

EXHIBIT A

The land referred to is situated in the unincorporated area of the County of Sonoma, State of California, and is described as follows:

TRACT A:

Being a portion of Tract E, Parcel One of the lands of Joan R. Platt, as Trustee of the Lewis and Joan Platt Trust as described in that Trust Transfer Deed recorded as Document No. 2008-058199 of Official Records, Sonoma County Records, also being a portion of Lot 6 as shown and delineated on that Record of Survey filed in Book 633 of Maps at Pages 39 and 40 Sonoma County Records, also Grant Deed recorded July 21, 2015 Document 2015064877 said portion being more particularly described as follows:

PARCEL ONE:

Beginning at a redwood tree, 15 feet in diameter more or less, as shown and delineated upon that Record of Survey Map, filed in Book 402 of Maps at Page 49 Sonoma County Records, from which a found 1/2" iron pipe tagged L.S. 2798 as shown and delineated upon said Record of Survey Map bears, East 33.00 feet; thence along the Northerly line of the above mentioned lands of Platt, South 72° 28' 12" East, 5.17 feet more or less to the corner common to the said lands of Platt and the lands of Neuman as described in that Deed recorded as Document Number 1999-0092817 of Official Records, Sonoma County Records; thence along the common line of the said lands of Platt and of said lands of Neuman North 06° 34' 52" East, 96.02 feet to a 1/2" rebar tagged L.S. 2798 accepted as marking the North line of said lands of Platt; thence along said North line the following courses: North 80° 59' 05" West, 1636.72 feet to a 1/2" rebar tagged L.S. 2798; thence South 09° 00' 55" West, 141.19 feet to a 1/2" rebar tagged L.S. 2798; thence North 73° 59' 48" West, 339.78 feet; thence North 75° 06' 34" West, 94.75 feet; thence North 76° 37' 25" West, 2.08 feet; thence North 76° 37' 25" West, 171.84 feet; thence North 79° 54' 45" West, 133.49 feet; thence North 78° 17' 21" West, 220.94 feet; thence North 78° 42' 05" West, 48.42 feet to a 1/2" rebar tagged L.S. 2798; thence along the West line of said lands of Platt, the following courses: South 24° 36' 41" West, 88.64 feet to a 1/2" rebar tagged L.S. 2798; South 28° 35' 09" West, 82.52 feet to 1/2" rebar tagged L.S. 2798; thence South 50° 19' 55" West, 199.83 feet to 1/2" rebar tagged L.S. 2798; thence South 51° 11' 52" West, 119.61 feet to 1/2" rebar tagged L.S. 2798; thence leaving said West line, South 83° 59' 57" East, 1241.73 feet to a set 1/2" iron pipe; thence South 61° 41' 52" East, 52.14 feet to Point "A" marking the centerline of an existing paved road; thence along the centerline of an existing dirt and paved road the following courses: Along a curve to the right having a radius of 58.16 feet from which the radius point bears South 39° 18' 59" East; thence right along said curve for an arc length of 72.99 feet, said curve having a chord bearing of North 86° 38' 14" East, 68.29 feet; thence South 38° 20' 10" East, 45.62 feet; thence to the beginning point of a curve to the left having a radius of 251.91 feet from which the radius point bears North 56° 44' 22" East; thence left along said curve for an arc length of 91.38 feet, said curve having a chord bearing of South 43° 39' 08" East, 90.88 feet; thence to the beginning point of a curve to the left having a radius of 102.49 feet from which the radius point bears North 31° 19' 46" East; thence left along said curve for an arc length of 124.45 feet, said curve having a chord bearing of North 86° 32' 44" East, 116.94 feet; thence North 53° 06' 50" East, 31.62 feet; thence to the

beginning point of a curve to the right having a radius of 104.52 feet from which the radius point bears South 34° 26' 25" East; thence right along said curve for an arc length of 61.20 feet, said curve having a chord bearing of North 72° 20' 01" East, 60.33 feet; thence North 86° 16' 31" East, 184.89 feet; thence North 81° 42' 25" East, 31.72 feet; thence North 77° 29' 54" East, 61.85 feet; thence to the beginning point of a curve to the right having a radius of 388.97 feet from which the radius point bears South 10° 43' 00" East; thence right along said curve for an arc length of 121.86 feet, said curve having a chord bearing of North 88° 15' 31" East, 121.36 feet; thence to the beginning point of a curve to the left having a radius of 137.76 feet from which the radius point bears North 06° 43' 59" East; thence left along said curve for an arc length of 61.11 feet, said curve having a chord bearing of North 84° 01' 33" East, 60.61 feet; thence North 55° 47' 43" East, 62.58 feet; thence along a 52.07 feet radius curve to the right (chord bears North 73° 10' 21" East 31.10 feet) 31.58 feet; thence North 88° 54' 27" East, 61.36 feet; thence South 84° 41' 26" East, 62.46 feet; thence to the beginning point of a curve to the left having a radius of 208.97 feet from which the radius point bears North 13° 54' 45" East; thence left along said curve for an arc length of 92.29 feet, said curve having a chord bearing of South 88° 44' 22" East, 91.54 feet; thence to the beginning point of a curve to the right having a radius of 64.56 feet from which the radius point bears South 08° 46' 10" East; thence right along said curve for an arc length of 63.23 feet, said curve having a chord bearing of South 70° 42' 50" East, 60.73 feet; thence to the beginning point of a curve to the left having a radius of 96.72 feet from which the radius point bears North 43° 45' 58" East; thence left along said curve for an arc length of 61.42 feet, said curve having a chord bearing of South 64° 25' 33" East, 60.39 feet; thence North 87° 10' 55" East, 51.73 feet; thence to the beginning point of a curve to the right having a radius of 406.76 feet from which the radius point bears South 12° 06' 33" East; thence right along said curve for an arc length of 120.81 feet, said curve having a chord bearing of North 86° 23' 58" East, 120.37 feet; thence to the beginning point of a curve to the right having a radius of 88.80 feet from which the radius point bears South 01° 30' 05" West; thence right along said curve for an arc length of 61.40 feet, said curve having a chord bearing of South 68° 41' 24" East, 60.18 feet; thence South 27° 23' 45" East, 31.31 feet; thence to the beginning point of a curve to the left having a radius of 85.24 feet from which the radius point bears North 58° 49' 51" East; thence left along said curve for an arc length of 60.90 feet, said curve having a chord bearing of South 51° 38' 15" East, 59.61 feet; thence South 75° 29' 45" East, 31.34 feet; thence to the beginning point of a curve to the right having a radius of 82.69 feet from which the radius point bears South 07° 47' 03" West; thence right along said curve for an arc length of 61.06 feet, said curve having a chord bearing of South 61° 03' 42" East, 59.68 feet; thence South 47° 07' 07" East, 45.99 feet to Point "B" from which as set 1/2" iron pipe bears South 05° 29' 46" West 52.69 feet; thence leaving said road centerline North 04° 24' 26" East, 230.33 feet, to the point of beginning.

The above legal description is pursuant to that certain Lot Line Adjustment LLA Lot "A" recorded July 21, 2015 as Instrument No. 2015064877 of Official Records.

PARCEL TWO:

An easement for ingress, egress and public utilities in, upon, over and across, that portion of the lands of Joan R. Platt, as Trustee of the Lewis and Joan Platt Trust as described in that Trust Transfer Deed recorded as Document No. 2008-058199 of Official Records, Sonoma County Records, that is included within a strip of land, being 50.00 feet in width, the centerline being described as follows:

Beginning at the Northerly line of Bodega Highway from which a 3/4" iron pipe marking Station 95+32.77, 40.00 feet left as referenced in that Deed recorded in Book 2005 of Official Records at Page 164, Sonoma County Records, bears North 84° 18' 24" East, 211.53 feet; thence leaving said Northerly line of Bodega Highway and along an existing paved road the following courses North 23° 36' 43" West, 1028.03 feet; thence North 00° 07' 06" West, 510.92 feet; thence North 12° 35' 56" East, 326.69 feet; thence North 01° 16' 40" East, 213.87 feet; thence North 16° 38' 49" East, 221.83 feet; thence North 28° 44' 46" East, 289.86 feet; thence North 15° 41' 44" East, 141.82 feet; thence North 08° 51' 49" East, 47.58 feet; thence North 01° 10' 37" West, 43.13 feet; thence North 18° 21' 27" West, 80.39 feet; thence North 56° 38' 01" West, 126.18 feet; thence North 66° 47' 07" West, 160.05 feet; thence South 64° 20' 39" West, 194.33 feet; thence North 34° 34' 19" West, 173.32 feet; thence North 60° 44' 43" West, 96.94 feet; thence North 49° 06' 32" West, 273.59 feet; thence North 34° 18' 30" West, 48.83 feet; thence North 68° 32' 51" West, 117.88 feet; thence North 51° 32' 40" West, 69.37 feet; thence South 77° 13' 11" West, 66.39 feet; thence along a non-tangent curve concave Northeasterly with a radial bearing of South 03° 25' 45" West, having a radius of 350.00 feet through a central angle of 30° 38' 29" for an arc length of 187.18 feet; thence North 00° 47' 02" East, 63.74 feet; thence North 15° 13' 23" East, 41.25 feet; thence North 56° 40' 42" West, 44.25 feet; thence North 80° 23' 11" West, 128.38 feet; thence South 80° 05' 08" West, 77.27 feet; thence South 51° 37' 00" West, 252.65 feet; thence South 58° 51' 29" West, 169.11 feet; thence South 52° 57' 54" West, 203.58 feet; thence South 58° 07' 52" West, 231.30 feet; thence along a curve concave Northeasterly having a radius of 50.00 feet through a central angle of 136° 32' 15" for an arc length of 119.15 feet; thence North 14° 40' 08" East, 94.67 feet; thence North 13° 04' 08" East, 180.99 feet; thence North 12° 31' 29" East, 349.11 feet; thence North 04° 12' 03" East, 127.21 feet; thence North 02° 30' 44" West, 118.72 feet; thence North 23° 24' 15" East, 125.30 feet; thence North 27° 00' 22" East 286.87 feet to a point from which a found 1/2" iron pipe tagged L.S. 3890 bears North 87° 17' 11" East, 10.77 feet; thence continuing along said centerline North 25° 04' 10" East, 276.36 feet; thence North 08° 09' 22" East, 65.21 feet; thence North 00° 57' 34" East, 57.15 feet; thence North 12° 18' 01" East, 60.76 feet; thence North 18° 19' 16" East, 214.86 feet; thence to the beginning point of a curve to the left having a radius of 2000.00 feet from which the radius point bears North 81° 23' 38" West; thence left along said curve for an arc length of 464.91 feet, said curve having a chord bearing of North 01° 56' 49" East, 463.86 feet; thence North 09° 07' 37" West, 303.75 feet; thence North 11° 58' 13" West, 156.63 feet; thence to the beginning point of a curve to the right having a radius of 200.00 feet from which the radius point bears North 77° 25' 29" East; thence right along said curve for an arc length of 186.97 feet, said curve having a chord bearing of North 14° 12' 20" East, 180.23 feet; thence North 50° 20' 38" East, 217.04 feet; thence to the beginning point of a curve to the left having a radius of 300.00 feet from which the radius point bears North 38° 52' 21" West; thence left along said curve for an arc length of 324.62 feet, said curve having a chord bearing of North 20° 07' 42" East, 309.02 feet; thence North 21° 22' 37" East, 190.35 feet; thence North 01° 02' 15" East, 122.99 feet; thence North 17° 00' 08" East, 365.23 feet more or less to Point "A" being a point on the Southerly line of the above described Parcel One said point being the terminus of the herein described centerline.

The sidelines of said easement are to be prolonged or shortened to terminate Southerly on the said Northerly line of Bodega Highway and are to be prolonged or shortened to terminate Northerly on the Southerly line of the above described Parcel One.

