080-022	1.48 AC	ONE: 18.07 AC
TWO:	APN 081-080-009	7.98 AC	TWO: 11.01 AC
THREE:	APN 081-080-019	21.05 AC	THREE: 3.01 AC

EXHIBIT 'B'
 LOT LINE ADJUSTMENT
 PARCELS ONE, TWO AND THREE
 LANDS OF

COMSTOCK HEALDSBURG, LLC
 HEALDSBURG, CALIFORNIA

CARLILE • MACY

CIVIL ENGINEERS • URBAN PLANNERS • LAND SURVEYORS • LANDSCAPE ARCHITECTS

15 THIRD STREET, SANTA ROSA, CA 95401
 Tel (707) 542-6481 Fax (707) 542-8212

NOVEMBER 2018
 SHEET 1 OF 1



1" = 300'

PROJECT No. 2002008.BD

The purpose of this conveyance is to combine a portion of the lands of the grantor, said lands being all of APN 091-060-022, with the lands of the grantee, said lands being a portion of APN 091-080-019, and also to combine a portion of the lands of the grantor, said lands being all of APN 091-080-009, with the lands of the grantee, said lands being a portion of APN 091-080-019, pursuant to LLA 2018-05 approved and on file with the City of Healdsburg in accordance with Section 86412(d) of the Subdivision Map Act.

Maya DeRosa

Date: 2/13/19

Maya DeRosa, Planning Director
City of Healdsburg

**Exhibit 'A'
Lot Line Adjustment
Resultant Parcel Legal Descriptions**

Resultant Parcel 'A'

Lying within the State of California, County of Sonoma, City of Healdsburg and being a portion of Parcel Two of the lands of CCS Healdsburg, LLC, a Delaware limited liability company as described by deed recorded November 1, 2019 under Document Number 2019-080083, Sonoma County Records, being more particularly described as follows:

Beginning at the northeast corner of Parcel Two as described in said deed, Document Number 2019-080083, also being a point on the westerly Right of Way of North Coast Railroad Authority, marked by a 1/2" iron pipe tagged PLS 7590; thence along the easterly line of said Parcel Two and said Right of Way, southwesterly on a curve to the right from a tangent that bears South 2°58'27" East, having a radius of 1,106.00, through a central angle of 32°01'07", an arc distance of 618.07 feet to the southeast corner of said Parcel Two; thence leaving said easterly line and said Right of Way, along the southerly line of said Parcel Two, North 76°18'25" West, 621.13 feet; thence leaving said southerly line, North 13°41'35" East, 194.10 feet; thence North 12°28'47" West, 56.68 feet; thence North 13°41'35" East, 207.11 feet to the northerly line of said Parcel Two; thence along the northerly line of said Parcel Two, North 89°48'46" East, 658.35 feet to the Point of Beginning.

Being a portion of APN 091-060-038

Containing 8.12 Acres, more or less.

See Exhibit 'B' for graphic depiction.

Resultant Parcel 'B'

Lying within the State of California, County of Sonoma, City of Healdsburg and being a portion of Parcel Two of the lands of CCS Healdsburg, LLC, a Delaware limited liability company as described by deed recorded November 1, 2019 under Document Number 2019-080083, Sonoma County Records, being more particularly described as follows:

Commencing at the northeast corner of Parcel Two as described in said deed, Document Number 2019-080083, Sonoma County Records, also being a point on the westerly Right of Way of North Coast Railroad Authority, marked by a 1/2" iron pipe tagged PLS 7590; thence along the easterly line of said Parcel Two and said Right of Way, southwesterly on a curve to the right from a tangent that bears South 2°58'27" East, having a radius of 1,106.00, through a central angle of 32°01'07", an arc distance of 618.07 feet to the southeast corner of said Parcel Two; thence leaving said easterly line and said Right of Way North 76°18'25" West, 621.13 feet to True POINT OF BEGINNING; thence North 76°18'25" West, 322.93 feet to the easterly Right of Way line of US Highway 101; thence along said Right of Way, North 16°15'39" East, 383.08 feet to the northwest corner of said Parcel Two; thence along the northerly line of said Parcel Two, North 89°48'46" East, 289.22 feet; thence leaving said northerly line South 13°41'35" West, 207.11 feet; thence South 12°28'47" East, 56.68 feet; thence South 13°41'35" West, 194.10 feet to the Point of Beginning.

Being a portion of APN 091-060-038

Exhibit 'A'
Lot Line Adjustment
Resultant Parcel Legal Descriptions

Containing 2.89 Acres, more or less.

See Exhibit 'B' for graphic depiction.

Resultant Parcel 'C'

Portion One

Lying within the State of California, County of Sonoma, City of Healdsburg and being all of Parcel Four of the lands of CCS Healdsburg, LLC, a Delaware limited liability company, as described by deed recorded November 1, 2019 under Document Number 2019-080083, Sonoma County Records, being shown on that certain Record of Survey, filed June 20, 2017 in Book 796 of Maps, at pages 24-25, Sonoma County Records, being more particularly described as follows:

