



FILE # P10-00137

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

A Tradition of Stewardship
A Commitment to Service

APPLICATION FORM

FOR OFFICE USE ONLY

ZONING DISTRICT: AW Date Submitted: 4.12.10

TYPE OF APPLICATION: Private Cemetery Date Published: _____

REQUEST: RP FOR CEMETERY Date Complete: _____
OF .18 ACRE OF 7919 SF

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

PROJECT NAME: Krupp Family Private Cemetery

Assessor's Parcel #: 032-030-010 Existing Parcel Size: 160

Site Address/Location: Soda Canyon Road Napa CA 94558
No. Street City State Zip

Property Owner's Name: Stagecoach Vineyards Limited Partnership

Mailing Address: 3267 Soda Canyon Rd Napa CA 94558
No. Street City State Zip

Telephone #: (707) 259 - 1198 Fax #: (707) 259 - 6198 E-Mail: _____

Applicant's Name: JRK Vineyard Management, Inc.

Mailing Address: 3267 Soda Canyon Rd Napa CA 94558
No. Street City State Zip

Telephone #: (707) 259 - 1198 Fax #: (707) 259 - 6198 E-Mail: _____

Status of Applicant's Interest in Property: Vineyard
Manager /lessee

Representative Name: James R. Bushey, P.E. PPI Engineering

Mailing Address: ~~4802 Cecel Avenue~~ 2931 Salano Ave Napa CA ~~94558~~ 94558
No. Street City State Zip

Telephone # (707) 253-1806 Fax #: (707) 253-1604 E-Mail: jbushey@ppiengineering.com

I certify that all the information contained 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.

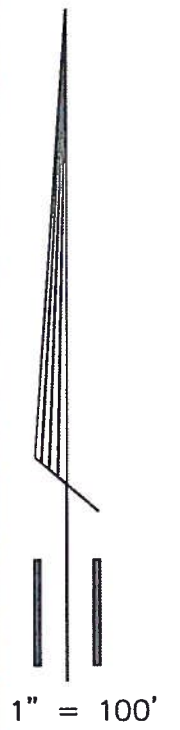
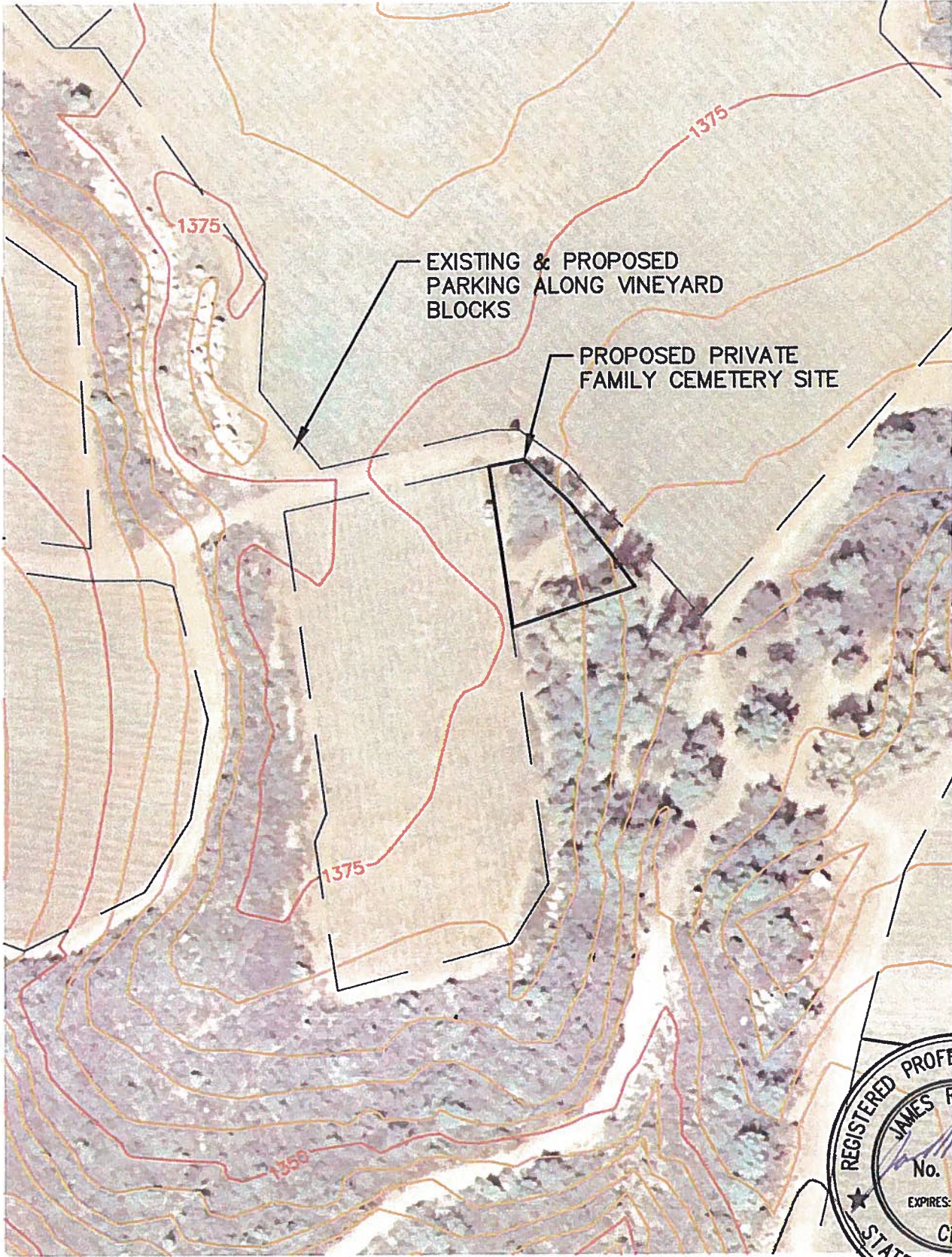
X _____ 4-8-10 X _____ 4-8-10
Signature of Property Owner Date Signature of Applicant Date

X _____ X _____
Print Name Print Name

TO BE COMPLETED BY CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT

*Application Fee Deposit: \$ 8500- Receipt No. 79921 Received by: [Signature] Date: 4-12-10

IV. TYPICAL OPERATION		<u>Existing</u>	<u>Proposed</u>
A.	Days of Operation:	<u>N/A</u>	<u>N/A</u>
B.	Hours of Operation:	<u>N/A</u>	<u>N/A</u>
C.	Anticipated Number of Shifts:	<u>N/A</u>	<u>N/A</u>
D.	Number of Full-Time Employees/Shift:	<u>N/A</u>	<u>N/A</u>
E.	Number of Part-Time Employees/Shift:	<u>N/A</u>	<u>N/A</u>
F.	Maximum Number of Visitors		
	• busiest day:	<u>0</u>	<u>less than 20 per year</u>
	• busiest week:	<u>0</u>	<u>less than 20 per year</u>
G.	Anticipated Number of Deliveries/Pickups		
	• busiest day:	<u>N/A</u>	<u>N/A</u>
	• busiest week:	<u>N/A</u>	<u>N/A</u>
V. SUPPLEMENTAL INFORMATION FOR SELECTED USES			
A.	Commercial Meeting Facilities		
	Food Serving Facilities N/A		
	• restaurant/deli seating capacity:	_____	
	• bar seating capacity:	_____	
	• public meeting room seating capacity:	_____	
	• assembly capacity:	_____	
B.	Residential Care Facilities (6 or more residents)		
	Day Care Centers N/A	<u>Existing</u>	<u>Proposed</u>
	• type of care:	_____	_____
	• total number of guests/children:	_____	_____
	• total number of bedrooms:	_____	_____
	• distance to nearest existing/approved facility/center:	_____	_____



