



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

701 OCEAN STREET - 4TH FLOOR, SANTA CRUZ, CA 95060
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123

TOM BURNS, PLANNING DIRECTOR

February 8, 2008

Planning Commission
County of Santa Cruz
701 Ocean Street
Santa Cruz, CA 95060

Agenda Date: March 12, 2008

APN: 085-092-05

Application: 07-0408

Item #: 11

Time: After 9 AM

Subject: A public hearing to consider a proposal to rezone a single lot of record from the Special Use (SU) zone district to the Timber Production (TP) zone district.

Members of the Commission:

On August 3, 2007, the County Planning Department accepted this application for rezoning one parcel totaling about 15 acres from the Special Use (SU) zone district to Timber Production.

The property owners, Mt. Diablo Council Boy Scouts of America, also own approximately 152 acre Timber Production zoned parcel, APN 089-031-07, which is contiguous with the subject property. The uses on the property consist of a single-family dwelling and vacant rural acreage.

This project qualifies for a rezoning under California Government Code Section 51113.5 "Petition by owner to add to timberland production zone." This section allows a property owner with TP-zoned land to petition the County to rezone contiguous land not zoned TP to the TP zone. The only requirements for this type of rezoning are that the parcels must meet the definitions of Government Code Section 51104(f), (g) and (h)¹. The County may not place any additional requirements on this petition to rezone the property to TP.

¹ Government Code Section 51104

(f) "Timberland" means privately owned land, or land acquired for state forest purposes, which devoted to and used for growing and harvesting timber, or for growing and harvesting timber, or for growing and harvesting timber and compatible uses, and which is capable of growing an average annual volume of wood fiber of at least 15 cubic feet per acre.

(g) "Timberland production zone" or "TPZ" means an area which has been zoned pursuant to Section 51112 and 51113 and is devoted to and used for growing and harvesting timber, or for growing and harvesting timber and compatible uses, as defined in subdivision (h).

(h) "Compatible use" is any use which does not significantly detract from the use of the property for, or inhibit, growing and harvesting timber, and shall include, but not be limited to, any of the following, unless in a specific instance such a use would be contrary to the preceding definition of compatible use:

(1) Management for watershed.

(2) Management for fish and wildlife habitat or hunting and fishing.

(3) A use integrally related to the growing, harvesting and processing of forest products, including but not limited to roads, log landings, and log storage areas.

(4) The erection, construction, alteration, or maintenance of gas, electric, water, or communication transmission facilities.

(5) Grazing.

(6) A residence or other structure necessary for the management of land zoned as timberland production.

In accordance with Section 51113.5 of the State Government Code, the project meets the following criteria for rezoning to Timber Production:

- The property is contiguous with Timber Production zoned property under the ownership of one person, as defined in Section 38106 of the Revenue and Taxation Code (Exhibit C).
- The property is timberland, as it is capable of producing an average of 15 cubic feet of timber per acre annually (Exhibit E).
- The uses on the parcels comply with the Timber Production Zone uses set forth in Section 13.10.372.

This project qualifies for a statutory exemption in accordance with the California Environmental Quality Act and the County Environmental Review Guidelines (Article 17, Section 1703).

Conclusion

All of the criteria have been met for rezoning the subject parcels to the Timber Production zoning designation. All required findings can be made to approve this application pursuant to California State Government Code Section 51113.5.

Recommendation

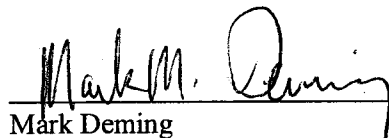
It is recommended that the Commission adopt Resolution (Exhibit A), sending a recommendation to the Board of Supervisors for approval of Application 07-0408, to adopt the Ordinance rezoning the property to the TP zone district.

EXHIBITS

- A. Planning Commission Resolution, with Ordinance/ Findings
- B. APN map
- C. Location, Current Zoning and General Plan Designation and Ownership maps
- D. Notice of Exemption from CEQA
- E. Timber Management Plan Letter, prepared by James Hildreth, dated July 25, 2007

Maria Porcila Perez
Project Planner
Development Review

Reviewed By:


Mark Deming
Assistant Planning Director

BEFORE THE PLANNING COMMISSION
OF THE COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA

RESOLUTION NO. _____

On the motion of Commissioner
duly seconded by Commissioner
the following Resolution is adopted:

PLANNING COMMISSION RESOLUTION
SENDING RECOMMENDATION TO THE BOARD OF SUPERVISORS
ON PROPOSED AMENDMENT TO THE ZONING ORDINANCE

WHEREAS, the Planning Commission has held a public hearing on Application No. 07-0408, involving property located on the east side of Kings Creek Road, about 1.8 miles north of the intersection with HWY 9 (17660 Kings Creek Road), and the Planning Commission has considered the proposed rezoning, all testimony and evidence received at the public hearing, and the attached staff report.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission recommends that the Board of Supervisors adopt the attached ordinance amending the Zoning Ordinance by changing property from the Special Use (SU) zone district to the Timber Production zone district.

BE IT FURTHER RESOLVED, that the Planning Commission makes findings on the proposed rezoning as contained in the Report to the Planning Commission.

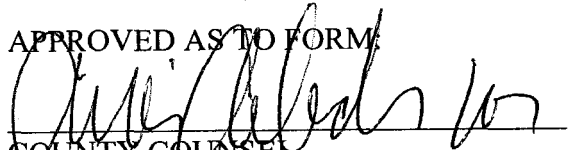
PASSED AND ADOPTED by the Planning Commission of the County of Santa Cruz, State of California, this _____ day of _____, 2007, by the following vote:

AYES: COMMISSIONERS
NOES: COMMISSIONERS
ABSENT: COMMISSIONERS
ABSTAIN: COMMISSIONERS

Chairperson

ATTEST: _____
MARK DEMING, Secretary

APPROVED AS TO FORM:



COUNTY COUNSEL

ORDINANCE NO. _____

**ORDINANCE AMENDING CHAPTER 13
OF THE SANTA CRUZ COUNTY CODE
CHANGING FROM ONE ZONE DISTRICT TO ANOTHER**

The Board of Supervisors of the County of Santa Cruz ordains as follows:

SECTION I

The Board of Supervisors finds that the public convenience, necessity and general welfare require the amendment of the County Zoning Regulations to implement the policies of the County General Plan and Local Coastal Program Land Use Plan regarding the timber resource property located on the east side of Kings Creek Road about 1.8 miles north of the intersection with Highway 9 (17660 Kings Creek Road); finds that the zoning to be established herein is consistent with all elements of the Santa Cruz County General Plan and the Santa Cruz County Code, as modified by the *Big Creek* decision; and finds and certifies that the project is subject to a statutory exemption under the California Environmental Quality Act.

