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MAR 16 2011

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

NAPA COUNTY
CONSERVATION, DEVELOPMENT & PLANNING COMMISSION
1195 Third Street, Room 210, Napa, California, 94559 (707) 253-4417

FILE # P11-00107

MINOR MODIFICATION APPLICATION FORM

ZONING DISTRICT: CN **FOR OFFICE USE ONLY** **Date Submitted:** 3.16-11
TYPE OF APPLICATION: _____ **Date Published:** _____
REQUEST: _____ **Date Complete:** _____

TO BE COMPLETED BY APPLICANT
(Please print or type legibly)

PROJECT NAME: Inglewood Village Business Park

Assessor's Parcel #: 027-590-001 **Existing Parcel Size:** 2.95 ac.

Site Address/Location: 800 St. Helena Hwy. St. Helena CA 94574
No Street City State Zip

Property Owner's Name: Inglewood Business Partners, LLC

Mailing Address: 318 Diablo Rd., Ste. 250 Danville CA 94526
No Street City State Zip

Telephone #: (925) 820-2110 **Fax #:** (925) 820-3931 **E-mail:** w.kartozian@yahoo.com

Applicant's Name: Phillip L. Smith

Mailing Address: P.O. Box 98 Acampo CA 95220
No Street City State Zip

Telephone #: (209) 747-3098 **Fax #:** (209) 368-9731 **E-mail:** juliesmith@softcom.net

Status of Applicant's Interest in Property: Project Manager

Representative Name: Donna Oldford. Plans4Wine

Mailing Address: 2620 Pinot Way St. Helena CA 94574
No Street City State Zip

Telephone #: (707) 963-5832 **Fax #:** (707) 963-7556 **E-mail:** DBOldford@aol.com

I certify that all the information in this application, including but not limited to the information sheet, water supply/waste disposal information sheet, site plan, floor plan, building elevations, water supply/waste disposal system site plan and toxic materials list, is complete and accurate to the best of my knowledge. I hereby authorize such investigations including access to County Assessor's Records as are deemed necessary by the County Planning Division for preparation of reports related to this application, including the right of access to the property involved.

Phillip L. Smith
Signature of Applicant Date 3/16/11
Print Name

William F. Kartozian
Signature of Property Owner Date 3/16/11
Print Name

TO BE COMPLETED BY CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT

*Application Fee Deposit: \$ 5000 Receipt Nos. 84470 Received by: 88 Date: 3.16.11
*Total Fees will be based on actual time and materials.

PROJECT STATEMENT
FOR
INGLEWOOD BUSINESS CENTER USE PERMIT MOD

99077-UP and APN 027-590-001

The Proposal: This is a request for approval of a fourth office building of 4,096² square feet, which represents a 22¹⁷ percent increase in the existing buildings that comprise the business center. There are three existing buildings that comprise a total of 15,200 square feet; the addition of the fourth proposed building would bring this total to 19,295 square feet. In addition to the new building, there are 2,290 square feet of sidewalks and paths and an additional 4,800 square feet of parking surface proposed.

Bartelt Engineering, the civil engineer for the project, has confirmed that the existing septic system is adequate to accommodate the fourth building and an additional maximum of 16 new employees.

Parking is adequate and consistent with the County commercial parking standard.

Existing Conditions: The subject property is a 2.95-acre site with Highway 29 as its eastern boundary and Inglewood Avenue as its northern boundary. Land uses in the vicinity include various tourist-serving commercial uses (Dean & DeLuca, several wine tasting facilities, and visitor-serving businesses consistent with CL zoning district) and a number of large wineries (V. Sattui Winery, Sutter Home Winery, Louis Martini Winery, and others). There are large-lot residential parcels located along Inglewood Avenue and other nearby east/west streets, as well as vineyards. This segment of Highway 29 is located at the southern entry to the City of St. Helena, where Highway 29 becomes St. Helena's Main Street.

Background and History: The development originally proposed at this location was very controversial, both with County officials and neighbors. The neighborhood along Inglewood Avenue became involved with the property owner's agent, Phillip Smith for the purpose of identifying an alternative use on the property that would be less intensive than retail/visitor-serving uses such as restaurants, and which would be more acceptable to the neighbors relative to potential nuisance factors. In 2001, the County approved a zoning change from CL to CN so that the alternative project could be approved. A full EIR was prepared on the project in October, 2000. The alternative project represented a mitigated project relative to the potential areas of impact identified in that document.

Design and Landscape Treatment: The design of the Inglewood Business Center is reminiscent of a wood barn, in the vernacular of agricultural Napa County. The existing structures are one and two-story and under 28 feet in height. The proposed new structure is compatible with these, with the same architectural style and landscape treatment.