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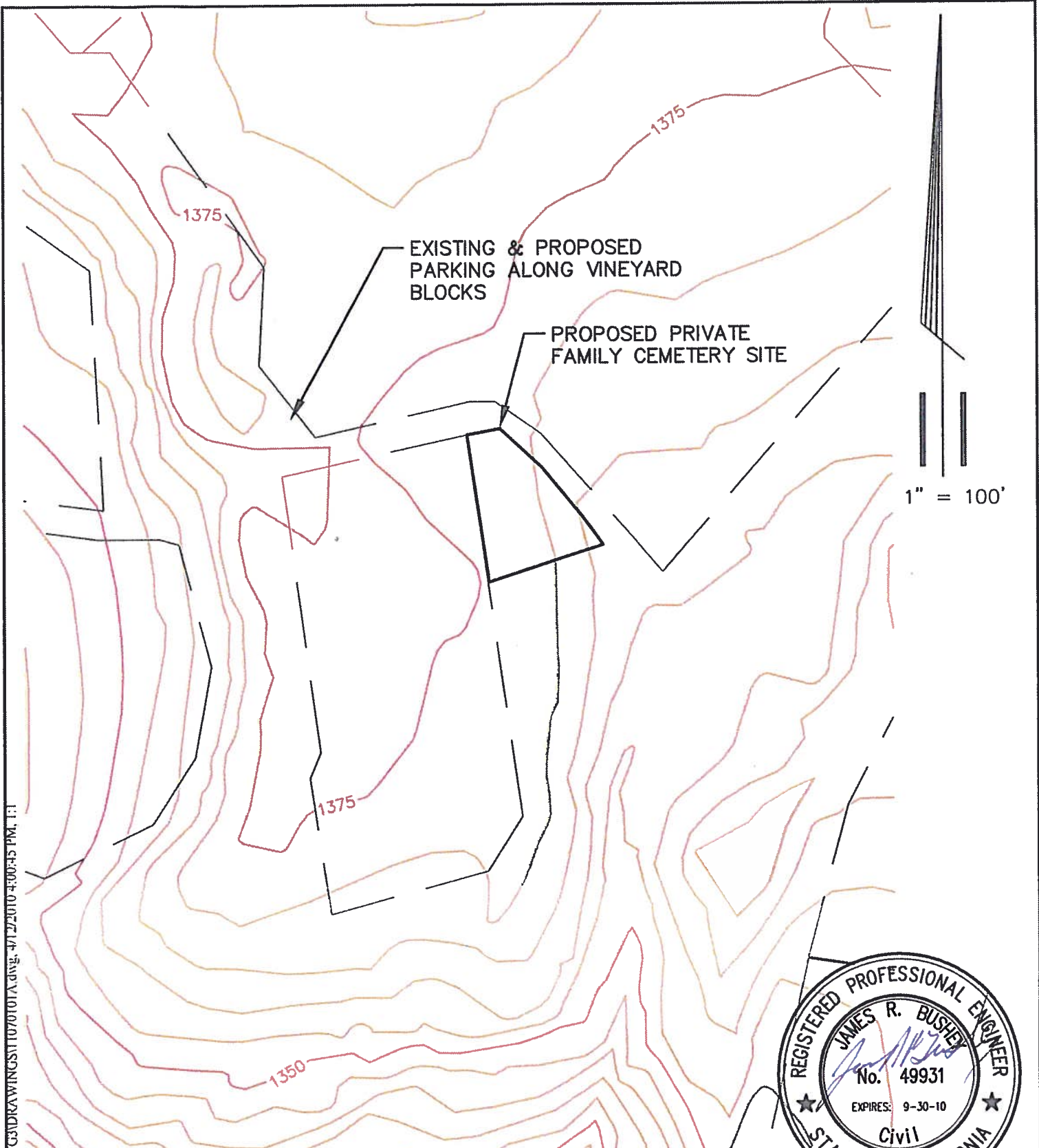
LEGEND

- PROPOSED PROJECT SITE
- EXISTING VINEYARD BLOCK BOUNDARY

TOPOGRAPHIC MAPPING: NAPA COUNTY 5' CONTOURS
 NAPA COUNTY 2007 AERIAL PHOTO



PPI <small>ENGINEERING</small>		JRK VINEYARD MANAGEMENT, INC. SODA CANYON ROAD	
		PRIVATE FAMILY CEMETERY	
SITE PLAN WITH AERIAL PHOTO		<small>DATE</small> 4-12-10	<small>SHEET</small> 1 <small>OF</small> 3
<small>JOB NO.</small> 11070101 <small>DRAW. NO.</small> 11070101A <small>SCALE</small> 1"=100'	<small>DESIGN ENGINEER</small> J BUSHEY		



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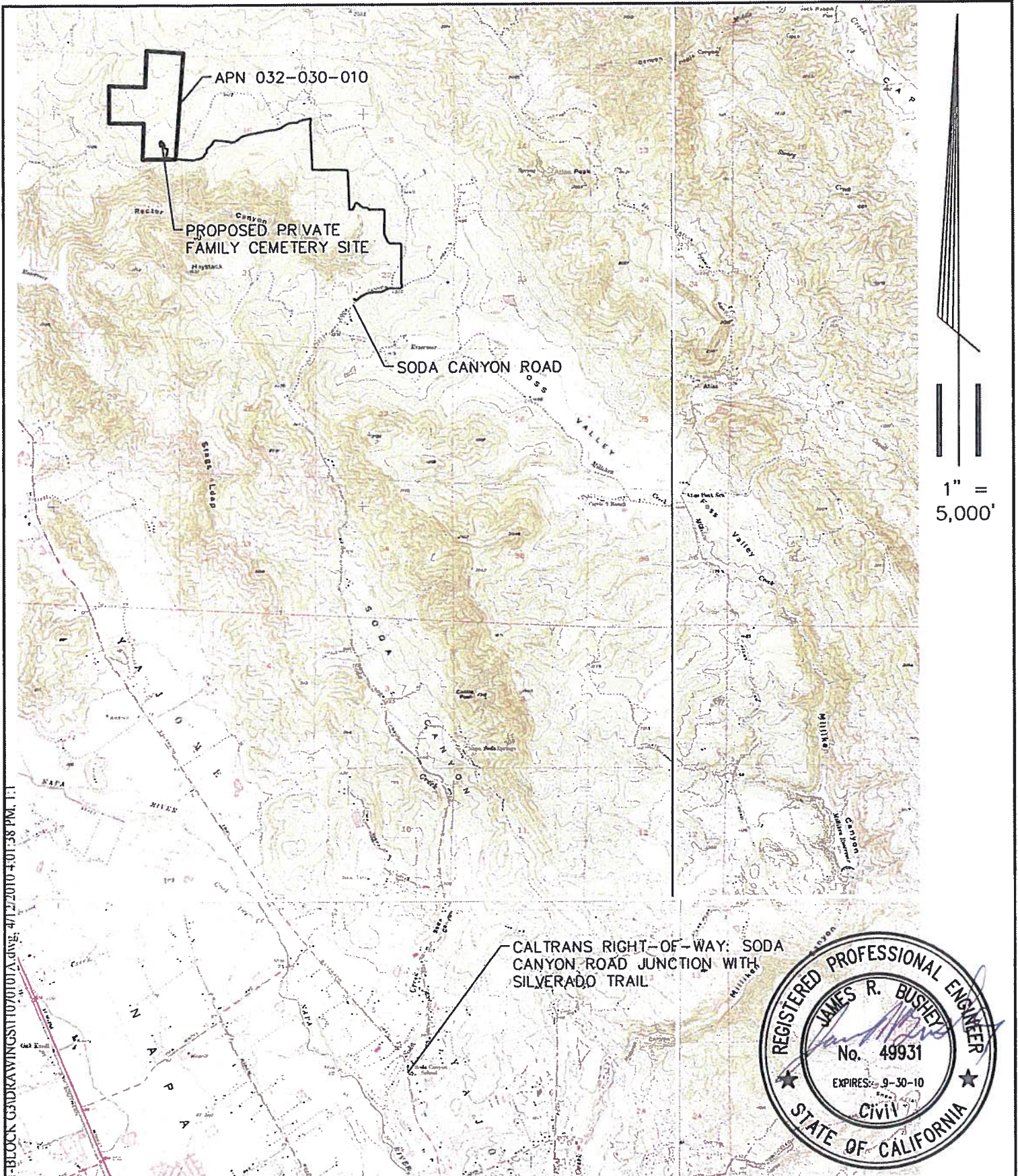
LEGEND

- PROPOSED PROJECT SITE
- EXISTING VINEYARD BLOCK BOUNDARY

TOPOGRAPHIC MAPPING: NAPA COUNTY 5' CONTOURS
 NAPA COUNTY 2007 AERIAL PHOTO



JRK VINEYARD MANAGEMENT, INC.			
SODA CANYON ROAD			
PRIVATE FAMILY CEMETERY			
SITE PLAN WITHOUT AERIAL PHOTO			
JOB NO: 11070101	DESIGN ENGINEER: J BUSHEY	DATE: 4-12-10	SHEET: 2
DWG NO: 11070101A			OF: 3
SCALE: 1"=100'			



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LEGEND

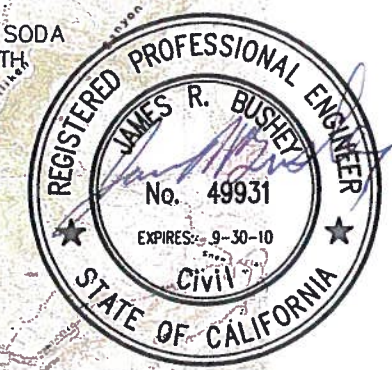
- EXISTING PARCEL BOUNDARY
- EXISTING ROAD

USGS TOPOGRAPHIC MAPS: YOUNTVILLE, NAPA, CAPELL VALLEY, MT. GEORGE

©2010 PPI ENGINEERING, INC.