SECTION II

The Board of Supervisors hereby adopts the Zoning Plan Amendment as described in Section III, and adopts the findings in support thereof without modification as set forth below:

1. The proposed zone district will allow a density of development and types of uses which are consistent with the objectives and land use designations of the adopted General Plan; and
2. The proposed zone district is appropriate for the level of utilities and community services available to the land; and
3. The character of development in the area where the land is located has changed or is changing to such a degree that the public interest will be better served by a different zone district; and
4. The property meets the requirements of Government Code section 51113 or 51113.5 and County Code Section 13.10.375(c).

SECTION III

Chapter 13.10 - Zoning Regulations of the Santa Cruz County Code is hereby amended by amending Section 13.10.210 - Zoning Plan to change the following properties from the existing zone district to the new zone district as follows:

<u>Assessor's Parcel Number</u>	<u>Existing Zone District</u>	<u>New Zone District</u>
085-092-05	Special Use (SU)	TP

SECTION IV

This ordinance shall take effect on the 31st day after the date of final passage.

PASSED AND ADOPTED THIS _____ day of _____ 2007, by the Board of Supervisors of the County of Santa Cruz by the following vote:

AYES: SUPERVISORS
NOES: SUPERVISORS
ABSENT: SUPERVISORS
ABSTAIN: SUPERVISORS

Chairman of the Board of Supervisors

ATTEST: _____
Clerk of the Board

APPROVED AS TO FORM:



Assistant County Counsel

Exhibit: Rezoning Map

DISTRIBUTION: County Counsel
Planning
Assessor
County

GIS

FOR TAX PURPOSES ONLY

THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
© COPYRIGHT SANTA CRUZ COUNTY ASSESSOR 1993

PDR SEC. 6, 7 T. 9S, R. 2W, &
SEC. 1, 12 T. 9S, R. 3W, MDB, & M.

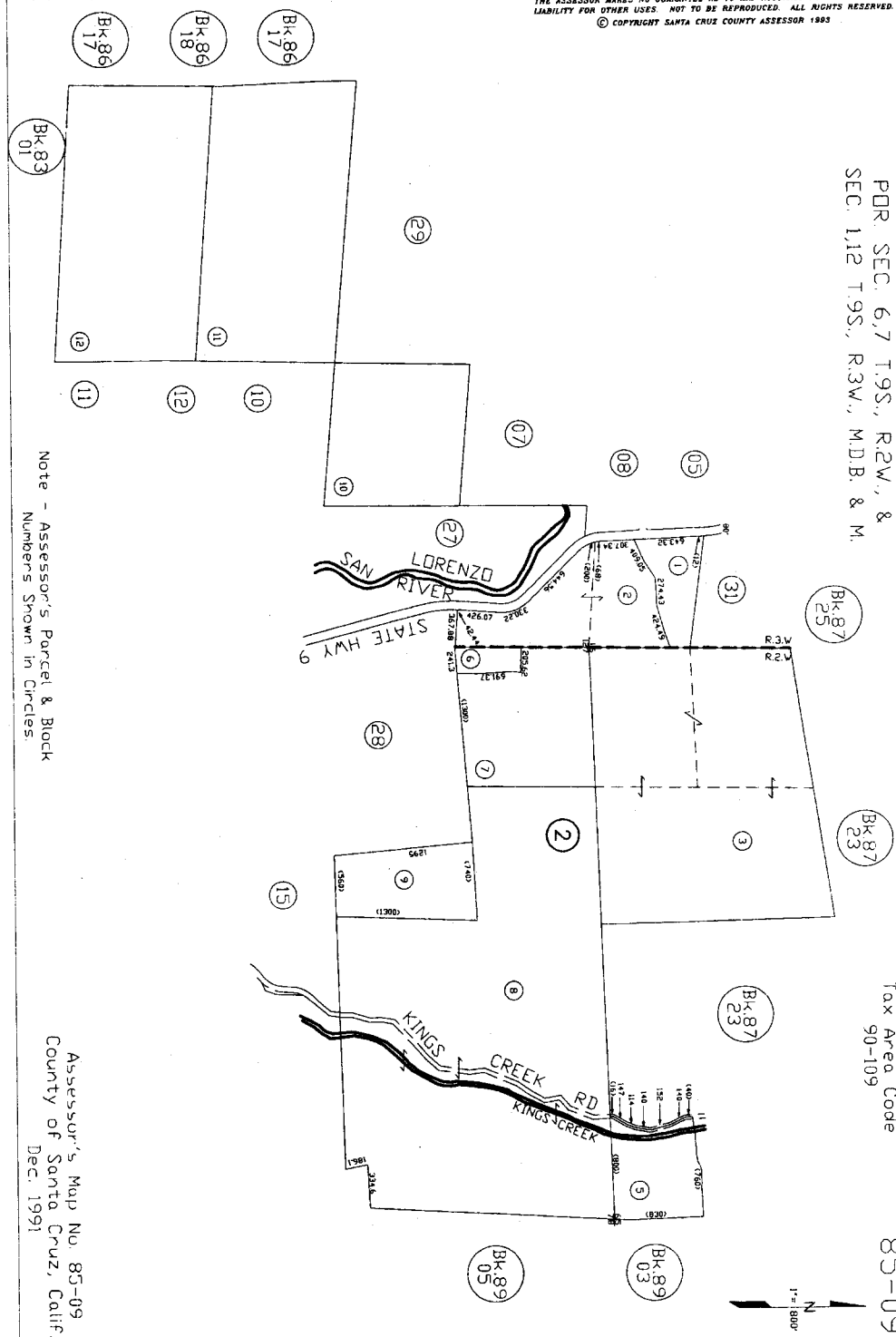
Tax Area Code
90-109

85-09

Electronically drawn 12/12/83
Rev 7/14/96 CB (For 16 pg 87-23)
Rev 8/27/01 mm (changed page refs.)

