

EXHIBIT A

RIGHT OF WAY ABANDONMENT

ALL THAT REAL PROPERTY SITUATED IN THE COUNTY OF SONOMA, STATE OF CALIFORNIA, AND BEING A PORTION OF THE LANDS OF THE COUNTY OF SONOMA, AS DESCRIBED BY RELINQUISHMENT OF HIGHWAY RIGHT OF WAY RECORDED IN BOOK 2106 PAGES 425 THRU 443 OF OFFICIAL RECORDS OF SONOMA COUNTY AND THE LANDS OF COUNTY OF SONOMA, AS DESCRIBED BY DEED IN DOCUMENT NUMBER 88-005100, SONOMA COUNTY RECORDS, DESCRIBED AS FOLLOWS:

PARCEL ONE:

ALL OF THAT "PARCEL 8" AS DESCRIBED IN THAT RELINQUISHMENT OF HIGHWAY RIGHT OF WAY RECORDED IN BOOK 2106 PAGES 425 THRU 443 OF OFFICIAL RECORDS OF SONOMA COUNTY EXCEPTING THEREFROM ANY PORTION IN THE EXISTING COUNTY RIGHT OF WAY OF FULTON ROAD.

CONTAINING AN AREA OF 1.8 ACRES, MORE OR LESS

PARCEL TWO:

ALL THAT PORTION OF THE PARCEL AS DESCRIBED BY DEED 1988-005100, SONOMA COUNTY RECORDS, AND AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 557 OF MAPS PAGES 1 THRU 2, SONOMA COUNTY RECORDS, EXCEPTING THAT PORTION LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT A FOUND 1/2" IRON PIPE TAGGED LS 3489 ON THE SOUTHWEST CORNER OF THE PARCEL DESCRIBED BY DEED IN DOCUMENT NUMBER 1988-005100, SONOMA COUNTY RECORDS, AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 557 OF MAPS PAGES 1 THRU 2, SONOMA COUNTY RECORDS, FROM WHICH A FOUND 1/2" IRON PIPE TAGGED LS

3890 ON THE SOUTHWEST LINE OF SAID LANDS OF COUNTY OF SONOMA, AS SHOWN ON SAID RECORD OF SURVEY, BEARS NORTH 49°01'59" WEST 150.66 FEET; THENCE ALONG THE EAST LINE OF SAID LANDS ALONG A CURVE TO THE LEFT, WITH A RADIAL BEARING SOUTH 70°28'48" WEST, WITH A RADIUS OF 417.00 FEET, CENTRAL ANGLE OF 20°55'54", AN ARC LENGTH OF 152.34 FEET; THENCE ALONG SAID EAST LINE NORTH 40°27'06" WEST 197.73 FEET; TO THE POINT OF BEGINNING OF SAID DESCRIBED LINE, THENCE NORTH 45°03'30" WEST 372.34 FEET; THENCE NORTH 50°47'20" WEST 78.39 FEET TO THE NORTHERLY LINE OF SAID LANDS BEING THE TERMINOUS OF THE HEREIN DESCRIBED LINE.

CONTAINING AN AREA OF 0.8 ACRES, MORE OR LESS

RESERVATIONS:

RESERVING THEREFROM PURSUANT TO THE PROVISIONS OF SECTION 8340 OF THE STREETS AND HIGHWAYS CODE AND FOR THE BENEFIT OF PACIFIC GAS AND ELECTRIC COMPANY, THE PERMANENT EASEMENT AND THE RIGHT AT ANY TIME AND FROM TIME TO TIME TO CONSTRUCT, RECONSTRUCT, MAINTAIN, OPERATE, REPLACE, REMOVE, REPAIR, RENEW AND ENLARGE LINES OF PIPES, CONDUITS, CABLES, WIRES, POLES, ELECTRICAL CONDUCTORS, AND OTHER EQUIPMENT, FIXTURES AND APPURTENANCES FOR THE OPERATION OF ELECTRIC, GAS, AND COMMUNICATION FACILITIES, INCLUDING ACCESS, AND ALSO THE RIGHTS TO TRIM AND CUT DOWN TREES AND BRUSH THAT MAY BE A HAZARD TO THE FACILITIES; SAID AREA SHALL BE KEPT OPEN AND FREE OF BUILDINGS, STRUCTURES AND WELLS OF ANY KIND.

RESERVING FROM THE HEREIN ABOVE DESCRIBED PARCEL ONE AND PARCEL TWO A PERMANENT ACCESS EASEMENT ("EASEMENT") ON THE PROPERTY MORE FULLY DESCRIBED HEREIN AND SHOWN IN EXHIBIT "B" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE. THE EASEMENT IS A RIGHT TO COME ONTO THE PROPERTY OF JACKSON FAMILY WINES, INC. AND TO BRING EMPLOYEES, AGENTS, REPRESENTATIVES, CONTRACTORS, ASSIGNS, AND INVITEES OF THE COUNTY OF SONOMA. THE EASEMENT INCLUDES THE FOLLOWING USES: TO COME ONTO THE PROPERTY OR ACCOMPANIED HEREIN ABOVE SET FORTH FOR THE PURPOSE OF ACCESSING COUNTY OWNED LAND (APN 059-230-082) IN CONJUNCTION WITH PLANNING, CONSTRUCTION, OPERATION AND MAINTENANCE OF MARK WEST CREEK TRAIL.