JOB NO. 11070101
 DWG. NO. 11070101A
 SCALE 1"=5000'



JRK VINEYARD MANAGEMENT, INC.		
SODA CANYON ROAD		
PRIVATE FAMILY CEMETERY		
VICINITY MAP		
DESIGN ENGINEER	DATE	DRAWN BY
J BUSHEY	4-12-10	or 3

26 RM 61

COUNTY RECORDER'S CERTIFICATE

FILED THIS 4th DAY OF MAY, 2010 AT 12:31 PM
 IN BOOK 26 OF RECORDS AT PAGE 161
 FEE: \$8.00

JOHN T. JENSEN
 JOHN T. JENSEN
 NAPA COUNTY RECORDER
 DEPUTY COUNTY RECORDER

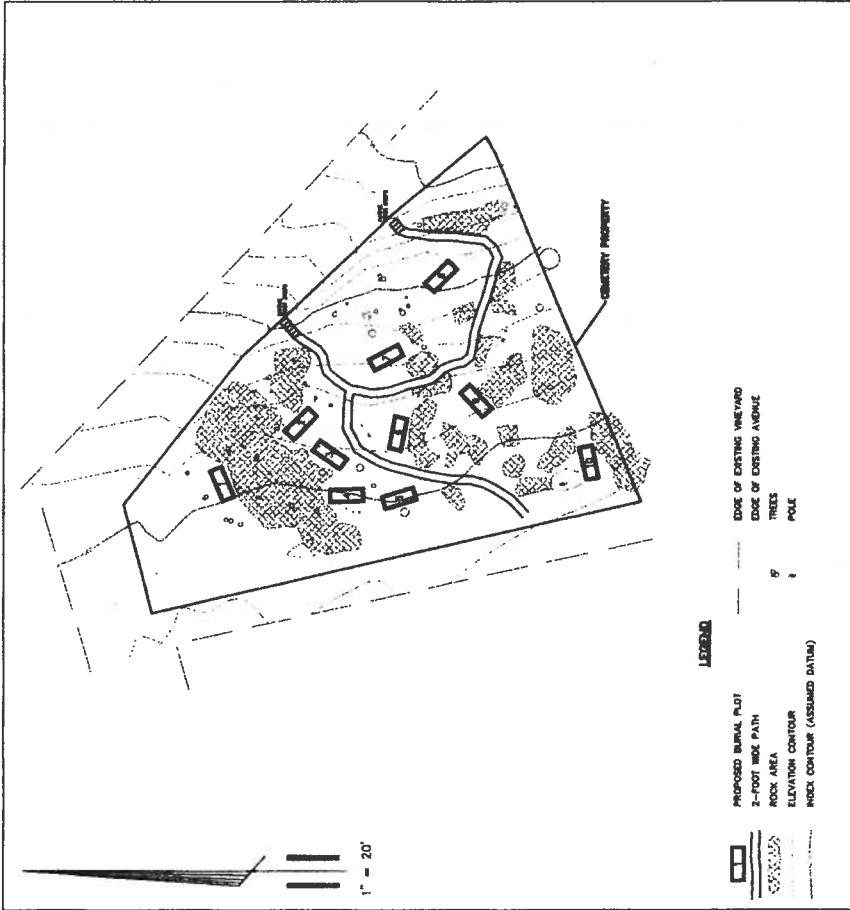
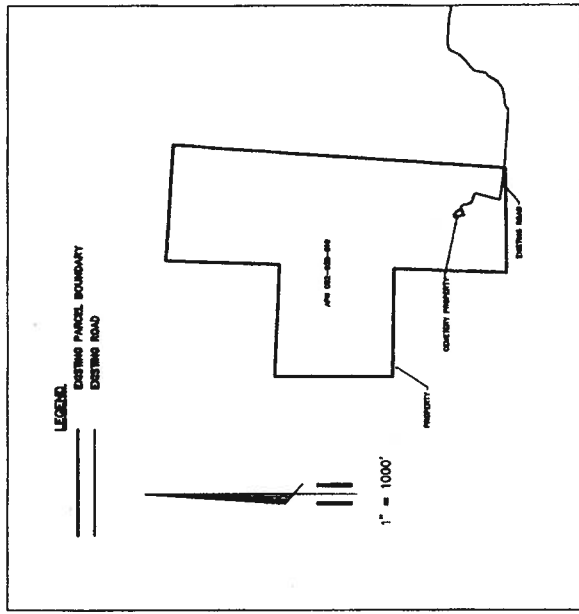
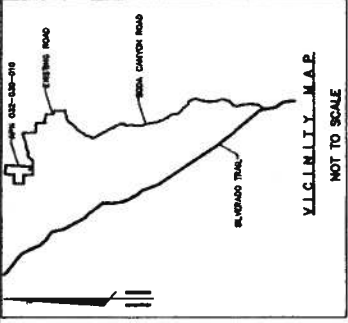


EXHIBIT A

JRK VINEYARD MANAGEMENT, INC.
 SODA CANYON ROAD
 PRIVATE FAMILY CEMETERY
 SITE PLAN



John T. Jensen
 JOHN T. JENSEN
 NAPA COUNTY RECORDER
 DEPUTY COUNTY RECORDER

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ROBERT J. PETERSON, P.E.
Director of Public Works
County Surveyor-County-Engineer
Road Commissioner

DONALD G. RIDENHOUR, P.E.
Assistant Director of Public Works

WATER AVAILABILITY ANALYSIS

PHASE 1 STUDY

Introduction: As an applicant for a permit with Napa County, it has been determined that Chapter 13.15 of the Napa County Code is applicable to approval of your permit. One step of the permit process is to adequately evaluate the amount of water your project will use and the potential impact your application might have on the static groundwater levels within your neighborhood. The public works department requires that a Phase 1 Water Availability Analysis (WAA) be included with your application. The purpose of this form is to assist you in the preparation of this analysis. You may present the analysis in an alternative form so long as it substantially includes the information required below. Please include any calculations you may have to support your estimates.

The reason for the WAA is for you, the applicant, to inform us, to the best of your ability, what **changes** in water use will occur on your property as a result of an approval of your permit application.

No change in water use on this parcel will result from approval of this project.

By examining the attached guidelines and filling in the blanks, you will provide the information we require to evaluate potential impacts to static water levels of neighboring wells.

Step #1:

Provide a map and site plan of your parcel(s). The map should be an 8-1/2"x11" reproduction of a USGS quad sheet (1:24,000 scale) with your parcel outlined on the map. Include on the map the nearest neighboring well. The site plan should be an 8-1/2"x11" site plan of your parcel(s) with the locations of all structures, gardens, vineyards, etc in which well water will be used. If more than one water source is available, indicate the interconnecting piping from the subject well to the areas of use. Attach these two sheets to your application. If multiple parcels are involved, clearly show the parcels from which the fair share calculation will be based and properly identify the assessors parcel numbers for these parcels. Identify all existing or proposed wells

Step #2: Determine total parcel acreage and water allotment factor. If your project spans multiple parcels, please fill a separate form for each parcel.

*Water use for vineyards should be no lower than 0.2 AF—unless irrigation records are available that show otherwise.

**To determine your existing and proposed total water use in gallons, multiply the totals (in acre- feet) by 325,821 gal/AF.

Is the proposed use less than the existing usage () Yes () No Equal

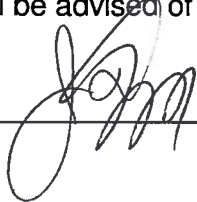
Step #4:

Provide any other information that may be significant to this analysis. For example, any calculations supporting your estimates, well test information including draw down over time, historical water data, visual observations of water levels, well drilling information, changes in neighboring land uses, the usage if other water sources such as city water or reservoirs, the timing of the development, etc. Use additional sheets if necessary.

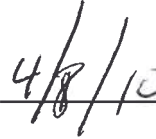
No change in water use on this parcel will result from approval of this project.

Conclusion: Congratulations! Just sign the form and you are done! Public works staff will now compare your projected future water usage with a threshold of use as determined for your parcel(s) size, location, topography, rainfall, soil types, historical water data for your area, and other hydrogeologic information. They will use the above information to evaluate if your proposed project will have a detrimental effect on groundwater levels and/or neighboring well levels. Should that evaluation result in a determination that your project may adversely impact neighboring water levels, a phase two water analysis may be required. You will be advised of such a decision.