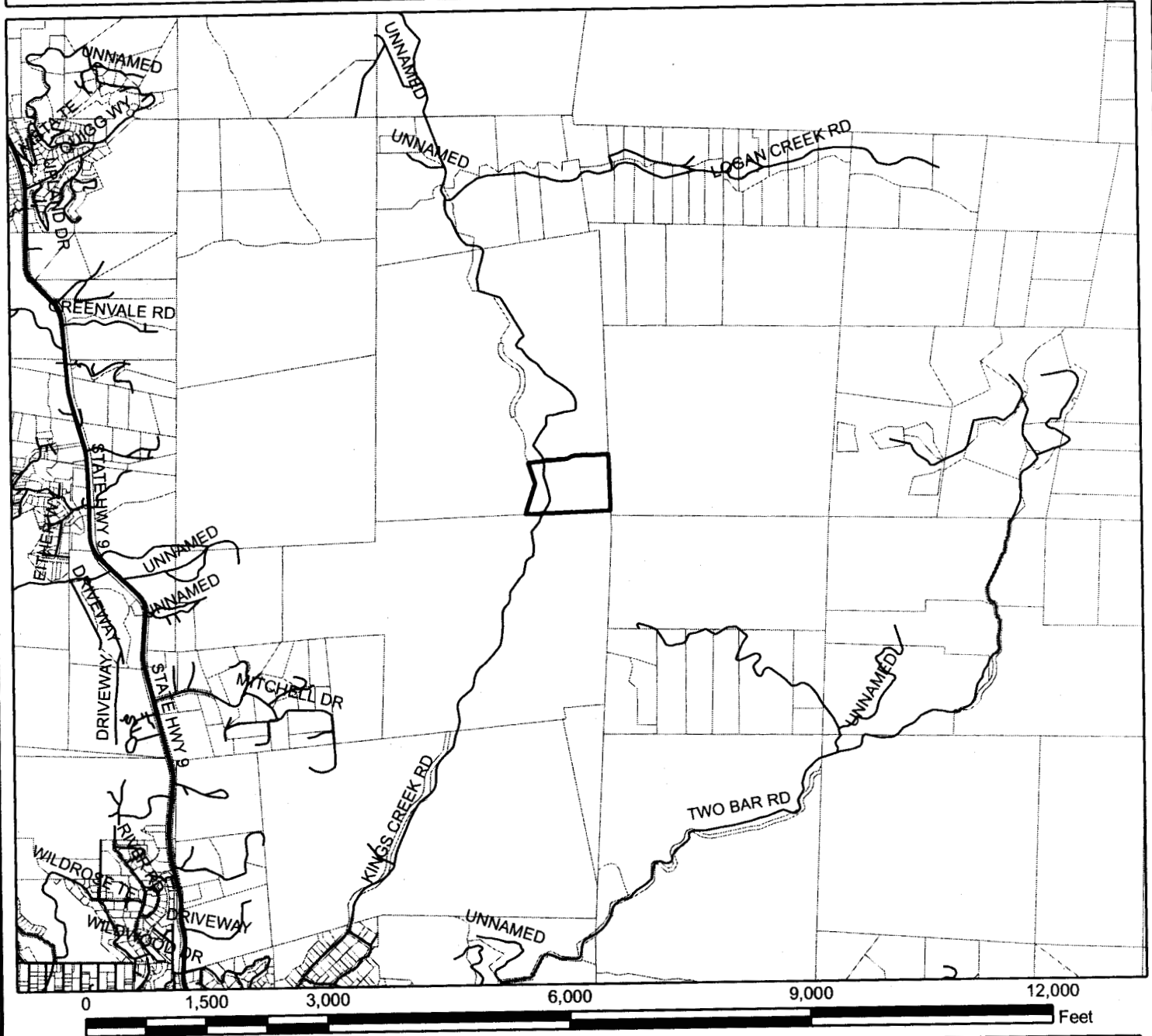
Note - Assessor's Parcel & Block
Numbers Shown in Circles.