Landscaping consists of screening with large plants and trees along the Inglewood Avenue frontage and the far western edge of the property. Landscape screening is also reflected for the parking area located to the east of the proposed new building. The landscape plans are included in an attached exhibit submitted with this application.

Neighborhood Outreach: As indicated earlier and in the County files for this parcel, neighbors have been an important player in the project. The existing Business Park and the new building represent a lesser intensive use on the site than the original CL zoning translated into. In addition to the extensive neighborhood outreach conducted with the first phase of the project development, we will be reaching out to neighbors again about the proposed new building.

DONNA B. OLDFORD
PLANNING ADVISOR
2620 PINOT WAY
ST. HELENA, CALIFORNIA 94574
TELEPHONE (707)963-5832
FAX (707)963-7556

March 16, 2011

Mr. John McDowell
Zoning Administrator
Napa County Dept. of Conservation, Development & Planning
1195 Third Street, Room 210
Napa, CA 94559

SUBJECT: MINOR MOD FOR INGLEWOOD BUSINESS CENTER
99077-UP AND APN 027-590-001

Dear John:

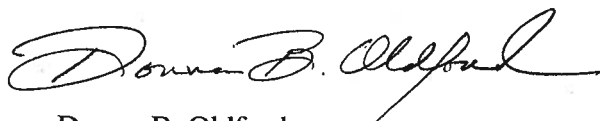
Please accept the enclosed submittal as my client's application for a minor modification to the use permit for the Inglewood Business Center located at the southwest corner of Highway 29 and Inglewood Avenue, south of the City of St. Helena. This application requests approval of a new building sized at 4,902 square feet, to be located to the west of the project site and next to the northern boundary that is Inglewood Avenue. The reserve septic field is located adjacent and to the south of the proposed building.

Uses envisioned in the proposed building will be consistent with those in the existing three buildings that currently make up Inglewood Business Center and which are consistent with the uses allowed in the CN (Neighborhood Commercial) zoning district. Per materials included with the submittal, Bartelt Engineering has determined that the septic system is adequate to accommodate the proposed use. On-site parking is adequate to provide for the 16 additional employees that the new building represents, as there was an excess of parking represented in the original Business Center Plan.

You may recall that this project represented an "environmentally superior" alternative to the original development plan proposed for this site, which was a CL zoning retail and visitor center orientation. The adjacent neighborhood took objection to the original plan and expressed their approval for the Inglewood Business Center alternative. A full EIR document was prepared and certified for this project.

Please feel free to contact me with any questions you might have about this request for modifying the use permit.

Sincerely,



Donna B. Oldford

Inglewood Village Sanitary Sewer Wastewater Estimates

Building A

$$4,030 \text{ sf} \times \frac{1 \text{ employee}}{250 \text{ sf}} = 16 \text{ employees} \times \frac{14.5 \text{ gal}}{\text{employee}} = 232 \text{ gpd}$$

Building B

$$4,030 \text{ sf} \times \frac{1 \text{ employee}}{250 \text{ sf}} = 16 \text{ employees} \times \frac{14.5 \text{ gal}}{\text{employee}} = 232 \text{ gpd}$$

Building C

$$15,675 \text{ sf} \times \frac{1 \text{ employee}}{250 \text{ sf}} = 63 \text{ employees} \times \frac{14.5 \text{ gal}}{\text{employee}} = 914 \text{ gpd}$$

Building D

$$4,092 \text{ sf} \times \frac{1 \text{ employee}}{250 \text{ sf}} = 16 \text{ employees} \times \frac{14.5 \text{ gal}}{\text{employee}} = 232 \text{ gpd}$$

Visitors

$$132 \text{ parking stalls} - 111 \text{ employees} = 21 \text{ stalls}$$

$$21 \text{ stalls} \times \frac{2 \text{ visitors}}{\text{hour/stall}} \times \frac{8 \text{ hr}}{\text{day}} = \frac{336 \text{ visitors}}{\text{day}}$$

$$\frac{336 \text{ visitors}}{\text{day}} \times \frac{2.2 \text{ gal}}{\text{visitor}} \times 10\% \text{ usage} = 73.92 \text{ gpd}$$

Gas Station

600 gpd

total	2,283.92 gpd
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Design	2,300 gpd
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NAPA COUNTY POST-CONSTRUCTION RUNOFF MANAGEMENT REQUIREMENTS

APPENDIX A – APPLICABILITY CHECKLIST

Impervious Surface Worksheet

Project phasing to decrease impervious surface area shall not exempt the project from Post-Construction Runoff Management requirements. A new development or redevelopment project must comply with the requirements if it is part of a larger common plan of development that would result in the creation, addition and/or reconstruction of one acre or more of impervious surface. (For example, if 50% of a subdivision is constructed and results in 0.9 acre of impervious surface, and the remaining 50% of the subdivision is to be developed at a future date, the property owner must comply with the Post-Construction Runoff Management requirements.