Beginning at a 6" x 6" concrete monument marking the westerly right of way of Healdsburg Avenue from which a 6" x 6" concrete monument bears South 44°35'47" East, 60.00 feet as shown on said Record of Survey; thence along said westerly right of way South 45°26'04" West, 1188.34 feet to the beginning of a non-tangent curve to the left having a radius of 530.00 feet, to which point a radial line bears North 44°36'43" West; thence along said curve and said right of way, through a central angle of 23°41'14", an arc distance of 219.11 feet; thence leaving said westerly right of way, North 89°06'05" West, 24.99 feet to a point on the easterly line of the lands of North Coast Railroad Authority as shown on said Record of Survey; thence northeasterly along said easterly line, on a curve to the right from a tangent that bears North 31°08'30" East, having a radius of 2251.88 feet, through a central angle of 4°31'26", an arc distance of 177.80 feet to a 1/2" iron pipe, PLS 7590 marking the beginning of a non-tangent curve to the right having a radius of 2251.88 feet, to which point a radial line bears North 54°12'46" West; thence along said curve, continuing along said easterly line, through a central angle of 6°26'36", an arc distance of 253.24 feet to a 1/2" iron pipe, PLS 7590; thence continuing along said easterly line, on a curve to the right, having a radius of 2824.83 feet, through a central angle of 00°36'00", an arc distance of 29.58 feet; thence continuing along said easterly line, on a curve to the right, having a radius of 3779.75 feet, through a central angle of 0°27'00", an arc distance of 29.69 feet; thence continuing along said easterly line, on a curve to the right, having a radius of 5689.60 feet, through a central angle of 0°18'00", an arc distance of 29.79 feet; thence continuing along said easterly line, on a curve to the right, having a radius of 11419.16 feet, through a central angle of 0°09'00", an arc distance of 29.90 feet to a 1/2" iron pipe PLS 7590; thence continuing along said easterly line North 43°43'50" East, 695.20 feet to a 1/2" iron pipe PLS 7590; thence continuing along said easterly line, on a curve to the left, having a radius of 5769.59 feet, through a central angle of 0°18'00", an arc distance of 30.21 feet; thence continuing along said easterly line, on a curve to the left, having a radius of 2904.83 feet, through a central angle of 0°36'00", an arc distance of 30.42 feet; thence continuing along said easterly line on a curve to the left, having a radius of 1949.91 feet, through a central angle of 0°54'00", an arc distance of 30.63 feet; thence continuing along said easterly line on a curve to the left, having a radius of 1472.46 feet, through a central angle of 1°12'00", an arc distance of 30.84 feet to a 1/2" iron pipe, PLS 7590; thence continuing along said easterly line, on a curve to the left, having a radius of 1186.00 feet, through a central angle of 29°27'54", an arc distance of 609.92 feet to a 1/2" iron pipe, PLS 7590; thence leaving said easterly line South 81°03'25" East, 5.59 feet to a 1/2" iron pipe, PLS 7579

Exhibit 'A'
Lot Line Adjustment
Resultant Parcel Legal Descriptions

marking the westerly right of way line of Healdsburg Avenue, as shown on said Record of Survey; thence southerly along said westerly right of way, South 8°56'04" West, 292.22 feet to a ½" iron pipe PLS 7590; thence continuing along said westerly right of way, on a curve to the right, having a radius of 470.00 feet, through a central angle of 36°30'00", an arc distance of 299.41 feet to the Point of Beginning.

Together with:

Portion Two

Lying within the State of California, County of Sonoma, City of Healdsburg and being all of Parcel Three of the lands of CCS Healdsburg, LLC, a Delaware limited liability company as described by deed recorded November 1, 2019 under Document Number 2019-080083, Sonoma County Records, being more particularly described as follows:

Beginning at the most easterly corner of said Parcel Three, being a point on the westerly line of the lands of North Coast Railroad Authority; thence along said westerly line, southwesterly on a curve to the right having from a tangent that bears South 29°02'39" West, having a radius of 1,106.00 feet, through a central angle of 11°41'10", an arc distance of 225.58 feet; thence continuing along said westerly line on a curve to the right, having a radius of 1,392.46 feet through a central angle of 01°12'00", an arc distance of 29.16 feet; thence continuing along said westerly line on a curve to the right, having a radius of 1,869.91 feet, through a central angle of 00°54'00", an arc distance of 29.37 feet; thence continuing along said westerly line on a curve to the right, having a radius of 2,824.83 feet, through a central angle of 00°36'00", an arc distance of 29.58 feet; thence continuing along said westerly line on a curve to the right, having a radius of 5,689.59, through a central angle of 00°18'00", an arc distance of 29.79 feet; thence continuing along said westerly line South 43°43'50" West, 306.90 feet; thence leaving said westerly line North 43°20'51" West, 28.50 feet to the beginning of a curve to the right having a radius of 100.00 feet, thence along said curve through a central angle of 57°02'26", an arc distance of 99.55 feet ; thence North 13°41'35" East, 479.42 feet to a point which bears North 76°18'25" West from the POINT OF BEGINNING; thence South 76°18'25" East, 361.56 feet to the POINT OF BEGINNING

Being all of APN 091-060-025 and all of said Parcel Three, APN, 091-060-039.

Containing 5.10 Acres, more or less.

See Exhibit 'B-1' for graphic depiction.

This description prepared by Carlile • Macy.

Jonathan R. Olin
PLS 7590

Date

END OF DESCRIPTION

Page 3 of 3

LEGEND

P.O.B. POINT OF BEGINNING
 P.O.C. POINT OF COMMENCEMENT
 ● 1/2" IRON PIPE PLS 7590
 PER 795 MAPS, 31-40
 UNLESS OTHERWISE NOTED

● 2" BRASS MONUMENT
 PER 795 MAPS, 31-40

■ 6"X8" CONCRETE MONUMENT
 PER 795 MAPS, 31-40

NOTE:
 THIS EXHIBIT IS FOR GRAPHIC
 PURPOSES ONLY. ANY
 ERRORS OR OMISSIONS SHALL
 NOT AFFECT THE DEED
 DESCRIPTION.