Assessor's Map No. 85-09
County of Santa Cruz, Calif.
Dec. 1991







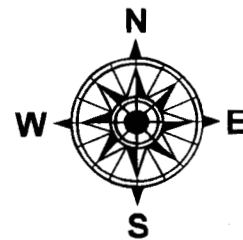


Location Map



LEGEND

-  APN: 085-092-05
-  Streets
-  State Highways
-  Assessors Parcels

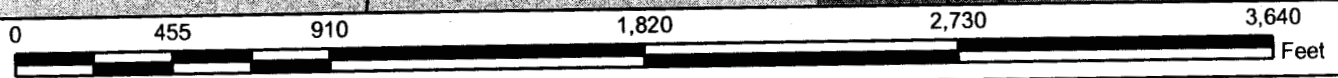
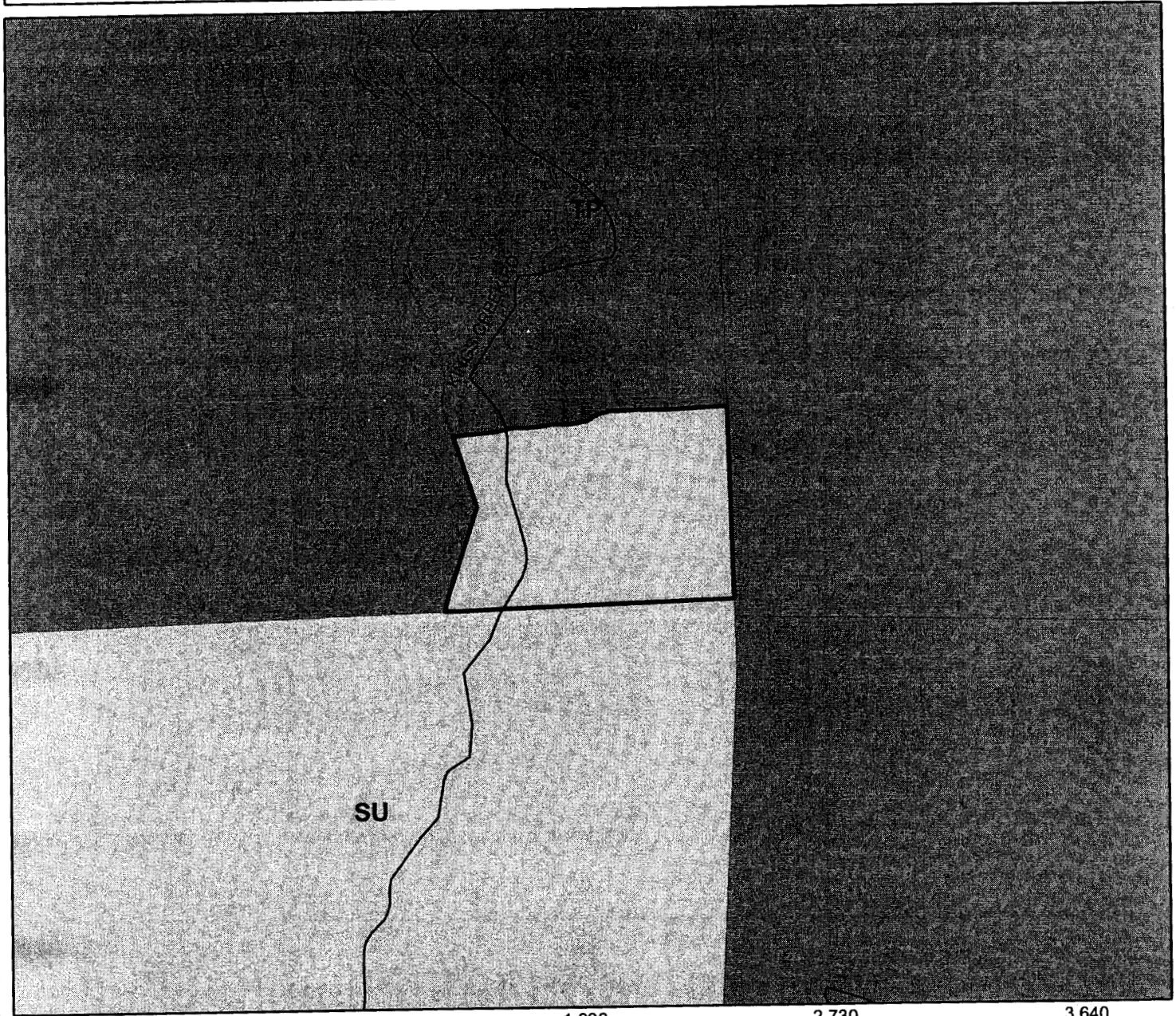


Map created by
County of Santa Cruz
Planning Department
August 2007






EXHIBIT C

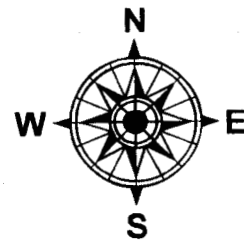


Zoning Map



LEGEND

-  APN: 085-092-05
-  Streets
-  Assessors Parcels
-  TIMBER PRODUCTION
-  SPECIAL USE

