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Water System Feasibility Report

for the

Hendry Winery Property

3104 Redwood Road

Napa, CA 94558

APN: 035-120-031

Prepared By:

CMP Civil Engineering & Land Surveying

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Date: 9/19/2019
Rev 1: 9/26/2022
Rev 2: 10/30/2024

Project # 00067

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Water System General Descriptions

The proposed water system, officially called Hendry Winery Water System, will supply potable water to the proposed Hendry Winery. The water source will be a new proposed off-site well.

Water System Technical Description and Feasibility

The water source for the winery will be a newly installed off-site well located on the parcel directly west of the subject winery property. The new well will be located adjacent to the existing well currently serving the winery. See Attachment “A” for a map showing the well location. The well is currently projected to provide potable water to the existing winery and has a projected capacity of 9 gallons per minute (GPM) based on the existing well which produces 17.9 GPM. Please see the well logs and other pertinent information in Attachment “D”. The well will be fitted with a 50’ deep seal with a minimum 3” annular space. The well water will be tested for adverse and hazardous constituents as required by local, state and federal permitting agencies. If any are found then an appropriate treatment and filtration system will be installed to treat the water and make it suitable for human consumption (a list of regulated drinking water contaminants are shown in Attachment “B”). The results of this test will be provided as soon as the testing is complete. From the well, the water will be pumped through a network of PVC pipes rated for potable water to two 5000 gallon storage tanks as well as one 15000 gallon storage tank, all of which provide a combined 25,000 gallons of water storage for potable and fire protection water use. From the tanks, the potable water is then routed to the winery building.

There is a total of one winery structure connected to this water system. Refer to the winery domestic and process wastewater calculations shown in the project Wastewater Feasibility Report for additional details. The maximum day demand (MDD) on this water system is 1695 gallons per day (GPD). The peak hourly demand (PHD) is (1695 x 1.5) = 2543 gallons per hour (GPH). Given that the subject well has a capacity of 9 GPM, at this rate it can provide a maximum of 12,960 GPD. Comparing this to the above MDD of 1695 GPD, there is more than enough daily capacity for the winery. Moving on to the PHD requirements. The code states that a water system must be able to provide the PHD for four consecutive hours which in this case is (2543 GPH x 4 H) = 10,172 gallons. Given that the well is expected to pump at 9 GPM this equals (9 GPM x 60 M x 4 H) = 2,160 gallons every four hours. Add this to the capacity of the combined 25,000 gallons of water storage tanks and the maximum 4 hour capacity of this water system is 27,160 gallons. Comparing this to the required 10,168 gallons, there is more than enough water available to meet the PHD requirements.

Looking at the entire parcel water use and availability, the proposed calculated annual water use for the subject parcel is 6.42 acre-feet. Refer to the water availability calculations shown in the project Water Availability Analysis for additional details. The well parcel has an estimated groundwater recharge rate of 20.99 acre-feet per year. Comparing the proposed use of 6.42 acre-feet per year to the above 20.99 acre-feet, as well as the estimated annual well capacity of 14.52 acre-feet per year, it is clear that the well parcel and proposed well have more than enough capacity to serve the proposed use.

In case of emergency, a backup water source is available. The emergency backup water source for this project is the existing 17.9 gallon per minute well. This emergency well will only be used if absolutely required and approved by the pertinent permitting agencies.

Water Quality and Testing

The proposed well will be tested for water quality. We expect the hazardous constituents tested to be below allowable local, state and federal drinking water quality levels. Attachment “B” shows both the EPA and California allowable contaminant levels. Attachment “C” normally contains the test results, however it is blank now. The test results will be provided as soon as the new well is drilled and the water is tested. As long as the water quality for the project well meets local, state and federal requirements, then it is expected that this system will be placed in service once the appropriate permits have been obtained and the improvements completed. Once the system is placed in service, the ongoing testing will be as follows: quarterly testing for bacteria, annual testing for nitrites, and nitrate testing once every three years.

Managerial Expectations

A qualified person will be hired to properly monitor, operate and maintain this water system. This persons responsibilities will include, but are not limited, to the following items:

1. Inspect the water system on a regular basis to ensure everything is operating properly and there are no possible points of contamination.
2. Repair any failures or system components showing signs of wear; or if necessary, coordinate with service providers to repair such items.
3. Properly obtain and send samples to the appropriate testing lab as required by the pertinent permitting agencies.
4. Notify winery owner and manager of any water system infrastructure needs and any planned water shutdown periods.
5. Develop emergency water system shutdown procedures and be able to implement them.