PARCEL THREE:

A non-exclusive easement for overhead and/or underground electrical power and telephone lines in, upon, over and across that portion of the lands of Joan R. Platt, as Trustee of the Lewis and Joan Platt Trust as described in that Trust Transfer Deed recorded as Document No. 2008-058199 of Official Records, Sonoma County Records, that is included within a strip of land, being 25.00 feet in width. Said easement shall include the right to construct, install, maintain, repair, replace, and reconstruct said electrical power and telephone lines. Said easement shall further include the right of ingress and egress, to, from, and along this easement, the centerline of which is described as follows:

Beginning at the intersection of existing overhead electrical power and telephone lines with the Northerly line of Bodega Highway as shown and delineated upon that Parcel Map No. MS 7504 as filed in Book 339 of Maps at Page 8-9 Sonoma County Records, from which a found 1/2" rebar with a 2 1/2" aluminum cap stamped L.S. 2798 marking the Southeast corner of Lot 1 of said parcel map bears North 81° 35' 01" East, 482.25 feet; thence leaving said Northerly line of Bodega Highway North 23° 15' 37" West, 447.54 feet; thence North 11° 03' 52" West, 2072.53 feet; thence North 55° 28' 28" West, 1270.02 feet; thence North 55° 33' 42" West, 844.86 feet; thence North 24° 44' 38" West, 189.47 feet; thence North 23° 16' 37" East, 180.74 feet; thence North 20° 27' 55" East, 102.83 feet; thence North 28° 32' 28" East, 180.12 feet; thence North 29° 10' 02" East, 37.27 feet to a point from which a found 1/2" iron pipe tagged L.S. 3890 bears North 89° 07' 46" West, 33.58 feet; thence North 29° 10' 02" East, 37.27 feet; thence North 8° 31' 38" East, 231.00 feet; thence North 14° 34' 21" East, 51.30 feet; thence North 00° 55' 21" East, 74.80 feet; thence North 12° 00' 19" East, 239.38 feet; thence North 04° 22' 31" East, 197.57 feet; thence North 04° 40' 07" East, 262.20 feet; thence North 02° 38' 06" West, 230.61 feet; thence North 25° 04' 09" East, 507.80 feet; thence North 30° 43' 27" East, 984.70 feet; thence North 25° 01' 33" East, 198.41 feet, more or less to a point on the Southerly line of the herein described Parcel One said point being the terminus of the herein described the sidelines of said easement are to be prolonged or shortened to terminate Southerly on the said Northerly line of Bodega Highway and are to be prolonged or shortened to terminate Westerly on the Southerly line of the herein described Parcel One.

PARCEL FOUR:

A non-exclusive easement for a water well system and a water pipeline in, upon, over and across that portion of the lands of the James W. and Nancy Hill Derryberry Trust as described in that Deed recorded as Document Number 1995-0073945 of Official Records, Sonoma County Records. Said easement shall include the right to the supply of water as developed and derived therefrom together with the right to construct, install, develop, operate, maintain, repair, replace, re-drill and reconstruct said water well, water pipeline and the incidental machinery and equipment comprising said water well system. Said easement shall further include the right of ingress and egress, to, from, and along the hereinafter described lands:

Beginning at the Northwest corner of the herein described well easement from which a found 1/2" iron pipe tagged L.S. 2798, marking the Southerly terminus of a line having a bearing of South 09° 00' 55" West, as shown and delineated upon that Record of Survey filed in Book 402 of Maps Page 49 Sonoma County Records, bears North 41° 14' 32" East, 54.88 feet; thence North 90° 00' 00" East, 36.96 feet; thence South 00° 00' 00" East, 20.00 feet; thence South 90° 00' 00" West, 38.51 feet; thence North 04° 24' 26" East, 20.06 feet to the point of beginning.

PARCEL FIVE: (VIEW EASEMENT)

Being a portion of the lands of the James W. and Nancy Hill Derryberry Trust as described in those Deeds recorded as Document Numbers 1995-0076400 and 1995-0073945 all of Official Records, Sonoma County Records, being described as follows:

Beginning at a redwood tree, 15 feet in diameter more or less, as shown and delineated on that Record of Survey Map filed in Book 402 of Maps at Page 49, Sonoma County Records, from which a found 1/2" iron pipe tagged L.S. 2798 as shown and delineated upon said Record of Survey Map bears East, 33.00 feet; thence along the Northerly line of the said lands of Derryberry South 72° 28' 12" East, 376.51 feet; thence leaving said North line of the said lands of Derryberry South 04° 24' 26" West, 376.20 feet to a set 1/2" iron pipe tagged L.S. 3890; thence South 63° 43' 14" East, 952.27 feet to the East of the said lands of Derryberry from which a set 1/2" iron pipe tagged L.S. 3890 bears North 63° 43' 14" West, 98.21 feet; thence along the East line of the said lands of Derryberry South 07° 04' 35" West, 319.11 feet; thence North 72° 28' 12" West, 1268.66 feet to a set 1/2" iron pipe tagged L.S. 3890; thence North 04° 24' 26" East, 847.16 feet to the point of beginning.

PARCEL SIX:

An easement for ingress, egress and public utilities in, upon, over and across that portion of the lands of Joan R. Platt, as Trustee of the Lewis and Joan Platt Trust as described in that Trust Transfer Deed recorded as Document No. 2008-058199 of Official Records, Sonoma County Records, that is included within a strip of land, being 20.00 feet in width, the centerline being described as follows:

Beginning at Point "A" as described Parcel One herein and running Point "B" as described in said Parcel One.

The easement shall include the rights of the Grantee to do all things reasonably necessary to inspect, repair, and maintain said private access in a good and passable condition.

PARCEL SEVEN:

A non-exclusive easement for ingress, egress and private and public utilities as granted by Platt Vineyards, LLC by document recorded August 3, 2015 as Document No. 2015069190 of Official Records.

PARCEL EIGHT:

A non-exclusive easement for ingress, egress and private and public utilities as granted by Joan Platt Vineyards, Trustee, et al by document recorded August 3, 2015 as Document No. 2015069191 of Official Records.

APN: 026-120-020

TRACT B:

Being a portion of Tract E, Parcel One of the lands of Joan R. Platt, as Trustee of the Lewis and Joan Platt Trust as described in that Trust Transfer Deed recorded as Document No. 2008-058199 of Official Records, Sonoma County Records, also being a portion of Lot 6 as shown and delineated on that Record of Survey filed in Book 633 of Maps at Pages 39 and 40, Sonoma

County Records, also Grant Deed's recorded July 21, 2015 Document 2015064879, 2015064880 said portion being more particularly described as follows:

PARCEL ONE:

Commencing at a redwood tree, 15 feet in diameter more or less, as shown and delineated upon that Record of Survey Map, filed in Book 402 of Maps at Page 49, Sonoma County Records, from which a found 1/2" iron pipe tagged L.S. 2798 as shown and delineated upon said Record of Survey Map bears, East 33.00 feet; thence along the Northerly line of the above referenced lands of Platt South 72° 28' 12" East, 5.17 feet more or less to the corner common to the said lands of Platt and the lands of Neuman as described in that Deed recorded as Document Number 1999-0092817 of Official Records, Sonoma County Records; thence along the common line of the said lands of Platt and of said lands of Neuman North 06° 34' 52" East, 96.02 feet to the North line of the said lands of Platt; thence along said North line the following courses; North 80° 59' 05" West, 1636.72 feet to a 1/2" rebar tagged L.S. 2798; thence South 09° 00' 55" West, 141.19 feet to a 1/2" rebar tagged L.S. 2798; thence North 73° 59' 48" West, 339.78 feet; thence North 75° 06' 34" West, 94.75 feet; thence North 76° 37' 25" West, 2.08 feet; thence North 76° 37' 25" West, 171.84 feet; thence North 79° 54' 45" West, 133.49 feet; thence North 78° 17' 21" West, 220.94 feet; thence North 78° 42' 05" West, 48.42 feet to a 1/2" rebar tagged L.S. 2798; thence leaving said North line and along the West line of said lands of Platt, the following courses; South 24° 36' 41" West, 88.64 feet to a 1/2" rebar tagged L.S. 2798; thence South 28° 35' 09" West, 82.52 feet to 1/2" rebar tagged L.S. 2798; thence South 50° 19' 55" West, 199.83 feet to 1/2" rebar tagged L.S. 2798; thence South 51° 11' 52" West, 119.61 feet to 1/2" rebar tagged L.S. 2798 said rebar being the true point of beginning; thence South 65° 11' 57" West, 159.67 feet to 1/2" rebar tagged L.S. 2798; thence South 56° 18' 03" West, 65.00 feet to flow line of Nolan Creek; thence along the flow line of said creek North 84° 44' 02" East, 73.56 feet; thence South 04° 52' 02" West, 258.73 feet; thence South 81° 59' 21" West, 46.22 feet; thence South 18° 25' 13" West, 115.55 feet; thence South 09° 09' 27" East, 113.23 feet; thence South 11° 38' 37" East, 108.94 feet; thence South 81° 49' 24" West, 83.83 feet; thence South 25° 23' 08" East, 57.19 feet; thence South 03° 03' 37" West, 49.40 feet; thence North 66° 22' 15" West, 32.09 feet; thence North 23° 53' 56" West, 31.58 feet; thence South 80° 04' 08" West, 14.44 feet; thence South 15° 40' 39" West, 123.24 feet; thence South 08° 59' 37" East, 66.23 feet; thence South 02° 02' 28" West, 51.78 feet; thence South 11° 54' 49" East, 76.83 feet; thence South 66° 23' 50" West, 96.92 feet; thence South 08° 46' 19" East, 76.22 feet; thence South 39° 19' 37" East, 47.69 feet; thence South 17° 11' 18" East, 45.61 feet; thence South 03° 42' 30" West, 88.13 feet; thence South 56° 20' 42" West, 31.61 feet; thence North 38° 02' 13" West, 83.63 feet; thence South 59° 46' 40" West, 56.72 feet; thence South 16° 20' 22" West, 84.29 feet; thence South 57° 02' 14" West, 72.38 feet; thence South 10° 27' 41" East, 23.90 feet; thence South 69° 08' 27" East, 49.80 feet; thence South 04° 06' 44" West, 88.26 feet; thence South 35° 09' 20" West, 33.74 feet; thence North 89° 40' 11" West, 16.85 feet; thence South 49° 06' 22" West, 86.29 feet; thence South 82° 51' 57" West, 33.63 feet; thence South 23° 15' 03" West, 85.41 feet; thence South 00° 47' 16" East, 198.15 feet; thence South 42° 03' 41" East, 77.60 feet; thence South 17° 54' 08" East, 55.62 feet; thence South 07° 29' 57" West, 80.03 feet; thence South 00° 03' 29" East, 111.78 feet; thence South 56° 10' 21" East, 94.91 feet; thence South 02° 50' 35" West, 46.93 feet; thence South 33° 18' 45" West, 75.96 feet; thence South 09° 23' 47" West, 43.77 feet; thence South 07° 57' 29" East, 37.36 feet; thence South 09° 25' 17" West, 42.70 feet; thence South 42° 07' 50" West, 41.64 feet to a point from which a found 1/2" iron pipe and tagged L.S. 3890 referencing the West corner common to Lots 4 and 6 as shown and delineated on said Record of Survey Map bears South 72° 55' 39" East, 53.52 feet; thence