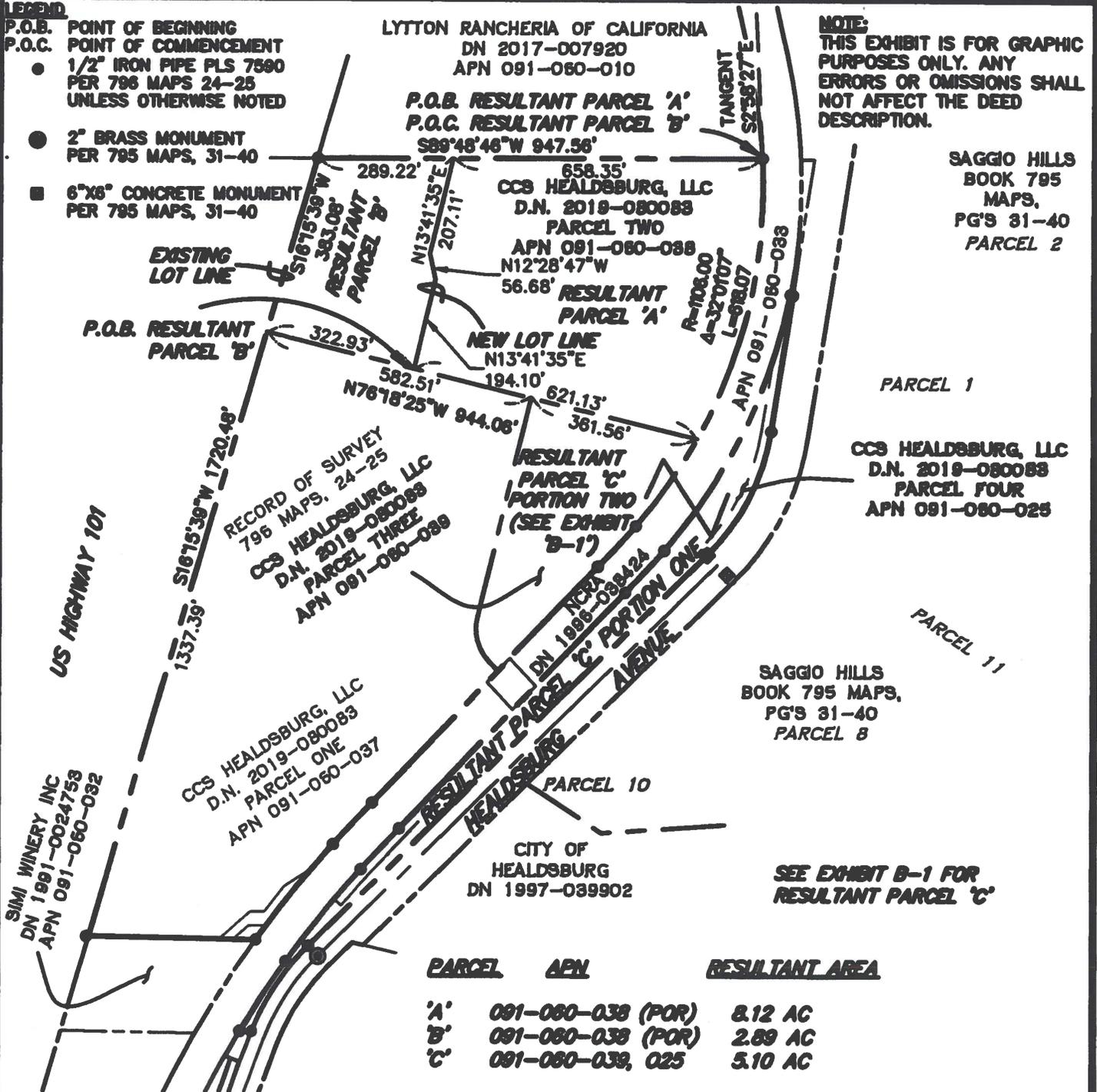


EXHIBIT 'B'
 LOT LINE ADJUSTMENT
 PARCELS TWO, THREE AND FOUR
 DN 2019-080083
 LANDS OF

CCS HEALDSBURG, LLC
 HEALDSBURG, CALIFORNIA



CIVIL ENGINEERS • URBAN PLANNERS • LAND SURVEYORS • LANDSCAPE ARCHITECTS

15 THIRD STREET, SANTA ROSA, CA 95401
 TEL (707) 542-6451 FAX (707) 542-5212

SHEET 1 OF 2



1" = 300'

LEGEND

- 1/2" IRON PIPE PLS 7590 PER 795 MAPS, 24-25 UNLESS OTHERWISE NOTED
- 2" BRASS MONUMENT PER 795 MAPS, 31-40
- 6"x6" CONCRETE MONUMENT PER 795 MAPS, 31-40

SAGGIO HILLS
BOOK 795 MAPS,
PG'S 31-40
PARCEL 1
PARCEL 11

CCS HEALDSBURG, LLC
D.N. 2019-080083
PARCEL ONE

SEE BELOW LEFT

CCS
HEALDSBURG, LLC
D.N. 2019-080083
PARCEL FOUR
16701 HEALDSBURG AVE
APN 091-060-025

CCS
HEALDSBURG, LLC
D.N. 2019-080083
PARCEL TWO
NO ADDRESS LISTED
APN 091-060-038

**FOR RESULTANT
PARCEL 'A' AND 'B'
*SEE EXHIBIT 'B'
POINT OF BEGINNING
RESULTANT PARCEL
'C' (PORTION TWO)**

CCS HEALDSBURG, LLC
D.N. 2019-080083
PARCEL THREE
16977 HEALDSBURG AVE
APN 091-060-039

**RESULTANT
PARCEL 'C'
PORTION TWO**

CCS HEALDSBURG, LLC
D.N. 2019-080083
PARCEL ONE
APN 091-060-037

**POINT OF BEGINNING
RESULTANT PARCEL 'C'
(PORTION ONE)**

SURVEY TIE
S44°35'47"E
60.00'

RESULTANT PARCEL 'C' PORTION ONE
HEALDSBURG AVENUE

PARCEL 8
PARCEL 10

RADIAL AHEAD
S54°12'46"E
S54°20'04"E
RADIAL BACK

SIMI WINERY INC
DN 1991-0024753
APN 091-060-032

RESULTANT PARCEL 'C' PORTION ONE

HEALDSBURG AVENUE

SEE UPPER RIGHT

NOTE:
THIS EXHIBIT IS FOR GRAPHIC
PURPOSES ONLY. ANY
ERRORS OR OMISSIONS SHALL
NOT AFFECT THE DEED
DESCRIPTION.

EXHIBIT 'B-1'
CCS

HEALDSBURG, LLC
HEALDSBURG, CALIFORNIA

CARLILE • MACY



1" = 150'

CIVIL ENGINEERS • URBAN PLANNERS • LAND SURVEYORS • LANDSCAPE ARCHITECTS

15 THIRD STREET SANTA ROSA CA 95401
TEL (707) 542-6451 FAX (707) 542-5212

Curve Table			
Curve #	Radius	Delta	Length
C1	2824.83	0°36'00"	29.58
C2	3779.75	0°27'00"	29.69
C3	5689.60	0°18'00"	29.79
C4	11419.16	0°09'00"	29.90
C5	5769.59	0°18'00"	30.21
C6	2904.83	0°36'00"	30.42
C7	1949.91	0°54'00"	30.63
C8	1472.46	1°12'00"	30.84
C9	1392.46	1°12'00"	29.16
C10	1869.91	0°54'00"	29.37
C11	2824.83	0°36'00"	29.58
C12	5689.59	0°18'00"	29.79

EXHIBIT B

FORM OF MEMORANDUM OF AGREEMENT

**RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:**

City of Healdsburg
401 Grove Street
Healdsburg, CA 95448
Attention: City Clerk

EXEMPT FROM RECORDING FEES
PER GOVERNMENT CODE §27383
AND BUILDING HOMES & JOBS
TRUST FUND FEE PER
GOVERNMENT CODE
§27388.1(a)(2)(D)

Space above this line for Recorder's use.

