

2019059572

Stephen L. Vagnini
Monterey County Clerk-Recorder

12/16/2019 09:58 AM

Recorded at the request of:
CLERK OF THE BOARD

Titles: 1 Pages: 27

Fees: \$91.00
Taxes: \$0.00
AMT PAID: \$91.00



WHEN RECORDED MAIL TO:

Clerk of the Board

168 W. Alisal St., 1st Floor

Salinas, CA 93901

THIS SPACE FOR RECORDER'S USE ONLY

TITLE OF DOCUMENT

2019 AMENDMENT TO LAND CONSERVATION CONTRACTs (LCC) INCLUDING; 2019 AMENDMENT TO LCC No. 72-44, 2019 AMENDMENT TO LCC No. 69-9 and 2019 AMENDMENT TO LCC No. 68-101 (DOCUMENT G 05695) AS AMENDED BY LAND CONSERVATION AGREEMENT (Document G 01338)

PURSUANT TO BOARD OF SUPERVISORS RESOLUTION No. 17-168, PLN1504900/SAN BERNABE VINEYARDS, LLC/LOMA DEL RIO VINEYARDS, LLC, OASIS ROAD, KING CITY, CENTRAL SALINAS VALLEY AREA PLAN

Adjusted Lot 15, Adjusted Lot 16, Adjusted Lot 17, and Adjusted Lot A)

Board of Supervisors Agenda Date: December 10, 2019
Item No. 30, Legistar File ID No. RES 19-172
Board of Supervisors Resolution No. 2019-418

**2019 AMENDMENT TO LAND CONSERVATION CONTRACTs (LCC) INCLUDING;
2019 AMENDMENT TO LCC No. 72-44, 2019 AMENDMENT TO LCC No. 69-9 and
2019 AMENDMENT TO LCC No. 68-101 (DOCUMENT G 05695) AS AMENDED BY
LAND CONSERVATION AGREEMENT (Document G 01338)**

PURSUANT TO BOARD OF SUPERVISORS RESOLUTION No. 17-168, PLN1504900/SAN
BERNABE VINEYARDS, LLC/LOMA DEL RIO VINEYARDS, LLC, OASIS ROAD,
KING CITY, CENTRAL SALINAS VALLEY AREA PLAN
Adjusted Lot 15, Adjusted Lot 16, Adjusted Lot 17, and Adjusted Lot A)

THESE AMENDMENTS TO LAND CONSERVATION CONTRACT (LCC) No. 72-44, LCC No. 69-9, and LCC No. 68-101 (Document G 05695) AS AMENDED BY LAND CONSERVATION AGREEMENT (Document G 01338) are made and entered into as of the last date opposite the respective signatures by and between the **COUNTY OF MONTEREY**, a political subdivision of the State of California, hereinafter called "County" and **SAN BERNABE VINEYARDS LLC, a Delaware Limited Liability Company and LOMA DEL RIO VINEYARDS LLC**, hereinafter called "Owner."

WITNESSETH:

WHEREAS, Owner possesses certain real property located within the County of Monterey, State of California, which is presently devoted to the production of food and fiber and is described in Exhibit A (hereafter, "the property") attached hereto and made a part hereof; and

WHEREAS, the property is located in Agricultural Preserve (Nos. 72-44, 69-9 and 68-101) heretofore established by County by Resolution No. 72-33-44; Resolution No. 69-35-9; Resolution No. 68-56-101 as amended by Resolution No. 79-328; and

WHEREAS, on December 13, 2012, in the matter of the application of San Bernabe Vineyards LLC (PLN090333), pursuant to Resolution No. 12-008 by the Monterey County Subdivision Committee, County approved a Parcel Map for the re-subdivision of 37 legal lots of record (existing parcels ranging from 28.9 acres to 1,425.9 acres in size) to proposed parcels ranging from 40.4 acres to 1,097 acres in size; and

WHEREAS, Condition No. 6 of Resolution No. 12-008 by the Monterey County Subdivision Committee required that the property owner enter into a new or amended contract or contracts with the Board of Supervisors of the County of Monterey for the property under Williamson Act Agricultural Preserve (Nos. 72-44, 69-9, and 68-101) and Land Conservation Contract/Agreements (Land Conservation Contract No. 72-44, Land Conservation Contract No. 69-9, Land Conservation Contract No. 68-101 [Document G 05695] as amended by Land Conservation Agreement [Document G 01338 recorded at Reel 1383 Page 1054 on January 11, 1980]) as applicable to Lots 11, 14, 15, 16, 31, 32, 33, 34, and 35 which shall be recorded concurrently with the filing of Parcel Map (PLN090333); and

WHEREAS, said Amendments to Land Conservation Contract Nos. 72-44, 69-9, and 68-101 (Document G 05695) as amended by Land Conservation Agreement (Document G 01338) are recorded with the Monterey County Recorder as Document 2013064723, Document 2013064724, and Document 2013064725 recorded on October 15, 2013.

WHEREAS, on May 16, 2017, pursuant to Board of Supervisors **Resolution No. 17-168** on file with the Clerk of the Board of Supervisors and incorporated by this reference, said Board approved a Lot Line Adjustment between four (4) existing legal lots of record under Williamson Act Agricultural Preserve Land Conservation Contract Nos. 72-44, 69-9, and 68-101 established by County Resolution Nos. 72-33-44, 69-35-9, and 68-56-101 as amended by Resolution No. 79-328, respectively, resulting in four (4) lots of record of 126.18 acres more or less (Adjusted Lot 15/PLN150490), 120.02 acres more or less (Adjusted Lot 16/PLN150490), 343.98 acres more or less (Adjusted Lot 17/PLN150490), and 161.72 acres more or less (Adjusted Lot A/PLN150490) with no net decrease in acreage under Williamson Act Contracts in general conformance with the attached sketch and subject to conditions attached to and incorporated into **Resolution No. 17-168** on file with the Clerk of the Board and incorporated by this reference; and

WHEREAS, Condition No. 2 of **Resolution No. 17-168** provided that,

Condition/Mitigation Measure: The property owner shall enter into a new or amended Agricultural Preserve Land Conservation Contract or Contracts with the Board of Supervisors of the County of Monterey for the Lot Line Adjustment of Williamson Act lands deemed necessary by the Office of the County Counsel.

Compliance or Monitoring Action to be Performed: Upon demand of County Counsel, the property owners of record shall execute a new or amended contract or contracts to be prepared by the Office of the County Counsel, which shall be recorded after the recordation of the Certificates of Compliance and subject to the submittal of the appropriate recording fees by the property owners of record.