Signature: X _____



Date: _____



Phone: _____

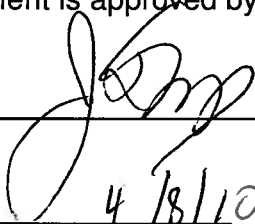


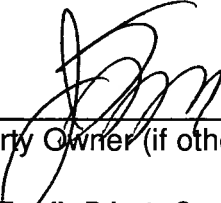
INDEMNIFICATION AGREEMENT

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.

X _____
Applicant 
X _____
Date 4/18/10

X _____
Property Owner (if other than Applicant) 
Krupp Family Private Cemetery
Project Identification

CHECKLIST OF VOLUNTARY GREENHOUSE GAS EMISSION REDUCTION MEASURES

1. Have you designed to U.S.G.B.C.TM or Build it GreenTM standards? Yes No Don't know
If yes, please include a copy of their required spreadsheets.
2. Do you have an integrated design team? Yes No Don't know
If yes, please list: _____

3. SITE DESIGN

- 3.1 Does your design encourage community gathering and is it pedestrian friendly? Yes No Don't know
- 3.2 Are you building on existing disturbed areas? Yes No Don't know
- 3.3 Landscape design
- 3.31 Native plants? Yes No Don't know
- 3.32 Drought tolerant plants? Yes No Don't know
- 3.33 Pierce Disease resistant planting? Yes No Don't know
- 3.34 Fire resistant planting? Yes No Don't know
- 3.35 Are you restoring open space and/or habitat? Yes No Don't know
- 3.36 Are you harvesting rain water on site? Yes No Don't know
- 3.37 Planting large trees to act as carbon sinks? Yes No Don't know
- 3.38 Using permeable paving materials for drive access & walking surfaces? Yes No Don't know
- 3.4 Does your parking lot included bicycle parking? Yes No Don't know
- 3.5 Do you have on-site waste water disposal? N/A Yes No Don't know
- 3.6 Do you have post-construction stormwater on site detention/ N/A filtration methods designed? Yes No Don't know
- Have you designed in harmony with existing natural features/ such as preserving existing tree or rock outcroppings? Yes No Don't know
- Does the project minimize the amount of site disturbance, such as minimizing grading and/or using the existing topography in the overall site design (such as cave design)? Yes No Don't know
- Is the structure designed to take advantage of natural cooling and passive solar aspects? N/A Yes No Don't know

4. ENERGY PRODUCTION & EFFICIENCY

- 4.1 Does your facility use energy produced on site? N/A Yes No Don't know
If yes, please explain the size, location, and percentage of off-set: _____
- 4.2 Does the design include thermal mass within the walls and/or floor? N/A Yes No Don't know
- 4.3 Do you intend to commission the performance of the building after it is built to ensure it performs as designed? N/A Yes No Don't know
- 4.4 Will your plans for construction include:
- 4.41 High density insulation above Title 24 standards? N/A Yes No Don't know
- 4.42 Zones for heating and cooling to provide for maximum N/A efficiency? Yes No Don't know
- 4.43 Energy star TM or ultra energy efficient appliances? N/A Yes No Don't know
- 4.44 A "cool" (lightly colored or reflective) or a permeable/living roof? N/A Yes No Don't know
- 4.45 Timers/time-outs installed on lights (such as bathrooms? N/A) Yes No Don't know
If yes, please explain: _____

5. WATER CONSERVATION

- 5.1 Does your landscape include high-efficiency irrigation? N/A Yes No Don't know
- 5.2 Does your landscape use zero potable water irrigation? N/A Yes No Don't know
- 5.3 Is your project in the vicinity to connect to the Napa Sanitation reclaimed water? Yes No Don't know
- 5.4 Will your facility use recycled water? N/A Yes No Don't know
- 5.41 If no, will you prepare for it by pre-installing dual pipes and/or purple lines? N/A Yes No Don't know
- 5.5 Will your plans for construction include: N/A
- 5.51 A meter to track your water usage? Yes No Don't know
- 5.52 Ultra water efficient fixtures and appliances? Yes No Don't know
- 5.53 A continuous hot water distribution method, such as an on-demand pump? Yes No Don't know
- 5.54 A timer to insure that the systems are run only at night/early morning? Yes No Don't know

6. MATERIAL RECYCLING

- 6.1 Are you using reclaimed materials? N/A Yes No Don't know
If yes, what and where? _____
- 6.2 Are you using recycled construction materials? N/A Yes No Don't know
- 6.21 Finish materials? Yes No Don't know
- 6.22 Aggregate/concrete road surfaces? Yes No Don't know
- 6.23 Fly ash/slag in foundation? Yes No Don't know
- 6.3 Will your contractor be required to recycle and reuse construction materials as part of your contract? N/A Yes No Don't know
- 6.4 Does your facility provide access to recycle? N/A Yes No Don't know
- 6.41 Kitchen recycling center? Yes No Don't know
- 6.42 Recycling options at all trash cans? Yes No Don't know
- 6.43 Do you compost green waste? Yes No Don't know
- 6.44 Provide recycling options at special events? Yes No Don't know

7. NATURAL RESOURCES

- 7.1 Will you be using certified wood that is sustainable harvested, in construction? N/A Yes No Don't know N/A
- 7.2 Will you be using regional (within 500 miles) building materials? N/A Yes No Don't know
- 7.3 Will you be using rapidly renewable materials, such as bamboo? N/A Yes No Don't know
- 7.4 Will you apply optimal value engineering (studs & rafters at 24" on center framing)? N/A Yes No Don't know N/A
- 7.5 Have you considered the life-cycle of the materials you chose? N/A Yes No Don't know

8. INDOOR AIR QUALITY

- 8.1 Will you be using low or no emitting finish and construction materials indoors? N/A
- 8.11 Paint? N/A Yes No Don't know
- 8.12 Adhesives and sealants? N/A Yes No Don't know
- 8.13 Flooring? N/A Yes No Don't know
- 8.14 Framing? N/A Yes No Don't know
- 8.15 Insulation? N/A Yes No Don't know
- 8.2 Does the design allow for maximum ventilation? N/A Yes No Don't know
- 8.3 Do you plan for a wood burning fireplace? (US EPA Phase II certified)? N/A Yes No Don't know
- 8.4 Does your design include daying, such as skylights? N/A Yes No Don't know

9. TRANSPORTATION DEMAND MANAGEMENT

- 9.1 After your project is complete, will you offer your employees incentives to Carpool, bike, or use transit? N/A Yes No Don't know
- 9.2 After your project is complete, will you allow your employees to telecommute or to have alternative work schedules? N/A Yes No Don't know
- 9.3 Does your project include design features that encourage alternative modes of transportation, such as:
 Preferred parking for carpooling, ridesharing, electric vehicles? N/A Yes No Don't know
 Secured bicycle parking, safe bicycle access? N/A Yes No Don't know
 Loading zones for buses/large taxi services? N/A Yes No Don't know
- 9.4 How close is your facility to public transportation? N/A

10. Are there any superior environmental/sustainable features of your project that should be noted?
Preserves natural landscape

11. What studies or reports have you done as part of preparing this application?
1. **EIR previously completed for vineyard on this property, studies included the area of the proposed project site.**

12. If your project involves an addition or modification to an existing building, are you planning to improve energy conservation of existing space (such as insulation, new windows, HVAC, etc.)?
N/A Yes No Don't know

If yes, please describe: _____


- 13. Once your facility is in operation, will you:
 13.1 Calculate your greenhouse gas emissions? N/A Yes No Don't know
 13.2 Implement a GHG reduction plan? N/A Yes No Don't know
 13.3 Have a written plan to reduce your vehicle miles traveled of your operations and employee's commute? N/A Yes No Don't know

14. Does your project provide for education of green/sustainable practices? Yes No Don't know
If yes, please describe: _____ N/A

15. Any comments, suggestions, or questions in regards to the County's efforts to reduce greenhouse gases?

Form filled out by: James R. Bushey

151 PAGE only

WHEN RECORDED, MAIL TO: Jay M. Behmke Attorney-at-Law 930 Valley View Drive Healdsburg, California 95448	FOR RECORDER'S USE:  1996 005389 OFFICIAL RECORDS OF NAPA COUNTY H. KATHLEEN BONDS AT REQUEST OF: NAPA LAND TITLE 03/05/1996 10:17 AM Fee: \$ 70.00 Pgs: 22 TT : \$.00
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EASEMENT GRANT DEED

