

REAL ESTATE PURCHASE AND SALE AGREEMENT

AND ESCROW INSTRUCTIONS

THIS REAL ESTATE PURCHASE AND SALE AGREEMENT AND ESCROW INSTRUCTIONS (“Agreement”) is made and entered into as of the 9th day of January, 2024 (the “Effective Date”), by and between Rabo Agrifinance LLC (“Seller”), and the County of San Mateo, a political subdivision of the State of California (“Buyer” or “County”).

WITNESSETH:

In consideration of the mutual covenants and conditions contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **AGREEMENT TO PURCHASE AND SELL:** Seller hereby agrees to sell to Buyer and Buyer hereby agrees to purchase from Seller the following described property in accordance with the terms and conditions of this Agreement: The real property and improvements described as Agricultural Land with Improvements, 2265 & 2275 Cabrillo Highway in Half Moon Bay, identified as San Mateo County Assessor’s Parcel Numbers 066-093-080, 066-093-090, 066-093-100, 066-093-160, 066-093-170, 066-093-250, 066-093-260, all as more particularly described on **EXHIBIT A**, attached hereto and incorporated herein by this reference (the “Property”); and

b) All fixtures, furniture and equipment existing on the Property, shall be delivered by Seller concurrently with the Grant Deed transferring title to the Property. Buyer shall execute and deliver a Certificate of Acceptance to be recorded with the Grant Deed, accepting title to the Property.

2. **SALE AND PURCHASE PRICE:** Subject to the terms and conditions contained in this Agreement, Buyer agrees to purchase from Seller, and Seller agrees to sell to Buyer, fee ownership of the Property, subject to the following:

a) The total purchase price for the Property shall be **NINE MILLION DOLLARS (\$9,000,000)**.

b) Upon final execution by Buyer, Buyer shall return a duplicate original of this Agreement to Seller, and shall open escrow pursuant to Section 3 hereof, and shall deliver to the Escrow Holder a copy of this Agreement.

c) Buyer has until **July 15, 2024** to complete its investigation of the Property, and to satisfy all conditions described herein (the “Due Diligence Period”).

d) During the Due Diligence Period, Buyer may, in its sole and absolute discretion, elect to terminate this Agreement based upon any of the following:

i. Its review and investigation of the condition of the Property, which may

include but shall not be limited to an Environmental Site Assessment and review of any potential environmental hazards, and a Property Condition Assessment, or any other studies related to the condition of the Property or title to the Property; or

- ii. The content of a report of the conformity of County's acquisition of the Property with the applicable general plan pursuant to California Government Code Section 65402 or a California Environmental Quality Act (CEQA) analysis, as may be required; or
 - iii. Buyer's inability timely to complete any of the studies or actions set forth above.
- e) If Buyer fails to deliver notice of its election to terminate on or before 5:00 p.m. on the last day of the Due Diligence Period, then Buyer shall be deemed to have waived this condition. If the last day of the Due Diligence Period falls on a weekend or holiday, the Due Diligence Period shall be extended until 5:00 p.m. of the following business day.
 - f) At least 30 days before closing, Seller will deliver to the Escrow Holder the Grant Deed which has been duly executed and acknowledged by Seller, in a form approved by Buyer.
 - g) At least one (1) day prior to the close of escrow, Buyer shall deposit with the Escrow Holder a Certificate of Acceptance for the Property which has been executed by Buyer, in substantially the same form shown on **EXHIBIT B**, attached hereto and incorporated herein by reference, and the purchase price plus costs of pro-rations, fees, and expenses pursuant to this Agreement.
 - h) Satisfaction of any CEQA requirements for this transaction as determined by Buyer, and final approval of consummation of the purchase and appropriation of funding by the County Board of Supervisors are express conditions precedent to Buyer's duty to purchase. Notwithstanding any other provision in this Agreement, Buyer, at Buyer's option, may extend escrow up to ten (10) days to permit the funding approval and appropriation by County Board of Supervisors. In the event Buyer opts to extend the escrow period pursuant to this section, Buyer shall provide written notice to Seller no later than 5:00 p.m. on the last day of the Due Diligence Period.