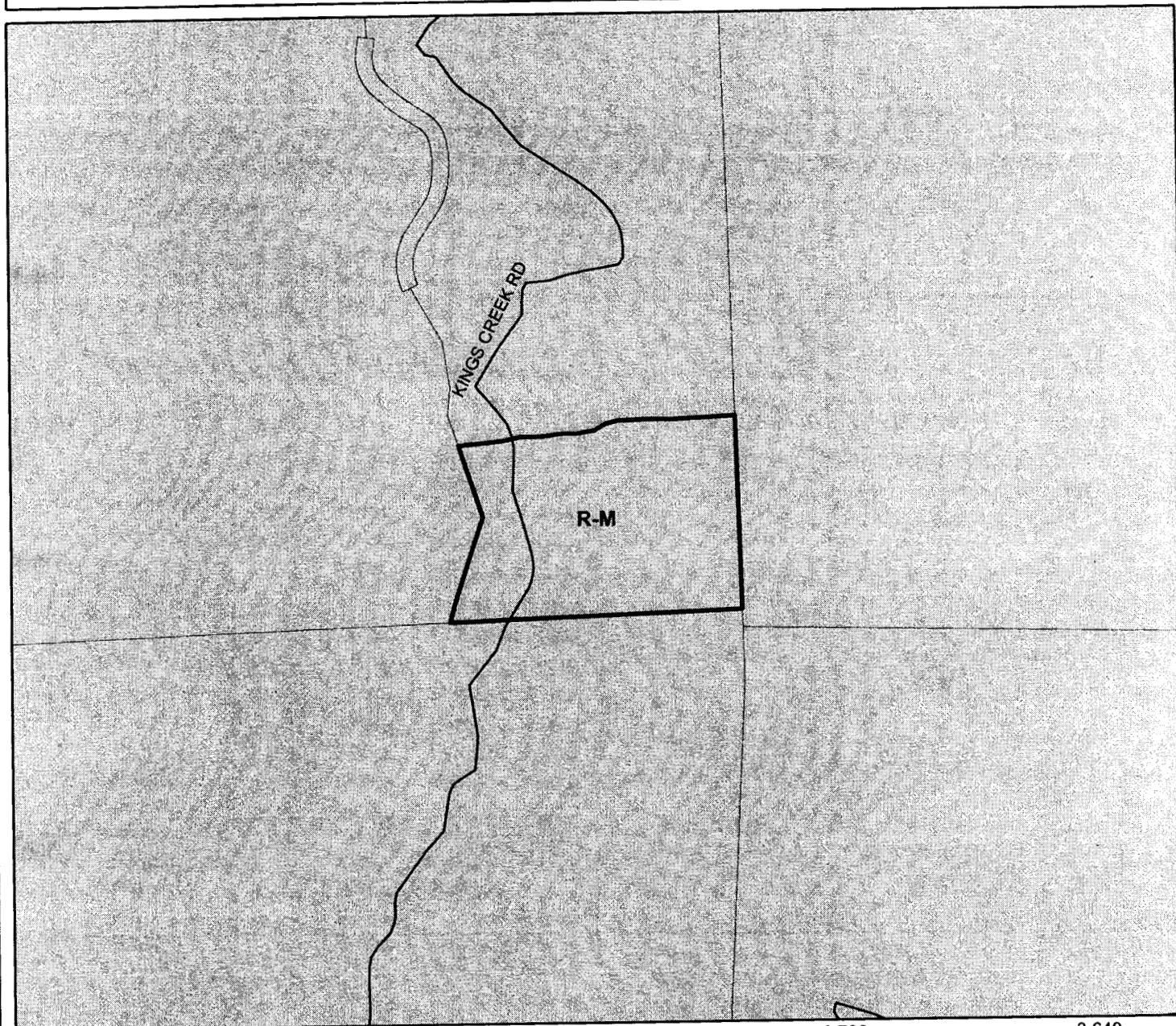


Map created by
County of Santa Cruz
Planning Department
August 2007

EXHIBIT C







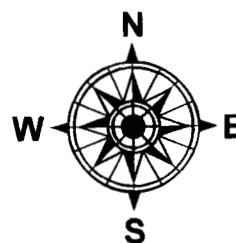
General Plan Designation Map



0 455 910 1,820 2,730 3,640 Feet

LEGEND

-  APN: 085-092-05
-  Streets
-  Assessors Parcels
-  Residential-Mountain

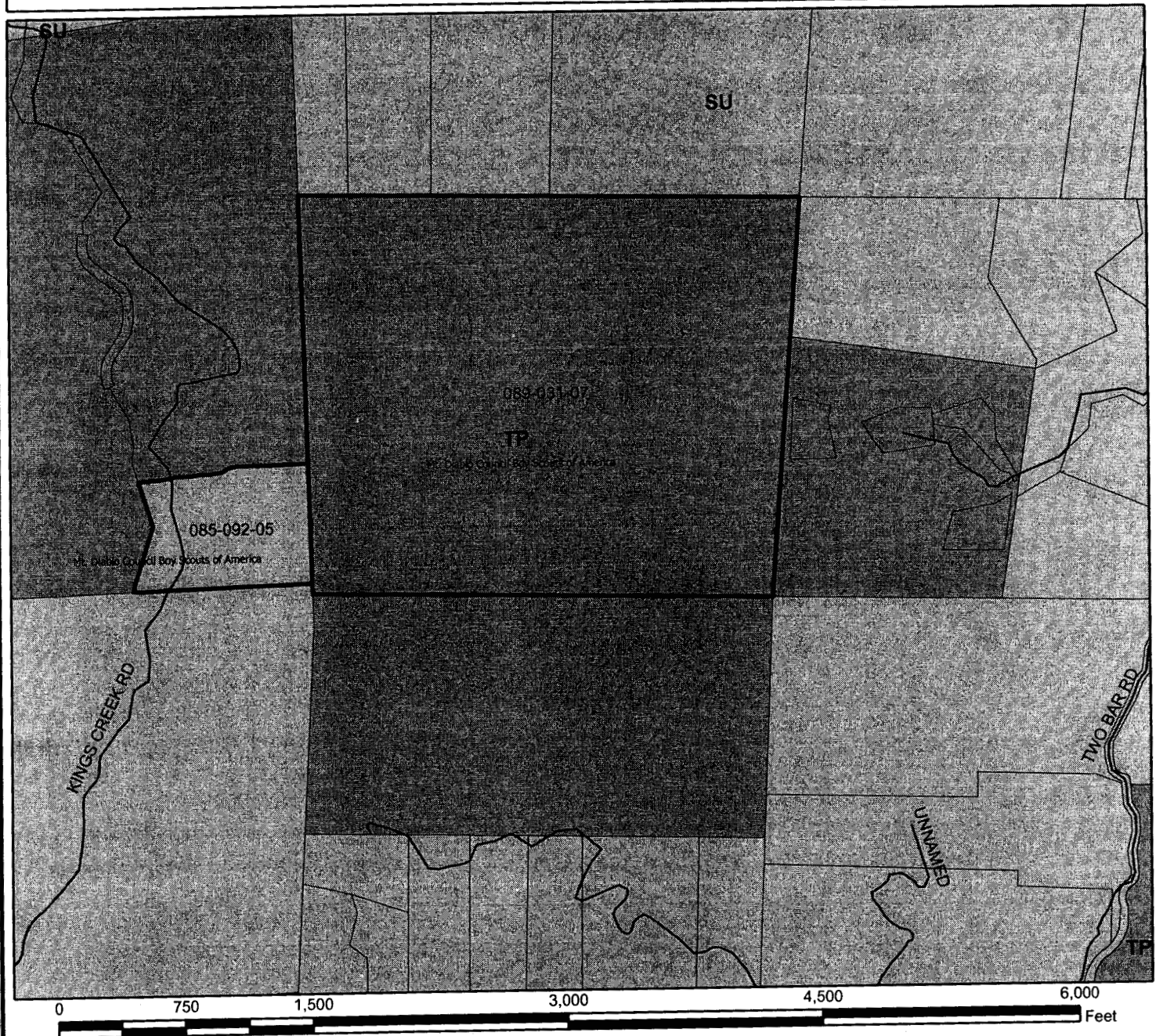


Map created by
County of Santa Cruz
Planning Department
August 2007







EXHIBIT C

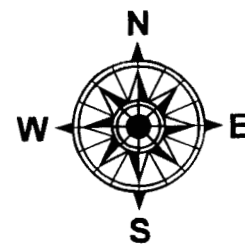


Ownership Map



LEGEND

-  APN: 089-031-07
-  APN: 085-092-05
-  Assessors Parcels
-  Streets
-  SPECIAL USE
-  TIMBER PRODUCTION



Map created by
County of Santa Cruz
Planning Department
August 2007

EXHIBIT C

CALIFORNIA ENVIRONMENTAL QUALITY ACT NOTICE OF EXEMPTION

The Santa Cruz County Planning Department has reviewed the project described below and has determined that it is exempt from the provisions of CEQA as specified in Sections 15061 - 15332 of CEQA for the reason(s) which have been specified in this document.