WHEREAS, on May 16, 2017, pursuant to Board of Supervisors **Resolution No. 17-168** said Board directed the Clerk of the Board to record the new or amended Contract or Contracts subject to the submittal of the appropriate recording fees from the property owners; and

WHEREAS, on June 7, 2018, Certificates of Compliance (CC) CC180022 (Document No. 2018025266), CC180023 (Document No. 2018025267), CC180024 (Document No. 2018025268), and CC180025 (Document No. 2018025265) were recorded with the Monterey County Recorder; and

WHEREAS, CC180022 (Document No. 2018025266), CC180023 (Document No. 2018025267), CC180024 (Document No. 2018025268), and CC180025 (Document No. 2018025265) are on file with the Monterey County Recorder and hereby incorporated by this reference; and

WHEREAS, pursuant to Condition No. 2 of **Resolution No. 17-168**, this 2019 AMENDMENT amends LCC No. 72-44 established by County Resolution No. 72-33-44, LCC No. 69-9 established by County Resolution No. 69-35-9, and LCC No. 68-101 (Document G 05695) established by County Resolution No. 68-56-101 as amended by LAND CONSERVATION AGREEMENT (Document G 01338 recorded at Reel 1383 Page 1054 on January 11, 1980) as previously amended by Document 2013064723, Document 2013064724, and Document 2013064725 on file with the Monterey County Recorder and recorded on October 15, 2013 and incorporated by this reference; and

WHEREAS, both Owner and County desire to limit the use of the property to agricultural and compatible uses;

NOW, THEREFORE, County and Owner agree as follows:

1. CONTRACT SUBJECT TO CALIFORNIA LAND CONSERVATION ACT OF 1965, AS AMENDED.

This contract is entered into pursuant to Chapter 7 (commencing with Section 51200) as Part 1, Division 1, Title 5 of the Government Code, which is known as the California Land Conservation Act of 1965, or as the Williamson Act. This contract is subject to all of the provisions of this act including any amendments thereto which may be enacted from time to time.

2. RESTRICTION ON USE OF PROPERTY.

During the term of this contract, and any and all renewals thereof, the property described in Exhibit A shall not be used by Owner, or Owner's successors in interest, for any purpose other than the production of food and fiber for commercial purposes and uses compatible thereto. A list of all such compatible uses is set forth in Exhibit B, attached hereto and by this reference incorporated herein. County, by uniform rule adopted by the Board of Supervisors of County, may from time to time during the term of this contract and all renewals thereof, add to the list of compatible uses which shall be uniform throughout the agricultural preserve in which the property in Exhibit A is located; provided, however, County may not during the term of this contract or any renewal thereof, without the prior written consent of Owner, remove any of the compatible uses for the subject property which are set forth in Exhibit B. The provisions of this contract and any uniform rule supplementing the list of compatible uses are not intended to limit or supersede the planning and zoning powers of County.

3. TERM OF CONTRACT.

This contract shall become effective on the date opposite the respective signatures and shall be recorded on or before the 31st day of December, in order to meet the January 1 property tax lien date and, shall remain in full force and effect for an initial term of twenty years. The initial term of twenty years shall be measured commencing as of the first day of January next succeeding the date of execution. Each succeeding first day of January shall be deemed to be the annual renewal date of this contract. This contract shall be automatically renewed on each succeeding January 1 and one additional year shall be added automatically to the initial term unless notice of nonrenewal is given as provided in paragraph 4.

4. NOTICE OF NONRENEWAL.

(a) If either party desires in any year not to renew this contract, that party shall serve written notice of nonrenewal upon the other party in advance of the annual renewal date of this contract. Unless such written notice of nonrenewal is served by Owner at least 90 days prior to the renewal date, or by County at least 60 days prior to the renewal date, this contract shall be considered renewed as provided in paragraph 3 above.

(b) If either party serves written notice of nonrenewal in any year within the time limits of (a) above, this contract shall remain in effect for the balance of the period remaining since the original execution or the last renewal of this contract, as the case may be.

5. NO COMPENSATION.

Owner shall not receive any payment from County in consideration of the obligations imposed under this contract, it being recognized and agreed that the consideration for the execution of this contract is the substantial benefit to be derived therefrom, and the advantage that may accrue

to Owner as a result of the effect upon the assessed value of the property on account of the restrictions on the use of the property contained herein.

6. SUCCESSORS IN INTEREST.

This contract and the restrictions imposed hereunder shall run with the property described in Exhibit A and shall be binding upon the heirs, executors, administrators, trustees, successors, and assigns of Owner. This contract shall also be transferred from County to any succeeding city or county acquiring jurisdiction over the property described in Exhibit A. On the completion of annexation proceedings by a city, that city shall succeed to all rights, duties and powers of the County under this contract for that portion of the property described in Exhibit A annexed to the city.

Nonetheless, each new Owner who succeeds to ownership of the aforesaid property shall be obliged to execute a new contract identical to or more restrictive than this contract in order to perfect his/her/its rights under the Land Conservation Act.

7. DIVISION OF LAND.

The property described in Exhibit A shall not be divided without the written approval of the County first had and obtained. This contract is divisible in the event the property described in Exhibit A is divided. Owner agrees to submit any proposed division to County for its approval and County, if it approves said division, shall, as a condition of its approval of the division, require the execution by Owner of a contract identical to this contract on each parcel created by the division. Owner agrees to execute such contract or contracts as applicable. The division of land under contract within an agricultural preserve will not be approved unless It can be reasonably established that there will be no loss in the production of food and fiber within the agricultural preserve from said division.

8. EMINENT DOMAIN OR OTHER ACQUISITION.

(a) When any action in eminent domain for the condemnation of the fee title of any land described in Exhibit A is filed or when such land is acquired in lieu of eminent domain for a public improvement, as defined in Government Code Section 51290.5, by a public agency or person, or whenever there is any such action or acquisition by the federal government, or any person, instrumentality or agency acting under authority or power of the federal government, this contract becomes null and void as to the land actually being condemned or so acquired as of the date the action is filed or so acquired.

(b) Eminent domain or other acquisition proceedings shall be governed by the provisions of Article 6 (commencing with Government Code Section 51290 et seq). Notice of intent to consider land in agricultural preserve pursuant to this contract for condemnation or acquisition, shall be provided by the public agency, or person, or authorized agent, to the Director of Conservation and to the local governing body responsible for the administration of the preserve in accordance with Government Code Sections 51291 and 51291.5. The Director of Conservation shall provide a copy of any material received from the public agency, or person, or authorized agent, relating to the proposed acquisition, to the Secretary of Food and Agriculture in accordance with Section 51291(b). When land in an agricultural preserve pursuant to this contract is acquired by a public agency, the public agency shall notify the Director of Conservation within ten (10) working days in accordance with Government Code Section 51291(c).

(c) If after giving notice required under Government Code Sections 51291(b) and 51291 (c) and before the project is completed within the preserve, the public agency, person or agent proposes any significant change in the public improvement, it shall give notice of the changes to the Director and the local governing body responsible for administration of the preserve. Within 30 days thereafter, the Director or local governing body may forward to the public agency, person or agent their comments with respect to the effect of the change to the public improvement and the compliance of the changed public improvement with Article 6. Any action or proceeding regarding notices or findings required by Article 6 filed by the Director of Conservation or local governing body administering the preserve shall be governed by Government Code Section 51294 (Government Code Section 51291(e)).

9. CANCELLATION.

This contract may be canceled by the mutual agreement of the parties hereto in the manner provided in this paragraph. It is understood by the parties hereto that the existence of an opportunity for another use of the property shall not be sufficient reason for the cancellation of this contract. A potential alternative use of the property may be considered only if there is no proximate non-contracted land suitable for the use to which it is proposed that this property be put. The parties further understand that the uneconomic character of an existing agricultural use shall not be sufficient reason for cancellation of this contract but may be considered only if there is no other reasonable or comparable agricultural use to which the land may be put.

