

RECORDING REQUESTED BY AND RETURN TO:

Clerk of the Board of Directors
Sonoma County Agricultural
Preservation and Open Space District
575 Administration Drive, Room 102A
Santa Rosa, CA 95403

Recorded by government agency - Exempt from recording fees per Gov. Code §§ 27383, 27388.1, 27388.2
Interest acquired by government agency - Exempt from documentary transfer tax per Rev. & Tax. Code § 11922

GRANT DEED

For good and valuable consideration, the receipt and adequacy of which are acknowledged, the SONOMA COUNTY AGRICULTURAL PRESERVATION AND OPEN SPACE DISTRICT, a public agency formed pursuant to the provisions of Public Resources Code section 5500 *et seq.*, (Grantor), hereby remises, releases, and forever grants to TIERRA VEGETABLES, INC. a California S Corporation, (Grantee), all right, title, and interest Grantor has in and to that certain real property located in the County of Sonoma, State of California, described in **Exhibit A**, attached hereto and incorporated herein by this reference.

Executed as of _____.

GRANTOR:

SONOMA COUNTY AGRICULTURAL PRESERVATION AND OPEN SPACE DISTRICT

[NAME], President of the Board of Directors

[Acknowledgment]

EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): 059-230-040-000 (Old) 059-230-089-000 (New) and 059-230-074-000 (Old) 059-230-088-000 (New)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA IN COUNTY OF SONOMA, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

Being situated in the Northwest 1/4 of Section 29, Township 8 North, Range 8 West, Mount Diablo Meridian:

Commencing at a found 1/2" iron pipe as shown on that certain Record of Survey Map, entitled, "Record of Survey in Section 29, etc.", recorded in [Book 60 of Maps, Page 6](#), Sonoma County Records, said pipe lies on the East line of that certain 1.47 acre parcel, being the lands of Frank and Anna Johnson, and is North 300.0 feet from the Southeast corner thereof; thence from said point of commencement East 19.8 feet to a found 1/2" iron pipe on the South line of mark West Station Road; thence South 300.00 feet to set 1/2" iron pipe and tag, being the true point of beginning for the parcel to be herein described and also the most Southwesterly corner of the lands conveyed to the mark West Neighborhood Church, as said conveyance is [recorded in Book 1510 of Official Records, Page 365](#), Sonoma County Records; thence from said true point of beginning, South 515.46 feet to a found 1/2" iron pipe as referred to in that certain Grant Deed from John A. Esposti, et ux., and Michael J. Debonis, et ux., to the State of California and [recorded in Book 1642 of Official Records, Page 323](#), Sonoma County Records; thence North 89° 57' 30" East, 185.90 feet (State Deed 186.02) to a found 1/2" iron pipe, also referred to in said Deed; thence South 57.05 feet to a 1/2" iron pipe and tag set for the most Northwesterly corner of that certain 1.357 acre tract as described in Deed from Sonoma County Land Title Company to the State of California and [recorded in Book 1722 of Official Records, Page 459](#), Sonoma County Records; thence along the Northeasterly line of said 1.357 acre Parcel, from a tangent that bears South 75° 25' 17" East (all State Deed bearings shown hereafter rotated 39° 57') along a curve to the right with a radius of 450.00 feet, through an angle of 29° 36' 33" an arc length of 232.55 feet; thence South 45° 48' 44" East, 198.08 feet; thence along a curve to the left with a radius of 350.00 feet, through an angle of 23° 49' 38" an arc length of 145.55 feet; thence South 69° 38' 22" East, 75.85 feet; thence South 0° 22' 30" East, 12.00 feet to the Northerly line of Lone Redwood Road (60 feet wide); thence along said Northerly line of Lone Redwood Road (60 feet wide); thence along said Northerly line, North 89° 37' 30" East, 797.36 feet to a point in the center of Fulton Road; thence along the center of Fulton Road North 0° 00' 51" West, 1012.56 feet to a point (from which a set 1/2" iron pipe and tag bears North 89° 57' 39" West, 24.06 feet); thence leaving said Road, North 89° 57' 39" West, 1023.80 feet to a set 1/2" iron pipe and tag; thence North 20.00 feet to a set 1/2" iron pipe and tag; thence North 89° 57' 39" West, 220.00 feet to a found 1/2" iron pipe and tag (L.S. 2756); thence North 175.00 feet to a found 1/2" iron pipe and tag (L.S. 2756); thence on a curve to the right with a radius of 25.00 feet for a distance of 39.27 feet to a found 1/2" iron pipe and tag (L.S. 1286) said found iron pipe being a point on the South line of Mark West Station Road, as described in Deed to the County of Sonoma and [recorded in Book 1571 of Official Records, Page 589](#), Sonoma County Records; thence along the Southerly edge of said road, North 89° 57' 39" West, 100.00 feet to a set 1/2" iron pipe and tag; thence on a curve to the right with a radius of 25.00 feet, from a tangent which bears South 89° 57' 39" East, for a distance of 39.27 feet to a set 1/2" iron pipe and tag; thence South 275.00 feet to a set 1/2" iron pipe and tag; thence North 89° 57' 39" West, 225.00 feet to the point of beginning, basis of bearings; centerline Lone-Redwood Road by found monuments course North 89° 37' 30" East, all tags mentioned herein and not otherwise identified bear the inscription "R.S. Hogan, L.S. 2798".

