EXHIBIT A

Draft Board of Supervisors Conditions of Approval

Date:	July 14, 2009	**File No.:**	LLA09-0011
Applicant:	Seghesio Farm Inc./ [redacted] & [redacted] and JEP Company	**APN:**	118-080-003, -007, -009, -010, -013, and 140-200-002
Address:	24050 and 23700 Geyserville Ave., Geyserville		

Project Description: Request for a Lot Line Adjustment between two parcels, 88.62 acres (Lot A) and 88.11 acres (Lot B) in size, resulting in two parcels 103.17 acres and 73.56 acres in size.

Prior to commencing the use, evidence must be submitted to the file that all of the following non-operational conditions have been met.

1. Submit verification to the Permit and Resource Management Department that taxes, which are a lien and termed as payable, are paid to the Treasurer/Tax Collector's Department on all parcels affected by the adjustment. The Treasurer/Tax Collector knows the amount of the tax due.

2. Submit a draft description of the parcel(s) being transferred to the County Surveyor for approval. The following note shall be placed on the Deed or Deeds: "The purpose of this Deed is for a Lot Line Adjustment for the combination of a portion of the Lands of [redacted] & [redacted] and JEP Company, as described by Deed recorded under Document No. 2000-009915, Sonoma County Records, APN 118-180-003,118-180 -013 and 140-200-002, with the Lands of Seghesio Farms, a California Corporation, as described by Deed recorded in Book 2111, Page 76, Sonoma County Records, APN 118-180-007, 118-180-009 and 118-180-010. This Deed is pursuant to LLA09-0011 on file in the office of the Sonoma County Permit and Resource Management Department. It is the express intent of the signators hereto that the recordation of this Deed extinguishes any underlying parcels or portions of parcels." It is the responsibility of the surveyor/engineer preparing the Deds to insure that the information contained within the combination note is correct. Note: The County Surveyor may modify the above described note.

3. Deed of Trust agreements, which encumber only portions of accepted legal lots, are violations of the Subdivision Map Act; therefore, prior to Permit and Resource Management Department approval of the Deed for recordation, the applicant shall submit either recorded documents or documents to be recorded concurrently with the Lot Line Adjustment Deeds, showing that any Deed of Trust agreements on the subject properties will conform with the adjusted lot boundaries.

4. After approval of the Deed description by the County Surveyor, a Grant Deed or Deeds shall be prepared and submitted to the Permit and Resource Management Department for approval prior to recording.

5. The property owner(s) shall execute a Right-to-Farm Declaration on a form provided by PRMD to be submitted before the Lot Line Adjustment is cleared by PRMD for recordation. The Right-to-Farm Declaration shall be recorded concurrently with the PRMD approved Lot Line Adjustment Grant Deed(s) to reflect the newly configured parcels.

6. A Site Plan Map of the Lot Line Adjustment shall be prepared by a licensed surveyor or civil engineer and attached to the deed(s) to be recorded. The Site Plan shall be subject to the review and approval of the County Surveyor. The following note shall be placed on said plan: ''THIS EXHIBIT IS FOR GRAPHIC PURPOSES ONLY. Any errors or omissions on this exhibit shall not affect the deed description.''

7. Prior to recording the Deed on existing Lot B (23700 Geyserville Ave), verify by probing or pot-holing the leachline and surveying the proposed boundary near the septic system, that the existing septic system and leachline will maintain a five-foot setback to the proposed property line.

8. Prior to recording the Lot Line Adjustment Grant Deed, the property owner shall submit a complete application and appropriate filing fees to rescind and replace the existing Williamson Act Contract on Lot A (Seghesio) to include the adjusted land from Lot B (14.55 acres, approximately); and to include the portions of Lot A (APN 118-080-009, 22.27 acres, approximately) to the new contract in order for the legal description of resultant Lot A to coincide with the legal description of the new contract.