Financial Expectations

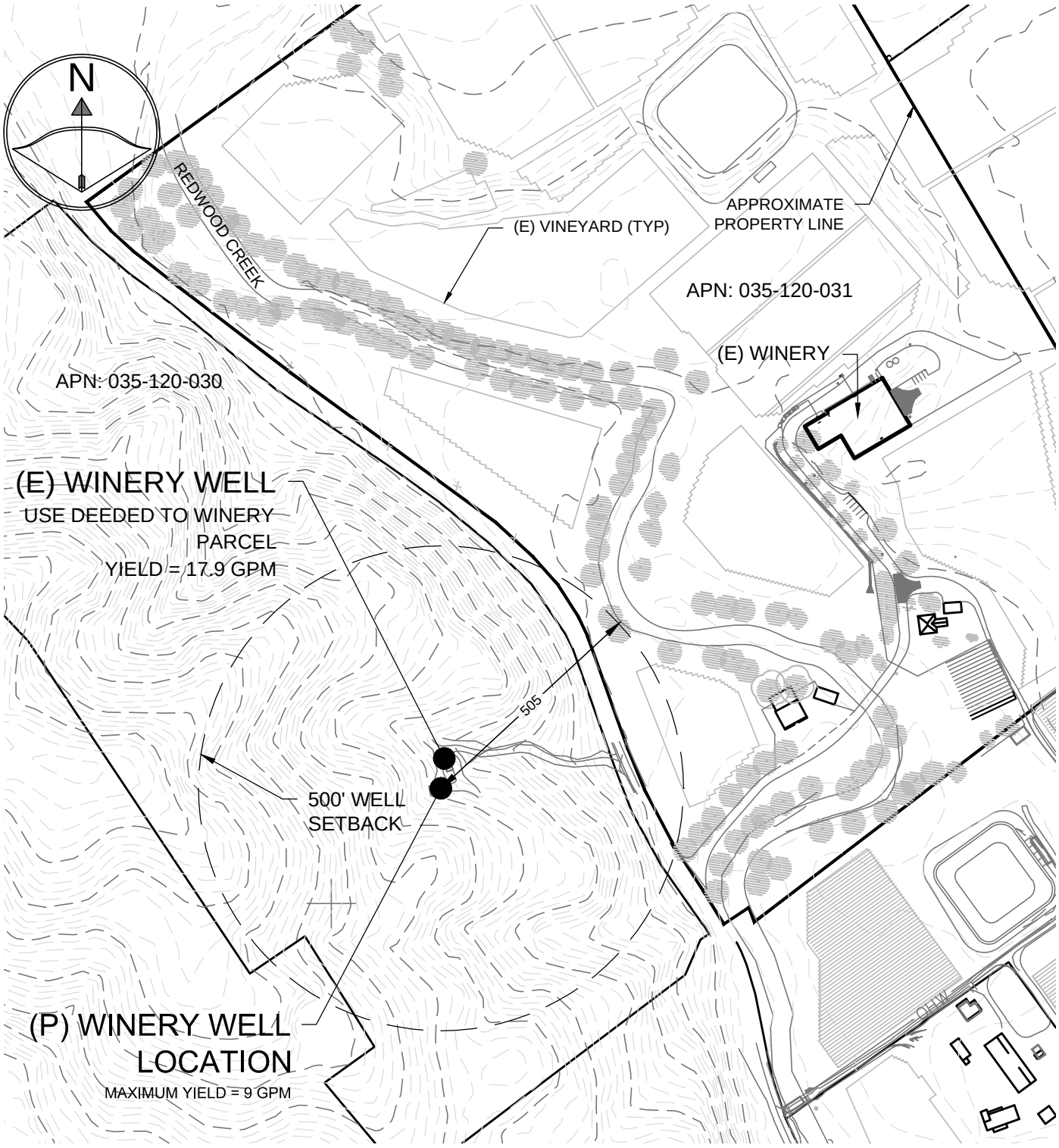
Currently it is estimated that the entire water system will cost $80,000 to install. It is expected that the system will have a usable lifespan of 30 years. It is expected to cost $1000 annually to operate, maintain and properly sample and test the water. It is expected that the system will cost roughly $134,000 to replace 30 years from now. To have this money available 30 years from now, $4467 must be set aside in a 0% annual interest rate account for the next 30 years. Thus it will cost an estimated $5467 per year to own, operate, maintain and eventually replace the subject water system. The Hendry Winery has more than adequate funds to meet the financial demands of this water system.