(a) Upon the written request of Owner to cancel this contract, the Board of Supervisors of the County of Monterey may adopt a resolution consenting to such request. When Owner petitions the Board for tentative cancellation of this contract pursuant to Government Code Section 51281 et seq, and when the Board accepts the application as complete pursuant to Government Code Section 65943, the Board shall immediately mail notice to the Director of Conservation pursuant to Government Code Section 51284.1. The notice shall include a copy of the petition, this contract, a general description in text or diagram, of the land that is subject to the proposed cancellation, the deadline for submitting comments regarding the proposed cancellation (consistent with the Permit Streamlining Act commencing with Government Code Section 65920), but in no case less than 30 days prior to the scheduled action by the Board. The Director shall review the proposed cancellation and submit comments by the deadline specified by the Board. Any comments submitted shall advise the Board on the findings required by Section 51282 with respect to the proposed cancellation. Prior to acting on the proposed cancellation, the Board shall consider the comments by the Director of Conservation, if submitted (Government Code Section 51284.1).

(b) Prior to the adoption of a resolution consenting to the request of the landowner to cancel this contract, the Board of Supervisors of County shall hold a public hearing on the matter. Notice of the hearing shall be mailed to each and every owner of property under contract within the agricultural preserve in which the property described in Exhibit A is located, and shall be published pursuant to Government Code Section 6061. In addition, at least ten (10) working days prior to the hearing, a notice of hearing and a copy of the landowner's petition shall be mailed to the Director of Conservation pursuant to Government Code Section 51284. At the hearing, or prior thereto, the owner of any property in which this agricultural preserve is situated may protest such cancellation to the Board of Supervisors.

(c) The Board of Supervisors may adopt a resolution consenting to the request of Owner to cancel this contract only if they find: (1) The cancellation is consistent with the purposes of the California Land Conservation Act of 1965 as amended; and (2) the cancellation is in the public interest (Government Code Section 51282).

(d) Within 30 days of the tentative cancellation of this contract, the Board shall publish notice of its decision, including the date, time and place of the public hearing, a general explanation of the decision, the findings made pursuant to Government Code Section 51282, and a general description in text or by diagram, of the land under contract, as a display advertisement of at least one-eighth page in at least one newspaper of general circulation within the County. In addition, within 30 days of the tentative cancellation of the contract, the Board shall deliver a copy of the published notice of the decision, as described above, to the Director of Conservation. The publication shall be for informational purposes only, and shall create no right, standing, or duty that would otherwise not exist with regard to cancellation proceedings (Government Code Section 51284).

10. LIABILITY OF OWNER UPON CANCELLATION.

(a) Prior to any action by the Board of Supervisors giving tentative approval to the cancellation of this contract, the County Assessor shall, pursuant to Revenue and Taxation Code Section 401, determine the full cash value of the land as though it were free of the contractual restrictions imposed by this contract. The Assessor shall certify to the Board of Supervisors the cancellation valuation of the land for the purpose of determining the cancellation fee.

(b) The Board of Supervisors shall thereafter and prior to giving tentative approval to the cancellation of this contract determine and certify to the County Auditor the amount of the cancellation fee which the Owner must pay the County Treasurer as deferred taxes upon cancellation. That fee shall be an amount equal to 12 ½ percent of the cancellation valuation of the property.

(c) If the Board of Supervisors recommends that it is in the public interest to do so, and the Secretary of the Resources Agency so finds, the Board may waive any such payment or any portion thereof, or may make such payment or portion thereof, or may extend the time for making the payment or a portion of the payment contingent upon the future use made of the property and its economic return to Owner for a period of time not to exceed the unexpired term of the contract had it not been canceled, provided: (1) the cancellation is caused by an involuntary transfer or change in the use which may be made of the property and the property is not immediately suitable, nor will be immediately used, for a purpose which produces a greater economic return to Owner; and (2) the Board of Supervisors has determined it is in the best interests of the program to conserve agricultural land use that such payment be either deferred or is not required; and (3) the waiver or extension of time is approved by the Secretary of the Resources Agency pursuant to Government Code Section 51283.

(d) Owner shall make payment of the cancellation fee in full prior to the cancellation becoming effective.

11. NOTICES.

All notices required or permitted by this contract shall be given in writing and may be mailed or delivered in person. If mailed, the address of Owner shall be the last known address on the assessment records of County, and County's address shall be In Care of Clerk of the Board of Supervisors, Government Center, 168 W. Alisal Street, First Floor, Salinas, California 93901, and deposit in the mail, postage prepaid, shall be deemed receipt thereof.

12. COSTS OF LITIGATION.

In case County shall, without any fault on its part, be made a party to any litigation commenced by or against Owner, then Owner shall and will pay all costs and reasonable attorneys fees incurred by or imposed upon County by or in connection with such litigation, and Owner shall and will pay all costs and reasonable attorneys' fees which may be incurred or paid by County in enforcing the covenants and agreements of this contract.

13. ENFORCEMENT.

In the event of breach of this contract, including but not limited to: (1) incompatible use, or (2) failure of successors in interest to sign a contract similar to this one, or (3) failure to obtain the approval of the Board of Supervisors for a division of the land under contract, all the affected property under contract shall be reassessed at full cash value pursuant to Revenue and Taxation Code Section 110.1.

However, such reassessment for the period encompassed by the breach shall not terminate the contract. Reassessment shall be in addition to the other remedies available to the County including, but not limited to, an action to enforce the contract by specific enforcement or injunction under Government Code Section 51251.

If incompatible uses during the period of breach have diminished the ability of the property to contribute to the production of food and fiber on the lien date, the property shall be reassessed at full cash value.

The period of breach is the period commencing upon breach as set forth above, and ending upon cure of the breach. If the lien or assessment date falls within the period of the breach, all the property under this contract will be reassessed at full cash value pursuant to Revenue and Taxation Code Section 110.1.

14. INCORPORATION OF RECITALS.

The parties understand and agree that the Recitals to this Land Conservation Contract are hereby incorporated into this Land Conservation Contract.

IN WITNESS WHEREOF the parties have caused this contract to be executed by Owner on the date affixed next to the signature of each, and by County on the date affixed next to the signature of the Chair of the Board of Supervisors.

Dated: 12-11-19

COUNTY OF MONTEREY

By: 

John M. Phillips
Chair, Board of Supervisors

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

ACKNOWLEDGMENT

State of California)
County of Monterey)

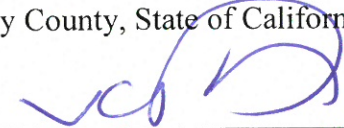
On December 11, 2019, before me, VALERIE RALPH

Clerk of the Board of Supervisors, personally appeared John M. Phillips, 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.