leaving said West line and creek flow line South 77° 42' 23" East, 1344.38 feet to a set 1/2" iron pipe; thence South 68° 47' 28" East, 152.71 feet to a set 1/2" iron pipe; thence South 88° 29' 28" East, 1884.03 feet to a found 1/2" iron pipe tagged L.S. 3890 marking the Easterly corner common to Lots 3 and 6 and an angle point in the Westerly line of Lot 5 as shown on the above referenced Record of Survey; thence along the line common to said Lots 5 and 6 North 04° 24' 26" East, 2645.38 feet to Point "B" marking the centerline of an existing dirt road and from which a set 1/2" iron pipe bears South 05° 29' 46" West, 52.69 feet; thence leaving said common line and along the centerline of an existing dirt and paved road the following courses: North 47° 07' 07" West, 45.99 feet; thence to the beginning point of a curve to the left having a radius of 82.69 feet from which the radius point bears South 50° 05' 32" West; thence left along said curve for an arc length of 61.06 feet, said curve having a chord bearing of North 61° 03' 42" West, 59.68 feet; thence North 75° 29' 45" West, 31.34 feet; thence to the beginning point of a curve to the right having a radius of 85.24 feet from which the radius point bears North 17° 53' 39" East; thence right along said curve for an arc length of 60.90 feet, said curve having a chord bearing of North 51° 38' 15" West, 59.61 feet; thence North 27° 23' 45" West, 31.31 feet; thence to the beginning point of a curve to the left having a radius of 88.80 feet from which the radius point bears South 41° 07' 07" West; thence left along said curve for an arc length of 61.40 feet, said curve having a chord bearing of North 68° 41' 24" West, 60.18 feet; thence to the beginning point of a curve to the left having a radius of 406.76 feet from which the radius point bears South 04° 54' 30" West; thence left along said curve for an arc length of 120.81 feet, said curve having a chord bearing of South 86° 23' 58" West, 120.37 feet; thence South 87° 10' 55" West, 51.73 feet; thence to the beginning point of a curve to the right having a radius of 96.72 feet from which the radius point bears North 07° 22' 57" East; thence right along said curve for an arc length of 61.42 feet, said curve having a chord bearing of North 64° 25' 33" West, 60.39 feet; thence to the beginning point of a curve to the left having a radius of 64.56 feet from which the radius point bears South 47° 20' 31" West; thence left along said curve for an arc length of 63.23 feet, said curve having a chord bearing of North 70° 42' 50" West, 60.73 feet; thence to the beginning point of a curve to the right having a radius of 208.97 feet from which the radius point bears North 11° 23' 28" West; thence right along said curve for an arc length of 92.29 feet, said curve having a chord bearing of North 88° 44' 22" West, 91.54 feet; thence North 84° 41' 26" West, 62.46 feet; thence South 88° 54' 27" West, 61.36 feet; thence to the beginning point of a curve to the left having a radius of 52.07 feet from which the radius point bears South 00° 32' 59" West; thence left along said curve for an arc length of 31.58 feet, said curve having a chord bearing of South 73° 10' 21" West, 31.10 feet; thence South 55° 47' 43" West, 62.58 feet; thence to the beginning point of a curve to the right having a radius of 137.76 feet from which the radius point bears North 18° 40' 54" West; thence right along said curve for an arc length of 61.11 feet, said curve having a chord bearing of South 84° 01' 33" West, 60.61 feet; thence to the beginning point of a curve to the left having a radius of 388.97 feet from which the radius point bears South 07° 14' 02" West; thence left along said curve for an arc length of 121.86 feet, said curve having a chord bearing of South 88° 15' 31" West, 121.36 feet; thence South 77° 29' 54" West, 61.85 feet; thence South 81° 42' 25" West, 31.72 feet; thence South 86° 16' 31" West, 184.89 feet; thence to the beginning point of a curve to the left having a radius of 104.52 feet from which the radius point bears South 00° 53' 33" East; thence left along said curve for an arc length of 61.20 feet, said curve having a chord bearing of South 72° 20' 01" West, 60.33 feet; thence South 53° 06' 50" West, 31.62 feet; thence to the beginning point of a curve to the right having a radius of 102.49 feet from which the radius point bears North 38° 14' 17" West; thence right along said curve for an arc length of 124.45 feet, said curve having a chord bearing of South 86° 32' 44" West, 116.94 feet; thence to the beginning point of a curve to the right having a radius of 251.91 feet from which the radius point bears North 35° 57' 22" East; thence right along said

curve for an arc length of 91.38 feet, said curve having a chord bearing of North 43° 39' 08" West, 90.88 feet; thence North 38° 20' 10" West, 45.62 feet; thence to the beginning point of a curve to the left having a radius of 58.16 feet from which the radius point bears South 32° 35' 26" West; thence left along said curve for an arc length of 72.99 feet, said curve having a chord bearing of South 86° 38' 14" West, 68.29 feet to Point "A"; thence leaving said road centerline North 61° 41' 52" West, 52.14 feet to a set 1/2" iron pipe; thence North 83° 59' 57" West, 1241.73 feet, to the true point of beginning.

The above legal description is pursuant to that certain Lot Line Adjustment LLA Lot "D" recorded July 21, 2015 as Instrument No. 2015064880 of Official Records.

PARCEL TWO:

An easement for ingress, egress and public utilities in, upon, over and across that portion of the lands of Joan R. Platt, as Trustee of the Lewis and Joan Platt Trust as described in that Trust Transfer Deed recorded as Document No. 2008-058199 of Official Records, Sonoma County Records, that is included within a strip of land, being 50.00 feet in width, the centerline being described as follows:

Beginning at the Northerly line of Bodega Highway from which a 3/4" iron pipe marking Station 95+32.77, 40.00 feet left as referenced in that Deed recorded in Book 2005 of Official Records at Page 164 Sonoma County Records, bears North 84° 18' 24" East, 211.53 feet; thence leaving said Northerly line of Bodega Highway and along an existing paved road the following courses: North 23° 36' 43" West, 1028.03 feet; thence North 00° 07' 06" West, 510.92 feet; thence North 12° 35' 56" East, 326.69 feet; thence North 01° 16' 40" East, 213.87 feet; thence North 16° 38' 49" East, 221.83 feet; thence North 28° 44' 46" East, 289.86 feet; thence North 15° 41' 44" East, 141.82 feet; thence North 08° 51' 49" East, 47.58 feet; thence North 01° 10' 37" West, 43.13 feet; thence North 18° 21' 27" West, 80.39 feet; thence North 56° 38' 01" West, 126.18 feet; thence North 66° 47' 07" West, 160.05 feet; thence South 64° 20' 39" West, 194.33 feet; thence North 34° 34' 19" West, 173.32 feet; thence North 60° 44' 43" West, 96.94 feet; thence North 49° 06' 32" West, 273.59 feet; thence North 34° 18' 30" West, 48.83 feet; thence North 68° 32' 51" West, 117.88 feet; thence North 51° 32' 40" West, 69.37 feet; thence South 77° 13' 11" West, 66.39 feet; thence along a non-tangent curve concave Northeasterly with a radial bearing of South 03° 25' 45" West, having a radius of 350.00 feet through a central angle of 30° 38' 29" for an arc length of 187.18 feet; thence North 00° 47' 02" East, 63.74 feet; thence North 15° 13' 23" East, 41.25 feet; thence North 56° 40' 42" West, 44.25 feet; thence North 80° 23' 11" West, 128.38 feet; thence South 80° 05' 08" West, 77.27 feet; thence South 51° 37' 00" West, 252.65 feet; thence South 58° 51' 29" West, 169.11 feet; thence South 52° 57' 54" West, 203.58 feet; thence South 58° 07' 52" West, 231.30 feet; thence along a curve concave Northeasterly having a radius of 50.00 feet through a central angle of 136° 32' 15" for an arc length of 119.15 feet; thence North 14° 40' 08" East, 94.67 feet; thence North 13° 04' 08" East, 180.99 feet; thence North 12° 31' 29" East, 349.11 feet; thence North 04° 12' 03" East, 127.21 feet; thence North 02° 30' 44" West, 118.72 feet; thence North 23° 24' 15" East, 125.30 feet; thence North 27° 00' 22" East, 286.87 feet to a point from which a found 1/2" iron pipe tagged L.S. 3890 bears North 87° 17' 11" East, 10.77 feet; thence continuing along said centerline North 25° 04' 10" East, 112.51 feet to a point on the Southerly line of the above described Parcel One said point being the terminus of the herein described centerline and from which a set 1/2" iron pipe tagged L.S. 4869 bears North 68° 47' 28" West, 8.14 feet.

The sidelines of said easement are to be prolonged or shortened to terminate Southerly on the said Northerly line of Bodega Highway and are to be prolonged or shortened to terminate Northerly on the Southerly line of the above described Parcel One.

PARCEL THREE:

A non-exclusive easement for overhead and/or underground electrical power and telephone lines in, upon, over and across that portion of the lands of Joan R. Platt, as Trustee of the Lewis and Joan Platt Trust as described in that Trust Transfer Deed recorded as Document No. 2008-058199 of Official Records, Sonoma County Records, that is included within a strip of land, being 25.00 feet in width. Said easement shall include the right to construct, install, maintain, repair, replace, and reconstruct said electrical power and telephone lines. Said easement shall further include the right of ingress and egress, to, from, and along this easement, the centerline of which is described as follows:

Beginning at the intersection of existing overhead electrical power and telephone lines with the Northerly line of Bodega Highway as shown and delineated upon that Parcel Map No. MS 7504 as filed in Book 339 of Maps at Page 8-9, Sonoma County Records, from which a found 1/2" rebar with a 2 1/2" aluminum cap stamped L.S. 2798 marking the Southeast corner of Lot 1 of said parcel map bears North 81° 35' 01" East, 482.25 feet; thence leaving said Northerly line of Bodega Highway North 23° 15' 37" West, 447.54 feet; thence North 11° 03' 52" West, 2072.53 feet; thence North 55° 28' 28" West, 1270.02 feet; thence North 55° 33' 42" West, 844.86 feet; thence North 24° 44' 38" West, 189.47 feet; thence North 23° 16' 37" East, 180.74 feet; thence North 20° 27' 55" East, 102.83 feet; thence North 28° 32' 28" East, 180.12 feet; thence North 29° 10' 02" East, 37.27 feet to a point from which a found 1/2" iron pipe tagged L.S. 3890 bears North 89° 07' 46" West, 33.58 feet; thence North 29° 10' 02" East, 37.27 feet; thence North 18° 31' 38" East, 96.32 feet more or less to a point on the Southerly line of the herein described Parcel one said point being the terminus of the herein described easement.

The sidelines of said easement are to be prolonged or shortened to terminate Southerly on the said Northerly line of Bodega Highway and are to be prolonged or shortened to terminate Westerly on the Southerly line of the herein described Parcel One.

PARCEL FOUR:

A non-exclusive easement for ingress, egress and private and public utilities as granted by Joan R. Platt, Trustee, et al by document recorded August 3, 2015 as Document No. 2015069191 of Official Records.

PARCEL FIVE:

An easement for ingress, egress and public utilities granted by Platt Home Ranch, LLC, by document recorded October 12, 2015 as Document No. 2015088936 of Official Records.

APN: 026-120-021



OLD REPUBLIC
TITLE COMPANY

524 Gibson Drive
Roseville, CA 95678
(916) 781-4100 Fax: (916) 784-3563

PRELIMINARY REPORT

SVP, BUSINESS DEVELOPMENT
1230 Rosecrans Av., #160
Manhattan Beach, CA 90266

Attention: DAVID JAFFE

Our Order Number 2202057642-AM

Escrow Reference 2607161436

When Replying Please Contact:

Old Republic Title Company
101 North Brand Blvd., 14th Floor
Glendale, CA 91203
(818) 247-2917 Fax: (818) 549-4393
Attn: Al Mizrahi
amizrahi@ortc.com

Property Address:

15500 Bodega Highway, Valley Ford, CA 94972
[Unincorporated area of Sonoma County]

In response to the above referenced application for a policy of title insurance, OLD REPUBLIC TITLE COMPANY, as issuing Agent of Old Republic National Title Insurance Company, hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said Policy or Policies are set forth in Exhibit I attached. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the Homeowner's Policy of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Exhibit I. Copies of the Policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit I of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Dated as of July 31, 2017, at 7:30 AM

OLD REPUBLIC TITLE COMPANY
For Exceptions Shown or Referred to, See Attached

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The form of policy of title insurance contemplated by this report is:

CLTA Standard Coverage Policy -1990; AND ALTA Loan Policy - 2006. A specific request should be made if another form or additional coverage is desired.