Conclusions

Pending the results of the water quality and flow testing, the Hendry Winery Property has an adequate water source for the proposed and existing uses on the subject parcel.

Attachment “A”

Well Location Map



WELL LOCATION MAP

SHEET: 1 OF 1

PROJECT INFO:

HENDRY WINERY
3104 REDWOOD ROAD
NAPA, CA 94558
APN: 035-120-031

PREPARED BY:

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DATE: 9/19/2019
REV: 6/6/2024

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Attachment “B”

EPA and California Allowable Drinking
Water Contaminant Levels

MCLs, DLRs, PHGs, for Regulated Drinking Water Contaminants

Updated September 2024

The following tables include California's maximum contaminant levels (MCLs), detection limits for purposes of reporting (DLRs), public health goals (PHGs) from the Office of Environmental Health Hazard Assessment (OEHHA). For comparison, Federal MCLs and Maximum Contaminant Level Goals (MCLGs) from the U.S. EPA are also displayed.

Inorganic Chemicals Table (22 CCR §64431)

(Units are in milligrams per liter (mg/L), unless otherwise stated; n/a = not applicable)

Inorganic Chemicals	California				Federal	
	MCL	DLR	PHG	PHG Date	MCL	MCLG
Aluminum	1	0.05	0.6	2001	--	--
Antimony	0.006	0.006	0.001	2016	0.006	0.006
Arsenic	0.010	0.002	0.000004	2004	0.010	zero
Asbestos[1]	7	0.2	7	2003	7	7
Barium	1	0.1	2	2003	2	2
Beryllium	0.004	0.001	0.001	2003	0.004	0.004
Cadmium	0.005	0.001	0.00004	2006	0.005	0.005
Chromium, Hexavalent	0.010	0.0001	0.00002	2011	--	--
Chromium, Total	0.05	0.01	none[2]	n/a	0.1	0.1
Cyanide	0.15	0.1	0.15	1997	0.2	0.2
Fluoride	2	0.1	1	1997	4.0	4.0
Mercury (inorganic)	0.002	0.001	0.0012	1999[3]	0.002	0.002
Nickel	0.1	0.01	0.012	2001	--	--
Nitrate (as nitrogen, N)	10 as N	0.4	10 as N[4]	2018	10	10
Nitrite (as N)	1 as N	0.4	1 as N	2018	1	1
Nitrate + Nitrite (as N)	10 as N	--	10 as N	2018	--	--
Perchlorate	0.006	0.002	0.001	2015	--	--
Selenium	0.05	0.005	0.03	2010	0.05	0.05
Thallium	0.002	0.001	0.0001	1999[5]	0.002	0.0005

[1] Asbestos units are in million fibers per liter (MFL); for fibers >10 microns long.
[2] In November 2001, OEHHA withdrew the 0.0025 mg/L PHG adopted in 1999.
[3] OEHHA's review of mercury (inorganic) in 2005 resulted in no change to the PHG.
[4] The PHG for nitrate can also be expressed as 45 mg/L of NO_3.
[5] OEHHA's review of thallium in 2004 resulted in no change to the PHG.

Copper and Lead Table (22 CCR §64678)

Primary drinking water standards for lead and copper are not called MCLs; instead, they are called “Action Levels” under the Lead and Copper Rule.

(Units are in milligrams per liter (mg/L), unless otherwise stated)

Contaminants	California				Federal	
	Action Level	DLR	PHG	PHG Date	Action Level	MCLG
Copper	1.3	0.05	0.3	2008	1.3	1.3
Lead	0.015	0.005	0.0002	2009	0.015	zero

Radiological Table (22 CCR §64442 and §64443)

(Units are picocuries per liter (pCi/L), unless otherwise stated; n/a = not applicable)

Radionuclides	California				Federal	
	MCL	DLR	PHG	PHG Date	MCL	MCLG
Gross alpha particle activity[6]	15	3	none[7]	n/a	15	zero
Beta/photon emitters[8]	4 mrem/yr	4	none[7]	n/a	4 mrem/yr	zero
Radium-226	--	1	0.05	2006	--	--
Radium-228	--	1	0.019	2006	--	--
Radium-226 + Radium-228	5	--	--	--	5	zero
Strontium-90	8	2	0.35	2006	--	--
Tritium	20,000	1,000	400	2006	--	--
Uranium	20	1	0.43	2001	30 µg/L	zero