Excepting therefrom, the following described property:

Being a portion of the lands of utilities and Industries Corporation, as [recorded in Book 1891 of Official Records, Page 597](#), and being more particularly described as follows:

Beginning at a 1/2" iron pipe monument found on the dividing line of the said lands of utilities and Industries Corporation and the lands of Kenneth G. and Joan Lucille Lawson, as [recorded in Book 2512 of Official Records, Page 608](#), from which Engineer's Station 30+07.31 P.O.T. as shown on a Map entitled "Fulton Road", dated January 1977, and on File in the Office of the Sonoma County Department of public works, bears South 89° 19' 39" East, 22.49 feet; thence from said point of beginning and along said dividing line, North 89° 19' 39" West,

EXHIBIT "A"
Legal Description
(continued)

12.51 feet to a point from which a 1/2" iron pipe monument found in the North line of the said lands of utilities and Industries Corporation, bears North 89° 19' 39" West, 987.46 feet; thence leaving said dividing line, South 0° 36' 56" West, 7.03 feet to a point from which Engineer's Station 30+00 28 E.C. bears South 89° 23' 04" East, 35.00 feet; thence curving to the right with a radius of 4965 feet, through an angle of 2° 47' 34" for a distance of 242.01 feet to a point from which Engineer's Station 27+56.55 P.R.C. bears South 86° 35' 30" West 35.00 feet; thence curving to the left from a tangent which bears South 3° 24' 30" West, with a radius of 5035 feet through an angle of 2° 33' 46" for a distance of 225.21 feet to a point from which Engineer's Station 25+32.91 B.C. Bears South 39° 09' 16" East, 35.00 feet; thence South 0° 50' 44" West, 513 feet, more or less; thence curving to the right with a radius of 25 feet to a point on the South line of the said lands of utilities and Industries Corporation; thence along said South line in an Easterly direction to the Southeast corner of the said lands of utilities and Industries Corporation; thence along the East line of the said lands of utilities and Industries Corporation in a Northerly direction to the Northeast corner of the said lands of utilities and Industries Corporation; thence along the said North line of the said lands of utilities and Industries Corporation, North 89° 19' 39" West, to the point of beginning.

Basis of bearing: Bearing between monuments S-111 and S-112, as shown on a Map entitled, "California State Highway Monument Map", Page S-141.8 and on File in the Sonoma County Department of Public Works.

Further Excepting Therefrom, All the lands as shown on that certain Map entitled, Larkfield Meadows Subdivision, filed for record August 8, 1985, in [Book 375 of Maps, at Pages 6](#) through 9, inclusive, Sonoma County Records.

Further Excepting Therefrom, The lands conveyed to the County of Sonoma in the Deed recorded August 20, 1985, under Recorder's Serial #85-54642, Sonoma County Records.

Further Excepting Therefrom, That portion conveyed to the County of Sonoma in the Deed recorded September 12, 2014, [Instrument No. 2014-64155](#), Sonoma County Records.

Further Excepting Therefrom, That portion conveyed to the State of California in the Deed recorded September 17, 2014, [Instrument No. 2014-65284, of Official Records](#).