Type of Impervious Surface	Impervious Surface (Sq Ft)			Total New and Reconstructed Impervious Surfaces (Sq Ft)
	Pre-Project (if applicable)	New (Does not replace any existing impervious area)	Reconstructed (Replaces existing impervious area)	
Buildings, Garages, Carports, other Structures with roofs	15,200 ±	4,095 ±		19,295 ±
Patio, Impervious Decking, Pavers and Impervious Liners	350 ±			350 ±
Sidewalks and paths	10,165 ±	2,290 ±		12,455 ±
Parking Lots	41,430 ±	4,800 ±		46,230 ±
Roadways and Driveways,	4,560 ±			4,560 ±
Off-site Impervious Improvements				
Total Area of Impervious Surface (Excluding Roadways and Driveways)	71,705 ±	11,185 ±		82,890 ±

Incorrect information on proposed activities or uses of a project may delay your project application(s) or permit(s).

I declare under penalty of perjury, that to the best of my knowledge, the information presented herein is accurate and complete.

Name of Owner or Agent (Please Print): Inglewood Business Partners, LLC c/o Phillip L. Smith	Title: <i>Project Manager</i>
Signature of Owner or Agent: <i>Phillip L. Smith</i>	Date: <i>3-16-11</i>

**NAPA COUNTY CONSTRUCTION SITE RUNOFF CONTROL REQUIREMENTS
APPENDIX A – PROJECT APPLICABILITY CHECKLIST**

Part A: Determine Construction Phase Stormwater Requirements

Would the project meet any of these criteria during construction?

1. Propose any soil disturbance of one acre or more? Yes ☐ No ☒
2. Does the project propose any soil disturbance greater than 10,000 square feet?..... Yes ☒ No ☐
3. Does the project propose grading, earth moving, or soil disturbance on slopes 15% or greater?..... Yes ☐ No ☒
4. Does the project propose earthmoving of 50 cubic yards or more?..... Yes ☒ No ☐
5. Does the project propose soil disturbance within 50 feet of a stream, ditch, swale, curb and gutter, catch basin or storm drain that concentrates and transports stormwater runoff to a "receiving water" (i.e., Waters of the State defined as all waters, including but not limited to, natural streams, creeks, rivers, reservoirs, lakes, ponds, water in vernal pools, lagoons, estuaries, bays, the Pacific Ocean, and ground water)? Yes ☒ No ☐

Part B: Determine Construction Site Priority

Projects that are subject to the Construction Site Runoff Control Requirements must be designated with a priority of high, medium, or low. This prioritization must be completed with this form, noted on the plans, and included in the SWPPP or SQMP. Indicate the project's priority in one of the checked boxes using the criteria below. The County reserves the right to adjust the priority of projects both before and during construction.

Note: The construction priority does NOT change construction Best Management Practice (BMP) requirements that apply to projects. The construction priority does affect the frequency of inspections that will be conducted by County staff and associated fees.

Select the highest priority category applicable to the project.

☐ High Priority

- a) Projects with soil disturbance of one acre or greater.
- b) Projects on slopes of 30% or greater.
- c) Projects proposing new storm drains.

☒ Medium Priority

- a) Projects on slopes from 5% to 29%.
- b) Projects with soil disturbance between 10,000 sq. ft and one acre.
- c) Projects with earthmoving of 50 cubic yards or more.

☐ Low Priority

- a) Projects with soil disturbance within 50 feet stream, ditch, swale, curb and gutter, catch basin or storm drain that concentrates and transports stormwater runoff to a "receiving water".

Name of Owner or Agent (Please Print):

Inglewood Business Partners, LLC
c/o Phillip L. Smith

Title:

Project Manager

Signature of Owner or Agent:

Phillip L. Smith

Date:

3-16-11

INDEMNIFICATION AGREEMENT

Pursuant to Chapter 1.30 of the Napa County Code, as part of the application for a discretionary land use project approval for the project identified below, Applicant agrees to defend, indemnify, release and hold harmless Napa County, its agents, officers, attorneys, employees, departments, boards and commissions (hereafter collectively "County") from any claim, action or proceeding (hereafter collectively "proceeding") brought against County, the purpose of which is to attack, set aside, void or annul the discretionary project approval of the County, or an action relating to this project required by any such proceeding to be taken to comply with the California Environmental Quality Act by County, or both. This indemnification shall include, but not be limited to damages awarded against the County, if any, and cost of suit, attorneys' fees, and other liabilities and expenses incurred in connection with such proceeding that relate to this discretionary approval or an action related to this project taken to comply with CEQA whether incurred by the Applicant, the County, and/or the parties initiating or bringing such proceeding. Applicant further agrees to indemnify the County for all of County's costs, attorneys' fees, and damages, which the County incurs in enforcing this indemnification agreement.