A. The following parties (collectively, "Grantors") are each separately the owners of real property located near Soda Canyon Road, Napa County, California, commonly known by the Napa County Assessor's Parcel Numbers set forth opposite their names below, and which are more particularly described in Exhibit A attached hereto and incorporated herein by reference:

<u>Grantors</u>	<u>Parcel Number</u>
-----------------	--------------------------

TODD M. ELLIS AND PATRICIA ANN ELLIS, husband and wife, as Joint Tenants	032-500-019
DONALD W. COLE as Trustee of the DONALD W. COLE REVOCABLE TRUST initially created on April 26, 1990	032-500-020
MARIAN L. BRUNSON, a single woman as to a Life Estate and ROBERTA J. PETERSON, PATRICIA A. KAMINSKA, JEANNE M. FUSON AND JEANINE F. POOLE each as to an undivided 1/4 interest as to the Remainder, as to an undivided 1/2 interest and MARIAN L. BRUNSON; a single woman as to an undivided 1/2 interest	032-500-011
VIOLA V. DEBB, a widow	032-040-008
ALMA L. LYERLA Surviving Joint Tenant	032-500-009
FORREST KLEIN AND ROSE MARIE KLEIN, Co-Trustees U/D/T dated 12/17/93, F/B/O the Klein Family Trust Agreement dated 12/17/93 as to an undivided 1/2 interest and GREGORY KLEIN as to an undivided 1/4 interest and KEITH KLEIN as to an undivided 1/4 interest	032-500-008
MARILYN HENDRICKSON, Trustee of the Trust under the Will of FRANK C. DEBB for the benefit of VIOLA DEBB	032-040-007
TOMMY LEE DAVIS, an unmarried man, as his sole and separate property	032-040-005
KRUPP FAMILY LIMITED PARTNERSHIP, a California limited partnership	032-030-010, 032-030-012, 032-030-013
LESLEY J. WOLFF, an unmarried man	032-040-001
MARILYN HENDRICKSON, Trustee of the Trust under the Will of FRANK C. DEBB for the benefit of VIOLA DEBB	032-030-015

Documentary Transfer Tax \$
 - Computed on full value of Property Conveyed, or
 - Computed on full value less liens & encumbrances
 remaining thereon at time of sale.
 Signature of declarant or agent determining tax

ACCESS AGREEMENT

Krupp Family Cemetery ("Cemetery") hereby grants permission to the undersigned ("Visitor") to visit the Cemetery property located on 3595 Soda Canyon Road, Napa, California from 8:00AM to 6:00PM seven (7) days per week.

In consideration of the opportunity to have free access to the Cemetery, Visitor, for myself, my personal representatives, assigns, heirs, and next of kin, agree as follows:

The Cemetery is located on land on which Stagecoach Vineyards Limited Partnership ("Stagecoach") owns and operates a commercial vineyard. Stagecoach has granted permission to the Cemetery to allow visitors. As a condition of this permission, Stagecoach has requested that all visitors to the Cemetery maintain the confidentiality of any and all information concerning the vineyards obtained during their visit. In acknowledgment of the legitimate interests of Stagecoach, Visitor agrees not to disclose to any person any information about the Stagecoach vineyards, including but not limited to, methods of operation, maintenance, repair, or cultivation, which Visitor obtains by any means, including but not limited to, by observation, photographs or video. Visitor further agrees not to damage or disturb the Cemetery or the Stagecoach vineyards.

A visit to the Cemetery in the middle of an operating vineyard involves risks and dangers, and potential serious bodily injury, including but not limited to, permanent disability, paralysis and death and damage to property (the "Risks"). Visitor fully accepts and assumes all risks and all responsibility for losses, costs, and damages Visitor incurs as a result of my visit to the Cemetery or any damage that Visitor causes to the Cemetery or the Stagecoach vineyards, and hereby release, discharge, and covenant not to sue the Krupp Family Cemetery, Stagecoach, or its directors, officers, shareholders, general partners, limited partners, employees, and agents (collectively, the "Releasees"), from all liability, claims, demands, losses or damages on my account caused or alleged to be caused in whole or in part by the negligence of the Releasee or otherwise, including negligent rescue operations; and Visitor further agrees that if, despite this release and waiver of liability, assumption of risk, and indemnity agreement, Visitor, or anyone on my behalf, makes a claim against any of the Releasees, Visitor will indemnify, save and hold harmless each of the Releasees from any litigation expenses, attorney fees, loss, liability, damage, or cost which any may incur as a result of such claim, to the fullest extent permitted by law. Visitor will further indemnify, save and hold harmless each of the Releasees from any loss, liability, damage, or cost including any litigation expenses and attorney fees, which any may incur as a result of damage or disturbance which Visitor causes to the Cemetery or Stagecoach vineyards as a result of my visit.

In the event that Visitor violates or breaches any condition set forth herein, Cemetery hereby reserves the right to revoke the permission granted herein and terminate this agreement.

Visitor has read this agreement, fully understands its terms, understands that Visitor has given up substantial rights by signing it and has signed it freely and without any inducement or assurance of any nature and intends it to be a complete and unconditional release of all liability to the greatest extent allowed by law and agrees that if any portion of this agreement is held to be invalid, the balance, notwithstanding, shall continue in full force and effect.

CEMETERY:

JRK Vineyard Management, INC.

By: _____

Jan R. Krupp, President

VISITOR:

Sign: _____

Name: _____

Date: _____

Address: _____

Address: _____

City, State Zip: _____

Telephone: _____

CMPR

CARLE, MACKIE, POWER & ROSS LLP
ATTORNEYS

100 B STREET, SUITE 400
SANTA ROSA, CALIFORNIA 95401

TEL: (707) 526-4200
FAX: (707) 526-4707

F

August 5, 2010

State of California
Department of Consumer Affairs
Cemetery and Funeral Bureau
1625 North Market Blvd., Suite S208
Sacramento, CA 95834

ATTN: Mary Hintemeyer


Re: Certificate of Authority Application

Ms. Hintemeyer:

Our firm represents JRK Vineyard Management Inc., in connection with the enclosed Certificate of Authority Application and supporting documentation.

If you have any questions regarding this application or if you require further documentation please do not hesitate to contact me. If you do contact the applicant directly, would you please provide us with a copy of your correspondence? Thank you.

Sincerely,



Jeremy Little

enclosures

CMPR

CARLE, MACKIE, POWER & ROSS LLP

ATTORNEYS

100 B STREET, SUITE 400
SANTA ROSA, CALIFORNIA 95401

TEL: (707) 526-4200
FAX: (707) 526-4707

August 5, 2010

State of California
Department of Consumer Affairs
Cemetery and Funeral Bureau
ATTN: Mary Hintemeyer
1625 North Market Blvd., Suite S208
Sacramento, CA 95834

Re: Certificate of Authority Application & Cemetery Manager Exception

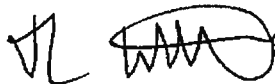
Ms. Hintemeyer:

We are writing in regards to our accompanying Certificate of Authority application. Our application is for a small, private family cemetery. The entire size of the proposed cemetery is 6,544 square feet (0.15 acre). We foresee an average of less than ten (10) visits each year of no more than five (5) people per visit. Therefore, we anticipate no complaints from our operation of this proposed cemetery.

As such, we respectfully request a waiver under California Code of Regulations Section 2326.5, which requires common ownership of licensed cemeteries in order to share a cemetery manager. Given the size of this proposed cemetery there will be very little to manage and thus, a nominal amount to manage.

We have contacted Pete Manasi, presently the cemetery manager of Tulocay Cemetery in Napa, California. The Tulocay Cemetery is approximately twelve (12) miles from our proposed private family cemetery. Mr. Manasi has graciously offered his services in managing our proposed cemetery when and if needed. Although our proposed cemetery and the Tulocay Cemetery are not under common ownership, we respectfully request that Mr. Manasi be permitted to be designated as our cemetery manager.