VALERIE RALPH
Clerk of the Board of Supervisors of
Monterey County, State of California

By: 

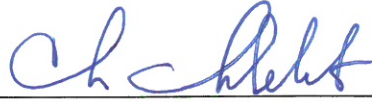
Legal Reference for Acknowledgment by County Official:
Civil Code Sections 1181, 1184, 1185, 1188, 1189
Code of Civil Procedure Section 2012



**OWNER: SAN BERNABE VINYARDS LLC,
a Delaware Limited Liability Company and
LOMA DEL RIO VINEYARDS LLC**

**SAN BERNABE VINEYARDS LLC, a Delaware
Limited Liability Company**
By: Delicato Vineyards, a California Corporation,
Its Sole Manager

Dated: 10/13/19

By: 

(Signature)
Type/Print Chris Indelicato

Its: CEO OF DELICATO VINEYARDS, MANAGING
MEMBER OF SBY LLC

Dated: 10/13/19

And by: 

(Signature)
Type/Print IAN SWANSON


Its: CFO OF DELICATO VINEYARDS, MANAGING
MEMBER OF SBY LLC


LOMA DEL RIO VINEYARDS LLC
By: Teachers Advisors, Inc., its Manager/Member
By: Westchester Group Investment, Inc., a Delaware
corporation, its authorized Property Manager

Dated: 


By: SIGNED IN COUNTERPART

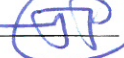
(Signature)
Type/Print 

Its: 

Dated: 

And by: SIGNED IN COUNTERPART

(Signature)
Type/Print 

Its: 


**OWNER: SAN BERNABE VINYARDS LLC,
a Delaware Limited Liability Company and
LOMA DEL RIO VINEYARDS LLC**

**SAN BERNABE VINEYARDS LLC, a Delaware
Limited Liability Company**
By: Delicato Vineyards, a California Corporation,
Its Sole Manager


Dated: _____ 

By: SIGNED IN COUNTERPART

(Signature)


Type/Print _____ 

Its: _____ 

Dated: _____ 

And by: SIGNED IN COUNTERPART

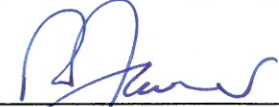
(Signature)

Type/Print _____ 

Its: _____ 

LOMA DEL RIO VINEYARDS LLC
By: Teachers Advisors, Inc., its Manager/Member
By: Westchester Group Investment, Inc., a Delaware
corporation, its authorized Property Manager

Dated: November 21, 2019

By: _____ 

(Signature)

Type/Print R. M. DAVIES

Its: CEO AKA Martin Davies

Dated: November 21, 2019

And by: _____ 

(Signature)

Type/Print Matthew D Parker

Its: EVp

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

STATE OF CALIFORNIA
COUNTY OF MONTEREY Napa

On October 13, 2019, before me, Laura Ann Augh,
Notary Public, personally appeared CHRIS TUDICATE, 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.

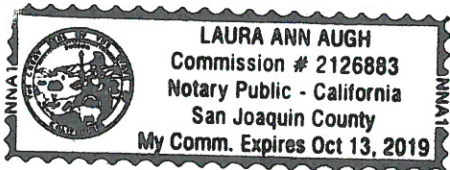
*I certify under PENALTY OF PERJURY under the laws of the State of California that
the foregoing paragraph is true and correct.*

WITNESS my hand and official seal.

Laura Ann Augh

Notary Public

[SEAL]



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

STATE OF CALIFORNIA
COUNTY OF MONTEREY Napa

On October 13, 2019, before me, Laura Ann Augh,
Notary Public, personally appeared Sam Swanson, 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.

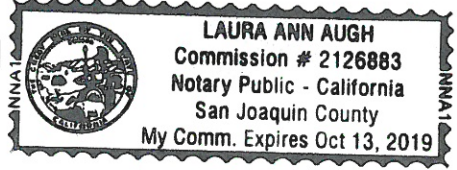
*I certify under PENALTY OF PERJURY under the laws of the State of California that the
foregoing paragraph is true and correct.*

WITNESS my hand and official seal.

Laura Ann Augh

Notary Public

[SEAL]



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

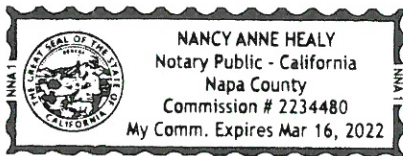
STATE OF California)

COUNTY OF Napa) SS.

On this 21 day of November, 2019 before me, Nancy Anne Healy a Notary Public, personally appeared Matthew J. Parker, 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.



A handwritten signature in blue ink, appearing to read "Nancy Anne Healy", written over a horizontal line. The signature is stylized with loops and a long tail extending to the right.

Signature

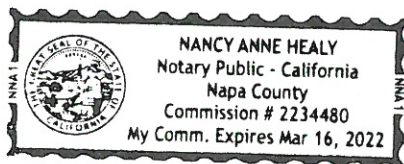
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California)
COUNTY OF Napa) SS.

On this 21 day of November, 2019 before me, Nancy Anne Healy a Notary Public, personally appeared Martin Chavez, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



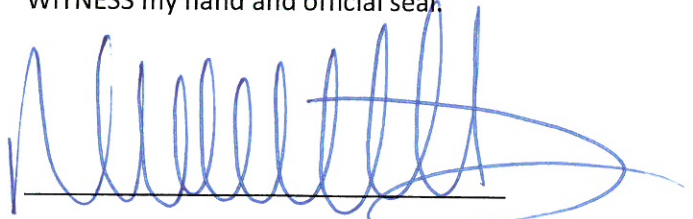

Signature

Exhibit A

LEGAL DESCRIPTION
ADJUSTED LOT 15
PLN150490

CERTAIN REAL PROPERTY BEING A PORTION OF SECTIONS 2, 3, 34 AND 35, TOWNSHIP 20 SOUTH RANGE 8 EAST, M.D.M., IN THE COUNTY OF MONTEREY, STATE OF CALIFORNIA, PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at the Northwesterly most corner of Lot 15 as shown on that certain map entitled, "Parcel Map San Bernabe Vineyards" recorded October 15, 2013 in Volume 23 of Parcel Maps, at Page 35, Records of Monterey County, California and as identified as POB on the attached exhibit; thence along the Northerly boundary of said Lot 15;

- 1) South 88° 34' 06" East, 1296.09 feet to the Northerly most common corner of said Lot 15 and Lot 14 as shown on said map; thence southerly along the common line between said Lot 15 and Lot 14
- 2) South 28° 17' 15" East, 5226.99 feet; thence
- 3) North 86° 56' 08" East, 390.26 feet to a point on the common line between said Lot 15 and Lot 35 as shown on said map; thence along said common line
- 4) South 33° 34' 48" East, 235.30 feet to a point of non-tangency; thence
- 5) 607.73 feet along a curve to the left with a radius of 2400.00 feet through a central angle of 14° 30' 30", the initial radial of which bears South 71° 45' 49" West, to a point on said common line; thence leaving said common line
- 6) South 53° 20' 10" West, 105.00 feet; thence
- 7) North 65° 05' 40" West, 39.00 feet; thence
- 8) North 84° 54' 37" West, 95.00 feet; thence
- 9) North 88° 27' 00" West, 607.58 feet; thence
- 10) North 88° 00' 26" West, 827.80 feet; thence
- 11) North 1° 41' 25" West, 524.00 feet to a point of tangency on the common line between said Lot 15 and Lot 17 as shown on said map; thence along said common line
- 12) 224.96 feet along a curve to the left with a radius of 765.00 feet through a central angle of 16° 50' 55"; thence
- 13) North 18° 32' 20" West, 864.05 feet to a point of tangency; thence
- 14) 274.53 feet along a curve to the left with a radius of 450.00 feet through a central angle of 34° 57' 15" to a point of reverse curvature; thence
- 15) 1492.55 feet along a curve to the right with a radius of 2445.00 feet through a central angle of 34° 58' 34" to a point of reverse curvature; thence