MEMORANDUM OF FIRST AMENDMENT TO DEVELOPMENT AGREEMENT

This Memorandum of First Amendment to Development Agreement (this "**Memorandum**"), dated for reference purposes as of _____, 2022, is executed by and between the CITY OF HEALDSBURG, a California municipal corporation ("**City**"), and KENDAL AT SONOMA, A ZEN INSPIRED COMMUNITY, a California nonprofit public benefit company ("**Developer**") and has been approved and agreed to by CCS HEALDSBURG, LLC, a Delaware limited liability company ("**Assignor**").

WHEREAS, City and Assignor have entered into a Development Agreement (the "**Development Agreement**"), the effective date of which is May 6, 2020, which was recorded in the Official Records of Sonoma County on June 1, 2020, as Instrument No. 2020041464. The Development Agreement pertains to the development of certain property (the "**Property**") located in Healdsburg, California, as more particularly described in Exhibit A, attached hereto; and

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the

State of California)
) ss
County of Sonoma)

On _____, 20__ , before me, _____,
(Name of Notary)

notary public, personally appeared _____
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.

(Notary Signature)

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness,

State of California)
) ss
County of Sonoma)

On _____, 20____, before me, _____,
(Name of Notary)

notary public, personally appeared _____
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.

(Notary Signature)

Exhibit A

RECORDING REQUESTED BY

Comstock Healdsburg, LLC

AND WHEN RECORDED MAIL TO

**COMSTOCK HEALDSBURG, LLC
2301 Rosecrans Avenue, Suite 1150
El Segundo, CA 90245**

2019016300

Official Records Of Sonoma County
Deva Marie Prote

03/07/2019 11:16 AM
Fee: \$ 127.00 7 Pages



CONFORMED COPY
Not Compared with Original

A.P.N.: 091-060-009-000, 091-060-019-000, 091-060-022-000, 091-060-025-000

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

AFNF

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$0.00 City Transfer Tax: \$0.00

() Unincorporated Area (X) City of Healdsburg

R&T 11911 - Conveyance Confirms title to the grantee who continues to hold the same proportionate interest

(X) computed on full value of property conveyed, or

() computed on full value less value of liens and encumbrances remaining at time of sale.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, COMSTOCK HEALDSBURG, LLC, a Delaware limited liability company

Hereby GRANT(S) to COMSTOCK HEALDSBURG, LLC, a Delaware limited liability company

The land described herein is situated in the State of California, County of Sonoma, City of Healdsburg, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: January 17, 2019

COMSTOCK HEALDSBURG, LLC, a Delaware limited liability company

By: Comstock Crosser & Associates Development Company, Inc., Manager

By: [Signature]
By: **Bob Comstock**

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

SAME AS ABOVE

Name	Street Address	City & State
------	----------------	--------------

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of SONOMA) ss.

On MARCH 4th 2019 before me,
WENDY SIMMS

Notary Public personally appeared Bob Constock

_____ who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

SIGNATURE *Wendy Simms*



Exhibit 'A'
Lot Line Adjustment
Resultant Parcel Legal Descriptions

Resultant Parcel One

Lying within the State of California, County of Sonoma, City of Healdsburg and being all of Parcel One and a portion of Parcel Three of the lands of Comstock Healdsburg, LLC, a Delaware limited liability company described by deed recorded March 20, 2017 under Document Number 2017-021315, Sonoma County Records being shown on that certain Record of Survey, filed June 20, 2017 in Book 796 of Maps, at pages 24-25, Sonoma County Records, being more particularly described as follows:

Commencing at the northeast corner of Parcel Two of said lands as shown on said Record of Survey, being a point on the westerly Right of Way of North Coast Railroad Authority, marked by a 1/2" iron pipe tagged PLS 7590; thence along the easterly line of said Parcel Two and said Right of Way, southwesterly on a curve to the right from a tangent that bears South 2°58'27" East, having a radius of 1,106.00, through a central angle of 21°59'54", an arc distance of 424.64 feet to the southeast corner of said Parcel Two; thence continuing southwesterly on said 1,106.00 radius curve; through a central angle of 10°01'12", an arc distance of 193.42 feet; thence leaving said easterly line and said Right of Way North 76°18'25" West, 361.56 feet to the POINT OF BEGINNING; thence South 13°41'35" West, 479.42 feet; thence southeasterly on a curve to the left, having a radius of 100.00 feet through a central angle of 57°02'26", an arc distance of 99.55 feet; thence South 43°20'51" East, 28.50 feet to the Right of Way line of said North Coast Railroad Authority; thence along said Right of Way, South 43°43'50" West, 388.30 feet; thence southwesterly on a curve to the left, having a radius of 11,499.16 feet through a central angle of 00°09'00", an arc distance of 30.10 feet; thence southwesterly on a curve to the left, having a radius of 5,769.60 feet, through a central angle of 00°18'00", an arc distance of 30.21 feet; thence southwesterly on a curve to the left, having a radius of 3,859.75 feet, through a central angle of 00°27'00", an arc distance of 30.31 feet; thence southwesterly on a curve to the left, having a radius of 2,904.83 feet, through a central angle of 00°36'00", an arc distance of 30.42 feet; thence southwesterly on a curve to the left, having a radius of 2,331.88 feet, through a central angle of 6°26'57", an arc distance of 262.47 feet to a 1/2" iron pipe tagged PLS 7590 marking the intersection of the southerly line of said Parcel Three with the westerly line of the Lands of North Coast Railroad Authority, as shown on said Record of Survey; thence along the southerly line of said Parcel Three, North 89°06'05" West, 139.96 feet to the southeast corner of said Parcel One; thence along the southerly line of said Parcel One, North 89°06'05" West, 214.69 feet to the intersection of the said southerly line of Parcel One and the easterly Right of Way of US Highway 101, from which a 3/4" Iron Pipe, not tagged, bears North 89°06'05" West, 0.46 feet as shown on said Record of Survey; thence along the easterly Right of Way line of said US Highway 101, North 16°15'39" East, 621.46 feet to the most westerly corner of said Parcel Three; thence continuing along said Right of Way, North 16°15'39" East, 715.93 feet to a point which bears North 76°18'25" West from the POINT OF BEGINNING; thence leaving said Right of Way, South 76°18'25" East, 582.51 feet to the POINT OF BEGINNING.

