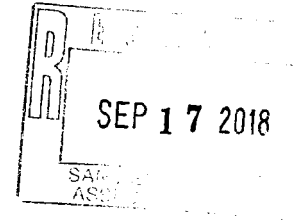


**ASELLUS – BENITO LLC**  
**LOT-LINE ADJUSTMENT**

**SAN BENITO COUNTY  
LAND CONSERVATION ACT  
LOT LINE ADJUSTMENT APPLICATION**



**FILING FEE - SEE FILING FEE SCHEDULE**

**THIS FORM MUST BE TYPEWRITTEN**

**1) APPLICANT:**

**NAME** Asellus - Benito LLC, a Massachusetts Limited Liability Company

**ADDRESS** 745 Boylston St. St. #20, Boston, MA 02116

**PHONE** 617-350-9890

**Assessors Parcel Numbers** 016-010-043 (S.B.C. Preserve 3)

**LCA Contract No.** 68-100

**Present Use of Land** Vineyard

**Gross Income Produced from Preserve** \$990,000

**Income Explanation** Income derived from 198 acres on wine grapes on parcel 016-010-043. No income is attributable to the 2.57 acres related to the adjustment

**Number of Acres in Preserve before Adjustment** 711.91 acres

**Number of Acres in Preserve after Adjustment** 709.34 acres

**2) APPLICANT:**

**NAME** Adisak Mekkitikul, a married man his sole and separate property

**ADDRESS** 7615 Bryant Ave, Mountain View, CA 94040

**PHONE** \_\_\_\_\_

**Assessors Parcel Numbers** 016-010-019

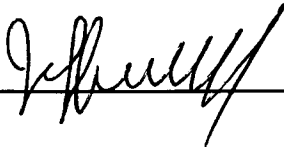
**THIS PARCEL IS A NON WILLIAMSON ACT PARCEL. THE OWNER IS AGREEABLE TO THE LOT LINE ADJUSTMENT. THE PROPOSED LOT LINE AJUSTMENT WILL BE TO ELIMINATE THE ENCROACHMENT OF AN EXISTING MOBILE HOME.**

**Number of Acres in Preserve before Adjustment** 0.00 acres

**Number of Acres in Preserve after Adjustment** 0.00 acres

I/WE CERTIFY THE ABOVE INFORMATION TO THE BEST OF MY/OUR KNOWLEDGE IS TRUE, CORRECT AND COMPLETE.

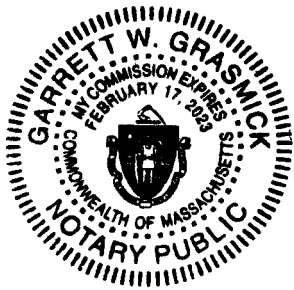
Executed this 3rd day of August 2018 at Boston, MA.  
(City) (State)

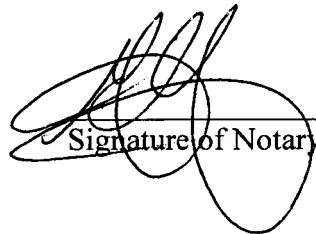
<u>NAME (TYPED)</u>	<u>MAILING ADDRESS</u>	<u>SIGNATURE(S) OF ALL CURRENT OWNER(S)</u>
Asellus - Benito LLC	46 Plympton St, 4th Floor Boston, MA 02118	

ALL OWNERS MUST SIGN THIS APPLICATION AND  
ALL SIGNATURES MUST BE NOTARIZED

Commonwealth of Massachusetts  
County of Suffolk

On this 3<sup>rd</sup> day of August 2018, before me, the undersigned notary public, personally appeared Jeffrey Conrad, proved to me through satisfactory evidence of identification, which were personal knowledge, to be the person whose name is signed on the preceding or attached document in my presence.