3. ESCROW AND OTHER FEES: Within three (3) days following the execution of this Agreement by Seller and Buyer, Buyer shall open escrow at Old Republic Title Company, in Los Altos, California, or at such other escrow company as may be agreed to by Seller and Buyer ("Escrow Holder"); with escrow instructions to be based upon the terms and conditions set forth herein, and Buyer shall deliver a copy of this Agreement to the Escrow Holder. On behalf of Buyer, the San Mateo County Executive, or designee, shall execute the necessary escrow instructions and/or additional documents which may be required to complete the closing of this real property transaction. This Agreement shall become part of the escrow and shall constitute the basic

instructions and documents as are reasonably required to complete the closing of the transaction contemplated herein, in accordance with the terms and conditions of this Agreement. In case of conflict between this Agreement and any related escrow documents, the terms of this Agreement shall control.

The Closing shall be on or before **July 15, 2024**, (the “Closing Date”), or such other date as the parties hereto shall mutually agree in writing. The “Closing” is defined as the satisfaction of all conditions herein stated, except those conditions that may be, and in fact are waived by an express written waiver duly executed by the waiving party; and the recordation of a Grant Deed and Certificate of Acceptance which shall vest title to the Property in Buyer, and the deposit of the Purchase Price by Buyer into escrow.

Escrow, title and other fees shall be paid as follows:

- a) A Standard California Land Title Association owner’s policy of title insurance covering the Property shall be paid for by Buyer, in favor of Buyer in the amount of the Purchase Price subject to all of the title exceptions that may be permitted by Buyer.
- b) Buyer shall pay for any additional title insurance coverage that may be required by Buyer, including any extended or ALTA coverage or endorsements to such policy requested by Buyer (to the extent available) together with the cost of any survey obtained by Buyer.
- c) All existing insurance policies (if any) shall be canceled at time of Closing and Buyer acknowledges and agrees that Seller cannot endorse any such existing insurance policies to Buyer.
- d) Seller and Buyer shall each pay their own Escrow Holder’s fees at the close of escrow.
- e) Seller shall pay all general and special real property taxes, transfer taxes, and special assessments (“Taxes”) in totality prior to closing.

Escrow Holder shall be obligated as follows:

- a) To provide current preliminary title reports covering the Property, at Buyer’s expense.
- b) To record prior to Closing, the Grant Deed and the Certificate of Acceptance to be recorded concurrently, vesting title to the Property in Buyer.
- c) To issue or have issued to Buyer the California Land Title Association policy of title insurance required herein, and any alternative or extended coverage desired by Buyer.
- d) To provide Buyer a final closing statement with certification by the title company.

4. **COMMISSION:** It is understood that Buyer represents itself in this transaction and that any commission paid to any agent or broker representing Seller in this transaction shall be paid by Seller.

5. **GOOD FAITH DISCLOSURE BY SELLER:** Seller shall make a good faith disclosure to Buyer of any and all facts, findings, or information on the Property, including without limitation those relating to: historical uses; prior permitted uses; current uses including, but not limited to, express or implied contracts, leases and/or permits; geological conditions; biological conditions; archaeological sites; flood hazard area(s); special studies zones; zoning reports; environmentally hazardous material such as dioxins, oils, solvents, waste disposal, gasoline tank leakage, pesticide use and spills, herbicide use or spills or any other substances and/or products of environmental contamination. Any and all facts or information known by Seller concerning the condition of the Property shall be delivered to Buyer no later than five (5) days following Buyer's execution of this Agreement.