Applicant further agrees, as a condition of project approval, to defend, indemnify and hold harmless the County for all costs incurred in additional investigation of or study of, or for supplementing, redrafting, revising, or amending any document (such as an EIR, negative declaration, specific plan, or general plan amendment) if made necessary by said proceeding and if the Applicant desires to pursue securing approvals which are conditioned on the approval of such documents.

In the event any such proceeding is brought, County shall promptly notify the Applicant of the proceeding, and County shall cooperate fully in the defense. If County fails to promptly notify the Applicant of the proceeding, or if County fails to cooperate fully in the defense, the Applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the County. The County shall retain the right to participate in the defense of the proceeding if it bears its own attorneys' fees and costs, and defends the action in good faith. The Applicant shall not be required to pay or perform any settlement unless the settlement is approved by the Applicant.

Phillip L. Smith

Applicant

Date

3-16-11

Inglewood Business Partners, LLC

Property Owner (if other than Applicant)

Inglewood Village Business Park

Project Identification

INDEMNIFICATION AGREEMENT

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Philip L. Smith

Applicant

Date

3-16-11

Inglewood Business Partners, LLC

Property Owner (if other than Applicant)

Inglewood Village Business Park

Project Identification

William F. Katozic

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DEC 15 2011

FILE # P11-00478

NAPA COUNTY
NAPA CO. CONSERVATION, DEVELOPMENT & PLANNING COMMISSION
DEVELOPMENT & PLANNING DEPT. 1195 Third Street, Room 210, Napa, California, 94559 (707) 253-4417

APPLICATION FOR TENTATIVE PARCEL MAP OR TENTATIVE SUBDIVISION MAP**FOR OFFICE USE ONLY**

ZONING DISTRICT: _____

Date Submitted: 12/15/11

TYPE OF APPLICATION: _____

Date Published: _____

REQUEST: _____

Date Complete: _____

**TO BE COMPLETED BY APPLICANT
(Please print or type legibly)**PROJECT NAME: Inglewood Village Business ParkAssessor's Parcel #: 027-590-001 Existing Parcel Size: 2.95 ac.

Site Address/Location: 800 St. Helena Hwy. St. Helena CA 94574
No Street City State Zip

Property Owner's Name: Inglewood Business Partners, LLC

Mailing Address: 318 Diablo Rd., Ste. 250 Danville CA 94526
No Street City State Zip

Telephone #: (925) 820-2110 Fax #: (925) 820-3931 E-mail: w.kartozian@yahoo.comApplicant's Name: Phillip L. Smith

Mailing Address: P.O. Box 98 Acampo CA 95220
No Street City State Zip

Telephone #: (209) 747-3098 Fax #: (209) 368-9731 E-mail: juliesmith@softcom.netStatus of Applicant's Interest in Property: Project ManagerRepresentative Name: Donna Oldford, Plans4Wine

Mailing Address: 2620 Pinot Way St. Helena CA 94574
No Street City State Zip

Telephone #: (707) 963-5832 Fax #: (707) 963-7556 E-mail: DBOldford@aol.comPurpose for Division: Recognize existing 8 units, proposal to add 6 new units for a total of 14 units.Vesting Map? ☒ Yes ☐ No

I certify that all above statements are correct and that the information contained on the accompanying Parcel/Subdivision Map is accurate. I hereby authorize such investigations including access to County Assessor's Records as are deemed necessary by the County Planning Division for preparation of reports related to this Application, including the right of access to the property involved.