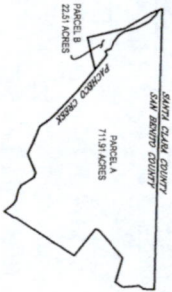
  
Signature of Notary Public

**PARCEL A**  
 PARCEL A 041 & 044  
 ADELPHUS-BENITO LLC  
 7450Y STON STREET, SUITE 207  
 95050 SAN FELIPE

**PARCEL B**  
 PARCEL B 041 & 044  
 ADELPHUS-BENITO LLC  
 7450Y STON STREET, SUITE 207  
 95050 SAN FELIPE

PARCEL	APN	OWNER	SIZE BEFORE	SIZE AFTER	LAND USE
A	016-010-041 & 044	ADELPHUS-BENITO LLC	711.91 AC.	709.34 AC.	AP
B	016-010-019	ADJAMA HERRITUAL	22.31 AC.	23.08 AC.	AP

**BEFORE LOT LINE ADJUSTMENT**  
 SCALE 1"=3000'



**AFTER LOT LINE ADJUSTMENT**



**LEGEND**

- SECTION BOUNDARY (DOTTED LINE OR B/D)
- EXTENSION BOUNDARY LINE
- PROPOSED LOT LINE TO BE ADJUSTED
- NEW PROPOSED LOT LINE
- WELL

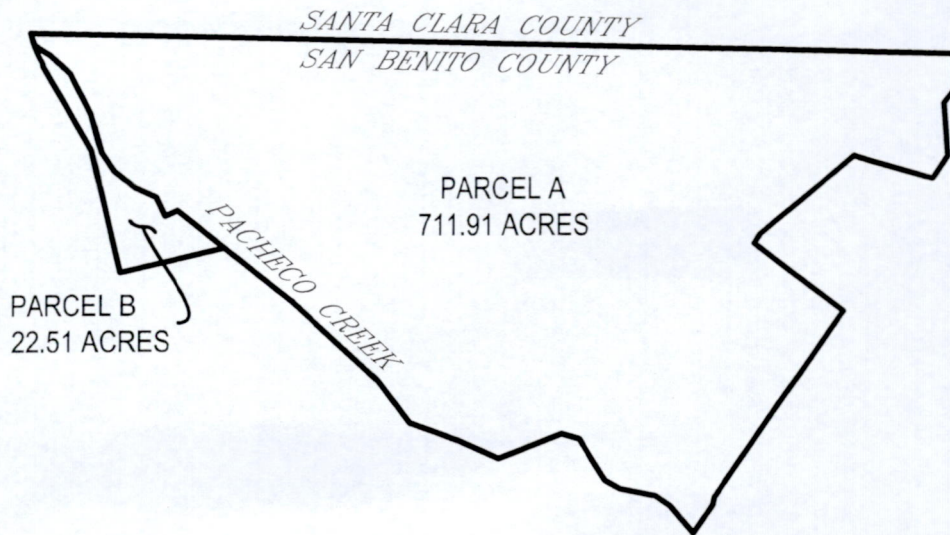
JONES SHVILER &  
 CIVIL ENGINEERS  
 400 S. 10TH ST.  
 SUITE 100  
 SAN FELIPE, CA 95070  
 DATE: 03/15/2018  
 JOB: 18-152  
 FILE: 18-152-115  
 SHEET: 1 OF 1

**LOT LINE ADJUSTMENT**

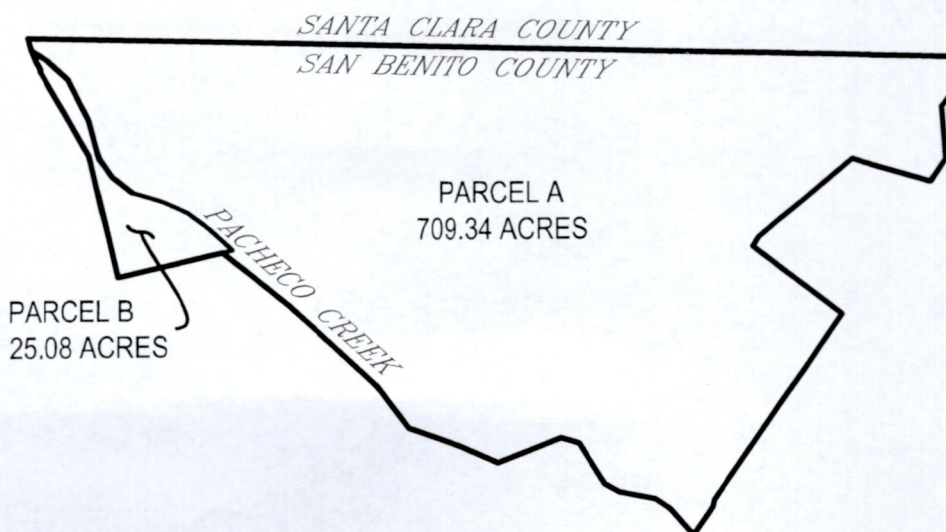
A PORTION OF RANCHO SAN FELIPE Y ALSAYMAS, LOCATED IN THE COUNTY OF SAN BENITO, STATE OF CALIFORNIA