The estate or interest in the land hereinafter described or referred or covered by this Report is:

Fee as to Parcel(s) One, Tracts A and B and an Easement as to Parcel(s) Two through Eight, Tract A and Parcels Two through Five, Tract B

Title to said estate or interest at the date hereof is vested in:

Platt Home Ranch, LLC, a California limited liability company, as to Tract A and Platt Vineyards, LLC, a California limited liability company, as to Tract B

The land referred to in this Report is situated in the unincorporated area of the County of Sonoma, State of California, and is described as follows:

TRACT A:

Being a portion of Tract E, Parcel One of the lands of Joan R. Platt, as Trustee of the Lewis and Joan Platt Trust ad described in that Trust Transfer Deed recorded as Document No. [2008-058199](#) of Official Records, Sonoma County Records, also being a portion of Lot 6 as shown and delineated on that Record of Survey filed in [Book 633 of Maps at Pages 39 and 40](#) Sonoma County Records, also Grant Deed recorded July 21, 2015 Document [2015064877](#) said portion being more particularly described as follows:

PARCEL ONE:

Beginning at a redwood tree, 15 feet in diameter more or less, as shown and delineated upon that Record of Survey Map, filed in [Book 402 of Maps at Page 49](#) Sonoma County Records, from which a found 1/2" iron pipe tagged L.S. 2798 as shown and delineated upon said Record of Survey Map bears, East 33.00 feet; thence along the Northerly line of the above mentioned lands of Platt, South 72° 28' 12" East, 5.17 feet more or less to the corner common to the said lands of Platt and the lands of Neuman as described in that Deed recorded as Document Number [1999-0092817](#) of Official Records, Sonoma County Records; thence along the common line of the said lands of Platt and of said lands of Neuman North 06° 34' 52" East, 96.02 feet to a 1/2" rebar tagged L.S. 2798 accepted as marking the North line of said lands of Platt; thence along said North line the following courses: North 80° 59' 05" West, 1636.72 feet to a 1/2" rebar tagged L.S. 2798; thence South 09° 00' 55" West, 141.19 feet to a 1/2" rebar tagged L.S. 2798; thence North 73° 59' 48" West, 339.78 feet; thence North 75° 06' 34" West, 94.75 feet; thence North 76° 37' 25" West, 2.08 feet; thence North 76° 37' 25" West, 171.84 feet; thence North 79° 54' 45" West, 133.49 feet; thence North 78° 17' 21" West, 220.94 feet; thence North 78° 42' 05" West, 48.42 feet to a 1/2" rebar tagged L.S. 2798; thence along the West line of said lands of Platt, the following courses: South 24° 36' 41" West, 88.64 feet to a 1/2" rebar tagged L.S. 2798; South 28° 35' 09" West, 82.52 feet to 1/2" rebar tagged L.S. 2798; thence South 50° 19' 55" West, 199.83 feet to 1/2" rebar tagged L.S. 2798; thence South 51° 11' 52" West, 119.61 feet to 1/2" rebar tagged L.S. 2798; thence leaving said West line, South 83° 59' 57" East, 1241.73 feet to a set 1/2" iron pipe; thence South 61° 41' 52" East, 52.14 feet to Point "A" marking the centerline of an existing paved road; thence along the centerline of an existing dirt and paved road the following courses: Along a curve to the right having a radius of 58.16 feet from which the radius point bears South 39° 18' 59" East; thence right along said curve for an arc length of 72.99 feet, said curve having a chord bearing of North 86° 38' 14" East, 68.29 feet; thence South 38° 20' 10" East, 45.62 feet; thence to the beginning point of a curve to the left having a radius

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of 251.91 feet from which the radius point bears North 56° 44' 22" East; thence left along said curve for an arc length of 91.38 feet, said curve having a chord bearing of South 43° 39' 08" East, 90.88 feet; thence to the beginning point of a curve to the left having a radius of 102.49 feet from which the radius point bears North 31° 19' 46" East; thence left along said curve for an arc length of 124.45 feet, said curve having a chord bearing of North 86° 32' 44" East, 116.94 feet; thence North 53° 06' 50" East, 31.62 feet; thence to the beginning point of a curve to the right having a radius of 104.52 feet from which the radius point bears South 34° 26' 25" East; thence right along said curve for an arc length of 61.20 feet, said curve having a chord bearing of North 72° 20' 01" East, 60.33 feet; thence North 86° 16' 31" East, 184.89 feet; thence North 81° 42' 25" East, 31.72 feet; thence North 77° 29' 54" East, 61.85 feet; thence to the beginning point of a curve to the right having a radius of 388.97 feet from which the radius point bears South 10° 43' 00" East; thence right along said curve for an arc length of 121.86 feet, said curve having a chord bearing of North 88° 15' 31" East, 121.36 feet; thence to the beginning point of a curve to the left having a radius of 137.76 feet from which the radius point bears North 06° 43' 59" East; thence left along said curve for an arc length of 61.11 feet, said curve having a chord bearing of North 84° 01' 33" East, 60.61 feet; thence North 55° 47' 43" East, 62.58 feet; thence along a 52.07 feet radius curve to the right (chord bears North 73° 10' 21" East 31.10 feet) 31.58 feet; thence North 88° 54' 27" East, 61.36 feet; thence South 84° 41' 26" East, 62.46 feet; thence to the beginning point of a curve to the left having a radius of 208.97 feet from which the radius point bears North 13° 54' 45" East; thence left along said curve for an arc length of 92.29 feet, said curve having a chord bearing of South 88° 44' 22" East, 91.54 feet; thence to the beginning point of a curve to the right having a radius of 64.56 feet from which the radius point bears South 08° 46' 10" East; thence right along said curve for an arc length of 63.23 feet, said curve having a chord bearing of South 70° 42' 50" East, 60.73 feet; thence to the beginning point of a curve to the left having a radius of 96.72 feet from which the radius point bears North 43° 45' 58" East; thence left along said curve for an arc length of 61.42 feet, said curve having a chord bearing of South 64° 25' 33" East, 60.39 feet; thence North 87° 10' 55" East, 51.73 feet; thence to the beginning point of a curve to the right having a radius of 406.76 feet from which the radius point bears South 12° 06' 33" East; thence right along said curve for an arc length of 120.81 feet, said curve having a chord bearing of North 86° 23' 58" East, 120.37 feet; thence to the beginning point of a curve to the right having a radius of 88.80 feet from which the radius point bears South 01° 30' 05" West; thence right along said curve for an arc length of 61.40 feet, said curve having a chord bearing of South 68° 41' 24" East, 60.18 feet; thence South 27° 23' 45" East, 31.31 feet; thence to the beginning point of a curve to the left having a radius of 85.24 feet from which the radius point bears North 58° 49' 51" East; thence left along said curve for an arc length of 60.90 feet, said curve having a chord bearing of South 51° 38' 15" East, 59.61 feet; thence South 75° 29' 45" East, 31.34 feet; thence to the beginning point of a curve to the right having a radius of 82.69 feet from which the radius point bears South 07° 47' 03" West; thence right along said curve for an arc length of 61.06 feet, said curve having a chord bearing of South 61° 03' 42" East, 59.68 feet; thence South 47° 07' 07" East, 45.99 feet to Point "B" from which as set 1/2" iron pipe bears South 05° 29' 46" West 52.69 feet; thence leaving said road centerline North 04° 24' 26" East, 230.33 feet, to the point of beginning.

The above legal description is pursuant to that certain Lot Line Adjustment LLA Lot "A" recorded July 21, 2015 as Instrument No. 2015064877 of Official Records.

PARCEL TWO:

An easement for ingress, egress and public utilities in, upon, over and across, that portion of the lands of Joan R. Platt, as Trustee of the Lewis and Joan Platt Trust as described in that Trust Transfer Deed recorded as Document No. 2008-058199 of Official Records, Sonoma County Records, that is included within a strip of land, being 50.00 feet in width, the centerline being described as follows:

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Beginning at the Northerly line of Bodega Highway from which a 3/4" iron pipe marking Station 95+32.77, 40.00 feet left as referenced in that Deed recorded in [Book 2005 of Official Records at Page 164](#), Sonoma County Records, bears North 84° 18' 24" East, 211.53 feet; thence leaving said Northerly line of Bodega Highway and along an existing paved road the following courses North 23° 36' 43" West, 1028.03 feet; thence North 00° 07' 06" West, 510.92 feet; thence North 12° 35' 56" East, 326.69 feet; thence North 01° 16' 40" East, 213.87 feet; thence North 16° 38' 49" East, 221.83 feet; thence North 28° 44' 46" East, 289.86 feet; thence North 15° 41' 44" East, 141.82 feet; thence North 08° 51' 49" East, 47.58 feet; thence North 01° 10' 37" West, 43.13 feet; thence North 18° 21' 27" West, 80.39 feet; thence North 56° 38' 01" West, 126.18 feet; thence North 66° 47' 07" West, 160.05 feet; thence South 64° 20' 39" West, 194.33 feet; thence North 34° 34' 19" West, 173.32 feet; thence North 60° 44' 43" West, 96.94 feet; thence North 49° 06' 32" West, 273.59 feet; thence North 34° 18' 30" West, 48.83 feet; thence North 68° 32' 51" West, 117.88 feet; thence North 51° 32' 40" West, 69.37 feet; thence South 77° 13' 11" West, 66.39 feet; thence along a non-tangent curve concave Northeasterly with a radial bearing of South 03° 25' 45" West, having a radius of 350.00 feet through a central angle of 30° 38' 29" for an arc length of 187.18 feet; thence North 00° 47' 02" East, 63.74 feet; thence North 15° 13' 23" East, 41.25 feet; thence North 56° 40' 42" West, 44.25 feet; thence North 80° 23' 11" West, 128.38 feet; thence South 80° 05' 08" West, 77.27 feet; thence South 51° 37' 00" West, 252.65 feet; thence South 58° 51' 29" West, 169.11 feet; thence South 52° 57' 54" West, 203.58 feet; thence South 58° 07' 52" West, 231.30 feet; thence along a curve concave Northeasterly having a radius of 50.00 feet through a central angle of 136° 32' 15" for an arc length of 119.15 feet; thence North 14° 40' 08" East, 94.67 feet; thence North 13° 04' 08" East, 180.99 feet; thence North 12° 31' 29" East, 349.11 feet; thence North 04° 12' 03" East, 127.21 feet; thence North 02° 30' 44" West, 118.72 feet; thence North 23° 24' 15" East, 125.30 feet; thence North 27° 00' 22" East 286.87 feet to a point from which a found 1/2" iron pipe tagged L.S. 3890 bears North 87° 17' 11" East, 10.77 feet; thence continuing along said centerline North 25° 04' 10" East, 276.36 feet; thence North 08° 09' 22" East, 65.21 feet; thence North 00° 57' 34" East, 57.15 feet; thence North 12° 18' 01" East, 60.76 feet; thence North 18° 19' 16" East, 214.86 feet; thence to the beginning point of a curve to the left having a radius of 2000.00 feet from which the radius point bears North 81° 23' 38" West; thence left along said curve for an arc length of 464.91 feet, said curve having a chord bearing of North 01° 56' 49" East, 463.86 feet; thence North 09° 07' 37" West, 303.75 feet; thence North 11° 58' 13" West, 156.63 feet; thence to the beginning point of a curve to the right having a radius of 200.00 feet from which the radius point bears North 77° 25' 29" East; thence right along said curve for an arc length of 186.97 feet, said curve having a chord bearing of North 14° 12' 20" East, 180.23 feet; thence North 50° 20' 38" East, 217.04 feet; thence to the beginning point of a curve to the left having a radius of 300.00 feet from which the radius point bears North 38° 52' 21" West; thence left along said curve for an arc length of 324.62 feet, said curve having a chord bearing of North 20° 07' 42" East, 309.02 feet; thence North 21° 22' 37" East, 190.35 feet; thence North 01° 02' 15" East, 122.99 feet; thence North 17° 00' 08" East, 365.23 feet more or less to Point "A" being a point on the Southerly line of the above described Parcel One said point being the terminus of the herein described centerline.