- 16) 323.89 feet along a curve to the left with a radius of 1680.00 feet through a central angle of $11^{\circ} 02' 46''$; thence tangentially
- 17) North $29^{\circ} 33' 47''$ West, 446.70 feet; thence
- 18) North $17^{\circ} 08' 24''$ West, 681.89 feet; thence
- 19) North $43^{\circ} 45' 15''$ West, 1444.73 feet to the **POINT OF BEGINNING**.

Containing 126.18 acres, more or less as shown on the plat attached hereto and made a part hereof.

END OF DESCRIPTION



Frank Lucido Jr.

Frank Lucido Jr., PLS 8368
May 16, 2018

EXHIBIT A
PAGE 2 OF 11 PAGES

PLAT

EXHIBIT A
PAGE 3 OF 11 PAGES



CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	607.73'	2400.00'	14°30'30"
C2	224.96'	765.00'	16°50'55"
C3	274.53'	450.00'	34°57'15"
C4	1492.55'	2445.00'	34°58'34"
C5	323.89'	1680.00'	11°02'46"

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	390.26'	N 86°56'08" E
L2	235.30'	S 33°34'48" E
L3	105.00'	S 53°20'10" W
L4	39.00'	N 65°05'40" W
L5	95.00'	N 84°54'37" W
L6	607.58'	N 88°27'00" W
L7	827.80'	N 88°00'26" W
L8	524.00'	N 1°41'25" W
L9	864.05'	N 18°32'20" W
L10	446.70'	N 29°33'47" W
L11	681.89'	N 17°08'24" W
L12	1444.73'	N 43°45'15" W

4-PM-2
P.O.B. 13
VOL. 23 PM PG. 35
S 88°34'06" E
1296.09'

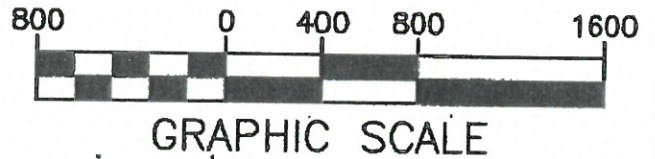
T. 20 S., R. 8 E.
SECTION 34

14
VOL. 23 PM PG. 35

S 28°17'15" E 5226.99'

17-ADJUSTED
343.98AC

15
ADJUSTED
126.18AC



35
VOL. 23 PM PG. 35

15-ADJUSTED
126.18AC

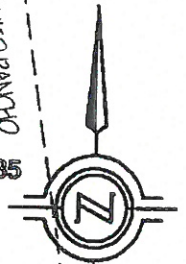
S 71°45'49" W
RADIAL

16-ADJUSTED
120.02AC

SEE
DETAIL
34 35

16
ADJUSTED
120.02AC

DETAIL
SCALE: 1"=100'



SAN BENITO RANCHO

Exhibit A

LEGAL DESCRIPTION
ADJUSTED LOT 16
PLN150490

CERTAIN REAL PROPERTY BEING A PORTION OF RANCHO SAN BENITO AND A PORTION OF SECTION 2, TOWNSHIP 20 SOUTH RANGE 8 EAST, M.D.M., IN THE COUNTY OF MONTEREY, STATE OF CALIFORNIA, PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a 1 inch Iron Pipe with cap marked "RCE24400" on the Southerly line of Lot 16 as shown and so designated on that certain map entitled, "Parcel Map San Bernabe Vineyards" recorded October 15, 2013 in Volume 23 of Parcel Maps, at Page 35, Records of Monterey County, California; thence along said Southerly boundary of Lot 16;

- 1) South 88° 54' 49" East, 1312.43 feet; thence
- 2) North 16° 22' 43" East, 266.07 feet to a 1 inch Iron Pipe with cap marked "LS 5321" on the common line between said Lot 16 and Lot 33 as shown on said map; thence along said common line
- 3) North 53° 04' 25" West, 436.01 feet to a point of tangency; thence
- 4) 332.77 feet along a curve to the left with a radius of 1535.00 feet through a central angle of 12° 25' 16" to a point of tangency; thence
- 5) North 65° 29' 41" West, 616.23 feet to a point of tangency; thence
- 6) 213.06 feet along a curve to the right with a radius of 750.00 feet through a central angle of 16° 16' 36" to a point of tangency at a 1 inch Iron Pipe with cap marked "LS 5321"; thence
- 7) North 49° 13' 06" West, 946.55 feet to a point of tangency at a 1 inch Iron Pipe with cap marked "LS 5321"; thence
- 8) 539.36 feet along a curve to the right with a radius of 780.00 feet through a central angle of 39° 37' 08" to a point of reverse curvature; thence
- 9) 339.91 feet along a curve to the left with a radius of 800.00 feet through a central angle of 24° 20' 38" to a point of tangency; thence
- 10) North 33° 56' 36" West, 242.44 feet to a point of tangency at the Northeast corner of said Lot 16; thence
- 11) 50.20 feet along a curve to the right with a radius of 2400.00 feet through a central angle of 1° 11' 54" to a point of non-tangency; thence
- 12) South 53° 20' 10" West, 105.00 feet; thence
- 13) North 65° 05' 40" West, 39.00 feet; thence
- 14) North 84° 54' 37" West, 95.00 feet; thence
- 15) North 88° 27' 00" West, 607.58 feet; thence

EXHIBIT A
PAGE 4 OF 11 PAGES

- 16) South 1° 10' 46" West, 2588.05 feet to the common boundary line of said Lot 16 and Lot 34 as shown on said map; thence along said common line
- 17) South 88° 25' 37" East, 2126.46 feet to the **POINT OF BEGINNING**.

Containing 120.02 acres, more or less as shown on the plat attached hereto and made a part hereof.

END OF DESCRIPTION



Frank Lucido Jr.