Signature of Applicant

Date

Signature of Property Owner

Date

William F. Kartozian
Print Name

Phillip L. Smith
Print Name

Phillip L. Smith
Print Name

William F. KARTOZIAN
Print Name

TO BE COMPLETED BY CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT

*Application Fee Deposit: \$ _____ Receipt No. _____ Received by: _____ Date: _____

*Total Fees will be based on actual time and materials

RECEIVED

DEC 15 2011

*These Two Pages*NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.**WATER SUPPLY / WASTE DISPOSAL INFORMATION****I. WATER SUPPLY**

	<u>Domestic</u>	<u>Emergency</u>
A. Source of Water (e.g., spring, well, mutual water company, city, district, etc)	City of <u>St. Helena</u>	City of <u>St. Helena</u>
B. Name of Water Supplier (if water company, city, district): Annexation needed?	City of <u>St. Helena</u> Yes ___ No <u>X</u>	City of <u>St. Helena</u> Yes ___ No <u>X</u>
C. Water Availability (in gallons/minute):	<u>N/A</u>	<u>N/A</u>
D. Capacity of Water Storage System (in gallons)	<u>N/A</u>	<u>N/A</u>
E. Nature of Storage Facility (e.g., tank, reservoir, swimming pool, etc.):	City of St. Helena <u>Supply</u>	City of St. Helena <u>Supply</u>

II. PROPOSED LIQUID WASTE DISPOSAL

	<u>Domestic</u> (sewage)	<u>Other</u> (please specify)
A. Disposal Method (e.g., on-site septic system, on-site ponds, community system, district, etc.):	In-ground <u>Septic</u>	<u>N/A</u>
B. Name of Disposal Agency (if sewage district, city, community system): annexation needed?	<u>N/A</u> Yes ___ No <u>X</u>	<u>N/A</u> Yes ___ No <u>X</u>

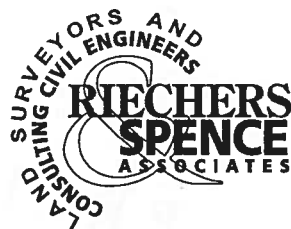
RECORDED AT THE REQUEST OF
AND WHEN RECORDED RETURN TO:
INGLEWOOD BUSINESS PARTNERS LLC

318 DIABLO RD. SUITE 250

DANVILLE, CA 94526

SPACE ABOVE THIS LINE RESERVED FOR RECORDERS USE

ADDENDUM
TO
CONDOMINIUM PLAN
FOR
INGLEWOOD VILLAGE
BUSINESS PARK



1515 Fourth Street
Napa, Calif. 94559
v 707.252.3301
f 707.252.4966

PRELIMINARY

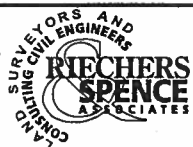
SURVEYOR'S STATEMENT

I, CHRISTOPHER M. TIBBITS, DO HEREBY STATE THAT I AM A PROFESSIONAL LAND SURVEYOR, L.S. NUMBER 8585, OF THE STATE OF CALIFORNIA, THAT A SURVEY WAS MADE UNDER MY DIRECTION AND THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN ON THIS PLAN; THAT THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED ON THE WITHIN PLAN AND THAT THEY ARE SUFFICIENT TO ENABLE THIS SURVEY TO BE RETRACED; AND THAT THE BUILDINGS ARE AS SHOWN; THE CONDOMINIUM PLAN CONSISTS OF A DESCRIPTION OR SURVEY MAP OF A CONDOMINIUM PROJECT WHICH REFERS TO OR SHOWS MONUMENTATION ON THE GROUND AND A THREE DIMENSIONAL DESCRIPTION OF THE PROJECT IN SUFFICIENT DETAIL TO IDENTIFY THE COMMON AREAS AND EACH SEPARATE INTEREST PURSUANT TO THE REQUIREMENTS OF THE CALIFORNIA CIVIL CODE 1351(E)."

CHRISTIPHER M. TIBBITS
PLS 8585 EXPIRES 12/13

DATE

PRELIMINARY



1515 Fourth Street
Napa, Calif. 94559
v 707.252.3301
f 707.252.4966

ADDENDUM TO
CONDOMINIUM PLAN
FOR

INGLEWOOD VILLAGE BUSINESS PARK
NAPA, CALIFORNIA

DECEMBER, 2011

BENEFICIARY'S STATEMENT

_____, OFFICIAL RECORDS OF NAPA COUNTY,
CALIFORNIA, HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THE MAP
ENTITLED ' PARCEL MAP FOR COMMERCIAL AIRSPACE CONDOMINIUM PURPOSES OF
INGLEWOOD VILLAGE BUSINESS PARK"

IN WITNESS WHEREOF, THE UNDERSIGNED HAS CAUSED THESE PRESENTS TO BE
EXECUTED THIS ____ DAY OF _____ 2011.