Sincerely,



Jeremy Little



CEMETERY AND FUNERAL BUREAU
 1625 N. Market Blvd., S208
 Sacramento, CA 95834
 (916) 574-7870 FAX (916) 928-7988



APPLICATION FOR CERTIFICATE OF AUTHORITY

FILING FEE

\$400

COA NUMBER ISSUED

SECTION A: CEMETERY INFORMATION			
Name of Cemetery Krupp Family Cemetery		License number (If an existing Cemetery) COA	
New Name of Cemetery (If applicable)		Telephone Number (707) 259-1198	
Address of Cemetery 3595 Soda Canyon Road	City Napa	State CA	Zip Code 94558
Mailing Address of Cemetery (If different than above) 3265 Soda Canyon Road	City Napa	State CA	Zip Code 94558
Fax Number (707) 259-6198	Email address (Not required)		
SECTION B: NAME OF PERSON FILING THE APPLICATION (Attach a corporate resolution delegating authority to applicant to submit the application on behalf of the corporation.)			
Last Name Krupp	First Jan	Telephone Number (If different than above) ()	
Mailing Address (For correspondence relating to this application, if different than above.)	City	State	Zip Code
SECTION C: NAME OF DESIGNATED CEMETERY MANAGER (Attach a written statement demonstrating two years experience in the cemetery business in a cemetery of the same size, type, and scope of operation.)			
Last Name Manasi	First Pete	License Number CEM -16	Expiration Date March 31, 2011
SECTION D: APPROVAL TO SHARE CEMETERY MANAGER (If applicable, must be under common ownership and within 60 miles of the designated main office.)			
Name of Cemetery Designated as Main Office		License Number COA	Miles From New Cemetery
Address of Main Office	City	State CA	Zip Code
COA Numbers for Additional Cemeteries Managed.	COA #	COA #	COA #
SECTION E: CORPORATION			
Name of Corporation (Exact name as shown on Articles of Incorporation) JRK Vineyard Management, Inc.			
Incorporated in State of California	Date incorporated April 5, 1996	FEIN Number	
FOR OFFICE USE ONLY			
Date Cashiered	Amount Cashiered	ATS Number	Receipt Number
Affidavit's	CEM	Broker	Inspection Notice Sent
			License Issued On

SECTION F: CORPORATE OFFICERS (List Names and Titles of the Top 4 Corporate Officers.)			
Title	Last Name	First	Middle Initial
President	Krupp	Jan	R.
Vice President			
Treasurer	Krupp	Jan	R.
Secretary	Krupp	Jan	R.

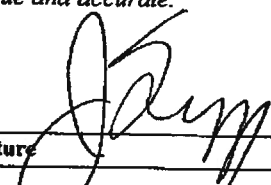
ATTACH A COMPLETED CERTIFICATION AFFIDAVIT FOR EACH OFFICER.

SECTION G: TRUSTEES (List all Trustees, only one Trustee can be an Officer or Employee of the Corporation.)		
Last Name	First	Middle Initial
Krupp	Jan	R.
Krupp	Janice	
Krupp	Bart	

ATTACH A COMPLETED CERTIFICATION AFFIDAVIT FOR EACH TRUSTEE.

SECTION H: APPLICANT CERTIFICATION

I certify under penalty of perjury under the laws of the State of California that all statements furnished in connection with this application are true and accurate.

Signature 
 Title President JAN
 Date 7/26/10

Note: The information solicited on this form is required pursuant to Business and Professions Code Sections 9702.1 and 9715. All items in this application are mandatory; none are voluntary, unless indicated. Failure to provide any of the requested information will result in the application being considered incomplete, (incomplete applications are subject to abandonment one year from the date the applicant is notified of deficiencies). All information provided will be used to determine qualification for licensure, per the Business and Professions Code Section that authorizes the collection of this information. Per California Civil Code Section 1798.17, (Information Practice Act), the Chief of the Cemetery and Funeral Bureau is responsible for maintaining information in this application. This information may be transferred to other governmental and enforcement agencies. Individuals have the right to review the records maintained on them by the agencies, unless the records are exempt by Section 1798.40 of the Civil Code. Requests for information may be addressed to The Custodian of Records, Bureau Chief, Cemetery and Funeral Bureau, 1625 North Market Blvd., Suite S-208, Sacramento, CA 95834, (916) 574-7870.

**JRK VINEYARD MANAGEMENT, INC.
JOINT WRITTEN ACTION OF THE BOARD OF DIRECTOR
AND SOLE SHAREHOLDER
IN LIEU OF SPECIAL MEETING**

The undersigned, constituting all of the directors and the sole shareholder of JRK Vineyard Management, Inc., a California corporation (the "Company"), pursuant to the authority to act without a meeting in accordance with Sections 307(b) and 603 of the California General Corporation Law and the Bylaws of the Company hereby consent to the following actions and adopt the following resolutions set out below. This written consent is in lieu of a special meeting of the board of directors and the shareholders and all the actions and the resolutions adopted in it shall have the same force and effect as if they were taken and adopted at such special meetings.

Certificate of Authority Application

RESOLVED, that the Certificate of Authority application in the form attached hereto as Exhibit A, is hereby approved.

RESOLVED FURTHER, that the Company authorizes the submittal of the Certificate of Authority application to the state of California Cemetery and Funeral Bureau.

RESOLVED FURTHER, that the officers of the Company are hereby authorized and directed to execute and deliver such additional documents, instruments and agreements and to take such other action on behalf of the Company as may be required to consummate the transactions contemplated by and to effectuate the intent of these resolutions on the Company's behalf.

This action may be executed in one or more counterparts, each of which shall be an original and all of which, taken together as a whole, shall be one instrument.

Dated: July 26, 2010.

DIRECTOR:

Jan R. Krupp

SOLE SHAREHOLDER:

Jan R. Krupp

State of California

SECRETARY OF STATE

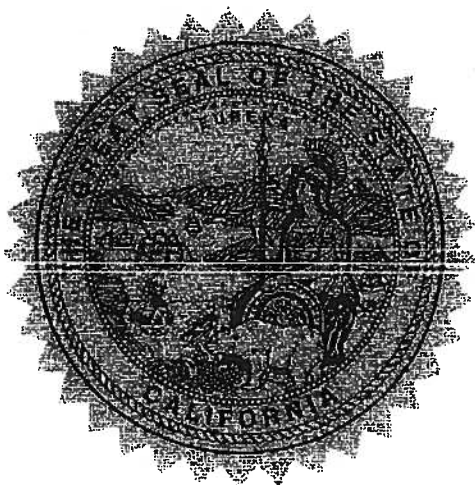
CORPORATION DIVISION

I, *BILL JONES*, Secretary of State of the State of California, hereby certify:

That the annexed transcript has been compared with the corporate record on file in this office, of which it purports to be a copy, and that same is full, true and correct.

IN WITNESS WHEREOF, I execute this certificate and affix the Great Seal of the State of California this

APR 8 1996



Bill Jones

Secretary of State

1965600

ENDORSED
FILED

In the office of the Secretary of State
of the State of California

ARTICLES OF INCORPORATION

OF

APR 5 1996

JRK VINEYARD MANAGEMENT, INC.

Bill Jones
BILL JONES, Secretary of State

ONE: The name of this corporation is **JRK Vineyard Management, Inc.**

TWO: The purpose of this corporation is to engage in any lawful act or activity for which a corporation may be organized under the General Corporation Law of California other than the banking business, the trust company business, or the practice of a profession permitted to be incorporated by the California Corporations Code.

THREE: The name and address in this state of this corporation's initial agent for service of process are Jan R. Krupp, 1580 Mann Drive, Suite B, Pinole, CA 94564.

FOUR: This corporation is authorized to issue only one class of shares, which shall be designated "common" shares. The total number of such shares authorized to be issued is 1,000,000.

FIVE: The liability of the directors of this corporation for monetary damages shall be eliminated to the fullest extent permissible under California law.

SIX: This corporation is authorized to provide indemnification of agents (as defined in section 317 of the Corporations Code) for breach of duty to this corporation and its stockholders through bylaw provisions or through agreements with the agents, or both, in excess of the indemnification otherwise permitted by section 317 of the Corporations Code, subject to the limits on such excess indemnification set forth in section 204 of the Corporations Code.


SEVEN: This corporation is a close corporation. The issued shares of this corporation of all classes shall be held of record by not more than 35 persons.

Dated: 4/3/96

Jay M. Behmke

Jay M. Behmke
Incorporator

I declare that I am the person who executed the above instrument, and that this instrument is my act and deed.



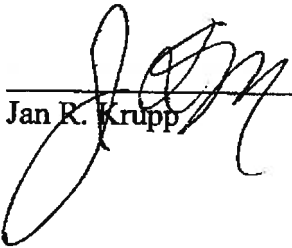
Jay M. Behmke

JRK VINEYARD MANAGEMENT, INC.

The undersigned, constituting the sole director and the sole shareholder of JRK Vineyard Management, Inc., a California corporation (the "Company"), set forth, confirm and verify the following information:

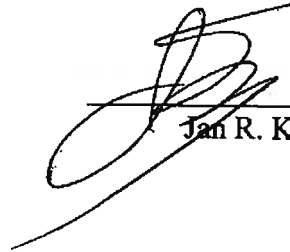
The Company was organized for the sole purpose of land and vineyard management. The sole shareholder owns 100% of the issued and outstanding shares of common stock of the Company. The Company will not sell or issue any securities in connection with this proposed cemetery.