Volatile Organic Chemicals (VOCs) (22 CCR §64444)

(Units are in milligrams per liter (mg/L), unless otherwise stated)

Volatile Organic Chemicals	California				Federal	
	MCL	DLR	PHG	PHG Date	MCL	MCLG
Benzene	0.001	0.0005	0.00015	2001	0.005	zero
Carbon tetrachloride	0.0005	0.0005	0.0001	2000	0.005	zero
1,2-Dichlorobenzene	0.6	0.0005	0.6	1997[9]	0.6	0.6

[6] Excludes alpha particle activity from radon and uranium.
[7] OEHHA concluded in 2003 that a PHG was not practical.
[8] Beta/photon emitters California and Federal MCLs are in units of millirems per year (mrem/yr) annual dose equivalent to the total body or any internal organ. The DLR is in units of pCi/L of gross beta particle activity.
[9] OEHHA's review of 1,2-dichlorobenzene in 2009 resulted in no change to the PHG.

Volatile Organic Chemicals	California				Federal	
	MCL	DLR	PHG	PHG Date	MCL	MCLG
1,4-Dichlorobenzene (p-DCB)	0.005	0.0005	0.006	1997	0.075	0.075
1,1-Dichloroethane (1,1-DCA)	0.005	0.0005	0.003	2003	--	--
1,2-Dichloroethane (1,2-DCA)	0.0005	0.0005	0.0004	1999[10]	0.005	zero
1,1-Dichloroethylene (1,1-DCE)	0.006	0.0005	0.01	1999	0.007	0.007
cis-1,2-Dichloroethylene	0.006	0.0005	0.013	2018	0.07	0.07
trans-1,2-Dichloroethylene	0.01	0.0005	0.05	2018	0.1	0.1
Dichloromethane (Methylene chloride)	0.005	0.0005	0.004	2000	0.005	zero
1,2-Dichloropropane	0.005	0.0005	0.0005	1999	0.005	zero
1,3-Dichloropropene	0.0005	0.0005	0.0002	1999[11]	--	--
Ethylbenzene	0.3	0.0005	0.3	1997	0.7	0.7
Methyl tertiary butyl ether (MTBE)	0.013	0.003	0.013	1999	--	--
Monochlorobenzene	0.07	0.0005	0.07	2014	0.1	0.1
Styrene	0.1	0.0005	0.0005	2010	0.1	0.1
1,1,2,2-Tetrachloroethane	0.001	0.0005	0.0001	2003	--	--
Tetrachloroethylene (PCE)	0.005	0.0005	0.00006	2001	0.005	zero
Toluene	0.15	0.0005	0.15	1999	1	1
1,2,4-Trichlorobenzene	0.005	0.0005	0.005	1999	0.07	0.07
1,1,1-Trichloroethane (1,1,1-TCA)	0.200	0.0005	1	2006	0.2	0.2
1,1,2-Trichloroethane (1,1,2-TCA)	0.005	0.0005	0.0003	2006	0.005	0.003
Trichloroethylene (TCE)	0.005	0.0005	0.0017	2009	0.005	zero
Trichlorofluoromethane (Freon 11)	0.15	0.005	1.3	2014	--	--
1,1,2-Trichloro-1,2,2-Trifluoroethane (Freon 113)	1.2	0.01	4	1997[12]	--	--
Vinyl chloride	0.0005	0.0005	0.00005	2000	0.002	zero
Xylenes	1.750	0.0005	1.8	1997	10	10

[10] OEHHA's review of 1,2-dichloroethane (1,2-DCA) in 2005 resulted in no change to the PHG.
[11] OEHHA's review of 1,3-dichloropropene in 2006 resulted in no change to the PHG.
[12] OEHHA's review of 1,1,2-Trichloro-1,2,2-Trifluoroethane (Freon 113) in 2011 resulted in no change to the PHG.