Frank Lucido Jr., PLS 8368
May 16, 2018

EXHIBIT A
PAGE 5 OF 11 PAGES

PLAT

15-ADJUSTED
126.18AC

35
VOL. 23
PM
PG. 35

16-ADJUSTED
120.02AC

DETAIL
SCALE: 1"=100'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C1	332.77'	1535.00'	12°25'16"
C2	213.08'	750.00'	16°18'36"
C3	539.36'	780.00'	39°37'08"
C4	339.91'	800.00'	24°20'38"
C5	50.20'	2400.00'	1°11'54"

LINE TABLE

LINE	LENGTH	DIRECTION
L1	1312.43'	S 88°54'49" E
L2	266.07'	N 16°22'43" E
L3	436.01'	N 53°04'25" W
L4	616.23'	N 65°29'41" W
L5	946.55'	N 49°13'06" W
L6	242.44'	N 33°56'36" W
L7	105.00'	S 53°20'10" W
L8	39.00'	N 65°05'40" W
L9	95.00'	N 84°54'37" W
L10	607.58'	N 88°27'00" W



35
VOL. 23 PM PG. 35

15-ADJUSTED
126.18

LOT A-ADJUSTED
161.72AC

16-ADJUSTED
120.02AC

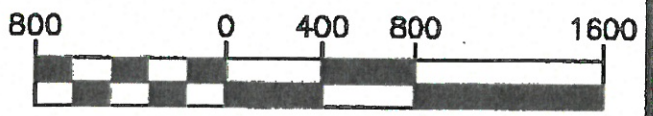
33
VOL. 23 PM PG. 35

S 88°25'37" E
2126.46'

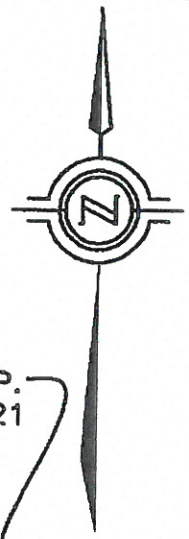
E 1/2 OF SE 1/4
SECTION 3

34
VOL. 23 PM PG. 35

32
VOL. 23 PM PG. 35



GRAPHIC SCALE



SAN BENITO RANCHO

SEE
DETAIL

1" I.P.
LS5321

1" I.P.
LS5321

1" I.P.
LS5321

P.O.B.
1" I.P.
RCE24400

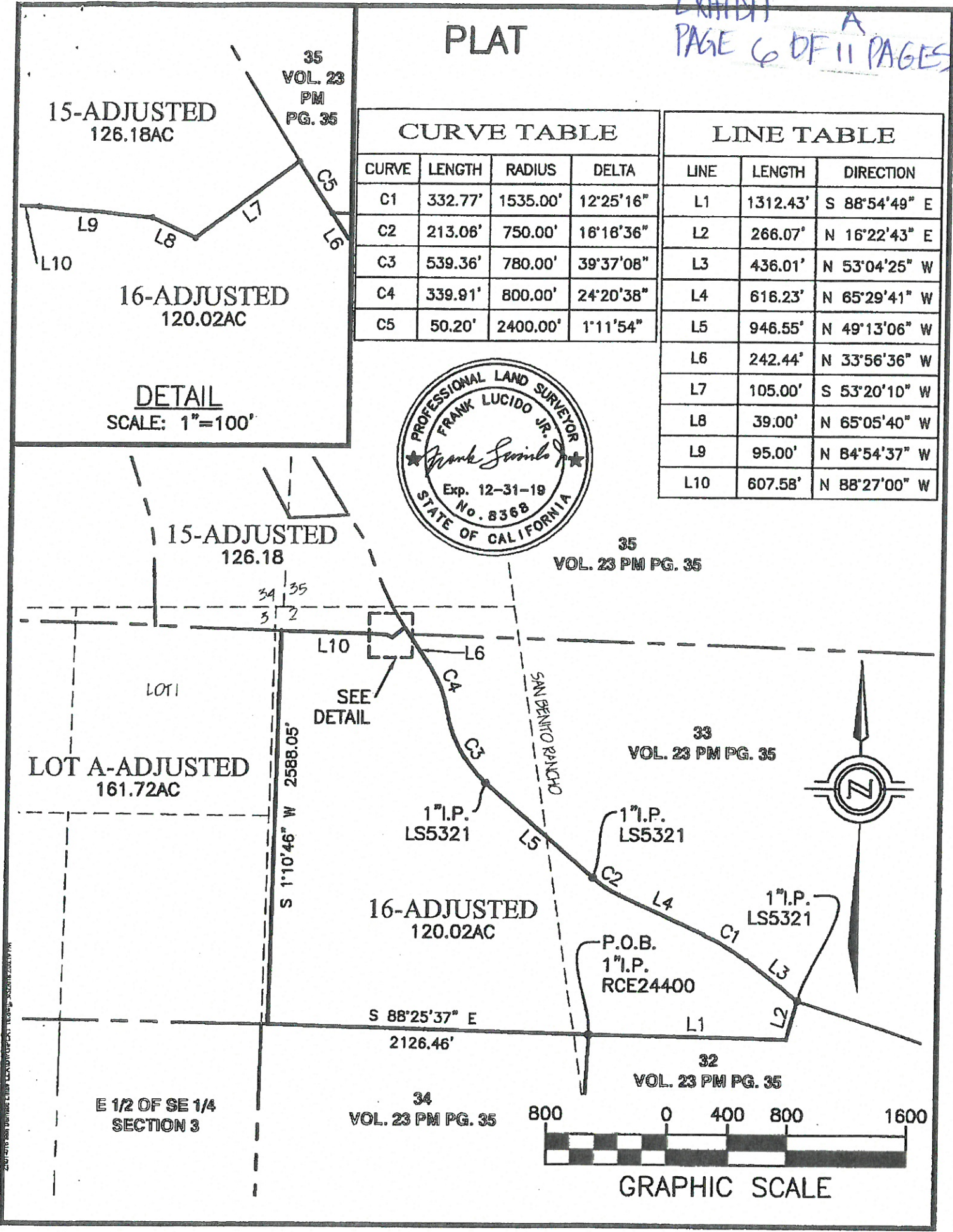


Exhibit A

LEGAL DESCRIPTION
ADJUSTED LOT 17
PLN150490

CERTAIN REAL PROPERTY BEING A PORTION OF SECTIONS 3 AND 34, TOWNSHIP 20 SOUTH RANGE 8 EAST, M.D.M., IN THE COUNTY OF MONTEREY, STATE OF CALIFORNIA, PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at the Northwestern most corner of Lot 17 as shown on that certain map entitled, "Parcel Map San Bernabe Vineyards" recorded October 15, 2013 in Volume 23 of Parcel Maps, at Page 35, Records of Monterey County, California; thence along the Westerly boundary of said Lot 17;

- 1) South 1° 34' 30" West, 1323.89 feet to the northeast corner of Lot 19 of said map; thence
- 2) South 1° 34' 30" West, 581.01 feet; thence
- 3) South 88° 45' 58" East, 1103.30 feet; thence
- 4) South 1° 57' 15" West, 1640.14 feet; thence
- 5) North 88° 33' 19" West, 1092.42 feet; thence
- 6) South 1° 34' 30" West, 430.74 feet to the southeast corner of Lot 19 of said map; thence
- 7) South 1° 34' 30" West, 1323.89 feet; thence
- 8) North 89° 36' 26" East, 2561.34 feet; thence leaving the boundary of said Lot 17
- 9) South 1° 50' 16" West, 54.30 feet; thence
- 10) South 88° 32' 41" East, 1797.66 feet; thence
- 11) South 82° 09' 26" East, 61.00 feet; thence
- 12) North 1° 41' 25" West, 524.00 feet to a point of tangency on the common line between said Lot 17 and Lot 15 as shown on said map; thence along said common line
- 13) 224.96 feet along a curve to the left with a radius of 765.00 feet through a central angle of 16° 50' 55"; thence
- 14) North 18° 32' 20" West, 864.05 feet to a point of tangency; thence
- 15) 274.53 feet along a curve to the left with a radius of 450.00 feet through a central angle of 34° 57' 15" to a point of reverse curvature; thence
- 16) 1492.55 feet along a curve to the right with a radius of 2445.00 feet through a central angle of 34° 58' 34" to a point of reverse curvature; thence
- 17) 323.89 feet along a curve to the left with a radius of 1680.00 feet through a central angle of 11° 02' 46"; thence tangentially
- 18) North 29° 33' 47" West, 446.70 feet; thence
- 19) North 17° 08' 24" West, 681.89 feet; thence