Q:\2007\2002006.80\Survey\Supporting Docs\Legal Descriptions\LLA\FINAL\0200580-LD LLA ParcelS 1-3

Exhibit 'A'
Lot Line Adjustment
Resultant Parcel Legal Descriptions

Being all of APN 091-060-022 and a portion of APN 091-060-019

Containing 16.07 Acres, more or less.

Resultant Parcel Two

Lying within the State of California, County of Sonoma, City of Healdsburg and being all of Parcel Two and a portion of Parcel Three of the lands of Comstock Healdsburg, LLC, a Delaware limited liability company described by deed recorded March 20, 2017 under Document Number 2017-021315, Sonoma County Records being shown on that certain Record of Survey, filed June 20, 2017 in Book 796 of Maps, at pages 24-25, Sonoma County Records, being more particularly described as follows:

Beginning at the northeast corner of said Parcel Two as shown on said Record of Survey, being a point on the westerly Right of Way of North Coast Railroad Authority, marked by a 1/2" iron pipe tagged PLS 7590; thence along the easterly line of said Parcel Two and said Right of Way, southwesterly on a curve to the right from a tangent that bears South 2°58'27" East, having a radius of 1,106.00, through a central angle of 21°59'54", an arc distance of 424.64 feet to the southeast corner of said Parcel Two; thence continuing southwesterly on said 1,106.00 radius curve; through a central angle of 10°01'12", an arc distance of 193.42 feet; thence leaving said easterly line and said Right of Way North 76°18'25" West, 944.06 feet to the easterly Right of Way line of US Highway 101; thence along said Right of Way, North 16°15'39" East, 123.60 feet to the southwest corner of said Parcel Two; thence continuing along said Right of Way North 16°15'39" East, 259.49 feet to the northwest corner of said Parcel Two; thence along the northerly line of said Parcel Two, North 89°48'46" East, 947.56 feet to the Point of Beginning.

Being all of APN 091-060-009 and a portion of APN 091-060-019

Containing 11.01 Acres, more or less.

Resultant Parcel Three

Lying within the State of California, County of Sonoma, City of Healdsburg and being a portion of Parcel Three of the lands of Comstock Healdsburg, LLC, a Delaware limited liability company described by deed recorded March 20, 2017 under Document Number 2017-021315, Sonoma County Records, being shown on that certain Record of Survey, filed June 20, 2017 in Book 796 of Maps, at pages 24-25, Sonoma County Records, being more particularly described as follows:

Commencing at the northeast corner of Parcel Two of said lands as shown on said Record of Survey, being a point on the westerly Right of Way of North Coast Railroad Authority, marked by a 1/2" iron pipe tagged PLS 7590; thence along the easterly line of said Parcel Two and said

Exhibit 'A'
Lot Line Adjustment
Resultant Parcel Legal Descriptions

Right of Way, southwesterly on a curve to the right from a tangent that bears South 2°58'27" East, having a radius of 1,106.00, through a central angle of 21°59'54", an arc distance of 424.64 feet to the southeast corner of said Parcel Two; thence continuing southwesterly on said 1,106.00 radius curve; through a central angle of 10°01'12", an arc distance of 193.42 feet to the POINT OF BEGINNING; thence continuing along said Right of Way, southwesterly on a curve to the right having a radius of 1,106.00, through a central angle of 11°41'10", an arc distance of 225.58 feet; thence southwesterly on a curve to the right, having a radius of 1,392.46 feet through a central angle of 01°12'00", an arc distance of 29.16 feet; thence southwesterly on a curve to the right, having a radius of 1,869.91 feet, through a central angle of 00°54'00", an arc distance of 29.37 feet; thence southwesterly on a curve to the right, having a radius of 2,824.83 feet, through a central angle of 00°36'00", an arc distance of 29.58 feet; thence southwesterly on a curve to the right, having a radius of 5,689.59, through a central angle of 00°18'00", an arc distance of 29.79 feet; thence South 43°43'50" West, 306.90 feet; thence leaving said Right of Way North 43°20'51" West, 28.50 feet; thence northerly on a curve to the right having a radius of 100.00 feet, through a central angle of 57°02'26", an arc distance of 99.55 feet; thence North 13°41'35" East, 479.42 feet to a point which bears North 76°18'25" West from the POINT OF BEGINNING; thence South 76°18'25" East, 361.56 feet to the POINT OF BEGINNING

Being a portion of APN 091-060-019

Containing 3.01 Acres, more or less.

See Exhibit 'B' for graphic depiction.

This description prepared by Carlile • Macy.