DATE _____

PRINT NAME

TITLE

BENEFICIARY'S ACKNOWLEDGMENT

STATE OF CALIFORNIA)
COUNTY OF NAPA) §

ON _____, 2011, BEFORE ME, _____,

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 SEAL

SIGNATURE OF NOTARY PUBLIC: _____

PRINTED NAME OF NOTARY PUBLIC: _____

MY COMMISSION NUMBER: _____

MY COMMISSION EXPIRES ON: _____

PRINCIPAL PLACE OF BUSINESS OF NOTARY: _____

PRELIMINARY



1515 Fourth Street
Napa, Calif. 94554
v 707.252.3301
f 707.252.4466

ADDENDUM TO
CONDOMINIUM PLAN
FOR

INGLEWOOD VILLAGE BUSINESS PARK
NAPA, CALIFORNIA

DECEMBER, 2011

NOTES AND DEFINITIONS

9. THE LOCATION OF THE BUILDINGS AS SHOWN HEREON ARE BASED UPON PHYSICAL LOCATION OF THE EXISTING BUILDINGS AS TAKEN AT THE TIME OF THE SURVEY OF "INGLEWOOD VILLAGE BUSINESS PARK" RECORDED ON _____, 2011 IN BOOK OF PARCEL MAPS PAGES _____. FLOOR ELEVATIONS WERE TAKEN WITH THE PHYSICAL SURVEY AND REPRESENT EXISTING FLOOR ELEVATIONS.

BASIS OF BEARINGS:

THE BEARING OF NORTH 42°51'00" WEST BETWEEN THE FOUND MONUMENTS ON THE SOUTHWEST LINE OF STATE HIGHWAY 29 PER 32 R.S. 50.

BENCHMARK

NAPA COUNTY BENCHMARK NO. 678, RAILROAD SPIKE IN FIRST JOINT POLE ON INGLEWOOD AVE. NORTH OF CENTERLINE. ELEVATION: 213.99'

PRELIMINARY



1515 Fourth Street
Napa, Calif. 94554
v 707.252.3301
f 707.252.4966

ADDENDUM TO CONDOMINIUM PLAN FOR

INGLEWOOD VILLAGE BUSINESS PARK
NAPA, CALIFORNIA

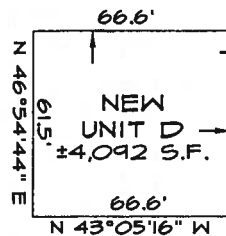
DECEMBER, 2011

3' ROAD RIGHT
OF WAY PER
704 O.R. 342

INGLEWOOD AVENUE

N 46°54'44" E 326.73'

15'



WHEATON
A.P.N. 027-120-041

S 42°57'00" E 320.00'

SEPTIC
DISPOSAL
EASEMENT
PER
DOC. NO.
2007-0004654

EXISTING
UNIT B
A.P.N.
027-590-003

PARCEL 1
2.95 AC GROSS
128,329 S.F.
2.48 NET
108,004 S.F.
COMMON AREA
2.61 AC
113,635 S.F.

EXISTING
UNIT A
A.P.N.
027-590-002

EXISTING
UNIT C
A.P.N.'S
027-590-004
THRU
027-590-009

N 42°57'00" W 153.00'

ULTRAMAR INC.
A.P.N. 027-120-064

S 46°54'44" W 142.36'

10' WATERLINE
EASEMENT PER
276 O.R. 168

12' RIGHT OF WAY
EASEMENT PER
847 O.R. 824

167.00'
N 42°57'00" W

STATE HIGHWAY 29

PRELIMINARY

LEGEND
● SET 3/4" IRON PIPE
AND TAG L.S. 4510
F.F. FINISHED FLOOR

STORM DRAIN EASEMENT PER
DOC. NO. 2005-0020434

STORAGE PRO OF ST. HELENA
A.P.N. 027-120-025

NOTE: BUILDING DIMENSIONS AND
OFFSETS TO PROPERTY LINES SHOWN
ON THIS PAGE ARE MEASURED TO THE
FOUNDATION CORNER OF THE BUILDING