If such facts or information provided by Seller disclose conditions that adversely affect the continued or contemplated use of the Property, and that Buyer reasonably deems unacceptable, or if Buyer otherwise discovers such facts or information through tests and/or surveys which disclose such conditions, and Seller is unwilling or unable to correct such conditions to the reasonable satisfaction of Buyer or any governmental body having jurisdiction, then Buyer may, at its sole option, terminate this Agreement. Within ten (10) business days of actual receipt of said disclosure information, Buyer shall notify Seller of the conditions it deems unacceptable and the corrections desired and request Seller, at Seller's expense, to correct the condition(s) affected thereby to the reasonable satisfaction of Buyer and/or any governmental body having jurisdiction. Failure to so correct shall be grounds for termination of this Agreement.

Seller shall provide Buyer, within five days of the opening of escrow, copies of all as-built drawings, diagrams, specifications, etc., in Seller's possession or obtainable by Seller. Seller shall also provide Buyer with copies of all property, fixture and equipment inspections, equipment warranties, and any other information in the possession of Seller or obtainable by Seller that would assist Buyer in determining the condition of the Property, premises, fixtures or equipment.

6. **INSPECTION BY BUYER:** Buyer, upon not less than 24-hour notice to the Seller, shall have the right of entry onto the Property to conduct such non-invasive and non-intrusive inspections and testing thereon as are, in Buyer's sole discretion, necessary to reasonably determine the condition of the Property. The scope of any such testing or inspection which requires physical sampling of all or any part of the Property shall be subject to:

- a) The prior written approval of Seller, which Seller may withhold or condition in its sole and absolute discretion.
- b) Seller's receipt of a certificate of insurance evidencing any insurance coverage reasonably required by Seller pursuant to this Section.
- c) The requirement that Buyer conduct all such inspections and testing, including the disposal of samples taken, in accordance with applicable law and at no cost or liability to Seller. Buyer shall complete such inspections and testing within the Due

Diligence Period and shall restore all areas of the Property to its pre-test and pre-inspection condition as near as is practicable.

If any toxins or contaminants are discovered on the Property, Buyer shall notify Seller immediately, and Seller shall have the right, but not the responsibility to take any actions in response to such notifications that it deems necessary in its sole and absolute discretion. If Seller elects not to take actions in response to such notifications, then, notwithstanding other provisions contained herein, Seller and/or Buyer shall have the right (prior to the expiration of the Due Diligence Period) to terminate this Agreement with no further liability.

Buyer shall give Seller written notice prior to the commencement of any testing or inspections in, on or about the Property, and Seller shall have the right to post Notices of Testing, and/or Notices of Non-responsibility as provided by law. All testing on the Property shall keep the Property free and clear of claims, charges and/or liens for labor and materials, and Buyer shall defend, indemnify and save harmless Seller, its agents and employees from and against any and all claims, demands, damages, costs, expenses (including attorney's fees), judgments or liabilities arising out of, related to, or in connection with any such testing, inspection or entry by Buyer, its partners, officers, directors, members, shareholders, independent contractors, agents or employees.

Should Buyer decide, for whatever reason, to terminate this Agreement prior to Closing, any and all reports, including title documents and surveys, inspection reports and government entity responses acquired by the County during its Due Diligence Period shall be passed on to the Seller.

7. **TITLE AND DEED:** Title to the Property is to be free of liens, leases, licenses, encumbrances, restrictions, conditions, rights to possession or claims thereto (recorded and/or unrecorded) known to Seller, except:

- a) All covenants, conditions, restrictions, and reservations of record approved by Buyer.
- b) All easements or rights-of-way over the Property for public or quasi-public utility or public street purposes, if any, approved by Buyer.
- c) All exceptions contained in the preliminary title report as may be approved by Buyer.

Buyer shall have the right to review the preliminary title report and disapprove in writing any items disclosed in said report prior to the close of escrow. Seller shall have five (5) days from receipt of Buyer's notice of disapproval to correct the condition(s) that adversely affect the Property. Failure to correct shall be grounds for termination of this Agreement by Buyer.

Seller may request escrow to be extended for ten (10) days where there is a need for Seller to correct an adverse condition unless Seller refuses to correct such condition or unless correction requires more than ten (10) days in which case escrow shall be extended to the date of refusal or date of correction respectively.