Application Number: 07-0408

Assessor Parcel Number: 085-092-05

Project Location: Property located on the east side of Kings Creek road about 1.8 miles north of the intersection with Highway 9 (17660 Kings Creek Road).

Project Description: Rezone a single parcel from the Specail Use (SU) zone district to the Timber Production (TP) zone district.

Person or Agency Proposing Project: Mount Diablo Council Boy Scouts of America

Contact Phone Number: (925) 674-6151

- A. ☐ The proposed activity is not a project under CEQA Guidelines Section 15378.
B. ☐ The proposed activity is not subject to CEQA as specified under CEQA Guidelines Section 15060 (c).
C. ☐ **Ministerial Project** involving only the use of fixed standards or objective measurements without personal judgment.
D. ☒ **Statutory Exemption** other than a Ministerial Project (CEQA Guidelines Section 15260 to 15285). [Section 1703]

In addition, none of the conditions described in Section 15300.2 apply to this project.

Maria Porcila Perez, Project Planner

Date: _____

**Mt. Diablo Silverado Council • Boy Scouts of America**

800 Ellinwood Way • Pleasant Hill • CA 94523-4703

Phone (925) 674-6100 • Fax (925) 674-6190

www.bsa-mdsc.org

August 1, 2007

To Whom It May Concern:

The Mount Diablo Silverado Council, Boy Scouts of America, wishes to rezone APN #085-092-05 to Timber Production. This parcel is one of three known as the Boy Scouts of America Camp Lindblad property located approximately three miles north of Boulder Creek, Santa Cruz County, California, in portions of Sections 5 and 6, Township 9 South, Range 2 West (MDB&M). The other Parcels, 089-031-07 and 087-231-31, are zoned Timber Production and Parcel 085-092-05 is adjacent to TP zoned land under the same ownership.

This letter authorizes Jason Lewis, Program Director, Mount Diablo Silverado Council, to represent the Mount Diablo Silverado Council, Boy Scouts of America, in its intention to rezone APN #085-092-05.

Sincerely,

Alan A. Westberg
Scout Executive



Mt. Diablo Silverado Council • Boy Scouts of America

800 Ellinwood Way • Pleasant Hill • CA 94523-4703

Phone (925) 674-6100 • Fax (925) 674-6190

www.bsa-mdsc.org

August 1, 2007

To Whom It May Concern:

The Mount Diablo Silverado Council, Boy Scouts of America, wishes to rezone APN #085-092-05 to Timber Production. This parcel is one of three known as the Boy Scouts of America Camp Lindblad property located approximately three miles north of Boulder Creek, Santa Cruz County, California, in portions of Sections 5 and 6, Township 9 South, Range 2 West (MDB&M). The other Parcels, 089-031-07 and 087-231-31, are zoned Timber Production and Parcel 085-092-05 is adjacent to TP zoned land under the same ownership.

In support of this intent, we state the following:

A Boy Scout camp is compatible with a parcel zoned Timber Production.

The current uses of Camp Lindblad are for hiking and for shooting sports ranges.

The adjacent parcels, 089-031-07 and 087-231-31, which are zoned Timber Production are currently used for Scout camp.

Mount Diablo Silverado Council has owned Camp Lindblad for a number of years during which the area has been logged several times. The National Office of the Boy Scouts of America recommends Timber Production as a secondary use for Scout camp properties.

Sincerely,

Jason B. Lewis
Program Director

HILDRETH FORESTRY CONSULTING LLC

July 25, 2007

Mr. Jason Lewis
Mt. Diablo Silverado Council, Boy Scouts of America
800 Ellinwood Way
Pleasant Hill, CA 94523

Dear Mr. Lewis:

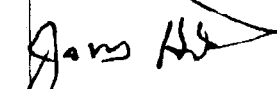
Please submit this letter to Santa Cruz County with your application to rezone APN #085-092-05 to timber production.

The Boy Scouts of America Camp Lindblad property is located approximately 3 miles north of Boulder Creek, Santa Cruz County, California, in portions of Sections 5 & 6, Township 9 South, Range 2 West (MDB&M). The Camp Lindblad property consists of three adjacent parcels. Parcels 089-031-07 & 087-231-31 are zoned Timber Production. Parcel 085-092-05 is not zoned Timber Production but is adjacent to TP zoned land under the same ownership. The Boy Scouts desire to rezone this approximately 15 acre parcel (085-092-05) to Timber Production.

The subject parcel contains well stocked stands of redwood mixed with areas of hardwoods. This parcel has been harvested in 1994 under an approved Timber Harvest Plan. The current use of the land is for timber production and recreation. As a Registered Professional Forester, I certify the following:

1. The subject parcel (085-092-05) is considered timberland as defined in California Government Code Section 51104(f) as the parcel is capable of producing a minimum of 15 cubic feet of timber per acre annually.
2. The subject parcel currently meets the timber stocking standards as set forth in Section 4561 of the Public Resources Code and the Forest Practice Rules for the Southern subdistrict of the Coast Forest District.
3. The subject parcel exceeds the current Santa Cruz County minimum five acre parcel size for Timber Production zoning.