The sidelines of said easement are to be prolonged or shortened to terminate Southerly on the said Northerly line of Bodega Highway and are to be prolonged or shortened to terminate Northerly on the Southerly line of the above described Parcel One.

PARCEL THREE:

A non-exclusive easement for overhead and/or underground electrical power and telephone lines in, upon, over and across that portion of the lands of Joan R. Platt, as Trustee of the Lewis and Joan Platt Trust as described in that Trust Transfer Deed recorded as Document No. 2008-058199 of Official Records, Sonoma County Records, that is included within a strip of land, being 25.00 feet in width. Said easement shall include the right to construct, install, maintain, repair, replace, and reconstruct said electrical power and telephone

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lines. Said easement shall further include the right of ingress and egress, to, from, and along this easement, the centerline of which is described as follows:

Beginning at the intersection of existing overhead electrical power and telephone lines with the Northerly line of Bodega Highway as shown and delineated upon that Parcel Map No. MS 7504 as filed in [Book 339 of Maps at Page 8-9](#) Sonoma County Records, from which a found 1/2" rebar with a 2 1/2" aluminum cap stamped L.S. 2798 marking the Southeast corner of Lot 1 of said parcel map bears North 81° 35' 01" East, 482.25 feet; thence leaving said Northerly line of Bodega Highway North 23° 15' 37" West, 447.54 feet; thence North 11° 03' 52" West, 2072.53 feet; thence North 55° 28' 28" West, 1270.02 feet; thence North 55° 33' 42" West, 844.86 feet; thence North 24° 44' 38" West, 189.47 feet; thence North 23° 16' 37" East, 180.74 feet; thence North 20° 27' 55" East, 102.83 feet; thence North 28° 32' 28" East, 180.12 feet; thence North 29° 10' 02" East, 37.27 feet to a point from which a found 1/2" iron pipe tagged L.S. 3890 bears North 89° 07' 46" West, 33.58 feet; thence North 29° 10' 02" East, 37.27 feet; thence North 8° 31' 38" East, 231.00 feet; thence North 14° 34' 21" East, 51.30 feet; thence North 00° 55' 21" East, 74.80 feet; thence North 12° 00' 19" East, 239.38 feet; thence North 04° 22' 31" East, 197.57 feet; thence North 04° 40' 07" East, 262.20 feet; thence North 02° 38' 06" West, 230.61 feet; thence North 25° 04' 09" East, 507.80 feet; thence North 30° 43' 27" East, 984.70 feet; thence North 25° 01' 33" East, 198.41 feet, more or less to a point on the Southerly line of the herein described Parcel One said point being the terminus of the herein described the sidelines of said easement are to be prolonged or shortened to terminate Southerly on the said Northerly line of Bodega Highway and are to be prolonged or shortened to terminate Westerly on the Southerly line of the herein described Parcel One.

PARCEL FOUR:

A non-exclusive easement for a water well system and a water pipeline in, upon, over and across that portion of the lands of the James W. and Nancy Hill Derryberry Trust as described in that Deed recorded as Document Number [1995-0073945](#) of Official Records, Sonoma County Records. Said easement shall include the right to the supply of water as developed and derived therefrom together with the right to construct, install, develop, operate, maintain, repair, replace, re-drill and reconstruct said water well, water pipeline and the incidental machinery and equipment comprising said water well system. Said easement shall further include the right of ingress and egress, to, from, and along the hereinafter described lands:

Beginning at the Northwest corner of the herein described well easement from which a found 1/2" iron pipe tagged L.S. 2798, marking the Southerly terminus of a line having a bearing of South 09° 00' 55" West, as shown and delineated upon that Record of Survey filed in Book 402 of Maps Page 49 Sonoma County Records, bears North 41° 14' 32" East, 54.88 feet; thence North 90° 00' 00" East, 36.96 feet; thence South 00° 00' 00" East, 20.00 feet; thence South 90° 00' 00" West, 38.51 feet; thence North 04° 24' 26" East, 20.06 feet to the point of beginning.

PARCEL FIVE: (VIEW EASEMENT)

Being a portion of the lands of the James W. and Nancy Hill Derryberry Trust as described in those Deeds recorded as Document Numbers [1995-0076400](#) and [1995-0073945](#) all of Official Records, Sonoma County Records, being described as follows:

Beginning at a redwood tree, 15 feet in diameter more or less, as shown and delineated on that Record of Survey Map filed in Book 402 of Maps at Page 49, Sonoma County Records, from which a found 1/2" iron pipe tagged L.S. 2798 as shown and delineated upon said Record of Survey Map bears East, 33.00 feet; thence along the Northerly line of the said lands of Derryberry South 72° 28' 12" East, 376.51 feet; thence leaving

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said North line of the said lands of Derryberry South 04° 24' 26" West, 376.20 feet to a set 1/2" iron pipe tagged L.S. 3890; thence South 63° 43' 14" East, 952.27 feet to the East of the said lands of Derryberry from which a set 1/2" iron pipe tagged L.S. 3890 bears North 63° 43' 14" West, 98.21 feet; thence along the East line of the said lands of Derryberry South 07° 04' 35" West, 319.11 feet; thence North 72° 28' 12" West, 1268.66 feet to a set 1/2" iron pipe tagged L.S. 3890; thence North 04° 24' 26" East, 847.16 feet to the point of beginning.

PARCEL SIX:

An easement for ingress, egress and public utilities in, upon, over and across that portion of the lands of Joan R. Platt, as Trustee of the Lewis and Joan Platt Trust as described in that Trust Transfer Deed recorded as Document No. 2008-058199 of Official Records, Sonoma County Records, that is included within a strip of land, being 20.00 feet in width, the centerline being described as follows:

Beginning at Point "A" as described Parcel One herein and running Point "B" as described in said Parcel One.

The easement shall include the rights of the Grantee to do all things reasonably necessary to inspect, repair, and maintain said private access in a good and passable condition.

PARCEL SEVEN:

A non-exclusive easement for ingress, egress and private and public utilities as granted by Platt Vineyards, LLC by document recorded August 3, 2015 as Document No. [2015069190](#) of Official Records.

PARCEL EIGHT:

A non-exclusive easement for ingress, egress and private and public utilities as granted by Joan Platt Vineyards, Trustee, et al by document recorded August 3, 2015 as Document No. [2015069191](#) of Official Records.

APN: 026-120-020

TRACT B:

Being a portion of Tract E, Parcel One of the lands of Joan R. Platt, as Trustee of the Lewis and Joan Platt Trust as described in that Trust Transfer Deed recorded as Document No. 2008-058199 of Official Records, Sonoma County Records, also being a portion of Lot 6 as shown and delineated on that Record of Survey filed in Book 633 of Maps at Pages 39 and 40, Sonoma County Records, also Grant Deed's recorded July 21, 2015 Document 2015064879, 2015064880 said portion being more particularly described as follows:

PARCEL ONE:

Commencing at a redwood tree, 15 feet in diameter more or less, as shown and delineated upon that Record of Survey Map, filed in Book 402 of Maps at Page 49, Sonoma County Records, from which a found 1/2" iron pipe tagged L.S. 2798 as shown and delineated upon said Record of Survey Map bears, East 33.00 feet; thence along the Northerly line of the above referenced lands of Platt South 72° 28' 12" East, 5.17 feet more or less to the corner common to the said lands of Platt and the lands of Neuman as described in that Deed recorded as Document Number 1999-0092817 of Official Records, Sonoma County Records; thence along the common line of the said lands of Platt and of said lands of Neuman North 06° 34' 52" East, 96.02 feet to the

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North line of the said lands of Platt; thence along said North line the following courses; North 80° 59' 05" West, 1636.72 feet to a 1/2" rebar tagged L.S. 2798; thence South 09° 00' 55" West, 141.19 feet to a 1/2" rebar tagged L.S. 2798; thence North 73° 59' 48" West, 339.78 feet; thence North 75° 06' 34" West, 94.75 feet; thence North 76° 37' 25" West, 2.08 feet; thence North 76° 37' 25" West, 171.84 feet; thence North 79° 54' 45" West, 133.49 feet; thence North 78° 17' 21" West, 220.94 feet; thence North 78° 42' 05" West, 48.42 feet to a 1/2" rebar tagged L.S. 2798; thence leaving said North line and along the West line of said lands of Platt, the following courses; South 24° 36' 41" West, 88.64 feet to a 1/2" rebar tagged L.S. 2798; thence South 28° 35' 09" West, 82.52 feet to 1/2" rebar tagged L.S. 2798; thence South 50° 19' 55" West, 199.83 feet to 1/2" rebar tagged L.S. 2798; thence South 51° 11' 52" West, 119.61 feet to 1/2" rebar tagged L.S. 2798 said rebar being the true point of beginning; thence South 65° 11' 57" West, 159.67 feet to 1/2" rebar tagged L.S. 2798; thence South 56° 18' 03" West, 65.00 feet to flow line of Nolan Creek; thence along the flow line of said creek North 84° 44' 02" East, 73.56 feet; thence South 04° 52' 02" West, 258.73 feet; thence South 81° 59' 21" West, 46.22 feet; thence South 18° 25' 13" West, 115.55 feet; thence South 09° 09' 27" East, 113.23 feet; thence South 11° 38' 37" East, 108.94 feet; thence South 81° 49' 24" West, 83.83 feet; thence South 25° 23' 08" East, 57.19 feet; thence South 03° 03' 37" West, 49.40 feet; thence North 66° 22' 15" West, 32.09 feet; thence North 23° 53' 56" West, 31.58 feet; thence South 80° 04' 08" West, 14.44 feet; thence South 15° 40' 39" West, 123.24 feet; thence South 08° 59' 37" East, 66.23 feet; thence South 02° 02' 28" West, 51.78 feet; thence South 11° 54' 49" East, 76.83 feet; thence South 66° 23' 50" West, 96.92 feet; thence South 08° 46' 19" East, 76.22 feet; thence South 39° 19' 37" East, 47.69 feet; thence South 17° 11' 18" East, 45.61 feet; thence South 03° 42' 30" West, 88.13 feet; thence South 56° 20' 42" West, 31.61 feet; thence North 38° 02' 13" West, 83.63 feet; thence South 59° 46' 40" West, 56.72 feet; thence South 16° 20' 22" West, 84.29 feet; thence South 57° 02' 14" West, 72.38 feet; thence South 10° 27' 41" East, 23.90 feet; thence South 69° 08' 27" East, 49.80 feet; thence South 04° 06' 44" West, 88.26 feet; thence South 35° 09' 20" West, 33.74 feet; thence North 89° 40' 11" West, 16.85 feet; thence South 49° 06' 22" West, 86.29 feet; thence South 82° 51' 57" West, 33.63 feet; thence South 23° 15' 03" West, 85.41 feet; thence South 00° 47' 16" East, 198.15 feet; thence South 42° 03' 41" East, 77.60 feet; thence South 17° 54' 08" East, 55.62 feet; thence South 07° 29' 57" West, 80.03 feet; thence South 00° 03' 29" East, 111.78 feet; thence South 56° 10' 21" East, 94.91 feet; thence South 02° 50' 35" West, 46.93 feet; thence South 33° 18' 45" West, 75.96 feet; thence South 09° 23' 47" West, 43.77 feet; thence South 07° 57' 29" East, 37.36 feet; thence South 09° 25' 17" West, 42.70 feet; thence South 42° 07' 50" West, 41.64 feet to a point from which a found 1/2" iron pipe and tagged L.S. 3890 referencing the West corner common to Lots 4 and 6 as shown and delineated on said Record of Survey Map bears South 72° 55' 39" East, 53.52 feet; thence leaving said West line and creek flow line South 77° 42' 23" East, 1344.38 feet to a set 1/2" iron pipe; thence South 68° 47' 28" East, 152.71 feet to a set 1/2" iron pipe; thence South 88° 29' 28" East, 1884.03 feet to a found 1/2" iron pipe tagged L.S. 3890 marking the Easterly corner common to Lots 3 and 6 and an angle point in the Westerly line of Lot 5 as shown on the above referenced Record of Survey; thence along the line common to said Lots 5 and 6 North 04° 24' 26" East, 2645.38 feet to Point "B" marking the centerline of an existing dirt road and from which a set 1/2" iron pipe bears South 05° 29' 46" West, 52.69 feet; thence leaving said common line and along the centerline of an existing dirt and paved road the following courses: North 47° 07' 07" West, 45.99 feet; thence to the beginning point of a curve to the left having a radius of 82.69 feet from which the radius point bears South 50° 05' 32" West; thence left along said curve for an arc length of 61.06 feet, said curve having a chord bearing of North 61° 03' 42" West, 59.68 feet; thence North 75° 29' 45" West, 31.34 feet; thence to the beginning point of a curve to the right having a radius of 85.24 feet from which the radius point bears North 17° 53' 39" East; thence right along said curve for an arc length of 60.90 feet, said curve having a chord bearing of North 51° 38' 15" West, 59.61 feet; thence North 27° 23' 45" West, 31.31 feet; thence to the beginning point of a curve to the left having a radius of 88.80 feet from which the radius point bears South 41° 07' 07" West; thence left along said curve for an arc length of 61.40 feet, said curve having a chord bearing of North 68° 41' 24" West, 60.18 feet; thence to the beginning point of a curve to the left having a radius of 406.76 feet from which the radius point bears South 04° 54' 30" West; thence left along said curve