Synthetic Organic Chemicals (SOCs) (22 CCR §64444)

(Units are in milligrams per liter (mg/L), unless otherwise stated)

Synthetic Organic Chemicals	California				Federal	
	MCL	DLR	PHG	PHG Date	MCL	MCLG
Alachlor	0.002	0.001	0.004	1997	0.002	zero
Atrazine	0.001	0.0005	0.00015	1999	0.003	0.003
Bentazon	0.018	0.002	0.2	1999[13]	--	--
Benzo(a)pyrene	0.0002	0.0001	0.000007	2010	0.0002	zero
Carbofuran	0.018	0.005	0.0007	2016	0.04	0.04
Chlordane	0.0001	0.0001	0.00003	1997[14]	0.002	zero
Dalapon	0.2	0.01	0.79	1997[15]	0.2	0.2
1,2-Dibromo-3-chloropropane (DBCP)	0.0002	0.00001	0.000003	2020	0.0002	zero
2,4-Dichlorophenoxyacetic acid (2,4-D)	0.07	0.01	0.02	2009	0.07	0.07
Di(2-ethylhexyl)adipate	0.4	0.005	0.2	2003	0.4	0.4
Di(2-ethylhexyl)phthalate (DEHP)	0.004	0.003	0.012	1997	0.006	zero
Dinoseb	0.007	0.002	0.014	1997[16]	0.007	0.007
Diquat	0.02	0.004	0.006	2016	0.02	0.02
Endothal	0.1	0.045	0.094	2014	0.1	0.1
Endrin	0.002	0.0001	0.0003	2016	0.002	0.002
Ethylene dibromide (EDB)	0.00005	0.00002	0.00001	2003	0.00005	zero
Glyphosate	0.7	0.025	0.9	2007	0.7	0.7
Heptachlor	0.00001	0.00001	0.000008	1999	0.0004	zero
Heptachlor epoxide	0.00001	0.00001	0.000006	1999	0.0002	zero
Hexachlorobenzene	0.001	0.0005	0.00003	2003	0.001	zero
Hexachlorocyclopentadiene	0.05	0.001	0.002	2014	0.05	0.05
Lindane	0.0002	0.0002	0.000032	1999[17]	0.0002	0.0002
Methoxychlor	0.03	0.01	0.00009	2010	0.04	0.04

[13] OEHHA's review of bentazon in 2009 resulted in no change to the PHG.
[14] OEHHA's review of chlordane in 2006 resulted in no change to the PHG.
[15] OEHHA's review of dalapon in 2009 resulted in no change to the PHG.
[16] OEHHA's review of dinoseb in 2010 resulted in no change to the PHG.
[17] OEHHA's review of lindane in 2005 resulted in no change to the PHG.

Synthetic Organic Chemicals	California				Federal	
	MCL	DLR	PHG	PHG Date	MCL	MCLG
Molinate	0.02	0.002	0.001	2008	--	--
Oxamyl	0.05	0.02	0.026	2009	0.2	0.2
Pentachlorophenol	0.001	0.0002	0.0003	2009	0.001	zero
Picloram	0.5	0.001	0.166	2016	0.5	0.5
Polychlorinated biphenyls (PCBs)	0.0005	0.0005	0.00009	2007	0.0005	zero
Simazine	0.004	0.001	0.004	2001	0.004	0.004
Thiobencarb	0.07	0.001	0.042	2016	--	--
Toxaphene	0.003	0.001	0.00003	2003	0.003	zero
1,2,3-Trichloropropane	0.000005	0.000005	0.0000007	2009	--	--
2,3,7,8-TCDD (dioxin)	3×10^{-8}	5×10^{-9}	5×10^{-11}	2010	3×10^{-8}	zero
2,4,5-TP (Silvex)	0.05	0.001	0.003	2014	0.05	0.05

Disinfection Byproducts Table (22 CCR §64533)

(Units are in milligrams per liter (mg/L), unless otherwise stated)

Disinfection Byproducts	California				Federal	
	MCL	DLR	PHG	PHG Date	MCL	MCLG
Total Trihalomethanes	0.080	--	--	--	0.080	--
Bromodichloromethane	--	0.0010	0.00006	2020	--	zero
Bromoform	--	0.0010	0.0005	2020	--	zero
Chloroform	--	0.0010	0.0004	2020	--	0.07
Dibromochloromethane	--	0.0010	0.0001	2020	--	0.06
Haloacetic Acids (five) (HAA5)	0.060	--	--	--	0.060	--
Monochloroacetic Acid	--	0.0020	0.053	2022	--	0.07
Dichloroacetic Acid	--	0.0010	0.0002	2022	--	zero
Trichloroacetic Acid	--	0.0010	0.0001	2022	--	0.02
Monobromoacetic Acid	--	0.0010	0.025	2022	--	--
Dibromoacetic Acid	--	0.0010	0.00003	2022	--	--
Bromate	0.010	0.0050[18]	0.0001	2009	0.01	zero
Chlorite	1.0	0.020	0.05	2009	1	0.8

[18] The DLR for Bromate is 0.0010 mg/L for analysis performed using EPA Method 317.0 Revision 2.0, EPA Method 321.8, or EPA Method 326.0.