# BEFORE LOT LINE ADJUSTMENT

SCALE 1"=2000'



# AFTER LOT LINE ADJUSTMENT



LLA 18-  
Transfer Parcel  
June 13, 2018

## **EXHIBIT "A"**

All that real property in the unincorporated area of the County of San Benito, California, being a portion of Rancho Ausaymas Y San Felipe, being more particularly described as follows:

BEGINNING at the southeasterly corner of the "Lands of Mekkittikul" as described in that certain Grant Deed recorded September 16, 2015, as Document No. 2015-9045, San Benito County Official Records, said point of beginning also being a point on the northeasterly line of "Parcel A" as shown on Record of Survey map filed for record in Book 6 of Maps, at Page 121, San Benito County Records; thence from said POINT OF BEGINNING, along the said northeasterly line of "Parcel A" the following four (4) courses, N.50°38'10"W. a distance of 657.86 feet to a 1" iron pipe; thence S.65°14'07"W. a distance of 149.53 feet to a 1" iron pipe; thence N.24°44'34"W. a distance of 234.93 feet to a 5/8" rebar "LS 8779"; thence N.65°12'34"W. a distance of 253.94 feet to a 1" iron pipe "LS 2550"; thence leaving said northeasterly line, S.72°33'29"E. a distance of 335.91 feet; thence S.64°53'16"E. a distance of 307.69 feet; thence S.52°05'42"E. a distance of 299.18 feet; thence S.47°12'03"E. a distance of 341.94 feet; thence S.76°30'21"W. a distance of 115.97 feet more or less to the point of beginning.

Containing 2.57± Acres

**END OF DESCRIPTION**

LLA 18-  
Asellus Resultant  
June 13, 2018

## EXHIBIT "A"

TRACT ONE: (APN'S: 016-010-043 AND 016-010-044)

PARCEL ONE:

PARCEL 4, AS SHOWN ON THAT CERTAIN PARCEL MAP ENTITLED, "PARCEL MAP LOT LINE ADJUSTMENT IN THE UNINCORPORATED AREA OF SANTA CLARA AND SAN BENITO COUNTIES, STATE OF CALIFORNIA, PORTION OF RANCHO AUSAYMAS Y SAN FELIPE", WHICH MAP WAS FILED FOR RECORD JANUARY 18, 1991 IN BOOK 8 OF PARCEL MAPS AT PAGE 25, SAN BENITO COUNTY RECORDS.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE BOUNDARY OF SANTA CLARA COUNTY.

ALSO EXCEPTING THEREFROM THAT PORTION MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHEASTERLY LINE OF SAID PARCEL 4, AS SHOWN ON SAID BOOK 8 OF PARCEL MAPS, AT PAGE 25, THAT IS SOUTH 31° 58' 00" WEST, 409.46 FROM THE EASTERNMOST CORNER OF SAID PARCEL 1 AS SHOWN ON SAID BOOK 10 OF PARCEL MAPS, AT PAGE 12; THENCE FROM SAID POINT OF BEGINNING ALONG SAID SOUTHEASTERLY LINE NORTH 31° 58' 00" EAST, 1767.73 FEET TO A POINT THAT IS SOUTH 31° 58' 00" WEST, 297.01 FEET FROM THE EASTERLY CORNER OF SAID REMAINDER AT THE TERMINUS OF THE WESTERLY RIGHT OF WAY LINE OF THE FRONTAGE ROAD THAT IS WEST OF STATE HIGHWAY ROUTE 156; THENCE LEAVING SAID SOUTHEASTERLY LINE NORTH 75° 16' 43" WEST, 904.63 FEET; THENCE SOUTH 48° 00' 32" WEST, 1331.58 FEET; THENCE SOUTH 30° 10' 29" WEST, 120.64 FEET; THENCE SOUTH 53° 24' 51" EAST, 1232.17 FEET TO THE POINT OF BEGINNING.