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for an arc length of 120.81 feet, said curve having a chord bearing of South 86° 23' 58" West, 120.37 feet; thence South 87° 10' 55" West, 51.73 feet; thence to the beginning point of a curve to the right having a radius of 96.72 feet from which the radius point bears North 07° 22' 57" East; thence right along said curve for an arc length of 61.42 feet, said curve having a chord bearing of North 64° 25' 33" West, 60.39 feet; thence to the beginning point of a curve to the left having a radius of 64.56 feet from which the radius point bears South 47° 20' 31" West; thence left along said curve for an arc length of 63.23 feet, said curve having a chord bearing of North 70° 42' 50" West, 60.73 feet; thence to the beginning point of a curve to the right having a radius of 208.97 feet from which the radius point bears North 11° 23' 28" West; thence right along said curve for an arc length of 92.29 feet, said curve having a chord bearing of North 88° 44' 22" West, 91.54 feet; thence North 84° 41' 26" West, 62.46 feet; thence South 88° 54' 27" West, 61.36 feet; thence to the beginning point of a curve to the left having a radius of 52.07 feet from which the radius point bears South 00° 32' 59" West; thence left along said curve for an arc length of 31.58 feet, said curve having a chord bearing of South 73° 10' 21" West, 31.10 feet; thence South 55° 47' 43" West, 62.58 feet; thence to the beginning point of a curve to the right having a radius of 137.76 feet from which the radius point bears North 18° 40' 54" West; thence right along said curve for an arc length of 61.11 feet, said curve having a chord bearing of South 84° 01' 33" West, 60.61 feet; thence to the beginning point of a curve to the left having a radius of 388.97 feet from which the radius point bears South 07° 14' 02" West; thence left along said curve for an arc length of 121.86 feet, said curve having a chord bearing of South 88° 15' 31" West, 121.36 feet; thence South 77° 29' 54" West, 61.85 feet; thence South 81° 42' 25" West, 31.72 feet; thence South 86° 16' 31" West, 184.89 feet; thence to the beginning point of a curve to the left having a radius of 104.52 feet from which the radius point bears South 00° 53' 33" East; thence left along said curve for an arc length of 61.20 feet, said curve having a chord bearing of South 72° 20' 01" West, 60.33 feet; thence South 53° 06' 50" West, 31.62 feet; thence to the beginning point of a curve to the right having a radius of 102.49 feet from which the radius point bears North 38° 14' 17" West; thence right along said curve for an arc length of 124.45 feet, said curve having a chord bearing of South 86° 32' 44" West, 116.94 feet; thence to the beginning point of a curve to the right having a radius of 251.91 feet from which the radius point bears North 35° 57' 22" East; thence right along said curve for an arc length of 91.38 feet, said curve having a chord bearing of North 43° 39' 08" West, 90.88 feet; thence North 38° 20' 10" West, 45.62 feet; thence to the beginning point of a curve to the left having a radius of 58.16 feet from which the radius point bears South 32° 35' 26" West; thence left along said curve for an arc length of 72.99 feet, said curve having a chord bearing of South 86° 38' 14" West, 68.29 feet to Point "A"; thence leaving said road centerline North 61° 41' 52" West, 52.14 feet to a set 1/2" iron pipe; thence North 83° 59' 57" West, 1241.73 feet, to the true point of beginning.

The above legal description is pursuant to that certain Lot Line Adjustment LLA Lot "D" recorded July 21, 2015 as Instrument No. [2015064880](#) of Official Records.

PARCEL TWO:

An easement for ingress, egress and public utilities in, upon, over and across that portion of the lands of Joan R. Platt, as Trustee of the Lewis and Joan Platt Trust as described in that Trust Transfer Deed recorded as Document No. 2008-058199 of Official Records, Sonoma County Records, that is included within a strip of land, being 50.00 feet in width, the centerline being described as follows:

Beginning at the Northerly line of Bodega Highway from which a 3/4" iron pipe marking Station 95+32.77, 40.00 feet left as referenced in that Deed recorded in Book 2005 of Official Records at Page 164 Sonoma County Records, bears North 84° 18' 24" East, 211.53 feet; thence leaving said Northerly line of Bodega Highway and along an existing paved road the following courses: North 23° 36' 43" West, 1028.03 feet; thence North 00° 07' 06" West, 510.92 feet; thence North 12° 35' 56" East, 326.69 feet; thence North 01° 16' 40" East, 213.87 feet; thence North 16° 38' 49" East, 221.83 feet; thence North 28° 44' 46" East, 289.86 feet;

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thence North 15° 41' 44" East, 141.82 feet; thence North 08° 51' 49" East, 47.58 feet; thence North 01° 10' 37" West, 43.13 feet; thence North 18° 21' 27" West, 80.39 feet; thence North 56° 38' 01" West, 126.18 feet; thence North 66° 47' 07" West, 160.05 feet; thence South 64° 20' 39" West, 194.33 feet; thence North 34° 34' 19" West, 173.32 feet; thence North 60° 44' 43" West, 96.94 feet; thence North 49° 06' 32" West, 273.59 feet; thence North 34° 18' 30" West, 48.83 feet; thence North 68° 32' 51" West, 117.88 feet; thence North 51° 32' 40" West, 69.37 feet; thence South 77° 13' 11" West, 66.39 feet; thence along a non-tangent curve concave Northeasterly with a radial bearing of South 03° 25' 45" West, having a radius of 350.00 feet through a central angle of 30° 38' 29" for an arc length of 187.18 feet; thence North 00° 47' 02" East, 63.74 feet; thence North 15° 13' 23" East, 41.25 feet; thence North 56° 40' 42" West, 44.25 feet; thence North 80° 23' 11" West, 128.38 feet; thence South 80° 05' 08" West, 77.27 feet; thence South 51° 37' 00" West, 252.65 feet; thence South 58° 51' 29" West, 169.11 feet; thence South 52° 57' 54" West, 203.58 feet; thence South 58° 07' 52" West, 231.30 feet; thence along a curve concave Northeasterly having a radius of 50.00 feet through a central angle of 136° 32' 15" for an arc length of 119.15 feet; thence North 14° 40' 08" East, 94.67 feet; thence North 13° 04' 08" East, 180.99 feet; thence North 12° 31' 29" East, 349.11 feet; thence North 04° 12' 03" East, 127.21 feet; thence North 02° 30' 44" West, 118.72 feet; thence North 23° 24' 15" East, 125.30 feet; thence North 27° 00' 22" East, 286.87 feet to a point from which a found 1/2" iron pipe tagged L.S. 3890 bears North 87° 17' 11" East, 10.77 feet; thence continuing along said centerline North 25° 04' 10" East, 112.51 feet to a point on the Southerly line of the above described Parcel One said point being the terminus of the herein described centerline and from which a set 1/2" iron pipe tagged L.S. 4869 bears North 68° 47' 28" West, 8.14 feet.

The sidelines of said easement are to be prolonged or shortened to terminate Southerly on the said Northerly line of Bodega Highway and are to be prolonged or shortened to terminate Northerly on the Southerly line of the above described Parcel One.

PARCEL THREE:

A non-exclusive easement for overhead and/or underground electrical power and telephone lines in, upon, over and across that portion of the lands of Joan R. Platt, as Trustee of the Lewis and Joan Platt Trust as described in that Trust Transfer Deed recorded as Document No. 2008-058199 of Official Records, Sonoma County Records, that is included within a strip of land, being 25.00 feet in width. Said easement shall include the right to construct, install, maintain, repair, replace, and reconstruct said electrical power and telephone lines. Said easement shall further include the right of ingress and egress, to, from, and along this easement, the centerline of which is described as follows:

Beginning at the intersection of existing overhead electrical power and telephone lines with the Northerly line of Bodega Highway as shown and delineated upon that Parcel Map No. MS 7504 as filed in Book 339 of Maps at Page 8-9, Sonoma County Records, from which a found 1/2" rebar with a 2 1/2" aluminum cap stamped L.S. 2798 marking the Southeast corner of Lot 1 of said parcel map bears North 81° 35' 01" East, 482.25 feet; thence leaving said Northerly line of Bodega Highway North 23° 15' 37" West, 447.54 feet; thence North 11° 03' 52" West, 2072.53 feet; thence North 55° 28' 28" West, 1270.02 feet; thence North 55° 33' 42" West, 844.86 feet; thence North 24° 44' 38" West, 189.47 feet; thence North 23° 16' 37" East, 180.74 feet; thence North 20° 27' 55" East, 102.83 feet; thence North 28° 32' 28" East, 180.12 feet; thence North 29° 10' 02" East, 37.27 feet to a point from which a found 1/2" iron pipe tagged L.S. 3890 bears North 89° 07' 46" West, 33.58 feet; thence North 29° 10' 02" East, 37.27 feet; thence North 18° 31' 38" East, 96.32 feet more or less to a point on the Southerly line of the herein described Parcel one said point being the terminus of the herein described easement.

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The sidelines of said easement are to be prolonged or shortened to terminate Southerly on the said Northerly line of Bodega Highway and are to be prolonged or shortened to terminate Westerly on the Southerly line of the herein described Parcel One.

PARCEL FOUR:

A non-exclusive easement for ingress, egress and private and public utilities as granted by Joan R. Platt, Trustee, et al by document recorded August 3, 2015 as Document No. 2015069191 of Official Records.