EXHIBIT A
PAGE 7 OF 11 PAGES

20) North 43° 45' 15" West, 1444.73 feet; thence

21) North 88° 34' 06" West, 1367.39 feet to the **POINT OF BEGINNING**.

Containing 343.98 acres, more or less as shown on the plat attached hereto and made a part hereof.

END OF DESCRIPTION



Frank Lucido Jr.

Frank Lucido Jr., PLS 8368
May 16, 2018

EXHIBIT A
PAGE 8 OF 11 PAGES

PLAT



CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	224.96'	765.00'	16°50'55"
C2	274.53'	450.00'	34°57'15"
C3	1492.55'	2445.00'	34°58'34"
C4	323.89'	1680.00'	11°02'46"

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	1323.89'	S 1°34'30" W
L2	581.01'	S 1°34'30" W
L3	1103.30'	S 88°45'58" E
L4	1640.14'	S 1°57'15" W
L5	1092.42'	N 88°33'19" W
L6	430.74'	S 1°34'30" W
L7	1323.89'	S 1°34'30" W
L8	2561.34'	N 89°36'26" E
L9	54.30'	S 1°50'16" W
L10	1797.66'	S 88°32'41" E
L11	61.00'	S 82°09'26" E
L12	524.00'	N 1°41'25" W
L13	864.05'	N 18°32'20" W
L14	446.70'	N 29°33'47" W
L15	681.89'	N 17°08'24" W
L16	1444.73'	N 43°45'15" W
L17	1367.39'	N 88°34'06" W

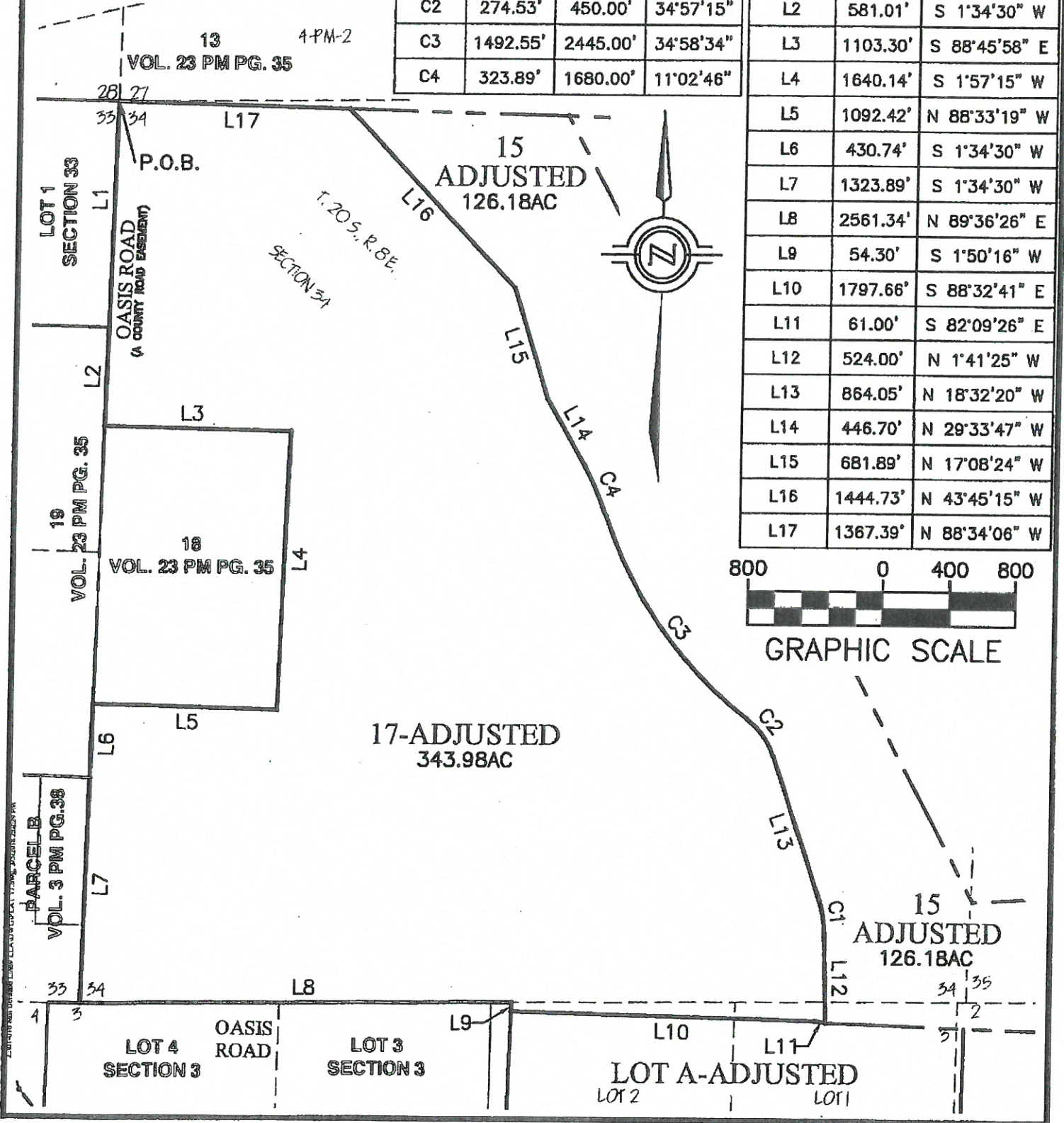


Exhibit A

LEGAL DESCRIPTION
ADJUSTED LOT A
PLN150490

CERTAIN REAL PROPERTY BEING A PORTION OF SECTIONS 2 AND 3, TOWNSHIP 20 SOUTH RANGE 8 EAST, M.D.M., IN THE COUNTY OF MONTEREY, STATE OF CALIFORNIA, PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at the southwest corner of Lot 16 marked with a ½" Iron Pipe, marked "LS5992" as shown on that certain map entitled, "Parcel Map San Bernabe Vineyards" recorded October 15, 2013 in Volume 23 of Parcel Maps, at Page 35, Records of Monterey County, California; thence along said southerly boundary;

- 1) North 88° 56' 22" West, 1336.31 feet to the northwest corner of the East ½ of the Southeast ¼ of said section 3; thence
- 2) North 88° 56' 22" West, 1336.77 feet; thence
- 3) North 01° 50' 16" East, 1344.32 feet; thence
- 4) North 01° 50' 16" East, 1276.63 feet; thence
- 5) South 88° 32' 41" East, 1797.66 feet; thence
- 6) South 82° 09' 26" East, 61.00 feet; thence
- 7) South 88° 00' 26" East, 827.80 feet; thence
- 8) South 1° 10' 46" West, 2588.05 feet; thence
- 9) North 88° 25' 37" West, 43.00 feet to the **POINT OF BEGINNING**.