DIRECTOR:



Jan R. Krupp

SOLE SHAREHOLDER:



Jan R. Krupp



2010-0010021

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

CARLE, MACKIE, POWER & ROSS LLP
100 B Street, Suite 400
Santa Rosa, CA 95401
Attn: Jay M. Behmke

Recorded Official Records County of Napa JOHN TUTEUR Assessor-Recorder-Cou	REC FEE	22.00
02:39PM 04-May-2010	CW	Page 1 of 3

(Above for Recorder's Use)

DECLARATION OF DEDICATION

THIS DECLARATION OF DEDICATION is made as of April 24, 2010, by JRK Vineyard Management, Inc., a California corporation ("**Declarant**"), with reference to the following facts:

RECITALS

A. Declarant is owner of a leasehold interest in certain real property in the County of Napa commonly known as Assessor Parcel Number 032-030-010 and further delineated on the map attached hereto as Exhibit A (the "**Property**").

B. Declarant and Stagecoach Vineyards Limited Partnership, a California limited partnership ("**Landlord**"), have entered into that certain lease dated April 1, 2010, for the Property (the "**Lease**").

C. Pursuant to the Lease, Landlord has agreed to permit Declarant to operate a small, private family cemetery.

D. Declarant and Landlord desire that a portion of the Property, as displayed on the map attached hereto as Exhibit A (the "**Cemetery Property**"), shall be used exclusively for cemetery purposes.

NOW, THEREFORE, for the reasons set forth above, the Declarant hereby agrees that the Cemetery Property shall be subject to the following:

DECLARATION

1. Declarant, acting through its president and secretary, hereby irrevocably dedicates the Cemetery Property exclusively to cemetery purposes.

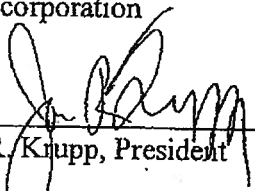
2. This declaration shall be attached to the map of the cemetery and recorded pursuant to Section 8551 of the Health and Safety Code of the State of California.

IN WITNESS WHEREOF, the undersigned by its officers, duly authorized has executed this declaration this 24 day of April, 2010.

DECLARANT:

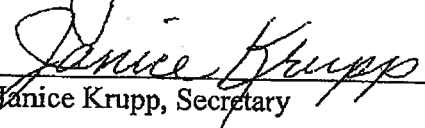
JRK Vineyard Management, Inc.
a California corporation

By:



Jan R. Krupp, President

By:



Janice Krupp, Secretary

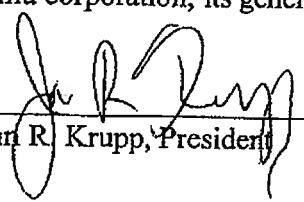
CONSENT OF LANDLORD

The undersigned is the Landlord in the Lease and hereby consents to the Declaration of Dedication as set forth herein. Declarant and Landlord hereby confirm that, subject to the terms of this consent, the Lease remains in full force and effect and will remain in full force and effect in accordance with its terms.

STAGECOACH VINEYARDS LIMITED PARTNERSHIP
a California limited partnership

By: JRK VINEYARD MANAGEMENT, INC.
a California corporation, its general partner

By:



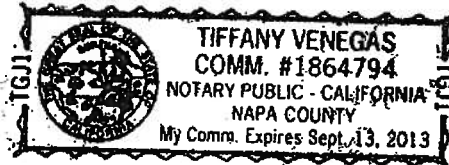
Jan R. Krupp, President

STATE OF CALIFORNIA)
) ss:
COUNTY OF Napa)

On Apr. 24, 2010 before me, Tiffany Venegas, a Notary Public personally appeared Jan R. Krupp, Janice Krupp, 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 Tiffany Venegas

STATE OF CALIFORNIA)
) ss:
COUNTY OF Napa)

On Apr. 24, 2010 before me, Tiffany Venegas, a Notary Public personally appeared Jan R. Krupp, 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 Tiffany Venegas

26 RM 61

COUNTY RECORDER'S CERTIFICATE

FILED THIS 4th DAY OF MAY, 2010 AT 11:38 AM,
 IN BOOK 26 OF RECORDS AT PAGE 61.
 REC: MS

JOHN T. TATE
 JOHN T. TATE
 NAPA COUNTY RECORDER
John T. Tate
 DEPUTY COUNTY RECORDER

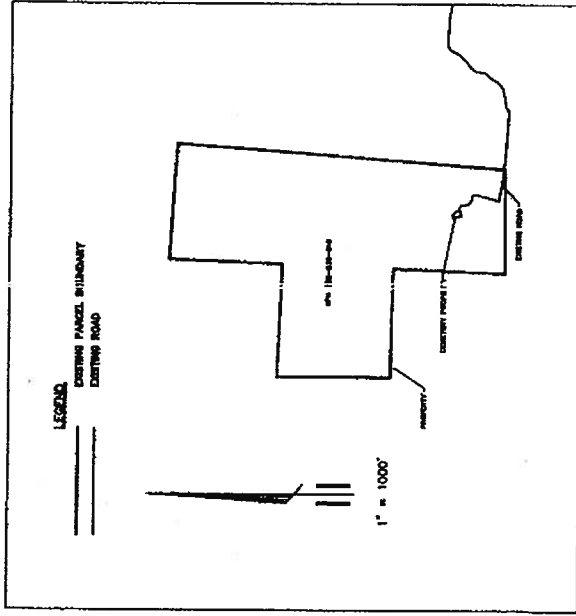
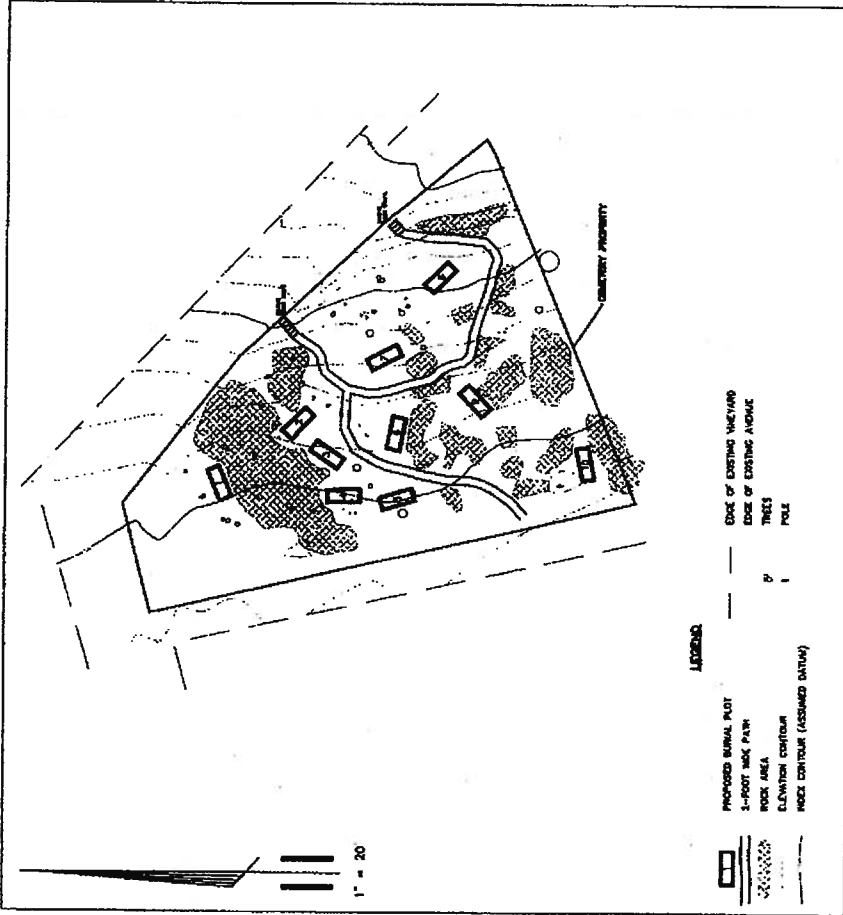
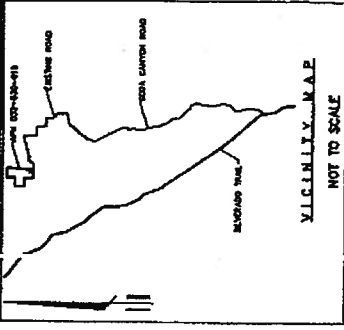


EXHIBIT A



PIRK VINEYARD MANAGEMENT, INC.
 SODA CANYON ROAD
 PRIVATE FAMILY CEMETERY
 SITE PLAN



John T. Tate
 JOHN T. TATE
 DEPUTY COUNTY RECORDER

DATE: 5-3-10
 SHEET: 1 OF 1

Page 1 ONLY

LEASE

THIS LEASE is made and executed as of April 30, 2010 by and between Stagecoach Vineyards Limited Partnership, a California limited partnership ("Lessor"), and JRK Vineyard Management, Inc., a California corporation ("Lessee").