PARCEL FIVE:

An easement for ingress, egress and public utilities granted by Platt Home Ranch, LLC, by document recorded October 12, 2015 as Document No. [2015088936](#) of Official Records.

APN: 026-120-021

At the date hereof exceptions to coverage in addition to the Exceptions and Exclusions in said policy form would be as follows:

1. Taxes and assessments, general and special, for the fiscal year 2017 - 2018, a lien, but not yet due or payable.
2. Taxes and assessments, general and special, for the fiscal year 2016 - 2017, as follows:

Assessor's Parcel No	:	026-120-020	
Code No.	:	057-015	
1st Installment	:	\$33,058.35	Marked Paid
2nd Installment	:	\$33,058.35	Marked Paid
Land Value	:	\$2,500,000.00	
Imp. Value	:	\$3,500,000.00	

Said matters affect Tract A

3. Supplemental taxes, general and special, for the fiscal year 2015 - 2016 (triggered by transfers on August 3, 2015) as follows:

Assessor's Parcel No.	:	026-120-020	
1st Installment	:	\$17,904.73	Marked Paid
2nd Installment	:	\$17,904.73	Marked Paid

Said matters affect Tract A

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4. Taxes and assessments, general and special, for the fiscal year 2016 - 2017, as follows:

Assessor's Parcel No	:	026-120-021	
Code No.	:	057-015	
1st Installment	:	\$19,894.17	Marked Paid
2nd Installment	:	\$19,894.17	Marked Paid
Land Value	:	\$2,870,000.00	
Imp. Value	:	\$1,535,000.00	

Said matters affect Tract B

5. Reassessment of taxes, general and special, for the fiscal year 2015 - 2016 as follows:

Assessor's Parcel No.	:	026-120-021
Amount	:	\$1,354.01

This information is shown for proration purposes only. Contact the Tax Collector for more information, and to determine the Event Date and if a refund has or may be issued.

Said matters affect Tract B

6. The lien of supplemental taxes, if any, assessed pursuant to the provisions of Section 75, et seq., of the Revenue and Taxation Code of the State of California.

7. Regulations, levies, liens, and assessments, if any, of Sonoma County Energy Independence Program.

8. Rights of the public, County and/or City, in and to that portion of said land lying within the lines of any road, street, alley or highway.

9. Water rights, claims or title to water, whether or not shown by the public records.

10. Any easement for water course over that portion of said land lying within the banks of Nolan Creek and any changes in the boundary lines of said land that have occurred or may hereafter occur from natural causes.

11. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Granted To : H.M. LeBaron, et al
For : Water pipelines
Recorded : [September 25, 1900 in Book 190 of Deeds, Page 548](#)
Affects : Cannot be determined from record information

The present ownership of said easement and other matters affecting the interests thereto, if any, are not shown herein.

12. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Granted To : Pacific Gas and Electric Company, a California corporation
For : Pole lines
Recorded : [February 29, 1944 in Book 594 of Official Records, Page 424](#)
Affects : As described therein

13. Building set-back line as shown on the map filed on [September 23, 1982 in Book 339 of Parcel Maps, at Page 8](#)

Affects : The Westerly portion

14. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Granted To : Pacific Gas and Electric Company and Pacific Bell, a California corporations
For : Pole lines
Recorded : [June 25, 1987 in Official Records under Recorder's Serial Number 87060654](#)
Affects : As described therein

15. The effect of a map purporting to show the land and other property, filed [October 2, 1987 in Book 402 of Maps, Page 49.](#)

16. Matters as contained or referred to in an instrument,

Entitled : View Easement Grant Deed
Executed By : James W. Derryberrty and Nancy Hill Derryberry, as Trustees of the James W. Derryberry and Nancy Hill Derryberry Revocable Trust dated August 24, 1995 and Stephen Kistler and Cathleen Kistler, husband and wife as community property
Recorded : [June 16, 2000 in Official Records under Recorder's Serial Number 2000060077](#)

Note: Reference is made to said instrument for full particulars.

17. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the above mentioned instrument,

For : View
Affects : As described therein

The present ownership of said easement and other matters affecting the interests thereto, if any, are not shown herein.

18. A Notice as follows:

Entitled : Declaration Acknowledging Right to Farm
By : Joah R. Platt, Trustee and County of Sonoma
Recorded : [July 21, 2015 in Official Records under Recorder's Serial Number 2015064881](#)

19. Matters as contained or referred to in an instrument,

Entitled : Covenant
Executed By : Joan R. Platt, Trustee of the Lewis and Joan Platt Trust
Recorded : [July 21, 2015 in Official Records under Recorder's Serial Number 2015064882](#)

Note: Reference is made to said instrument for full particulars.

20. Matters as contained or referred to in an instrument,

Entitled : Grant Deed
Executed By : Joan R. Platt, as Trustee of the Platt Survivor's Trust under the Lewis and Joan Platt Under Trust Agreement, as amended and Joan R. Platt, as Trustee of the Platt Marital Trust under the Lewis and Joan Platt Trust Under Trust Agreement
Recorded : [August 3, 2015 in Official Records under Recorder's Serial Number 2015069188](#)

Note: Reference is made to said instrument for full particulars.

Said matters affect Tract B

21. Deed of Trust to secure an indebtedness of the amount stated below and any other amounts payable under the terms thereof,

Amount : \$3,041,000.00
Trustor/Borrower : Platt Vineyards LLC, a California limited liability company
Trustee : American AgCredit, FLCA
Beneficiary/Lender : American AgCredit, FLCA, a corporation
Dated : July 27, 2015
Recorded : [August 3, 2015 in Official Records under Recorder's Serial Number 2015069189](#)

Said matters affect Tract B and other property

22. Matters as contained or referred to in an instrument,

Entitled : Access Easement and Road Maintenance Agreement
Executed By : Platt Vineyards, LLC, a California limited liability company and Platt Home Ranch, LLC, a California limited liability company
Recorded : [August 3, 2015 in Official Records under Recorder's Serial Number 2015069190](#)

Note: Reference is made to said instrument for full particulars.

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23. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the above mentioned instrument,

For : Ingress, egress, private and public utilities
Affects : Tract B

24. Matters as contained or referred to in an instrument,

Entitled : Access Easement and Road Maintenance Agreement
Executed By : Platt Vineyards, LLC, a California limited liability company, Platt Home Ranch, LLC, a California limited liability company, Joan R. Platt, as Trustee of the Platt Survivor's Trust under the Lewis and Joan Platt Trust under Trust Agreement dated July 28, 1987 and Joan R. Platt, as Trustee of the Platt Marital Trust under the Lewis and Joan Platt Trust under Trust Agreement dated July 28, 1987
Recorded : [August 3, 2015 in Official Records under Recorder's Serial Number 2015069191](#)

Note: Reference is made to said instrument for full particulars.

25. Matters as contained or referred to in an instrument,

Entitled : Grant Deed
Executed By : Joan R. Platt, as Trustee of the Platt Survivor's Trust under the Lewis and Joan Platt Under Trust Agreement, as amended and Joan R. Platt, as Trustee of the Platt Marital Trust under the Lewis and Joan Platt Trust Under Trust Agreement
Recorded : [August 3, 2015 in Official Records under Recorder's Serial Number 2015069193](#)

Note: Reference is made to said instrument for full particulars.

Said matters affect Tract A

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26. Deed of Trust to secure an indebtedness of the amount stated below and any other amounts payable under the terms thereof,

Amount : \$2,250,000.00
Trustor/Borrower : Platt Home Ranch, LLC, a California limited liability company
Trustee : First American Title Insurance Company, a Nebraska corporation
Beneficiary/Lender : Robert M. Gillo, a married man, an undivided 22.22% interest,
William G. O'Leary, an unmarried man, an undivided 11.11%
interest Mohsen Z. Fahmi, as Trustee of the Mohsen Z. Fahmi
Family Living Trust, an undivided 11.11% interest, Kirsten W.
Flanagan, a married woman, an undivided 11.11% interest and
Specialized Drilling Corp., a California corporation, an undivided
44.45% interest
Dated : July 31, 2015
Recorded : [August 3, 2015 in Official Records under Recorder's Serial Number 2015069194](#)

Said matters affect Tract A

Assignment of the beneficial interest under said Deed of Trust,

From : Kirsten W. Flanagan
To : William C. O'Leary
Dated : May 25, 2017
Recorded : [June 21, 2017 in Official Records under Recorder's Serial Number 2017047883](#)

27. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Granted To : Platt Vineyards, LLC, a California limited liability company
For : Ingress and egress
Recorded : [October 12, 2015 in Official Records under Recorder's Serial Number 2015088936](#)
Affects : A portion of Lot A

The present ownership of said easement and other matters affecting the interests thereto, if any, are not shown herein.

28. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.

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29. Any unrecorded and subsisting leases.
30. The requirement that the Company be provided with a copy of the "rent roll" and "tenant estoppel certificates" for its review.
- The Company may have different and/or additional requirements after its review.
31. The requirement that this Company be provided with a suitable Owner's Declaration (form ORT 174). The Company reserves the right to make additional exceptions and/or requirements upon review of the Owner's Declaration.
32. Prior to the issuance of any policy of title insurance, the Company requires the following with respect to Platt Vineyards, LLC, a California Limited Liability Company:
1. A copy of any management or operating agreements and any amendments thereto, together with a current list of all members of said LLC.
 2. A certified copy of its Articles of Organization (LLC-1), any Certificate of Correction (LLC-11), Certificate of Amendment (LLC-2), or Restatement of Articles of Organization (LLC-10).
 3. Recording a Certified copy of said LLC-1 and any "amendments thereto".
33. Prior to the issuance of any policy of title insurance, the Company requires the following with respect to Platt Home Ranch, LLC, a California Limited Liability Company:
1. A copy of any management or operating agreements and any amendments thereto, together with a current list of all members of said LLC.
 2. A certified copy of its Articles of Organization (LLC-1), any Certificate of Correction (LLC-11), Certificate of Amendment (LLC-2), or Restatement of Articles of Organization (LLC-10).
 3. Recording a Certified copy of said LLC-1 and any "amendments thereto".

----- Informational Notes -----

- A. The applicable rate(s) for the policy(s) being offered by this report or commitment appears to be section(s) 1.1 and 2.1.
- B. The above numbered report (including any supplements or amendments thereto) is hereby modified and/or supplemented to reflect the following additional items relating to the issuance of an American Land Title Association loan form policy:

NONE

NOTE: Our investigation has been completed and said land is unimproved. Said vacant land is known as: 15500 Bodega Highway, Valley Ford, CA 94972.

The ALTA loan policy, when issued, will contain the CLTA Modified 100 (TIM-52) and Modified 116 (TIM-58) endorsements. The referenced modifications to both endorsements delete only non-applicable coverage relating to improvements located upon said land.

Unless shown elsewhere in the body of this report, there appears of record no transfers or agreements to transfer the land described herein within the last three years prior to the date hereof, except as follows:

Grant Deed executed by Joan R. Platt, as Trustee of the Platt Survivor's Trust under the Lewis and Joan Platt Trust under Trust Agreement, as amended and Joan R. Platt, as Trustee of the Platt Marital Trust under the Lewis and Joan Platt Trust under Trust Agreement to Platt Home Ranch, LLC, a California limited liability company recorded [August 3, 2015 in Official Records under Recorder's Serial Number 2015069193](#).

Said matters affect Tract A

OLD REPUBLIC TITLE COMPANY
ORDER NO. 2202057642-AM

C. NOTE: The last recorded transfer or agreement to transfer the land described herein is as follows:

Instrument
Entitled : Grant Deed
By/From : Joan R. Platt, as Trustee of the Platt Survivor's Trust under the Lewis and Joan Platt Trust under Trust Agreement, as amended and Joan R. Platt, as Trustee of the Platt Marital Trust under the Lewis and Joan Platt Trust under Trust Agreement
To : Platt Vineyards, LLC, a California limited liability company
Recorded : [August 3, 2015 in Official Records under Recorder's Serial Number 2015069188](#)

Said matters affect Tract B

D. County recorder will charge an additional \$ 10.00 "Monument User Fee" to record a Grant Deed and other transfer documents using the legal description in this report.