8. REPRESENTATIONS AND WARRANTIES OF BUYER: Buyer represents and warrants to Seller that the following statements are true and correct and shall be true and correct as if originally made on and as of the Closing:

- a) Buyer has full power and authority to enter into and perform this Agreement and all documents and instruments to be executed by Buyer pursuant to this Agreement (collectively, “Buyer’s Documents”);
- b) this Agreement has been, and Buyer’s Documents will be, duly executed and delivered by Buyer, or by duly authorized officers or representatives of Buyer; and
- c) no consent, authorization, order or approval of, or filing or registration with, any governmental authority or other person is required for the execution and delivery by Buyer of this Agreement and Buyer’s Documents or the consummation by Buyer of the transactions contemplated by this Agreement and Buyer’s Documents.

9. REPRESENTATIONS AND WARRANTIES OF SELLER: Seller has offered the Property in an “As-Is, Where Is” condition. Seller obtained the Property through foreclosure proceedings and has limited access to documentation and operational history about the Property. Seller represents and warrants to Buyer only that the following statements are true and correct and shall be true and correct as if originally made on and as of the Closing:

- a) Seller has full power and authority to enter into and perform this Agreement and all documents and instruments to be executed by Seller pursuant to this Agreement (collectively “Seller’s Documents”);
- b) This Agreement has been, and Seller’s Documents will be, duly executed and delivered by duly authorized officers or representatives of Seller;
- c) No consent, authorization, order or approval of, or filing or registration with, any governmental authority or other person is required for the execution and delivery by Seller of this Agreement and Seller’s Documents, or the consummation by Seller of the transactions contemplated by this Agreement and Seller’s Documents;
- d) To Seller’s actual knowledge, there is no litigation pending against Seller which, if determined adversely, would have a material adverse effect on the Property or Seller’s right to transfer title to the Property; and
- e) Seller has not granted any option or right of first refusal or first opportunity to any party other than Buyer to acquire fee interest in the Property.

Seller’s representations and warranties set forth in this Section 9 shall survive the Closing. As used in this Agreement, “Seller’s actual knowledge” means the current, actual knowledge of Seller, without duty to investigate and shall not include constructive knowledge or knowledge that Seller could have obtained through investigation or inquiry. No broker, agent, or party other than Seller is authorized to make any representation or warranty for or on behalf of Seller.

From and after the Effective Date, Buyer and Seller shall each immediately advise the other in writing of any information it receives which indicates that a representation or warranty made by Seller in this Section 9 is, or has become, untrue in any material respect. Seller shall have five (5) days from receipt of Buyer's written notice or from delivery of Seller's written notice to attempt to remedy the breach or inaccuracy in such representation or warranty. In the event Seller is unwilling or unable to remedy such inaccuracy within such period, Buyer shall have the right, as its sole and exclusive remedy, exercisable by giving written notice to Seller and Escrow Holder within five (5) days after the expiration of Seller's five (5) day cure period, either (i) to terminate this Agreement, or (ii) to consummate the transaction contemplated by this Agreement. If the Closing is scheduled to occur prior to said notice and curing periods, the Closing shall be delayed to provide for the expiration of both periods at least 5 days prior to the Closing. If Buyer elects to proceed with the Closing after Buyer has received Seller's written notice of any actual or alleged inaccuracy or breach of Seller's representations and warranties or after Buyer has discovered any such change in circumstances, then (a) Seller's representations and warranties shall be deemed revised in accordance with the change in circumstances as disclosed or discovered, (b) Buyer shall have waived any right or remedy concerning such change in circumstances, and (c) Seller shall be fully and forever released and discharged from any liability or obligation with respect to such change in circumstances.