RECITALS

A. Lessor is the owner of certain real property located in the County of Napa, State of California, commonly known as 3595 Soda Canyon Road, Napa, California with Napa County Assessor's Parcel Number 032-030-010 and further delineated on the map attached hereto as Exhibit A hereto (the "Property").

B. Lessee desires to lease from Lessor the entire Property (the "Leased Property") for the purpose of establishing and operating a small private cemetery and for certain agricultural purposes, and Lessor desires to lease to Lessee the Leased Property on the terms and conditions contained herein.

NOW, THEREFORE, in consideration of the mutual agreements contained herein, the parties hereto agree as follows:

AGREEMENT

1. Grant of Lease. Lessor hereby leases to Lessee, and Lessee hereby leases from Lessor, the Leased Property, subject to the terms and conditions set forth herein.

2. Term of Years.

2.1. Term. The Leased Property is leased for a term beginning July 1, 2010, and terminating December 31, 2044 (the "Term").

2.2. Termination. Lessee agrees, on the last day of the term or upon sooner termination of this Lease as a result of default or otherwise, to surrender the Leased Property and all improvements thereon to Lessor in the same condition as when received, reasonable wear and tear excepted, and to remove all of Lessee's personal property from the Leased Property.

2.3. Holding Over. This Lease shall terminate without further notice upon the expiration of the Term, and any holding over by Lessee after the expiration of the Term shall not constitute a renewal hereof or give Lessee any rights hereunder in or to the Leased Property.

3. Rent and Other Money Terms.

3.1. Rent. For each calendar year during the term of this Lease, Lessee agrees to pay to Lessor as rental for the use and occupancy of the Leased Property an amount equal to 1,000.00 Dollars (\$ 1,000) (the "Rent"). The Rent shall be paid in full no later than December 31st of each year this Lease remains in effect.

PG 1 ONLY



2010-0010021

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

CARLE, MACKIE, POWER & ROSS LLP
100 B Street, Suite 400
Santa Rosa, CA 95401
Attn: Jay M. Behmke

Recorded | REC FEE 22.00
Official Records
County of
Napa
JOHN TUTEUR
Assessor-Recorder-Cou
02:39PM 04-May-2010 | CM Page 1 of 3

(Above for Recorder's Use)

DECLARATION OF DEDICATION

THIS DECLARATION OF DEDICATION is made as of April 24, 2010, by JRK Vineyard Management, Inc., a California corporation ("**Declarant**"), with reference to the following facts:

RECITALS

- A. Declarant is owner of a leasehold interest in certain real property in the County of Napa commonly known as Assessor Parcel Number 032-030-010 and further delineated on the map attached hereto as Exhibit A (the "**Property**").
- B. Declarant and Stagecoach Vineyards Limited Partnership, a California limited partnership ("**Landlord**"), have entered into that certain lease dated April 1, 2010, for the Property (the "**Lease**").
- C. Pursuant to the Lease, Landlord has agreed to permit Declarant to operate a small, private family cemetery.
- D. Declarant and Landlord desire that a portion of the Property, as displayed on the map attached hereto as Exhibit A (the "**Cemetery Property**"), shall be used exclusively for cemetery purposes.

NOW, THEREFORE, for the reasons set forth above, the Declarant hereby agrees that the Cemetery Property shall be subject to the following:

DECLARATION

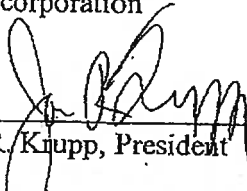
- 1. Declarant, acting through its president and secretary, hereby irrevocably dedicates the Cemetery Property exclusively to cemetery purposes.
- 2. This declaration shall be attached to the map of the cemetery and recorded pursuant to Section 8551 of the Health and Safety Code of the State of California.

IN WITNESS WHEREOF, the undersigned by its officers, duly authorized has executed this declaration this 24 day of April, 2010.

DECLARANT:

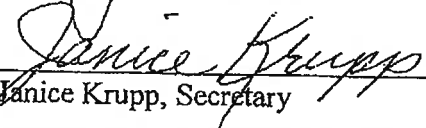
JRK Vineyard Management, Inc.
a California corporation

By:



Jan R. Krupp, President

By:



Janice Krupp, Secretary

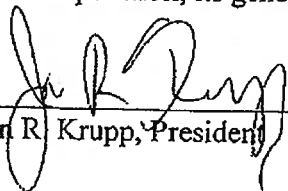
CONSENT OF LANDLORD

The undersigned is the Landlord in the Lease and hereby consents to the Declaration of Dedication as set forth herein. Declarant and Landlord hereby confirm that, subject to the terms of this consent, the Lease remains in full force and effect and will remain in full force and effect in accordance with its terms.

STAGECOACH VINEYARDS LIMITED PARTNERSHIP
a California limited partnership

By: JRK VINEYARD MANAGEMENT, INC.
a California corporation, its general partner

By:



Jan R. Krupp, President

PG 1 ONLY

ENDOWMENT CARE TRUST AGREEMENT

This irrevocable Endowment Care Trust Agreement (the "Trust Agreement") is made and entered into May 15, 2010, by and between the JRK Vineyard Management, Inc., a California corporation ("Cemetery Authority") and the undersigned as Trustee (collectively, the "Trustees").

WITNESSETH:

WHEREAS, the Cemetery Authority is engaged in providing Endowment Care grave or lawn crypt space to family members and close friends subject to the provisions of California Health and Safety Code Sections 8700 *et seq.*, as amended, and related rules and regulations of the State of California as amended (collectively the "Cemetery Laws");

WHEREAS, certain amounts received for such grave or lawn crypt space are required to be placed in trust pursuant to Cemetery Laws and deposited with Trustees meeting the requirements of Cemetery Laws as amended;

WHEREAS, Trustees are qualified to serve as Trustees of funds required to be deposited pursuant to Cemetery Laws; and

WHEREAS, Cemetery Authority wishes to contract with Trustees; and

WHEREAS, Cemetery Authority and Trustees wish to set forth the terms and conditions whereby all accumulated deposits hereafter deposited under this Trust Agreement and all accumulated appreciation and income thereon, (such accumulated deposits and accumulated appreciation and income shall hereafter be referred to as "Endowment Care Funds") shall be administered in accordance with Cemetery Laws and this Trust Agreement;

NOW THEREFORE, in consideration of the declarations of trust and the mutual covenants of the Cemetery Authority and Trustees, the parties agree as follows:

**ARTICLE I
TRUST PURPOSE**

1.1 **Creation of the Trust.** The purpose of this Trust Agreement and the trust created pursuant hereto (the "Endowment Care Trust Fund") is to provide for the administration and investment, pursuant to Cemetery Laws, of all Endowment Care Trust Funds received by Trustees from the Cemetery Authority.

1.2 **Appointment of Trustees.** The Cemetery Authority hereby appoints Trustees and Trustees hereby accept the appointment as Trustees of the Endowment Care Trust Fund in accordance with the terms and conditions of this Trust Agreement and applicable law. In accordance with Cemetery Laws, the Trustees shall consist of at least three members, all of

PG 1 ONLY

JRK VINEYARD MANAGEMENT, INC.

The undersigned, constituting the sole director and the sole shareholder of JRK Vineyard Management, Inc., a California corporation (the "Company"), set forth, confirm and verify the following information:

a. Names and addresses:

Incorporator: Jay M. Behmke
100 B Street, Suite 400
Santa Rosa, CA 95401

Directors: Jan R. Krupp
3265 Soda Canyon Road
Napa, CA 94558

Officers: President, Secretary & Treasurer:

Jan R. Krupp
3265 Soda Canyon Road
Napa, CA 94558

Trustees of the endowment care fund:

Jan R. Krupp
3265 Soda Canyon Road
Napa, CA 94558

Janice Krupp
3265 Soda Canyon Road
Napa, CA 94558

Bart Krupp
300 Mountain Avenue
Montclair, NJ 07043

Cemetery broker: Not applicable.

Designated cemetery manager: Pete Manasi
411 Coombsville Road
Napa, CA 94558

Mr. Manasi has been involved with the Tulocay Cemetery in Napa, California for over thirty (30) years. His license number is CEM-16. Mr. Manasi received his cemetery manager's license in March, 1993. He also assisted in re-writing the cemetery manager test.