Respectfully submitted,



James Hildreth
Registered Professional Forester #2639

P.O. BOX 1224 CAPITOLA CA 95010
(831) 464-1196
hildrethforestry@calcentral.com

Deed of
APN #

085-092-05

~~No Taxable consideration~~**Grant Deed**

ORDER NO. 39810

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

WALLACE J. S. JOHNSON, and
MARION V. JOHNSON, his wife, do hereby
GRANT to MOUNT DIABLO COUNCIL, BOY SCOUTS OF AMERICA, INC.

the real property in the County of Santa Cruz,
State of California, described as:

SITUATED in the County of Santa Cruz, State of California, and being a part of the Southwest quarter of Section 5 and a part of the Southeast quarter of Southeast quarter of Section 6, Township 9 South, Range 2 West, Mount Diablo Base and Meridian, more particularly described as follows:

BEGINNING at the one quarter section corner on the center line running North and South through Section 5, Township 9 South, Range 2 West, M. D. B. and M., on the Southern boundary of Section 5 and thence Northerly along the said center line of Section 5, herein mentioned, to a station in the middle of the first live stream which is a tributary, flowing Westerly, to Kings Creek in Section 6 in the same Township and Range also hereinabove mentioned; thence Northwesterly, Westerly and Southwesterly along the center line of said tributary to the center line of Kings Creek in Section 6 in said Township and Range; thence Southerly along the middle of Kings Creek to a station on the Southern boundary of Section 6 and thence Easterly along the common section lines of Sections 6 and 7, and Sections 5 and 8 in the same Township and Range herein referred, to the point of beginning.

Dated: November 28th, 1952.

Wallace J. Johnson
Marion V. Johnson

STATE OF CALIFORNIA
COUNTY OF Alameda } ss.

On November 28, 1952
before me, the undersigned, a Notary Public in and for
said County and State, personally appeared
Wallace J. Johnson
Marion V. Johnson

known to me to be the person whose name is
subscribed to the within instrument and acknowledged
that they executed the same.

WITNESS my hand and official seal.

(Seal)

Marjorie D. Kimbrough
Notary Public in and for said County and State

PENNIMAN SANTA CRUZ TITLE CO.
COUNTY

- 15 -

RECORDED AT REQUEST OF
PENNIMAN SANTA CRUZ TITLE CO.
COUNTY

DEC 4 10 10 AM 1952

VOL 894 PAGE 285

180 x
1/4 x
X

15093

EXHIBIT E

*No Table Consideration***Grant Deed**

ORDER NO. 39810-8

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

PENNIMAN TITLE COMPANY, INC., a California corporation,

GRANT to MOUNT DIABLO COUNCIL, BOY SCOUTS OF AMERICA, INC., do hereby
a corporation,

the real property in the

County of Santa Cruz,

State of California, described as:

PARCEL NO. ONE: THE Southwest quarter of Section 5 and the South one-half on the Southeast quarter of Section 6 in Township 9 South, Range 2 West, Mount Diablo Base and Meridian.

PARCEL NO. TWO: THE North one-half of the Southeast quarter of Section 6 in Township 9 South, Range 2 West, Mount Diablo Base and Meridian.

EXCEPTING from the above described Parcels No. One and No. Two the following described lands:

SITUATED in the County of Santa Cruz, State of California, and being a part of the Southwest quarter of Section 5 and a part of the Southeast quarter of Southeast quarter of Section 6, Township 9 South, Range 2 West, Mount Diablo Base and Meridian, more particularly described as follows:

BEGINNING at the one quarter section corner on the center line running North and South through Section 5, Township 9 South, Range 2 West, M. D. B. & M., on the Southern boundary of Section 5 and thence Northerly along the said center line of Section 5, herein mentioned, to a station in the middle of the first live stream which is a tributary, flowing Westerly, to Kings Creek in Section 6 in the same Township and Range also herein above mentioned; thence Northwesterly, Westerly and Southwesterly along the center line of said tributary to the center line of Kings Creek in Section 6 in said Township and Range; thence continuing Westerly in a direct line, which shall parallel the Southern section line running East and West of said Section 6 to a station in the middle of Kings Creek Road; thence Southerly along the middle of Kings Creek Road to a station on the Southern boundary of Section 6 and thence Easterly along the common section lines of Sections 6 and 7; and Sections 5 and 8 in the same Township and Range herein referred, to the point of beginning.

WITHOUT WARRANTY EXPRESS OR IMPLIED.

Dated: January 30th, 1952.

PENNIMAN TITLE COMPANY, INC.

By *[Signature]* President,By *[Signature]* Assistant Secretary.STATE OF CALIFORNIA
COUNTY OF

On
before me, the undersigned, a Notary Public in and for
said County and State, personally appeared

known to me to be the person whose name
subscribed to the within instrument and acknowledged
that executed the same.

WITNESS my hand and official seal.

(Seal) Notary Public in and for said County and State.

RECORDED AT REQUEST OF
PENNIMAN SANTA CRUZ
COUNTY TITLE CO.

MAR 13 1952

At 24 Min. past 10 a.m.
In Vol. of Official Records
Page Santa Cruz County

[Signature]
90
Fee 1.75
Indexed ☒ Recorder ☒
Paid ☒

PENNIMAN SANTA CRUZ
COUNTY TITLE CO.

VOL 860 PAGE 594

STATE OF CALIFORNIA,

County of Santa CruzOn this 30th day of January in the year one thousand nine hundred and fifty-two

before me, the undersigned, a Notary Public in and for
 said County and State, residing therein, duly commissioned and sworn personally
 appeared W. H. PENNIMAN, and GEO. N. PENNIMAN,
 known to me to be the President and Assistant Secretary,
respectively,

of the corporation that executed the within instrument and also known to me to be
 the persons who executed the within instrument on behalf of the said corporation,
 and acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official
 seal in said County the day and year in this certificate first above written.

Leon P. Listolera
 Notary Public in and for said County and State

My Commission Expires 7/23/52

Ack. Corp.
 P.T.Co. 2-46-3500

PENNIMAN SANTA CRUZ TITLE CO.
 COUNTY
 1331 PACIFIC AVENUE
 Telephone 2007 P. O. Box 330
 SANTA CRUZ, CALIFORNIA

DATED
 January 30th, 1952.

PENNIMAN TITLE COMPANY, INC.,
 a California corporation,
 TO
 MOUNT DIABLO COUNCIL, BOY
 SCOUTS OF AMERICA, INC. a
 corporation,

Grant Merrill

2068 Allston Way
 Berkeley 4 Calif.

EHC
 HR/EHC

RECORDING REQUESTED BY
First American Title Guaranty Company
Order No.
Escrow No. 765340
Loan No.