Disinfectant Residuals Table (22 CCR §64533.5)

Limits for disinfectant residuals are not called MCLs; instead, they are called “Maximum Residual Disinfectant Levels” (MRDLs).

(Units are in milligrams per liter (mg/L), unless otherwise stated)

Disinfectant Residuals	California				Federal	
	MRDL	DLR	PHG	PHG Date	MRDL	MRDLG
Chlorine	4.0 (as Cl_2)	--	--	--	4.0	4
Chloramines	4.0 (as Cl_2)	--	--	--	4.0	4
Chlorine dioxide	0.8 (as ClO_2)	--	--	--	0.8	0.8

Chemicals soon to be regulated in drinking water in California

(Units are in nanograms per liter (ng/L), unless otherwise stated)

Chemicals	California				Federal	
	MCL	DLR	PHG	PHG Date	MCL	MCLG
N-Nitrosodimethylamine (NDMA)	--	--	3	2006	--	--
Perfluorooctanoic acid (PFOA)	--	--	0.007	2024	4.0[19]	zero
Perfluorooctane sulfonic acid (PFOS)	--	--	1	2024	4.0[19]	zero
Perfluorohexane sulfonic acid (PFHxS)	--	--	--	--	10.0[19]	10
Perfluorononanoate (PFNA)	--	--	--	--	10.0[19]	10
2,3,3,3-Tetrafluoro-2-(heptafluoropropoxy)propanoate (HFPO-DA or GenX Chemicals)	--	--	--	--	10.0[19]	10
PFAS Hazard Index[20] (includes HFPO-DA, PFBS[21], PFHxS, and PFNA)	--	--	--	--	1[19] (unitless)	1 (unitless)

[19] The Federal PFAS MCLs have an effective date of April 26, 2029.
[20] PFAS Hazard Index = ([$HFPO\text{-}DA_{water}$ ng/L]/[10 ng/L]) + ([$PFBS_{water}$ ng/L]/[2000 ng/L]) + ([$PFNA_{water}$ ng/L]/[10 ng/L]) + ([$PFHxS_{water}$ ng/L]/[10 ng/L])
[21] Perfluorobutane Sulfonate (PFBS).

Attachment “C”

Water Quality Testing Results
(PENDING INSTALLATION AND TESTING OF NEW WELL)

Attachment “D”

Existing and Historical Well Logs and Other
Miscellaneous Data

Test of Hendry Ranch Well

Date: 5/24/2000

Pump: Grainger 4P865

Pump Inlet: 162'

Horse Power: 1.5

Capacity: 27gpm @ 105' lift
20gpm @ 160' lift

Reservoir: 272" x 152"
rectangular tank
(179 gal/in)

Operator: Mike Hendry

Time	water height (in reservoir) (incnes)	gallons	galons increase	gpm	depth to water (in well) (feet)
2:15					
2:45	8.25	1477			105
3:00	10.38	1857	380	25.4	128
3:15	12.50	2238	380	25.4	149
3:30	14.38	2573	336	22.4	154
3:45	16.38	2931	358	23.9	161
4:00	17.88	3200	269	17.9	161

depth to water stabalized so test was stopped

"CERTIFIED COPY"

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Attorneys for Petitioner
George Orr Hendry

This is a true copy of the record. If it bears the seal, imprinted in purple ink, the date of issuance and an original signature.
Dated 3-27-92
Janice F. Norton, Court Executive Officer Napa County, California
By [signature] Deputy

SUPERIOR COURT NAPA COUNTY, CAL

ENDORSED

FILED MAR 27 1992

JANICE F. NORTON
COURT EXECUTIVE OFFICER
J. MILES

SUPERIOR COURT OF THE STATE OF CALIFORNIA

IN AND FOR THE COUNTY OF NAPA

In the matter of the ESTATE OF MARGARET MUNN HENDRY, Deceased.	No. 23785 ORDER AUTHORIZING PAYMENT OF STATUTORY ATTORNEYS' FEES AND FOR FINAL DISTRIBUTION ON WAIVER OF ACCOUNT HEARING DATE: MARCH 20, 1992

Petitioner, George Orr Hendry, Executor of the Will of Margaret Munn Hendry, deceased, having filed his PETITION FOR PAYMENT OF STATUTORY ATTORNEYS' FEES AND FOR FINAL DISTRIBUTION ON WAIVER OF ACCOUNT, and the same coming on regularly to be heard this day,

THE COURT FINDS:

1. Notice of Hearing

Notice of hearing has been given as required by law.