10. TIME OF ESSENCE: Time is of the essence in the performance by the parties in respect to this Agreement.

11. NOTICES: All notices, documents, correspondence, and communications concerning this transaction shall be addressed as set forth below or as either party may hereafter designate by written notice and shall be sent through the United States mail duly registered or certified with postage prepaid. Notwithstanding the above, Buyer may also provide notices, documents, correspondence or such other communications to Seller by personal delivery or by first class mail postage prepaid and any such notices, documents, correspondence and communications so given shall be deemed to have been given upon actual receipt.

IF TO SELLER:

Via regular mail:

Rabo AgriFinance LLC
14767 N Outer 40 Road, Suite 400
Chesterfield, MO 630117

Copy to Rabo Legal:

Via email and US Mail

1402 Technology Parkway, Cedar Falls, IA 50613

Phone: (319) 575-5447 Cell: (319) 420-0599

Email: kurt.leistikow@raboag.com

Copy to Mike Hayes via email:

Mike.Hayes@raboag.com

IF TO BUYER:

Real Property Division

San Mateo County

555 County Center, 4th Floor

Redwood City, CA 94063

650-363-4047
cshaker@smcgov.org

ESCROW HOLDER: Old Republic Title Company
Attn: Angie Civjan
167 South San Antonio Rd. Ste. 5
Los Altos, CA 94022
(650) 941-5700
ACivjan@ortc.com

12. **SUCCESSORS:** This Agreement shall bind and inure to the benefit of the respective heirs, personal representatives, successors and assignees of the parties to this Agreement.

13. **ASSIGNMENT PROHIBITION:** Buyer shall not assign its rights or delegate its duties under this Agreement without the prior written consent of Seller, which consent may be withheld. Any sale, assignment, or other transfer in violation of this Section 13 shall be null and void.

14. **WAIVERS:** No waiver of any breach of any covenant or provision in this Agreement shall be deemed a waiver of any other covenant or provision, and no waiver shall be valid unless in writing and executed by the waiving party.

15. **CONSTRUCTION:** Section headings are solely for the convenience of the parties and are not a part and shall not be used to interpret this Agreement. The singular form shall include the plural and vice-versa. This Agreement shall not be construed as if it had been prepared by one of the parties, but rather as if both parties have prepared it. Unless otherwise indicated, all references to sections are to this Agreement.

16. **FURTHER ASSURANCES:** Whenever requested by the other party, each party shall execute, acknowledge and deliver all further conveyances, agreements, confirmations, satisfactions, releases, powers of attorney, instruments of further assurances, approvals, consents and all further instruments and documents as may be necessary, expedient or proper to complete any conveyances, transfers, sales, and agreements covered by this Agreement, and to do all other acts and to execute, acknowledge, and deliver all requested documents to carry out the intent and purpose of this Agreement.

17. **THIRD PARTY RIGHTS:** Nothing in this Agreement, express or implied, is intended to confer on any person, other than the parties to this Agreement and their respective successors and assigns, any rights or remedies under or by reason of this Agreement.

18. **INTEGRATION:** This Agreement contains the entire agreement between the parties, and expressly supersedes all previous or contemporaneous agreements, understandings, representations, or statements between the parties respecting the purchase of the Property.

19. **COUNTERPARTS:** This Agreement may be executed in one or more counterparts, each of which taken together shall constitute one and the same instrument.

20. **AMENDMENT:** This Agreement may not be amended or altered except by a written instrument executed by Buyer and Seller.

21. **PARTIAL INVALIDITY:** Any provision of this Agreement that is unenforceable or invalid or the inclusion of which would adversely affect the validity, legality, or enforceability of this Agreement shall be of no effect, but all remaining provisions of this Agreement shall remain in full force and effect.

22. **EXHIBITS:** All attached exhibits are incorporated in this Agreement by reference.

23. **AUTHORITY OF PARTIES:** All persons executing this Agreement on behalf of any party to this Agreement warrant that they have the authority to execute this Agreement on behalf of that party.

24. **GOVERNING LAW:** The validity, meaning, and effect of this Agreement shall be determined in accordance with California laws.

