



- ▲ BOUNDARY
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C&P 9310-21

July 16, 2021

Permit Sonoma  
2550 Ventura Avenue  
Santa Rosa, CA 95403

**Re: Lot Line Adjustment Application  
Levy & Jade Mountain LLC  
APNs 139-010-017, 139-010-007, 115-250-019, 115-250-011, 115-250-018, 115-250-015  
Hot Springs Road, Cloverdale, CA 95425**

To whom it may concern:

Enclosed please find all the application materials for the proposed lot line adjustment (LLA) for the subject properties. See site plan for details.

The purpose of this LLA is to reconfigure three parcels to conform with existing use and physical conditions, i.e., transferring lands lying south of the centerline of Hot Springs Road from Levy to Jade Mountain LLC.

Notes on legal parcel status of Lots A, B & C:

- The chain of title indicates that DN 2022-053928 (Lands of Levy) contains at least two separate legal parcels, one of which is Lot A, being described under Parcel Three of DN 2022-053928. This parcel was separately conveyed under DN 1993-084411. Parcels One and Two of DN 2022-053928 were separately conveyed under DN 1993-084414 and are not a part of this proposed LLA.
- The legal parcel status of Lots B and C were documented under ACC 88-545.11 (DN 1990-0115053) and ACC 88-545.13 (DN 1990-0115055).
- The following are not included in Lot C and are not a part of this proposed LLA:
  - APN 115-250-007 (Kelly Road, Lands of Baroni Trust, a private road under DN 2004-093916);
  - APN 115-250-005 (Lands of Jade Mountain LLC, ACC recorded under DN 2010-059821);
  - APN 115-250-006 (Lands of Jade Mountain LLC, separately conveyed under DN 2020-119716).

Please call me at (707) 542-6268 if you have any questions or concerns.

Very truly yours,  
**CINQUINI & PASSARINO, INC.**

Mathew Dudley, PLS  
Professional Land Surveyor

PROJECT DETAIL		LOT A		LOT A	
OWNER	LAURENT & FANNY LEVY	OWNER	JADE MOUNTAIN LLC	OWNER	JADE MOUNTAIN LLC
ADDRESS	2000 HOW SPRINGS ROAD CLOVERDALE, CA 95425	ADDRESS		ADDRESS	
PHONE NUMBER	(707) 888-8731	PHONE NUMBER		PHONE NUMBER	
SITE ADDRESS	HOT SPRINGS ROAD CLOVERDALE, CA 95425	SITE ADDRESS	HOT SPRINGS ROAD/KELLY ROAD SANTA ROSA, CA 95425	SITE ADDRESS	350 KELLY ROAD SANTA ROSA, CA 95425
VESTING DOCUMENT	DN 2022-053928	VESTING DOCUMENT	DN 2010-119715	VESTING DOCUMENT	DN 2010-119715
PROOF OF LEGAL		ACC	DN 1990-0115055 (ACC 88-545.13)	ACC	DN 1990-0115053 (ACC 88-545.11)
PARCEL STATUS	DN 1993-084411	APN	139-010-007 PORTION OF 115-250-019	APN	115-250-011 115-250-018 PORTION OF 115-250-019
APN	139-010-017, 115-250-015	EXISTING SIZE	208 ACRES ±	EXISTING SIZE	262 ACRES ±
PROPOSED SIZE	134 ACRES ±	PROPOSED SIZE	223 ACRES ±	PROPOSED SIZE	274 ACRES ±
ZONING	RRD B6 160, RC50/50	ZONING	RRD BR 160, RC50/50	ZONING	RRD B6 160, RC50/50
LAND USE	RRD 160	LAND USE	RRD 160	LAND USE	RRD 160