2. Date of Death.

Decedent died testate on April 8, 1991, a

resident of the County of Napa, California.

3. Will Admitted to Probate; Letters Issued.

The decedent's Will dated August 23, 1972, was admitted to probate by this Court's order dated May 21, 1991. Letters Testamentary were issued to George Orr Hendry on May 22, 1991, and at all times since that date Petitioner has been, and is now, the duly qualified personal representative of the estate.

4. Independent Administration of Estates Act.

Petitioner was granted independent authority to administer this estate, and such authority has not been revoked. Pursuant to this authority, Petitioner has performed the following acts without Court approval:

Paid debts and funeral expenses of decedent; and

Paid taxes and assessments and expenses incurred in the collection, care and administration of the estate.

No notice of any such action was required by the Independent Administration of Estates Act.

5. Creditors' Claims.

Notice to Creditors has been regularly given as required by law, and the time for filing claims has expired. There were no known or reasonably ascertainable creditors of the estate described in Probate Code §9050 to whom notice was required to be sent. No claims have been timely filed in these proceedings. Certain debts and funeral expenses were paid for which no claims were filed. All such debts and funeral expenses were justly due and paid in good faith. The amounts paid were the true amounts over and above all payments or setoffs.

///

6. Compliance with Probate Code §§9201 and 9202.

Notice to the Director of Health Services is not required under Probate Code §9202, because decedent did not receive any Medi-Cal benefits. The estate is not required to notice any "public entity" described in Probate Code §9201.

7. Statement Re Conservatorship.

Decedent was not a conservatee; therefore, the estate is not liable for assessment pursuant to Probate Code §1851.5.

8. Character of Property.

All property of the estate was decedent's separate property.

9. Inventory and Appraisement.

The Complete Inventory and Appraisement was filed with this Court on February 21, 1992, showing assets with a total value of $1,472,566.41.

10. Prior Distributions.

There have been no prior distributions of the assets of this estate.

11. Personal Property Taxes.

No personal property taxes are payable by the estate.

12. Income Taxes.

All California and Federal income taxes due and payable by decedent and estate have been paid or are adequately secured. The certificate of the California Franchise Tax Board required under §19263 of the Revenue and Taxation Code is on file with this Court.

13. Federal and California Estate Tax.

Federal and California estate tax returns have been filed and the amounts of taxes shown thereon have been paid. The returns have not been audited. Although decedent's Will provides for a proration of estate tax between the two beneficiaries, Petitioner George Orr Hendry has personally paid all estate taxes and has waived any rights to reimbursement from this estate or from Andrew Munn Hendry.

14. Names and Residences of Heirs and Beneficiaries:

The names and addresses of those persons whose interests in the estate are affected by this Petition are:

Name and Address	Relationship	Age
George Orr Hendry 3104 Redwood Road Napa, CA 94558	Son	Adult
Andrew Munn Hendry #17 - 53106 Range Road 264 Spruce Grove Alberta, CANADA T7X3G5	Son	Adult

15. Investment of Cash.

During the period of administration of this estate, the Executor has invested in interest-bearing accounts all cash on hand, except cash currently needed for the costs of administration of the estate.

16. Waiver of Accounting.

The residuary beneficiary of this estate has agreed to distribution of the assets without the requirement of an accounting by the Executor. A Waiver of Accounting is on file with this Court.

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17. Statutory Fees and Commissions.

A computation of statutory fees and commissions is set forth on Exhibit A of the Petition on file with this Court. Petitioner has waived his commission for his services as Executor.

Petitioner has requested payment of $25,876 to Pettit & Martin as its statutory fee for ordinary legal services rendered to Petitioner and to the estate.