25. **FACSIMILE/ELECTRONICALLY TRANSMITTED SIGNATURES:** In the event that the parties hereto utilize facsimile transmitted documents or electronically transmitted documents which include signatures, such documents shall be accepted as if they bore original signatures provided that documents bearing original signatures are provided within seventy-two (72) hours of transmission; however, funds shall not be released nor shall documents be accepted for recordation by the Santa Mateo County Recorder's Office until such documents bearing original signatures are received by Buyer.

IN WITNESS WHEREOF, Buyer and Seller have executed this Purchase and Sale Agreement and Escrow Instructions by the respective authorized officers as set forth below to be effective as of the date executed by Buyer.

BUYER:

COUNTY OF SAN MATEO
a political subdivision of the State of California

By: _____
Name: Michael P. Callagy
Title: County Executive Officer

SELLER:

RABO AGRIFINANCE LLC

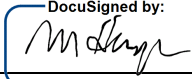
By:  _____
Name: Mike Hayes
Title: VP

Exhibit A

LEGAL DESCRIPTION

A.P.N.: [066-093-090](#), [066-093-250](#), [066-093-260](#), [066-093-080](#), [066-093-160](#), [066-093-100](#),
[066-093-170](#)

EXHIBIT A

The land referred to is situated in the (See Below) State of California, and is described as follows:

PARCEL ONE:

All that certain real property situated partly within the City of Half Moon Bay and partly within the unincorporated territory of the County of San Mateo, State of California, being a portion of Lots 11, 12 and 13, as delineated upon that certain Map entitled "Subdivision Map of a portion of the Johnston Ranch", filed for record in the Office of the Recorder of the County of San Mateo, State of California, on November 4th, 1892 in Book B of Maps, at Page 4, and copied into [Book 2 of Maps at Page 57](#), also being a portion of the lands described on Pages 10 and 11 in the Order Settling First and Final Report of Executor on Waiver of Accounting, Allowing Attorney Fees, Costs, and Judgment of Final Distribution in the Superior Court of the State of California in and for the County of San Mateo, said Order being recorded February 7, 1992, as Document No. [92017879](#) of Official Records of San Mateo County and all the lands described in [the Deed to Bay City Flower Co. recorded July 8, 1960, in Volume 3822 of Official Records of San Mateo County at Page 293](#), said real property being more particularly described as follows:

BEGINNING at the point of intersection of the Easterly line of the Coast Highway as established [by Deed to State of California, dated August 29, 1952 and recorded November 25, 1952 in Book 2331 of Official Records at Page 637](#) (44544-K) with the Northerly line of that certain 9.75 acre tract conveyed to Anna May Alves by Deed dated May 3, 1933, and recorded May 8, 1933, in [Book 590 of Official Records of San Mateo County at Page 360](#) (24482-C) and running thence from said point of beginning along said Easterly line of Coast Highway, South 4° 51' 40" East 989.88 feet to the Southwest corner of the lands described in said Document No. [92017879](#); thence along the Southerly line of last said lands North 85° 08' 20" East 392.00 feet; thence leaving last said line along a line parallel with the Westerly line of last said lands North 4° 51' 40" West 494.96 feet to the Northerly line of last said lands, also being the Southerly line of the said lands of Bay City Flower Co. (3822 O.R. [293](#)); thence along said common line North 85° 08' 20" East 759.51 feet to the Easterly line of that certain 18.05 acre tract described in Deed to [Anna May Alves, dated May 3, 1933 and recorded May 8, 1933 in Book 592 of Official Records at Page 380](#) (24488-C); thence along said Easterly line and continuing along the Easterly line of said above mentioned 9.75 acre tract, North 9° 40' 48" West 496.68 feet to the Northeasterly corner of said 9.75 acre tract; thence along the Northerly boundary thereof South 85° 08' 20" West 1,109.79 feet to the point of beginning.