Jonathan R. Olin
RLS 7590



1/17/19
Date

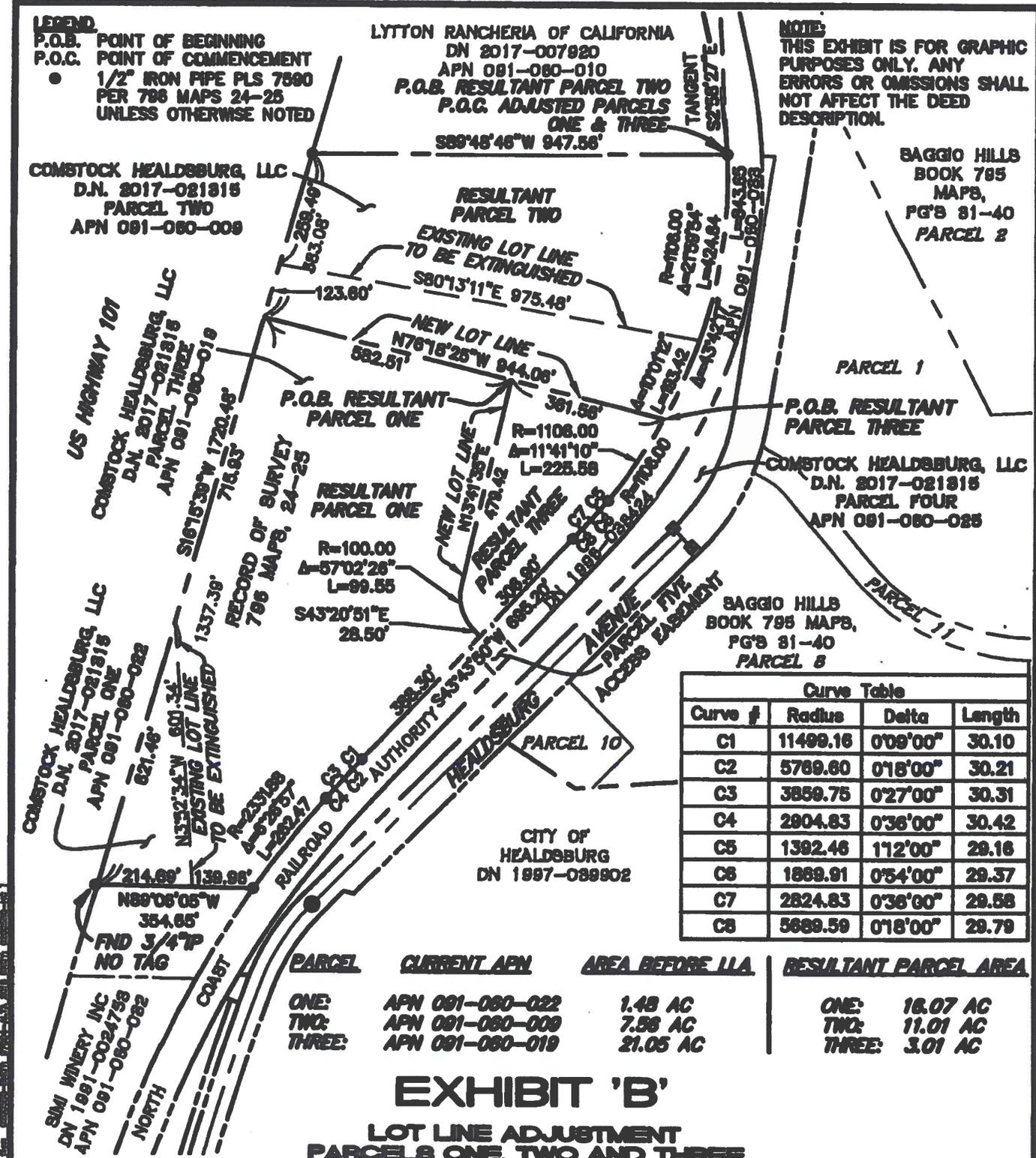
END OF DESCRIPTION

LEGEND

P.O.B. POINT OF BEGINNING
 P.O.C. POINT OF COMMENCEMENT
 ● 1/2" IRON PIPE PLS 7890
 PER 786 MAPS 24-25
 UNLESS OTHERWISE NOTED

NOTE:

THIS EXHIBIT IS FOR GRAPHIC PURPOSES ONLY. ANY ERRORS OR OMISSIONS SHALL NOT AFFECT THE DEED DESCRIPTION.



Curve Table			
Curve #	Radius	Delta	Length
C1	11499.16	0°09'00"	30.10
C2	5769.60	0°18'00"	30.21
C3	3859.75	0°27'00"	30.31
C4	2804.83	0°36'00"	30.42
C5	1392.46	1°12'00"	29.16
C6	1889.91	0°54'00"	29.37
C7	2824.83	0°36'00"	29.58
C8	5689.59	0°18'00"	29.79

PARCEL	CURRENT APN	AREA BEFORE I.L.A.	RESULTANT PARCEL AREA
ONE:	APN 091-080-022	1.48 AC	ONE: 16.07 AC
TWO:	APN 091-080-009	7.56 AC	TWO: 11.01 AC
THREE:	APN 091-080-019	21.05 AC	THREE: 3.01 AC

EXHIBIT 'B'
LOT LINE ADJUSTMENT
PARCELS ONE, TWO AND THREE
LANDS OF

COMSTOCK HEALDSBURG, LLC
 HEALDSBURG, CALIFORNIA

CARLILE MACY



1" = 300'

CIVIL ENGINEERS • URBAN PLANNERS • LAND SURVEYORS • LANDSCAPE ARCHITECTS

15 THIRD STREET, SANTA ROSA, CA 95401
 TEL (707) 542-6451 FAX (707) 542-6212

NOVEMBER 2018

SHEET 1 OF 1

PROJECT No. 20022008.DWG

The purpose of this conveyance is to combine a portion of the lands of the grantor, said lands being all of APN 091-080-022, with the lands of the grantee, said lands being a portion of APN 091-080-019, and also to combine a portion of the lands of the grantor, said lands being all of APN 091-080-009, with the lands of the grantee, said lands being a portion of APN 091-080-019, pursuant to LLA 2019-05 approved and on file with the City of Healdsburg in accordance with Section 66412(d) of the Subdivision Map Act.

Maya DeRosa

Date: 2/13/19

Maya DeRosa, Planning Director
City of Healdsburg

**Exhibit 'A'
Lot Line Adjustment
Resultant Parcel Legal Descriptions**

Resultant Parcel 'A'

Lying within the State of California, County of Sonoma, City of Healdsburg and being a portion of Parcel Two of the lands of CCS Healdsburg, LLC, a Delaware limited liability company as described by deed recorded November 1, 2019 under Document Number 2019-080083, Sonoma County Records, being more particularly described as follows:

Beginning at the northeast corner of Parcel Two as described in said deed, Document Number 2019-080083, also being a point on the westerly Right of Way of North Coast Railroad Authority, marked by a 1/2" iron pipe tagged PLS 7590; thence along the easterly line of said Parcel Two and said Right of Way, southwesterly on a curve to the right from a tangent that bears South 2°58'27" East, having a radius of 1,106.00, through a central angle of 32°01'07", an arc distance of 618.07 feet to the southeast corner of said Parcel Two; thence leaving said easterly line and said Right of Way, along the southerly line of said Parcel Two, North 76°18'25" West, 621.13 feet; thence leaving said southerly line, North 13°41'35" East, 194.10 feet; thence North 12°28'47" West, 56.68 feet; thence North 13°41'35" East, 207.11 feet to the northerly line of said Parcel Two; thence along the northerly line of said Parcel Two, North 89°48'46" East, 658.35 feet to the Point of Beginning.

Being a portion of APN 091-060-038

Containing 8.12 Acres, more or less.

See Exhibit 'B' for graphic depiction.