THIS LEGAL IS MADE PURSUANT TO THAT CERTAIN LOT LINE ADJUSTMENT NO. 08-517, RECORDED JUNE 11, 2008, AS INSTRUMENT NO. 2008-0005657 OF OFFICIAL RECORDS.

Also Excepting Therefrom that portion described as follows:

BEGINNING at the southeasterly corner of the "Lands of Mekkittikul" as described in that certain Grant Deed recorded September 16, 2015, as Document No. 2015-9045, San Benito County Official Records, said point of beginning also being a point on the northeasterly line of "Parcel A" as shown on Record of Survey map filed for record in Book 6 of Maps, at Page 121, San Benito County Records; thence from said POINT OF BEGINNING, along the said northeasterly line of "Parcel A" the following four (4) courses, N.50°38'10"W. a distance of 657.86 feet to a 1" iron pipe; thence S.65°14'07"W. a distance of 149.53 feet to a 1" iron pipe; thence N.24°44'34"W. a distance of 234.93 feet to a 5/8" rebar "LS 8779"; thence N.65°12'34"W. a distance of 253.94 feet to a 1" iron pipe "LS 2550"; thence leaving said northeasterly line, S.72°33'29"E. a distance of 335.91 feet; thence S.64°53'16"E. a distance of 307.69 feet; thence S.52°05'42"E. a distance of 299.18 feet; thence S.47°12'03"E. a distance of 341.94 feet; thence S.76°30'21"W. a distance of 115.97 feet more or less to the point of beginning.



PARCEL TWO:

A 20' RIGHT OF WAY FOR THE PURPOSE OF INGRESS AND EGRESS AS EXCEPTED IN THAT DEED FROM FRANK O'CONNELL, ET UX TO PACIFIC SAVINGS AND LOAN COMPANY, A CORP., DATED MAY 12, 1937 AND RECORDED JUNE 4, 1937 IN BOOK 87 AT PAGE 224 OF OFFICIAL RECORDS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING AT A 20 FOOT STRIP, THE SOUTHERLY LINE OF WHICH BEGINS AT THE BEFORE MENTIONED POINT IN THE CENTER LINE OF THE SAN FELIPE-HOLLISTER ROAD, NORTH 14° 18' WEST 4812.45 FROM A BOLT AT THE INTERSECTION OF THE CENTER LINES OF THE SAN FELIPE-HOLLISTER AND THE SAN FELIPE-FAIRVIEW ROAD; THENCE NORTH 63° 45' EAST 641.20 FEET TO A 1-½" PIPE BEFORE MENTIONED (AT 30.66 FEET ON THIS COURSE IN THE EASTERLY LINE OF A ROAD IS A 1-¼" PIPE).

PARCEL THREE:

A 60' INGRESS AND EGRESS AND PUBLIC UTILITY EASEMENT AS SHOWN ON MAP RECORDED SEPTEMBER 15, 2004 IN BOOK 10 OF PARCEL MAPS, AT PAGE 12, SAN BENITO COUNTY RECORDS.

PARCEL FOUR:

AN EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITY PURPOSES, AS CONVEYED IN THAT DEED FROM MARIA RUTH ZANGER-MIDDLETON, ET AL TO BLACKBURN FARMS, L.P. A CALIFORNIA LIMITED PARTNERSHIP RECORDED MAY 13, 2004, AS INSTRUMENT NO. 2004-0008472 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT REAL PROPERTY SITUATED IN THE COUNTY OF SAN BENITO, STATE OF CALIFORNIA, BEING A PORTION OF THAT PART OF THE RANCHO SAN FELIPE Y AUSAYMAS, GRANTED TO THE MARY ZANGER TRUST, AUGUST 22, 1995 BY DEED RECORDED AT RECORDER'S FILE NUMBER 9507011, SAN BENITO COUNTY RECORDS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A RIGHT OF WAY EASEMENT ALONG THE PAVED PRIVATE ROAD THAT RUNS ALONG THE WEST SIDE OF SAID PARCEL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF SAID PARCEL AND THE FENCE IN THE WEST LINE OF STATE HIGHWAY 156, SAID INTERSECTION BEING SOUTH 0° 27' 00" WEST, 123.19 FEET, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2460.00', A CENTRAL ANGLE OF 4° 03' 02", AND AN ARC LENGTH OF 173.91 FEET FROM THE NORTHERNMOST CORNER OF THAT PARCEL OF LAND GRANTED TO THE MARY ZANGER TRUST AUGUST 22, 1995 BY DEED RECORDED AT RECORDER'S FILE NUMBER 9507010; THENCE FROM SAID POINT OF BEGINNING ALONG SAID FENCE LINE SOUTH 9° 45' 28" EAST, 97.24 FEET; THENCE LEAVING SAID FENCE LINE ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 720.00 FEET, THROUGH A CENTRAL ANGLE OF 13° 14' 51", FOR AN ARC LENGTH OF 166.47 FEET; THENCE NORTH 86° 30' 37" WEST 58.37 FEET TO A POINT IN THE EAST LINE OF SAID PARCEL AT RECORDER'S FILE NUMBER 9507010; THENCE ALONG SAID EAST LINE NORTH 8° 37' 00" EAST, 83.54 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2460.00 FEET, THROUGH A CENTRAL ANGLE OF 4° 06' 58", FOR AN ARC LENGTH OF 176.73 FEET TO THE POINT OF BEGINNING.