Said land being further described as Parcel Two on that certain Map entitled “Record of Survey of a Lot Line Adjustment between the lands described in the Deed to Bay City Flower Co. recorded July 8, 1960 in Book 3822 of Official Records of San Mateo County at Page [293](#) and the lands described in the Deed to Enomoto & Co. recorded July 8, 1960 in Book 3822 of Official Records of San Mateo County at Page [297](#), said Lot Line Adjustment being recorded as Document [94044075](#) of Official Records of San Mateo County, lying partly within the City of Half Moon Bay and partly within the unincorporated territory of the County of San Mateo, Half Moon Bay, San Mateo County, California”, filed in the Office of the County Recorder of the County of San Mateo, State of California on March 29, 1994 in Book 15 of Licensed Land Survey Maps at Page [41](#).

APN: [066-093-080](#), [090](#), [160](#) and [250](#)
JPN: 66-009-093-08, 09, 16, and 15.01

PARCEL TWO:

All that certain real property situated in the unincorporated territory of the County of San Mateo, State of California, being a portion of Lots 12 and 13 as shown on that certain Map entitled “Subdivision Map of a portion of the Johnston Ranch”, filed in the Office of the County Recorder of San Mateo County on November 4, 1892, in Book “B” of Maps at Page 4, and copied into Book 2 of Maps at Page [57](#), also being a portion of the lands described on Pages 10 and 11 in the Order Settling First and Final Report of Executor on Waiver of Accounting, Allowing Attorney Fees, Costs, and Judgment of Final Distribution in the Superior Court of the State of California in and for the County of San Mateo, said Order being recorded February 7, 1992, as Document No. [92017879](#) of Official Records of San Mateo County, said real property being more particularly described as follows:

Beginning at a point on the Northerly line of last said lands distant thereon North 85° 08’ 20” East 392.00 feet from the Northwest corner of said lands; thence from said point of beginning along the Northerly line of said lands North 85° 08’ 20” East 759.51 feet to the Northeast corner of said lands; thence along the Easterly line of said lands South 9° 40’ 48” East 496.71 feet to the Southeast corner of said lands; thence along the Southerly line of said lands 85° 08’ 20” West 801.24 feet; thence leaving last said line along a line parallel with the Westerly line of said lands, and the Easterly line of California State Highway No. 1 as shown on right-of-way Record Maps R-62.11 and R-62.12 prepared by the State of California, Department of Public Works, Division of Highways, North 4° 51’ 40” West 494.96 feet to the point of beginning.

APN: [066-093-260](#)
JPN: 066-009-093-15A

PARCEL THREE:

A non-exclusive easement for ingress, egress and public utilities over a strip of land 30 feet in width lying contiguous to and measured at right angles Southerly from the Northerly line of said above described parcel and extending Easterly for a distance of 392.00 feet from the Easterly line of said above mentioned Coast Highway.

PARCEL FOUR:

Beginning at a point on the Easterly line of the 50 foot County Road leading from Half Moon Bay to Pescadero, distant thereon South 6 deg. 0' East 634.89 feet from its intersection with the Northerly line of Lot 12, as said Lot appears on the Map entitled "Map of Johnson Ranch Near Half Moon Bay", which Map was filed in the Office of the Recorder of the County of San Mateo, State of California on January 25, 1883 in Book "B of Maps at Page [31](#); thence running from said point of beginning South 6 deg. 0' East along the Easterly line of said County Road 1007.05 feet to the Southwest corner of Lot 13-1/2 as said lot appears on the above mentioned Map; thence North 77 deg. 18' 30" East along fence marking the Southerly line of said Lot 13-1/2 1346.00 feet to a point thereon; thence leaving said last mentioned line North 10 deg. 49' West across said Lot 13-1/2 and Lot 13, 853.22 feet to a point; thence South 84 deg. 00' West 1265.18 feet to the Easterly line of the above mentioned County Road and the point of beginning.

Being portion of Lots 13 and 13-1/2 of the above mentioned Map of Johnson Ranch.