JACKSON FAMILY WINES, INC. AND ITS SUCCESSORS SHALL MAINTAIN AND REPAIR THE EASEMENT AS IT DEEMS NECESSARY OR DESIRABLE TO KEEP THE EASEMENT IN GOOD CONDITION AND REPAIR. NOTWITHSTANDING THE FOREGOING, IF ANY MAINTENANCE OR REPAIR TO THE EASEMENT OR TO THE JACKSON FAMILY WINES, INC.'S IMMEDIATELY ADJACENT PROPERTY (INCLUDING, BUT NOT LIMITED TO, MAINTENANCE OR REPAIR TO JACKSON FAMILY WINES, INC.'S VINEYARDS) IS REQUIRED DUE TO EXCESSIVE WEAR AND TEAR OR DAMAGE CAUSED BY COUNTY OF SONOMA OR ITS EMPLOYEES, AGENTS, REPRESENTATIVES, CONTRACTORS, SUCCESSORS, ASSIGNS OR INVITEES, COUNTY OF SONOMA SHALL BE RESPONSIBLE FOR PERFORMING THE MAINTENANCE OR REPAIR. NO BUILDINGS, STRUCTURES, OR VEGETATION SHALL BE LOCATED WITHIN THE EASEMENT THAT WOULD OBSTRUCT THE COUNTY'S ACCESS.

SAID EASEMENT DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 1/2" IRON PIPE TAGGED LS 3489 ON THE SOUTHWEST CORNER OF THE PARCEL DESCRIBED BY DEED IN DOCUMENT NUMBER 1988-005100, SONOMA COUNTY RECORDS, AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 557 OF MAPS PAGES 1 THRU 2, SONOMA COUNTY RECORDS, FROM WHICH A FOUND 1/2" IRON PIPE TAGGED LS 3890 ON THE SOUTHWEST LINE OF SAID LANDS OF COUNTY OF SONOMA, AS SHOWN ON SAID RECORD OF SURVEY, BEARS NORTH 49°01'59" WEST 150.66 FEET; THENCE ALONG THE EAST LINE OF SAID LANDS OF COUNTY OF SONOMA DESCRIBED BY RELINQUISHMENT OF HIGHWAY RIGHT OF WAY RECORDED IN BOOK 2106 PAGES 425 THRU 443 OF OFFICIAL RECORDS OF SONOMA COUNTY, ALONG A CURVE TO THE RIGHT, WITH A RADIAL BEARING SOUTH 70°28'48" WEST, WITH A RADIUS OF 417.00 FEET, CENTRAL ANGLE OF 21°07'56", AN ARC LENGTH OF 153.80 FEET; THENCE SOUTH 01°36'46" WEST 155.52 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 440.00 FEET, CENTRAL ANGLE OF 40°42'00" AN ARC LENGTH OF 312.55 FEET; THENCE SOUTH 39°05'14" EAST 124.43 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 417.00 FEET, CENTRAL ANGLE OF 31°48'25", AN ARC LENGTH OF 231.49 FEET; THENCE SOUTH 01°16'46" WEST 182.98 FEET; THENCE LEAVING SAID EAST LINE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, CENTRAL ANGLE OF 106°17'14", AN ARC LENGTH OF 46.38 FEET; THENCE NORTH 74°59'32" EAST 33.70 FEET; THENCE SOUTH 01°16'46" WEST 49.94 FEET; THENCE NORTH 88°43'14" WEST 41.36 FEET; THENCE ALONG CURVE TO THE RIGHT HAVING A RADIUS OF 55.00 FEET, CENTRAL ANGLE OF 93°13'16", AN ARC LENGTH OF 89.49 FEET; THENCE NORTH 04°30'02" EAST 105.72; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 387.00 FEET, CENTRAL AN ANGLE OF 43°35'16", AN ARC LENGTH OF 294.41 FEET; THENCE NORTH 39°05'14" WEST 124.43 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 470.00 FEET, CENTRAL ANGLE OF 40°42'00", AN ARC LENGTH OF 333.86 FEET; THENCE, NORTH 01°36'46" EAST 155.52 FEET; THENCE ALONG A CURVE TO THE

LEFT HAVING A RADIUS OF 387.00 FEET, CENTRAL ANGLE OF 22°50'14", AN ARC LENGTH OF 154.25 FEET; THENCE NORTH 24°26'02" WEST 132.59 FEET; THENCE NORTH 40°27'06" WEST 197.13 FEET; THENCE NORTH 45°03'30" WEST 287.90 FEET; THENCE NORTH 88°36'56" WEST 20.83 FEET TO THE WEST LINE OF THE LANDS OF COUNTY OF SONOMA, AS DESCRIBED BY DEED IN DOCUMENT NUMBER 88-005100, SONOMA COUNTY RECORDS; THENCE ALONG SAID WEST LINE NORTH 44°03'00" WEST 172.93 FEET TO THE NORTH LINE OF SAID LANDS; THENCE LEAVING SAID WEST LINE ALONG SAID NORTH LINE SOUTH 80°18'03" EAST 32.04 FEET; THENCE LEAVING SAID NORTH LINE SOUTH 50°47'20" EAST 78.39 FEET; THENCE SOUTH 45°03'30" EAST 372.34 FEET TO THE EAST LINE OF SAID LANDS; THENCE ALONG SAID EAST LINE SOUTH 40°27'06" EAST 197.73 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 417.00 FEET, CENTRAL ANGLE OF 20°55'54", AN ARC LENGTH OF 152.34 FEET MORE OR LESS TO THE POINT OF BEGINNING;

CONTAINING AN AREA OF 1.2 ACRES, MORE OR LESS

APN: 059-170-037 & 059-017-038

DATE: APRIL 18, 2019

Leonard H. Gabrielson, PLS 7886
County Surveyor, Sonoma County

Date: _____