PARCEL FIVE:

AN EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITY PURPOSES, AS SHOWN ON THAT DEED FROM MARY T. ZANGER TO BLACKBURN FARMS, L. P., A CALIFORNIA LIMITED PARTNERSHIP DATED JANUARY 23, 2003 AND RECORDED MAY 14, 2004 AS INSTRUMENT NO.

2004-0008540 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT REAL PROPERTY SITUATED IN THE COUNTY OF SAN BENITO, STATE OF CALIFORNIA BEING A PORTION OF THAT PART OF THE RANCHO SAN FELIPE Y AUSAYMAS GRANTED TO THE MARY ZANGER TRUST AUGUST 22, 1995 BY DEED RECORDED AT RECORDER'S FILE NUMBER 9507010, SAN BENITO COUNTY RECORDS MORE PARTICULAR DESCRIBED AS FOLLOWS:

A RIGHT OF WAY EASEMENT FROM THE END OF THE COUNTY FRONTAGE ROAD ALONG THE PAVED PRIVATE ROAD AND ACROSS SAID PARCEL TO THE WEST LINE OF SAID PARCEL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF SAID PARCEL AND THE FENCE IN THE WEST LINE OF STATE HIGHWAY 156, SAID INTERSECTION BEING NORTH 31° 58' 00" EAST, 1170.44 FEET FROM THE SOUTHWEST CORNER OF SAID PARCEL; THENCE FROM SAID POINT OF BEGINNING ALONG SAID FENCE LINE SOUTH 9° 45' 28" EAST, 225.37 FEET TO A POINT IN THE EAST LINE OF SAID PARCEL; THENCE ALONG SAID EAST LINE ALONG A CURVE TO THE RIGHT HAVING A RADIAL BEARING OF SOUTH 89° 29' 58" EAST, A RADIUS OF 2460.00 FEET, THROUGH A CENTRAL ANGLE OF 4° 06' 58", FOR AN ARC LENGTH OF 176.73 FEET; THENCE SOUTH 8° 37' 00" WEST, 83.54 FEET; THENCE LEAVING SAID EAST LINE NORTH 86° 30' 37" WEST, 1.63 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIAL BEARING OF SOUTH 86° 30' 37" EAST, A RADIUS OF 20.00 FEET, THROUGH A CENTRAL ANGLE OF 90° 12' 40", FOR AN ARC LENGTH OF 31.49 FEET TO A POINT OF TANGENCY; THENCE NORTH 86° 43' 17" WEST, 98.66 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 530.00 FEET, THROUGH A CENTRAL ANGLE OF 16° 38' 07", FOR AN ARC LENGTH OF 530.00 FEET TO A POINT IN THE WEST LINE OF SAID PARCEL; THENCE ALONG SAID WEST LINE NORTH 31° 58' 00" EAST, 61.53 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIAL BEARING OF SOUTH 18° 20' 50" WEST A RADIUS OF 470.00 FEET; THROUGH A CENTRAL ANGLE OF 15° 04' 08", FOR AN ARC LENGTH OF 123.61 FEET TO A POINT OF TANGENCY; THENCE SOUTH 86° 43' 17" EAST 91.17 FEET, THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET, THROUGH A CENTRAL ANGLE OF 98° 46' 32", FOR AN ARC LENGTH OF 34.48 FEET TO A POINT OF COMPOUND CURVATURE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 660.00 FEET, THROUGH A CENTRAL ANGLE OF 4° 15' 38", FOR AN ARC LENGTH OF 49.08 FEET; THENCE NORTH 9° 45' 28" WEST, 255.32 FEET TO A POINT IN THE WEST LINE OF SAID PARCEL; THENCE ALONG SAID WEST LINE NORTH 31° 58' 00" EAST, 90.15 FEET TO THE POINT OF BEGINNING.