EXCEPTING THEREFROM the lands described in the following Deed and description:

- (A) Deed from Frank Enos Alves and Virginia Alves to the State of California, dated August 27, 1952 and recorded October 21, 1952 in Book 2314 Official Records of San Mateo County, at Page [508](#) (37163-K);
- (B) Portion of Lots 13-1/2, as shown on the Map entitled "Map of the Johnson Ranch Near Half Moon Bay", which Map was filed in the Office of the Recorder of the County of San Mateo, State of California on January 25, 1883 in Book "B" of Maps at Page [31](#), more particularly described as follows:

Beginning at the point of intersection of the Easterly line of the State Highway, as established by Deed from Frank Enos Alves and Wife, to the Station of California, dated August 27, 1952 and recorded October 21, 1952 in Book 2314 Official Records of San Mateo County, at Page [508](#) (37163-K) with the Northerly line of the lands described in the Deed from Virginia Alves to Frank Alves and Ernest Alves, dated April 4, 1962 and recorded April 5, 1962 in Book 4180 Official Records of San Mateo County, at Page [580](#) (58065-U); thence from said point of beginning along the Northerly, Easterly, and Southerly lines of the last mentioned lands as follows: North 85 deg. 08' 06" East 320.00 feet; South 4 deg. 51' 40" East 200.02 feet and South 85 deg. 08' 06" West 324.89 feet to the said Easterly line of State Highway; thence Northerly along said Easterly line of State Highway on the arc of a curve to the left, from tangent which bears North 2 deg. 53' 25" West said curve having a radius of 10,060.00 feet and a central angle of 1 deg. 8' 22" an arc distance of 200.06 feet to the point of beginning.

- (C) Portion of Lot 13-1/2, as shown on the Map entitled "Map of the Johnson Ranch Near Half Mon Bay", which Map was filed in the Office of the Recorder of the County of San Mateo, State of California on January 25, 1883 in Book "B" of Maps at Page [31](#), more particularly described as follows:

Beginning at the point of intersection of the Easterly line of the State Highway as established by Deed from Frank Enos Alves and Wife to the State of California, dated August 27, 1952, and recorded October 21, 1952 in Book 2314 Official Records of San Mateo County, at Page [508](#) (37163-K), with the Southerly line of the lands described in the Deed from Virginia Alves to Frank Alves and Ernest Alves, dated April 4, 1962 and recorded April 5, 1962 in Book 4180 Official Records, of San Mateo County, at Page [580](#) (58065-U); thence from said point of beginning North 85 deg. 08' 06" East along said Southerly line 324.89 feet to the Southeasterly corner thereof; thence South 4 deg. 51' 40" East along the Southerly prolongation of the Easterly line of said lands of Frank Alves, above mentioned; to the Southerly line of said Lot 13- 1/2; thence South 78 deg. 27' 00" West along the last mentioned line to the said Easterly line of State Highway; thence Northerly along the Easterly line on the arc of a curve to the left, tangent which bears North 1 deg. 48 '31" West said curve having a radius of 10,060.00 feet and a central angle of 1 deg. 04' 54" an arc distance of 189.92 feet to the point of beginning.

APN: [066-093-100](#), [066-093-170](#)

JPN: 066-009-093-10A, 066-009-093-17A

EXHIBIT B
CERTIFICATE of ACCEPTANCE

CERTIFICATE OF ACCEPTANCE

STATE OF CALIFORNIA, COUNTY OF SAN MATEO: SS.

THIS IS TO CERTIFY that the interest in real property conveyed by the Grant Deed dated _____, 2023, from RABO AGRIFINANCE LLC, as Grantor, to COUNTY OF SAN MATEO, a political subdivision of the State of California, as Grantee, is hereby accepted by order of the Board of Supervisors of the County of San Mateo on _____, 2024, pursuant to authority conferred by resolution of the Board of Supervisors of the County of San Mateo adopted on January 9, 2023, and the County of San Mateo consents to recordation thereof by its duly authorized officer.

WITNESS my hand and official seal

this _____ day of _____, 2024

COUNTY OF SAN MATEO

By: _____
Michael P. Callagy
County Executive Officer