Containing 161.72 acres, more or less as shown on the plat attached hereto and made a part hereof.

END OF DESCRIPTION



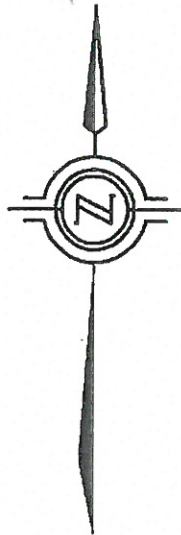
Frank Lucido Jr.

Frank Lucido Jr., PLS 8368
May 16, 2018

EXHIBIT A
PAGE 10 OF 11 PAGES

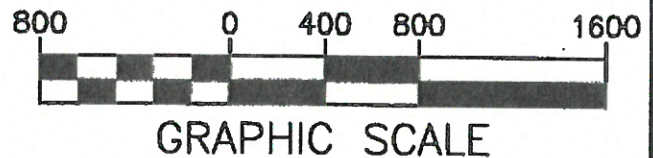
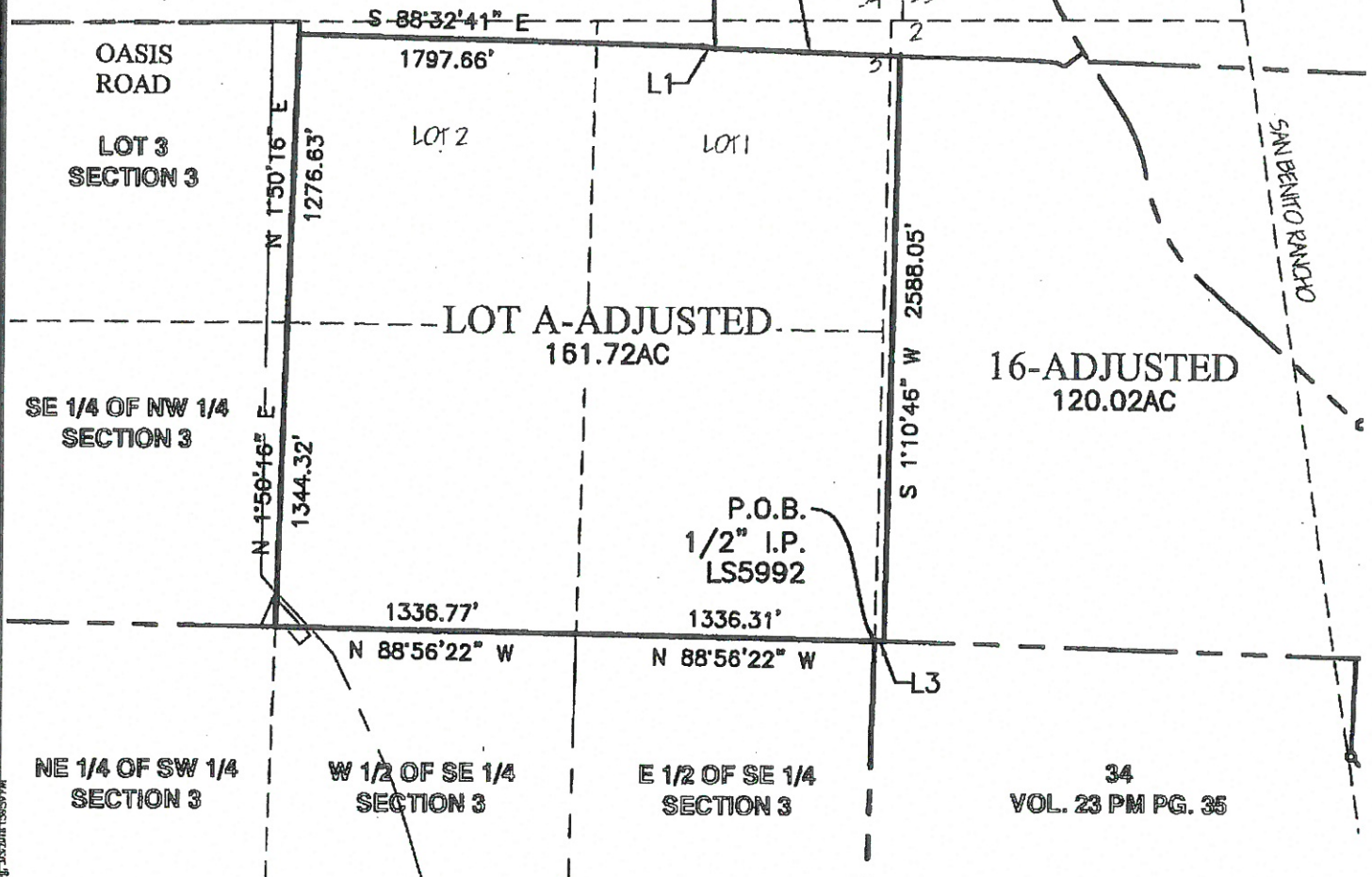
PLAT

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	61.00'	S 82°09'26" E
L2	827.80'	S 88°00'26" E
L3	43.00'	N 88°25'37" W



17-ADJUSTED
343.98AC

15-ADJUSTED
126.18AC



A

EXHIBIT "B"

LAND CONSERVATION AGREEMENT

COMPATIBLE USES

1. The drying, packing or other processing of an agricultural commodity usually performed on the premises where it is produced.
2. Structures necessary and incidental to the agricultural use of the land.
3. Single family dwellings incidental to the agricultural use of the land for the residence of the owner, and the family of the owner. Single family dwellings incidental to the agricultural use of the land for the residence of the lessee of the land and the family of the lessee.
4. Dwellings for persons employed by owner or lessee and the family of the employee or lessee incidental to the agricultural use of the land.
5. An aircraft landing strip incidental to the agricultural use of the land.
6. The erection, construction, alteration or maintenance of gas, electric, water or communication utility facilities.
7. The erection, construction, alteration or maintenance of radio, television or microwave antennas, transmitters and related facilities.
8. Public or private hunting of wildlife or fishing.
9. Public or private hunting clubs and accessory structures.
10. Public or private rifle and pistol practice range, trap or skeet field, archery range or other similar use.
11. Public or private riding or hiking trails.
12. Removal of natural materials.
13. Disposal site for oil field wastes, provided that any such use shall be made only in accordance with the use permit and other permits issued by the County of Monterey and the California Regional Water Quality Board and such other governmental authority as may have jurisdiction over this use.

“Wastes received (discharged) at the site have been, and will continue to be, limited to petroleum and oil field wastes, such as muds, oily water, tank bottom wastes, and brine waters.”