Resultant Parcel 'B'

Lying within the State of California, County of Sonoma, City of Healdsburg and being a portion of Parcel Two of the lands of CCS Healdsburg, LLC, a Delaware limited liability company as described by deed recorded November 1, 2019 under Document Number 2019-080083, Sonoma County Records, being more particularly described as follows:

Commencing at the northeast corner of Parcel Two as described in said deed, Document Number 2019-080083, Sonoma County Records, also being a point on the westerly Right of Way of North Coast Railroad Authority, marked by a 1/2" iron pipe tagged PLS 7590; thence along the easterly line of said Parcel Two and said Right of Way, southwesterly on a curve to the right from a tangent that bears South 2°58'27" East, having a radius of 1,106.00, through a central angle of 32°01'07", an arc distance of 618.07 feet to the southeast corner of said Parcel Two; thence leaving said easterly line and said Right of Way North 76°18'25" West, 621.13 feet to True POINT OF BEGINNING; thence North 76°18'25" West, 322.93 feet to the easterly Right of Way line of US Highway 101; thence along said Right of Way, North 16°15'39" East, 383.08 feet to the northwest corner of said Parcel Two; thence along the northerly line of said Parcel Two, North 89°48'46" East, 289.22 feet; thence leaving said northerly line South 13°41'35" West, 207.11 feet; thence South 12°28'47" East, 56.68 feet; thence South 13°41'35" West, 194.10 feet to the Point of Beginning.

Being a portion of APN 091-060-038

Exhibit 'A'
Lot Line Adjustment
Resultant Parcel Legal Descriptions

Containing 2.89 Acres, more or less.

See Exhibit 'B' for graphic depiction.

Resultant Parcel 'C'

Portion One

Lying within the State of California, County of Sonoma, City of Healdsburg and being all of Parcel Four of the lands of CCS Healdsburg, LLC, a Delaware limited liability company, as described by deed recorded November 1, 2019 under Document Number 2019-080083, Sonoma County Records, being shown on that certain Record of Survey, filed June 20, 2017 in Book 796 of Maps, at pages 24-25, Sonoma County Records, being more particularly described as follows:

Beginning at a 6" x 6" concrete monument marking the westerly right of way of Healdsburg Avenue from which a 6" x 6" concrete monument bears South 44°35'47" East, 60.00 feet as shown on said Record of Survey; thence along said westerly right of way South 45°26'04" West, 1188.34 feet to the beginning of a non-tangent curve to the left having a radius of 530.00 feet, to which point a radial line bears North 44°36'43" West; thence along said curve and said right of way, through a central angle of 23°41'14", an arc distance of 219.11 feet; thence leaving said westerly right of way, North 89°06'05" West, 24.99 feet to a point on the easterly line of the lands of North Coast Railroad Authority as shown on said Record of Survey; thence northeasterly along said easterly line, on a curve to the right from a tangent that bears North 31°08'30" East, having a radius of 2251.88 feet, through a central angle of 4°31'26", an arc distance of 177.80 feet to a 1/2" iron pipe, PLS 7590 marking the beginning of a non-tangent curve to the right having a radius of 2251.88 feet, to which point a radial line bears North 54°12'46" West; thence along said curve, continuing along said easterly line, through a central angle of 6°26'36", an arc distance of 253.24 feet to a 1/2" iron pipe, PLS 7590; thence continuing along said easterly line, on a curve to the right, having a radius of 2824.83 feet, through a central angle of 00°36'00", an arc distance of 29.58 feet; thence continuing along said easterly line, on a curve to the right, having a radius of 3779.75 feet, through a central angle of 0°27'00", an arc distance of 29.69 feet; thence continuing along said easterly line, on a curve to the right, having a radius of 5689.60 feet, through a central angle of 0°18'00", an arc distance of 29.79 feet; thence continuing along said easterly line, on a curve to the right, having a radius of 11419.16 feet, through a central angle of 0°09'00", an arc distance of 29.90 feet to a 1/2" iron pipe PLS 7590; thence continuing along said easterly line North 43°43'50" East, 695.20 feet to a 1/2" iron pipe PLS 7590; thence continuing along said easterly line, on a curve to the left, having a radius of 5769.59 feet, through a central angle of 0°18'00", an arc distance of 30.21 feet; thence continuing along said easterly line, on a curve to the left, having a radius of 2904.83 feet, through a central angle of 0°36'00", an arc distance of 30.42 feet; thence continuing along said easterly line on a curve to the left, having a radius of 1949.91 feet, through a central angle of 0°54'00", an arc distance of 30.63 feet; thence continuing along said easterly line on a curve to the left, having a radius of 1472.46 feet, through a central angle of 1°12'00", an arc distance of 30.84 feet to a 1/2" iron pipe, PLS 7590; thence continuing along said easterly line, on a curve to the left, having a radius of 1186.00 feet, through a central angle of 29°27'54", an arc distance of 609.92 feet to a 1/2" iron pipe, PLS 7590; thence leaving said easterly line South 81°03'25" East, 5.59 feet to a 1/2" iron pipe, PLS 7579

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Exhibit 'A'
Lot Line Adjustment
Resultant Parcel Legal Descriptions

marking the westerly right of way line of Healdsburg Avenue, as shown on said Record of Survey; thence southerly along said westerly right of way, South 8°56'04" West, 292.22 feet to a ½" iron pipe PLS 7590; thence continuing along said westerly right of way, on a curve to the right, having a radius of 470.00 feet, through a central angle of 36°30'00", an arc distance of 299.41 feet to the Point of Beginning.

Together with:

Portion Two

Lying within the State of California, County of Sonoma, City of Healdsburg and being all of Parcel Three of the lands of CCS Healdsburg, LLC, a Delaware limited liability company as described by deed recorded November 1, 2019 under Document Number 2019-080083, Sonoma County Records, being more particularly described as follows:

Beginning at the most easterly corner of said Parcel Three, being a point on the westerly line of the lands of North Coast Railroad Authority; thence along said westerly line, southwesterly on a curve to the right having from a tangent that bears South 29°02'39" West, having a radius of 1,106.00 feet, through a central angle of 11°41'10", an arc distance of 225.58 feet; thence continuing along said westerly line on a curve to the right, having a radius of 1,392.46 feet through a central angle of 01°12'00", an arc distance of 29.16 feet; thence continuing along said westerly line on a curve to the right, having a radius of 1,869.91 feet, through a central angle of 00°54'00", an arc distance of 29.37 feet; thence continuing along said westerly line on a curve to the right, having a radius of 2,824.83 feet, through a central angle of 00°36'00", an arc distance of 29.58 feet; thence continuing along said westerly line on a curve to the right, having a radius of 5,689.59, through a central angle of 00°18'00", an arc distance of 29.79 feet; thence continuing along said westerly line South 43°43'50" West, 306.90 feet; thence leaving said westerly line North 43°20'51" West, 28.50 feet to the beginning of a curve to the right having a radius of 100.00 feet, thence along said curve through a central angle of 57°02'26", an arc distance of 99.55 feet ; thence North 13°41'35" East, 479.42 feet to a point which bears North 76°18'25" West from the POINT OF BEGINNING; thence South 76°18'25" East, 361.56 feet to the POINT OF BEGINNING

Being all of APN 091-060-025 and all of said Parcel Three, APN, 091-060-039.

