

JACK LONDON RANCH, LLC, a California limited liability company

PROJECT PROPOSAL STATEMENT

Lot Line Adjustment/Reconfiguration &
Rescind Two (2) Land Conservation Contracts & Replace with Three (3)
(revised 6/27/2022)

This is a request for Lot Line Adjustments/Reconfiguration between three of the parcels comprising the lands of Allen Greig Shepard, Stephen N. Shaffer and Lisa Shepard as Co-Trustees under the will of Irving Shepard, 2610 London Ranch Road, Glen Ellen (APN 054-050-033, 037, 038). The remaining lands of Allen Greig Shepard, Stephen N. Shaffer and Lisa Shepard as Co-Trustees under the will of Irving Shepard is "Parcel 1" as shown and delineated on "Parcel Map MNS87-418" filed January 5, 1989 in Book 431 of Maps at Pages 13-15, Sonoma County Records, (APN 054-050-039), 2500 London Ranch Road, and is not included in this request and is to remain unchanged. The ranch lands are described by Grant Deed recorded July 2, 2021 under Official Records Document Number 2021-077629, Sonoma County Records.

For the purposes of this request **Parcel A** is used to designate APN 054-050-037, 2610 London Ranch Road, an existing parcel of 146.8 Acres, more or less, and contains the bulk of the ranch vineyards, a barn and farm worker housing. This parcel is described in Tract 1 of the above referenced ranch deed. There is direct access to London Ranch Road via recorded road easements over ranch roads and the adjacent property of the State of California. This parcel is also the subject of a Land Conservation Contract that was recorded December 24, 2018 under Official Records Document Number 2018-087246, Sonoma County Records.

For the purposes of this request **Parcel B** is used to designate APN 054-050-033, not addressed, an existing parcel of 15.7 Acres, more or less, not currently addressed on London Ranch Road, and contains some of the ranch vineyard, no structures, and an area tested and approved for a private sewage disposal system, although no residential development is being proposed at this time. This parcel is described in Tract 2 of the above referenced ranch deed. There is direct access to London Ranch Road via recorded road easements over ranch roads and the adjacent property of the State of California. This parcel is also the subject of a Land Conservation Contract that was recorded in Book 2841 of Official Records at Page 412, Sonoma County Records, and is currently being timed out of contract by the County of Sonoma.

For the purposes of this request **Parcel C** is used to designate APN 054-050-039, 2610 London Ranch Road, an existing parcel of 2.06 Acres, more or less, and contains a single family residence and septic system. This parcel is "Parcel 2" as shown and delineated on "Parcel Map MNS87-418" filed January 5, 1989 in Book 431 of Maps at Pages 13-15, Sonoma County

Records and is under the ownership of Allen Greig Shepard and Constance Sharpe under Interspousal Grant Deed recorded. August 18, 2021, under Official Records Document Number 2021-093958, Sonoma County Records.

For the purposes of this request **Parcel D** is used to designate the lands of the Margaret A. Wallach Trust & the Michael E. Harrington Trust, DN 2012-063480, Sonoma County Records, APN 054-050-023, 2496 London Ranch Road, an existing parcel of 5.0 Acres, more or less, and contains 3.5 acres, more or less of existing vineyard, a single family residence and septic system, and direct access to London Ranch Road.

[The lands of Allen Greig Shepard, Stephen N. Shaffer and Lisa Shepard as Co-Trustees under the will of Irving Shepard, 2500 London Ranch Road, APN 056-054-038, "Parcel 1" as shown on "Parcel Map MMS 87-418" recorded in Book 431 of Maps at Pages 13-15, Sonoma County Records; the lands of Stephen N & Nancy C. Shafer, 2515 London Ranch Road, APN 056-054-016, DN 2005-122515, Sonoma County Records; and the lands of Neil Shepard, 2520 London Ranch Road, APN 054-0850-040, "Parcel 3" as shown on "Parcel Map MNS 87-418" recorded I Book 431 of Maps at Pages 13-156, Sonoma County Records, are not a part of these applications.]

LOT LINE ADJUSTMENTS

The purpose of the following lot line adjustments is to accomplish family estate matters with adjustments, to realign the westerly line of "Parcel D" common with "Parcel A" as they are described above, such that the line conforms with the existing vineyard rows. This is the only involvement in these applications of "Parcel D". The other adjustments are for internal family estate issues and provide an equitable distribution conforming with all estate agreements with the State of California and requirements of the County of Sonoma.

1)

This is a request for a lot line adjustment between the lands of The Margaret A. Wallach Trust (as amended) (60%) and The Michael T. Harrington Trust (as amended) (40%), 2496 London Ranch Road, Glen Ellen (APN 054-050-023), the above **"Parcel D"**, and the lands of the Allen Greig Shepard, Stephen N. Shaffer and Lisa Shepard as Co-Trustees under the will of Irving Shepard (APN 054-050-037), the above **"Parcel A"**, such that the southeasterly line of said APN 054-050-023 aligns with the existing vineyard rows. The existing acreage of said parcel is expected to remain unchanged, more or less. **"Parcel D"** is NOT a part of existing Land Conservation Contract(s) and is NOT included in any of the replacement contracts. The adjustment realigns the boundary between **"Parcel D"** and **"Parcel A"** such that the acreages remain essentially the same.

2)

This request is for reconfigurations resulting in “**Parcel A**” being reduced in size to from 146.8 Acres to 72.8 Acres, more or less; “**Parcel B**” will be enlarged from 15.7 Acres to 62.8 acres, more or less; and “**Parcel C**” will be enlarged from 2.06 Acres to 29.6 Acres, more or less. Each of these parcels will have its own new Land Conservation Contract to replace the two that currently cover 162.5 Acres, more or less. The proposed new contracts will cover 164.5 Acres, more or less, due to the addition of existing APN 054-050-039.

LAND CONSERVATION CONTRACTS

“Parcel A” referred to above is subject to a Land Conservation Contract recorded December 24, 2018 under Official Records Document Number 2018-087246, Sonoma County Records. “Parcel B” referred to above is subject to a Land Conservation Contract recorded February 28, 1974 that is being timed out by the County of Sonoma due to being not in compliance. The new parcel configuration will allow this parcel to be enlarged with a new Land Conservation Contract that will be in conformance with all requirements and will enable equitable family estate matters to be completed. “Parcel C” referred to above will be expanded to enable it to have its own Land Conservation Contract within the equitable family estate configuration.

The Site Maps prepared for the new Land Conservation Contracts are attached to this Project Proposal Statement. These Site Maps clearly indicate the various areas on each parcel with the acreages of each area indicated. Any adjustments necessary to the areas due to final configuration of the lot line adjustments will be made prior to final preparation of the Land Conservation Contracts and their recording.

These parcels are all subject to the Conservation Easement with the State of California as described in that Grant Deed to the State of California recorded June 14, 1979 in Book 3580 of Official Records at Page 438, Sonoma County Records. These parcels are also all subject to and benefited by that Covenant for the water “well system” recorded January 5, 1989 under Official Records Document Number 1989-001021, Sonoma County Records.

The parcels included in this request are currently developed, are served by individual private sewage disposal systems and a mutual water distribution system covering the vineyards and residential uses. These parcels are within the Glen Ellen Fire Protection District.