**END OF DESCRIPTION**

LLA 18-  
Mekkittikul Resultant  
June 13, 2018

## EXHIBIT "A"

BEING A PORTION OF THE RANCHO AUSAYMAS Y SAN FELIPE IN SAN BENITO COUNTY, CALIFORNIA, AS PATENDED, AND BEING ALSO A PORTION OF "PARCEL A" AS SHOWN ON RECORD OF SURVEY MAP FILED FOR RECORD IN BOOK 6 OF MAPS AT PAGE 121, RECORDS OF SAN BENITO COUNTY, CALIFORNIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1 INCH IRON PIPE IN THE NORTHEASTERLY LINE OF SAN FELIPE ROAD AT THE MOST NORTHERLY CORNER OF "PARCEL A" AS SHOWN ON SAID MAP, AND RUNNING THENCE ALONG THE NORTHEASTERLY LINE OF PARCEL A, S.59°07'48"E. 253.98 FEET TO A 1 INCH IRON PIPE, S.48°16'16"E. 313.21 FEET TO A 1 INCH IRON PIPE, S.28°12'26"E. 502.09 FEET TO A 1 INCH PIPE, S.16°13'29"E. 433.91 FEET TO A 1 INCH IRON PIPE, S35°22'49"E. 246.65 TO A 1 INCH IRON PIPE, S.52°15'50"E. 273.45 FEET TO A 1 INCH IRON PIPE, S.66°25'25"E. 253.87 FEET TO A 1 INCH IRON PIPE, S.26°04'E. 234.80 FEET TO A 1 INCH IRON PIPE, N 63°57'11"E. 150.0 FEET TO A 1 INCH IRON PIPE, AND S.51°53'53"E. 657.86 FEET TO A 1 INCH IRON PIPE; THEN LEAVING SAID NORTHEASTERLY LINE S.75°42'51"W. 1147.91 FEET TO A 1 INCH IRON PIPE IN THE NORTHEASTERLY LINE OF SAN FELIPE ROAD; THENCE ALONG THE NORTHEASTERLY LINE OF SAN FELIPE ROAD N.14°17'09"W. 359.53 FEET TO A 1 INCH IRON PIPE, N.14°28"W. 1013.95 FEET TO A 1 INCH IRON PIPE AND N.30°58'W. 1366.72 FEET TO THE POINT OF BEGINNING.

Together with that portion of Rancho Ausaymas Y San Felipe, being more particularly described as follows:

BEGINNING at the southeasterly corner of the "Lands of Mekkittikul" as described in that certain Grant Deed recorded September 16, 2015, as Document No. 2015-9045, San Benito County Official Records, said point of beginning also being a point on the northeasterly line of "Parcel A" as shown on Record of Survey map filed for record in Book 6 of Maps, at Page 121, San Benito County Records; thence from said POINT OF BEGINNING, along the said northeasterly line of "Parcel A" the following four (4) courses, N.50°38'10"W. a distance of 657.86 feet to a 1" iron pipe; thence S.65°14'07"W. a distance of 149.53 feet to a 1" iron pipe; thence N.24°44'34"W. a distance of 234.93 feet to a 5/8" rebar "LS 8779"; thence N.65°12'34"W. a distance of 253.94 feet to a 1" iron pipe "LS 2550"; thence leaving said northeasterly line, S.72°33'29"E. a distance of 335.91 feet; thence S.64°53'16"E. a distance of 307.69 feet; thence S.52°05'42"E. a distance of 299.18 feet; thence S.47°12'03"E. a distance of 341.94 feet; thence S.76°30'21"W. a distance of 115.97 feet more or less to the point of beginning.

END OF DESCRIPTION