Containing 5.10 Acres, more or less.

See Exhibit 'B-1' for graphic depiction.

This description prepared by Carlile • Macy.

Jonathan R. Olin
PLS 7590

Date

END OF DESCRIPTION
Page 3 of 3

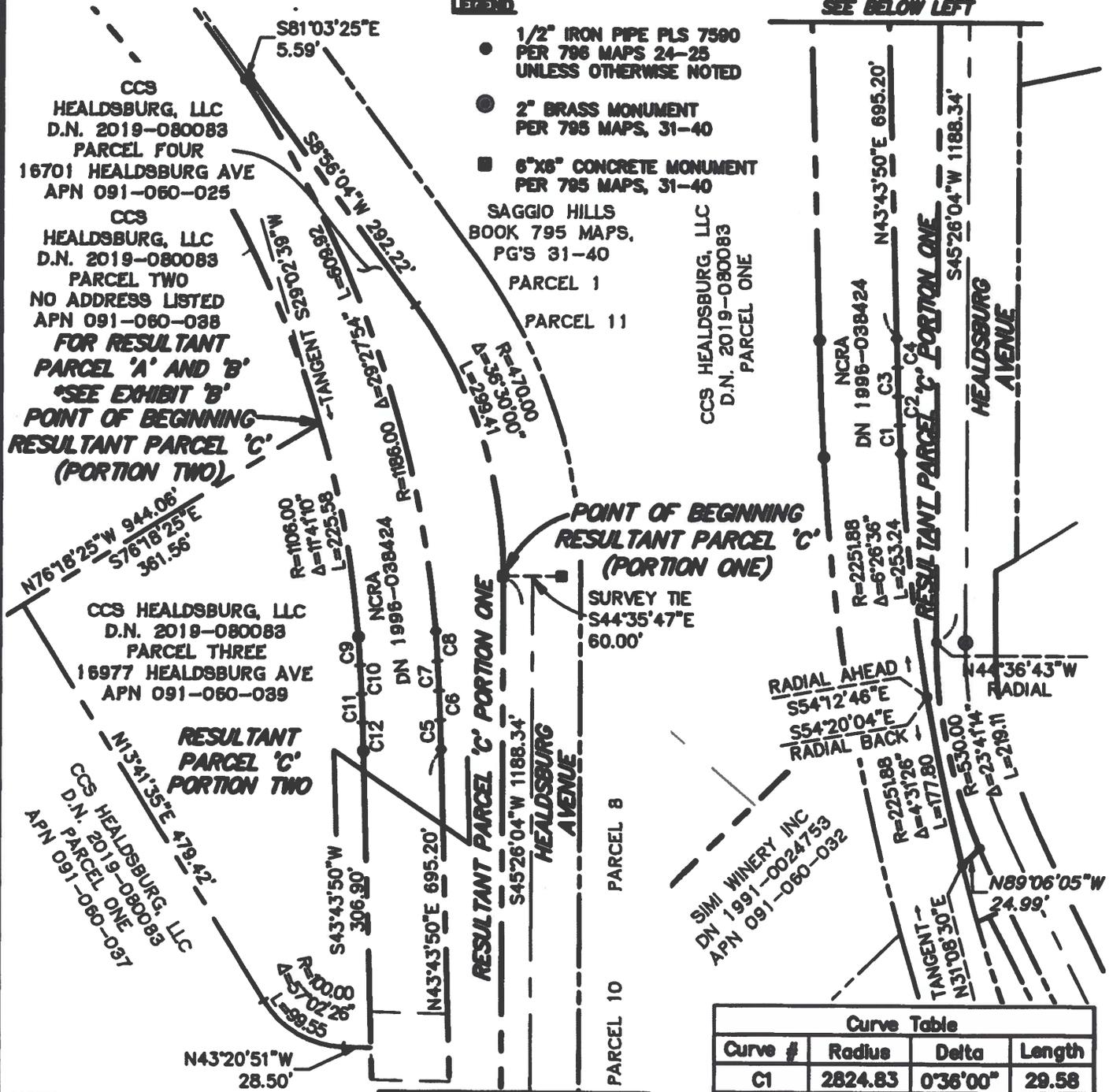
LEGEND

- 1/2" IRON PIPE PLS 7590 PER 796 MAPS 24-25 UNLESS OTHERWISE NOTED
- 2" BRASS MONUMENT PER 795 MAPS, 31-40
- 6"X6" CONCRETE MONUMENT PER 795 MAPS, 31-40

SAGGIO HILLS
BOOK 795 MAPS,
PG'S 31-40
PARCEL 1
PARCEL 11

CCS HEALDSBURG, LLC
D.N. 2019-080083
PARCEL ONE

SEE BELOW LEFT



NOTE:
THIS EXHIBIT IS FOR GRAPHIC PURPOSES ONLY. ANY ERRORS OR OMISSIONS SHALL NOT AFFECT THE DEED DESCRIPTION.

EXHIBIT 'B-1'
CCS
HEALDSBURG, LLC
HEALDSBURG, CALIFORNIA



1" = 150'



CIVIL ENGINEERS • URBAN PLANNERS • LAND SURVEYORS • LANDSCAPE ARCHITECTS

15 THIRD STREET SANTA ROSA CA 95401
TEL (707) 542-6451 FAX (707) 542-5212

Curve Table			
Curve #	Radius	Delta	Length
C1	2824.83	0°36'00"	29.58
C2	3779.75	0°27'00"	29.69
C3	5689.60	0°18'00"	29.79
C4	11419.16	0°09'00"	29.90
C5	5769.59	0°18'00"	30.21
C6	2904.83	0°36'00"	30.42
C7	1949.91	0°54'00"	30.63
C8	1472.46	1°12'00"	30.84
C9	1392.46	1°12'00"	29.16
C10	1869.91	0°54'00"	29.37
C11	2824.83	0°36'00"	29.58
C12	5689.59	0°18'00"	29.79

PROJECT No. 2002005.B0

SHEET 2 OF 2