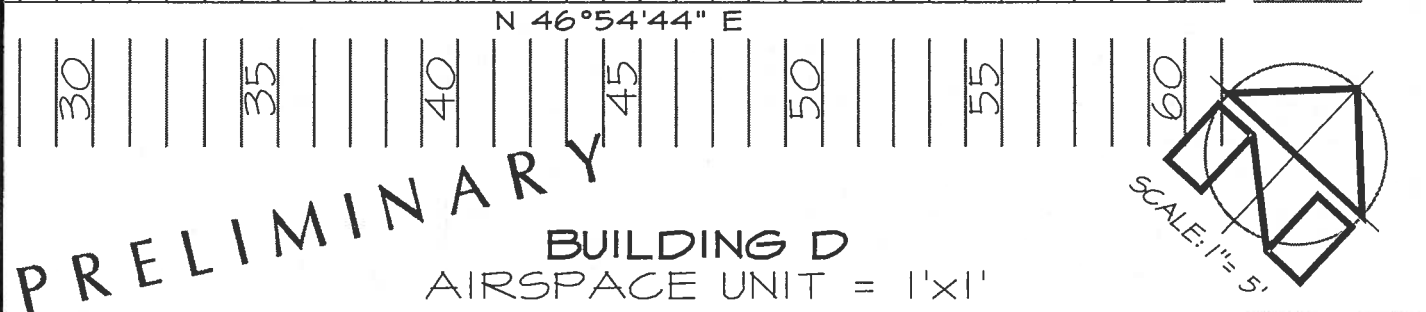
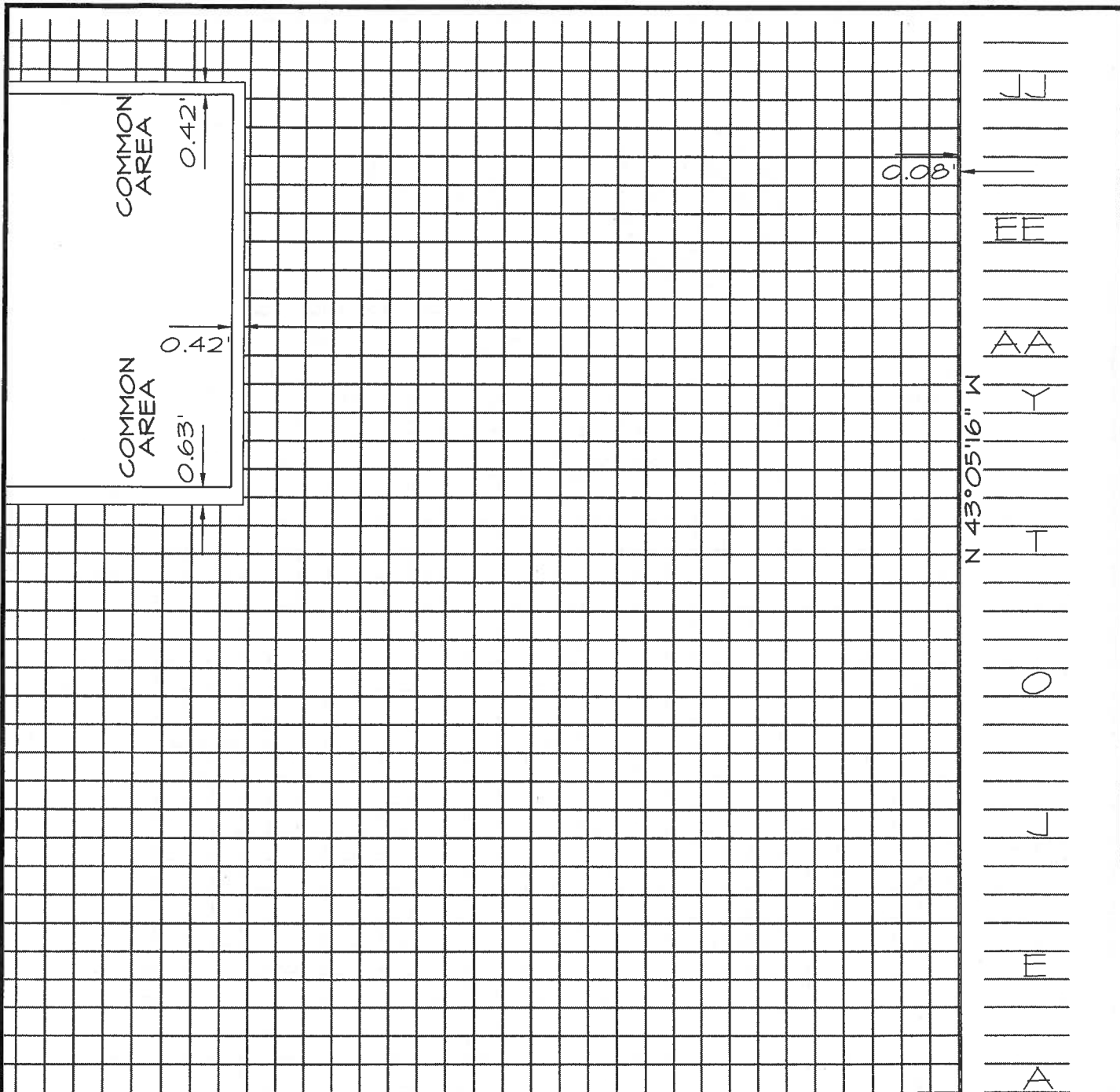