E. The City of Petaluma has imposed a transfer tax of \$2.00 per thousand dollars of consideration.

The City of Santa Rosa has imposed a transfer tax of \$2.00 per thousand dollars of consideration.

F. All transactions that close on or after March 1, 2015 will include a \$20.00 minimum recording service fee, plus actual charges required by the County Recorder.

O.N.
CK/eb

**CALIFORNIA LAND TITLE ASSOCIATION
STANDARD COVERAGE POLICY - 1990
EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.-

(b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
 - (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
 - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;.
 - (c) resulting in no loss or damage to the insured claimant;
 - (d) attaching or created subsequent to Date of Policy; or
 - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments Which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests, or claims Which are not shown by the public records but which could be ascertained by an inspection of the land which may be asserted by persons in possession thereof,
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

**AMERICAN LAND TITLE ASSOCIATION
LOAN POLICY OF TITLE INSURANCE - 2006
EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection; or the effect of any violation of these laws, ordinances, or governmental regulations.This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

EXCEPTIONS FROM COVERAGE – SCHEDULE B, PART 1, SECTION ONE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) that arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.



**WHAT DOES OLD REPUBLIC TITLE
DO WITH YOUR PERSONAL INFORMATION?**

Why?	Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some but not all sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.
What?	The types of personal information we collect and share depend on the product or service you have with us. This information can include: <ul style="list-style-type: none"> • Social Security number and employment information • Mortgage rates and payments and account balances • Checking account information and wire transfer instructions When you are no longer our customer, we continue to share your information as described in this notice.
How?	All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information; the reasons Old Republic Title chooses to share; and whether you can limit this sharing.

Reasons we can share your personal information	Does Old Republic Title share?	Can you limit this sharing?
For our everyday business purposes — such as to process your transactions, maintain your account(s), or respond to court orders and legal investigations, or report to credit bureaus	Yes	No
For our marketing purposes — to offer our products and services to you	No	We don't share
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes — information about your transactions and experiences	Yes	No
For our affiliates' everyday business purposes — information about your creditworthiness	No	We don't share
For our affiliates to market to you	No	We don't share
For non-affiliates to market to you	No	We don't share

Go to www.oldrepublictitle.com (Contact Us)

Who we are	
Who is providing this notice?	Companies with an Old Republic Title name and other affiliates. Please see below for a list of affiliates.

What we do	
How does Old Republic Title protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secured files and buildings. For more information, visit http://www.OldRepublicTitle.com/newnational/Contact/privacy .
How does Old Republic Title collect my personal information?	<p>We collect your personal information, for example, when you:</p> <ul style="list-style-type: none"> • Give us your contact information or show your driver's license • Show your government-issued ID or provide your mortgage information • Make a wire transfer <p>We also collect your personal information from others, such as credit bureaus, affiliates, or other companies.</p>
Why can't I limit all sharing?	<p>Federal law gives you the right to limit only:</p> <ul style="list-style-type: none"> • Sharing for affiliates' everyday business purposes - information about your creditworthiness • Affiliates from using your information to market to you • Sharing for non-affiliates to market to you <p>State laws and individual companies may give you additional rights to limit sharing. See the "Other important information" section below for your rights under state law.</p>

Definitions	
Affiliates	<p>Companies related by common ownership or control. They can be financial and nonfinancial companies.</p> <ul style="list-style-type: none"> • Our affiliates include companies with an Old Republic Title name, and financial companies such as Attorneys' Title Fund Services, LLC, Lex Terrae National Title Services, Inc., Mississippi Valley Title Services Company, and The Title Company of North Carolina.
Non-affiliates	<p>Companies not related by common ownership or control. They can be financial and non-financial companies.</p> <ul style="list-style-type: none"> • Old Republic Title does not share with non-affiliates so they can market to you
Joint marketing	<p>A formal agreement between non-affiliated financial companies that together market financial products or services to you.</p> <ul style="list-style-type: none"> • Old Republic Title doesn't jointly market.

Other Important Information

Oregon residents only: We are providing you this notice under state law. We may share your personal information (described on page one) obtained from you or others with non-affiliate service providers with whom we contract, such as notaries and delivery services, in order to process your transactions. You may see what personal information we have collected about you in connection with your transaction (other than personal information related to a claim or legal proceeding). To see your information, please click on "Contact Us" at www.oldrepublictitle.com and submit your written request to the Legal Department. You may see and copy the information at our office or ask us to mail you a copy for a reasonable fee. If you think any information is wrong, you may submit a written request online to correct or delete it. We will let you know what actions we take. If you do not agree with our actions, you may send us a statement.

Affiliates Who May be Delivering This Notice

American First Abstract, LLC	American First Title & Trust Company	American Guaranty Title Insurance Company	Attorneys' Title Fund Services, LLC	Compass Abstract, Inc.
eRecording Partners Network, LLC	Genesis Abstract, LLC	Kansas City Management Group, LLC	L.T. Service Corp.	Lenders Inspection Company
Lex Terrae National Title Services, Inc.	Lex Terrae, Ltd.	Mara Escrow Company	Mississippi Valley Title Services Company	National Title Agent's Services Company
Old Republic Branch Information Services, Inc.	Old Republic Diversified Services, Inc.	Old Republic Exchange Company	Old Republic National Title Insurance Company	Old Republic Title and Escrow of Hawaii, Ltd.
Old Republic Title Co.	Old Republic Title Company of Conroe	Old Republic Title Company of Indiana	Old Republic Title Company of Nevada	Old Republic Title Company of Oklahoma
Old Republic Title Company of Oregon	Old Republic Title Company of St. Louis	Old Republic Title Company of Tennessee	Old Republic Title Information Concepts	Old Republic Title Insurance Agency, Inc.
Old Republic Title, Ltd.	Republic Abstract & Settlement, LLC	Sentry Abstract Company	The Title Company of North Carolina	Title Services, LLC
Trident Land Transfer Company, LLC				

COUNTY ASSESSOR'S PARCEL MAP

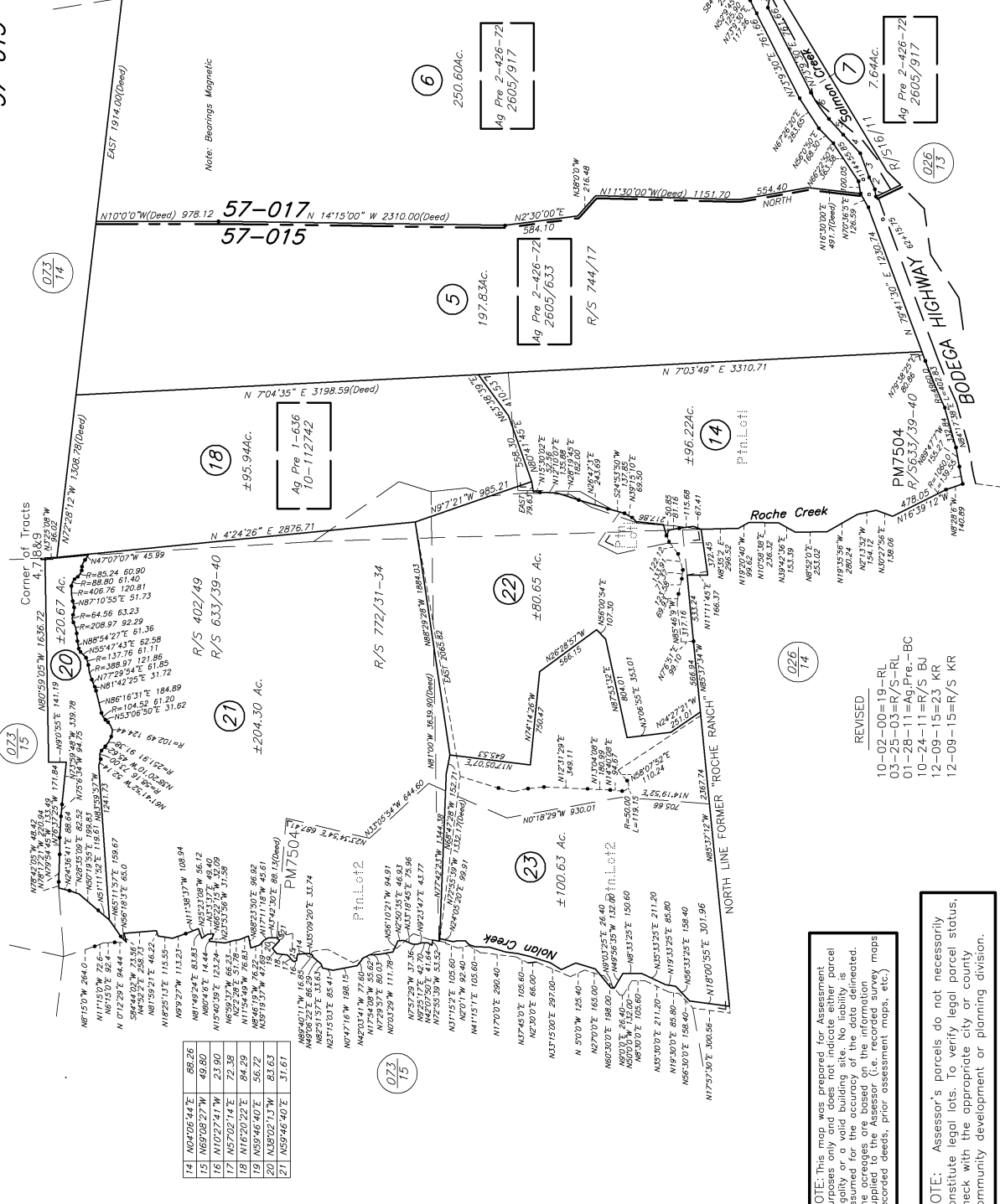
TAX RATE AREA
57-015 57-017

026-12



SCALE: 1"=800'

Parcel Map No. 7504
REC. 09-23-1982 IN BK. 339, MAPS, PCS. 08-09



T6N R10W
Sec. 13

1	N89°02'00"W	59.32
2	N74°17'40"E	106.32
3	N78°41'30"E	203.86
4	N57°43'00"E	203.86
5	N57°43'00"E	168.23
6	P-950.00	L=256.03
7	N69°09'40"W	105.57
8	N69°59'10"E	155.22
9	N82°01'50"W	149.82
10	N66°46'50"W	131.24
11	N72°01'50"W	149.82
12	N85°45'30"E	142.89
13	N72°02'50"W	318.87

14	N04°06'44"E	88.25
15	N69°02'27"W	49.80
16	N10°27'41"W	23.90
17	N57°02'14"E	72.38
18	N16°20'22"E	84.29
19	N59°46'40"E	56.72
20	N39°02'13"W	83.63
21	N59°46'40"E	31.61

NOTE: This map was prepared for Assessment purposes only and does not indicate either parcel boundaries or the accuracy of the data delineated. The acreages are based on the information supplied to the Assessor (i.e. recorded survey maps, recorded deeds, prior assessment maps, etc.).

NOTE: Assessor's parcels do not necessarily constitute legal lots. To verify legal parcel status, check with the appropriate city or county community development or planning division.

- REVISED
- 10-02-00=C-19-RL
 - 03-25-03=R/S-RL
 - 01-28-11=A/P-BC
 - 10-24-11=R/S-BU
 - 12-09-15=23-KR
 - 12-09-15=R/S-KR

Assessor's Map Bk. 026, Pg. 12
Sonoma County, Calif. (ACAD)

KEY 01-28-11 BC