18. No Reserve Requested.

Petitioner has agreed to assume liability for payment of any additional taxes, expenses, or fees which may be due from this estate and, therefore, requests complete and final distribution of all assets of the estate, with no reserve to be set aside.

19. Request for Special Notice.

No one has filed a Request for Special Notice.

IT IS THEREFORE, ORDERED, ADJUDGED AND DECREED THAT:

1. The administration of this estate be, and hereby is, brought to a close, without the requirement of an accounting.

2. All of the acts and proceedings of Petitioner as Executor be, and hereby are, confirmed and approved.

3. Petitioner be, and hereby is, directed and authorized to pay to Pettit & Martin statutory fees in the amount of $25,876 for ordinary legal services to Petitioner and to the estate.

4. Distribution of the estate in Petitioner's hands and of any other assets not now known or to be discovered be,and hereby is made to the persons entitled thereto, as follows:

In compliance with Article Third of decedent's Will, all of decedent's jewelry, clothing, household furniture and furnishings, personal automobiles and other tangible articles of a household or personal nature in equal shares to George Orr Hendry and Andrew Munn Hendry.

In compliance with Article Fourth, paragraph A, of decedent's Will, to George Orr Hendry that real property improved with a ranch house, commonly known as 3104 Redwood Road, Napa, California, more fully described as:

> Commencing at the most southern corner of the 42 acre tract of land described in the deed to GEORGE ORR HENDRY of record in book 749 of Official Records, page 298, Napa County Records; running thence along the southwestern line of said 42 acre tract 1254 feet, more or less, to the most western corner thereof; thence northwesterly along the northeastern line of the 140.54 acre tract of land described in the decree terminating joint tenancy in the matter of the Estate of G. W. HENDRY of record in book 218 of Official Records, Page 464, said Napa County Records; 736 feet, more or less; thence southwesterly along the northwestern line of said 140.54 acre tract 1,450 feet more or less to the centerline of Redwood Road; thence southeasterly along the centerline of Redwood Road as it exists on August 1, 1972, 2,025 feet, more or less, to the southeastern line of said 140.54 acre tract; thence northeasterly along the southeastern line of said 140.54 acre tract 1,200 feet, more or less, to the point of commencement. Containing 60 acres of land, more or less.

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In compliance with Article Fourth, paragraph B, of decedent's Will, to Andrew Munn Hendry that real property located in the City and County of Napa, California, being a portion of that property commonly known as 3104 Redwood Road, more fully described as:

> Commencing at the most southern corner of the 140.54 acre tract of land described in the decree terminating joint tenancy in the matter of the Estate of G. W.

HENDRY, of record in book 218 of Official Records, Page 464, Napa County Records: running thence along the southwestern line of said 140.54 acre tract 2,038 feet, more or less, to the most western corner of said 140.54 acre tract; thence along the northwestern line of said 140.54 acre tract 848 feet more or less to the centerline of Redwood Road; thence southeasterly along the centerline of Redwood Road as it exists on August 1, 1972, 2,025 feet more or less, to the southeastern line of said 140.54 acre tract; thence southwesterly along said southeastern line of the 140.54 acre tract 839 feet more or less to the point of commencement.

Excepting therefrom the .73 acre parcel of land described in the deed to the City of Napa of record in Book 626 of Official Records, Page 688, Napa County Records.

Containing 39.78 acres of land, more or less.

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In further compliance with Article Fourth, paragraph A, to George Orr Hendry the right to use any and all water on the real property given to Andrew Munn Hendry, together with any and all water improvements that George Orr Hendry may construct on said property, for any use which George Orr Hendry may in his absolute discretion determine, and the complete right of entry to said property appropriate for the enjoyment of said use.

In compliance with Article Fifth of decedent's Will, the residue of decedent's estate, after payment of any expenses or costs of administration, including but not limited to the assets set forth below, to Andrew Munn Hendry:

Balance, if any, in C/A #00316-02155
Bank of America
Napa, California
(Current balance is approximately $30,000, most of which will be expended in payment of attorneys' fees, accountants' fees and closing costs of administration);

END OF DOCUMENT

1,350 shares Value Line Income Fund;

877 shares Putnam Investors Fund;

2,312 shares Affiliated Fund;

400 shares Portland General Electric;

50 shares Bank of America;

Any additional dividend, shares or interest accrued since the date of death; and

Any other assets, whether now known or to be discovered.

Dated: 3/20/97

W. SCOTT SNOWDEN
Judge of the Superior Court

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