1515 Fourth Street
Napa, Calif. 94554
v 707.252.3301
f 707.252.4966

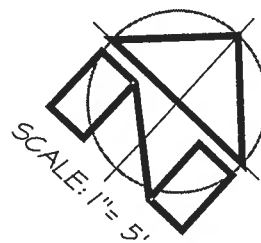
ADDENDUM TO
CONDOMINIUM PLAN

FOR
INGLEWOOD VILLAGE BUSINESS PARK
NAPA, CALIFORNIA

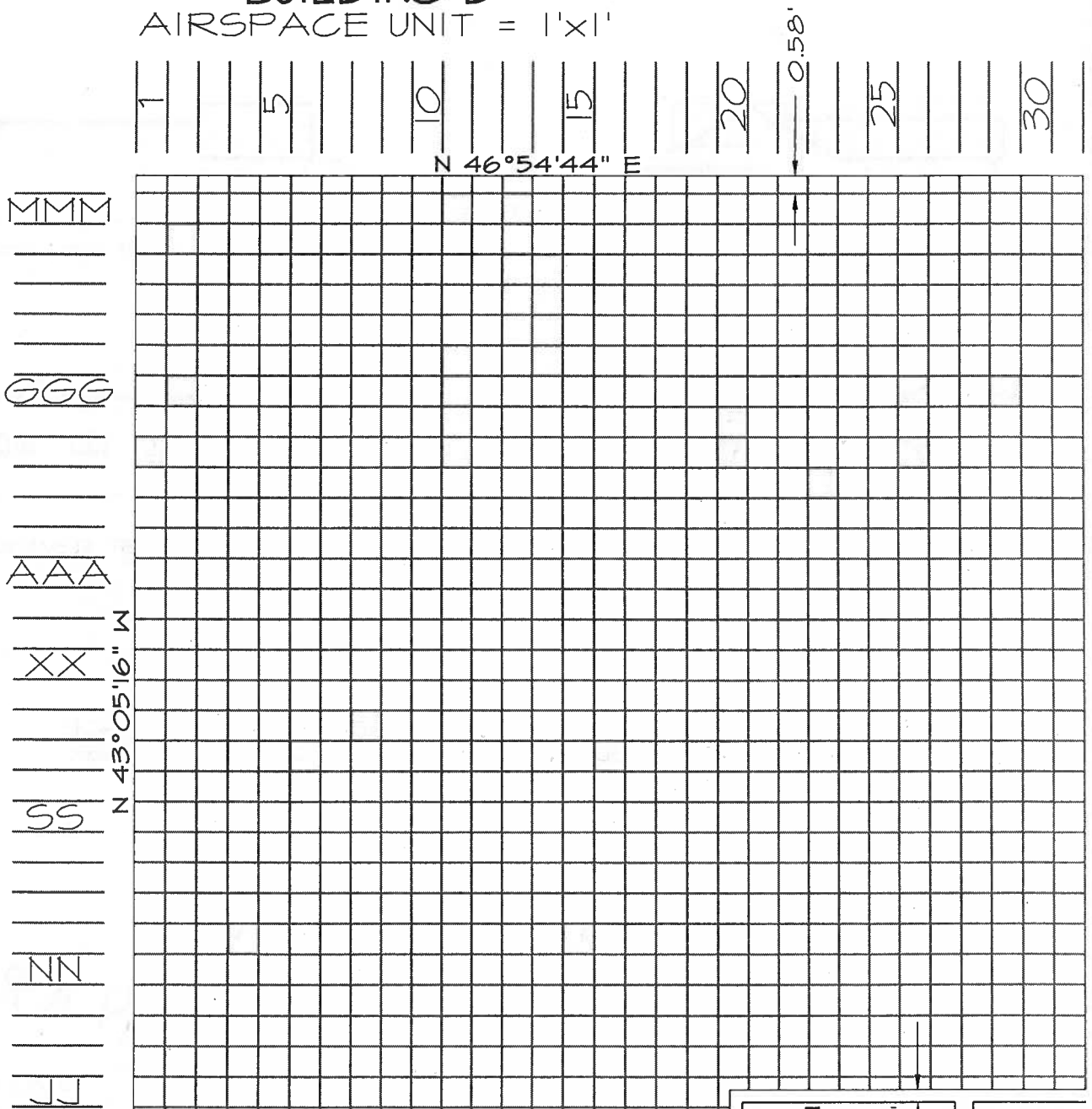
DECEMBER, 2011



PRELIMINARY



BUILDING D
AIRSPACE UNIT = 1'x1'



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DECEMBER, 2011