WHEN RECORDED MAIL TO:
Mt. Diablo Council, Boy Scouts of America, Inc.,
800 Ellinwood Way
Pleasant Hill, CA 94523
ATTN: P. Karl Rowley

1999-0025362

Recorded
Official Records
County Of
SANTA CRUZ
RICHARD W. BEDAL
Recorder

REC FEE 13.00
SURVEY 10.00

08:01AM 09-Apr-1999

MMP
Page 1 of 3

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO:

SAME AS ABOVE

The undersigned grantor(s) declare(s):
CITY TRANSFER TAX \$
DOCUMENTARY TRANSFER TAX \$-0- Grantor/Grantee
SURVEY MONUMENT FEE \$ one and the same
Computed on the consideration or value of property conveyed; OR
Computed on the consideration or value less liens or encumbrances
remaining at time of sale.

APN 087-231-07 and 085-092-04

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
MOUNT DIABLO COUNCIL, BOY SCOUTS OF AMERICA, INC., a Corporation

hereby GRANT(S) to
MOUNT DIABLO COUNCIL, BOY SCOUTS OF AMERICA, INC., a Corporation

the real property in the City of
County of

unincorporated area
Santa Cruz

, State of California, described as

FOR LEGAL DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated March 24, 1999

STATE OF CALIFORNIA)
COUNTY OF CONTRA COSTA) ss.

On 5 APRIL, 1999
before me, SYLVIA LLORA, personally
appeared P. KARL ROWLEY

personally known to me (or proved to me on the basis of satisfactory
evidence) to be the person(s) whose name(s) is/are subscribed to
the within instrument and acknowledged to me that he/she/they
executed the same in his/her/their authorized capacity(ies), and that
by his/her/their signature(s) on the instrument the person(s) or the
entity upon behalf of which the person(s) acted, executed the
instrument.

WITNESS my hand and official seal.

Signature

Sylvia Llorca

Mount Diablo Council, Boy Scouts of America, Inc.,
a Corporation

By:

P. Karl Rowley
Its: SCOUT EXECUTIVE

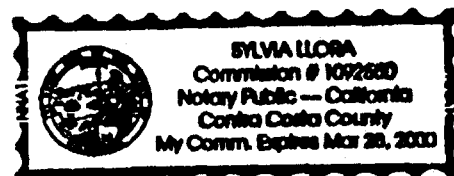


EXHIBIT "A"
Parcel 1

Being a portion of the East 1/2 of Section 6, T. 9 S.,
R. 2 W., M. D. M., the perimeter more particularly
described as follows:

BEGINNING at a point in the approximate center of
Kings Creek Road as traveled, from which the Southeast
corner of said Section bears South 87° 33' 03" East
764.52 feet; thence generally along the center of said
road as travelled

1. North 16° 40' 08" East 330.23 feet; thence
2. North 19° 32' 13" West 391.88 feet; thence
3. North 05° 00' 00" East 93.49 feet; thence
4. North 10° 19' 49" West 156.63 feet; thence
5. North 31° 42' 15" West 247.93 feet; thence
6. North 18° 12' 06" East 129.95 feet; thence
leaving said road
7. North 60° 24' 49" West 240.30 feet; thence
8. North 28° 52' 39" East 350.31 feet; thence
9. North 43° 00' 15" West 66.39 feet; thence
10. North 15° 28' 14" West 89.19 feet more or less to
a point in the center of said road; thence
generally along the center
11. North 53° 17' 48" West 95.46 feet; thence
12. North 04° 16' 08" West 210.85 feet; thence
13. North 32° 15' 10" East 207.79 feet; thence
14. North 32° 12' 21" West 401.83 feet; thence
15. North 61° 41' 38" West 124.35 feet; thence
16. North 86° 03' 56" West 149.54 feet; thence
17. North 25° 00' 43" West 170.10 feet; thence
18. North 18° 44' 44" East 225.95 feet; thence
19. North 00° 08' 02" East 135.66 feet more or less to
a point on the north line of the parcel described in
Book 1146 Page 153, Official Records; thence leaving
said road and along the said north line
20. South 80° 18' 00" West 1212.20 feet more or less to
the Northwest corner of said parcel; thence along the
line through the center of said Section 6
21. South 00° 23' 00" East 3161.95 feet more or less to
the 1/4 corner on the South line of said Section 6;
thence along the South line of said Section

Page 2 of 2 pages
Exhibit A continued
Parcel 1 description

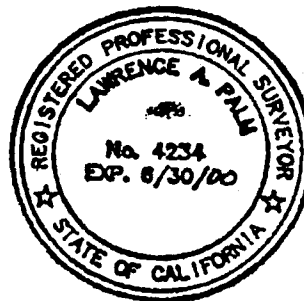
22. North 86° 45' 00" East 1870.34 feet more or less to a point in the center of Kings Creek Road as traveled; thence along the center of said Road
23. North 10° 35' 34" East 78.19 feet more or less to the POINT OF BEGINNING.

END OF DESCRIPTION

County of Santa Cruz required wording
"The purpose of this deed is to combine the above described portion of Assessor's Parcel No. 087-231-07 with Assessor's Parcel No. 085-092-04 as approved by the County of Santa Cruz on August 21, 1997 under Application No. 97-0275.
This conveyance may not create a separate parcel, and is null and void unless the property described is combined as stated."

Described by Larry Palm, L.S. 4234
August 20, 1997 Job 1171

APN 087-231-07 (+-)
APN 085-092-04 (+-)



FOR TAX PURPOSES ONLY

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PDR. SEC. 6,7 T.9S., R.2W., &
SEC. 1,12 T.9S., R.3W., M.D.B. & M.

Tax Area Code
90-109

85-09

Section 12/21/93
Rev 2/14/99 CP 12/21/93 to pg 87-23)
Rev 8/27/01 (change page refs.)

Bk 86
17

Bk 86
18

Bk 86
17

Bk 83
01

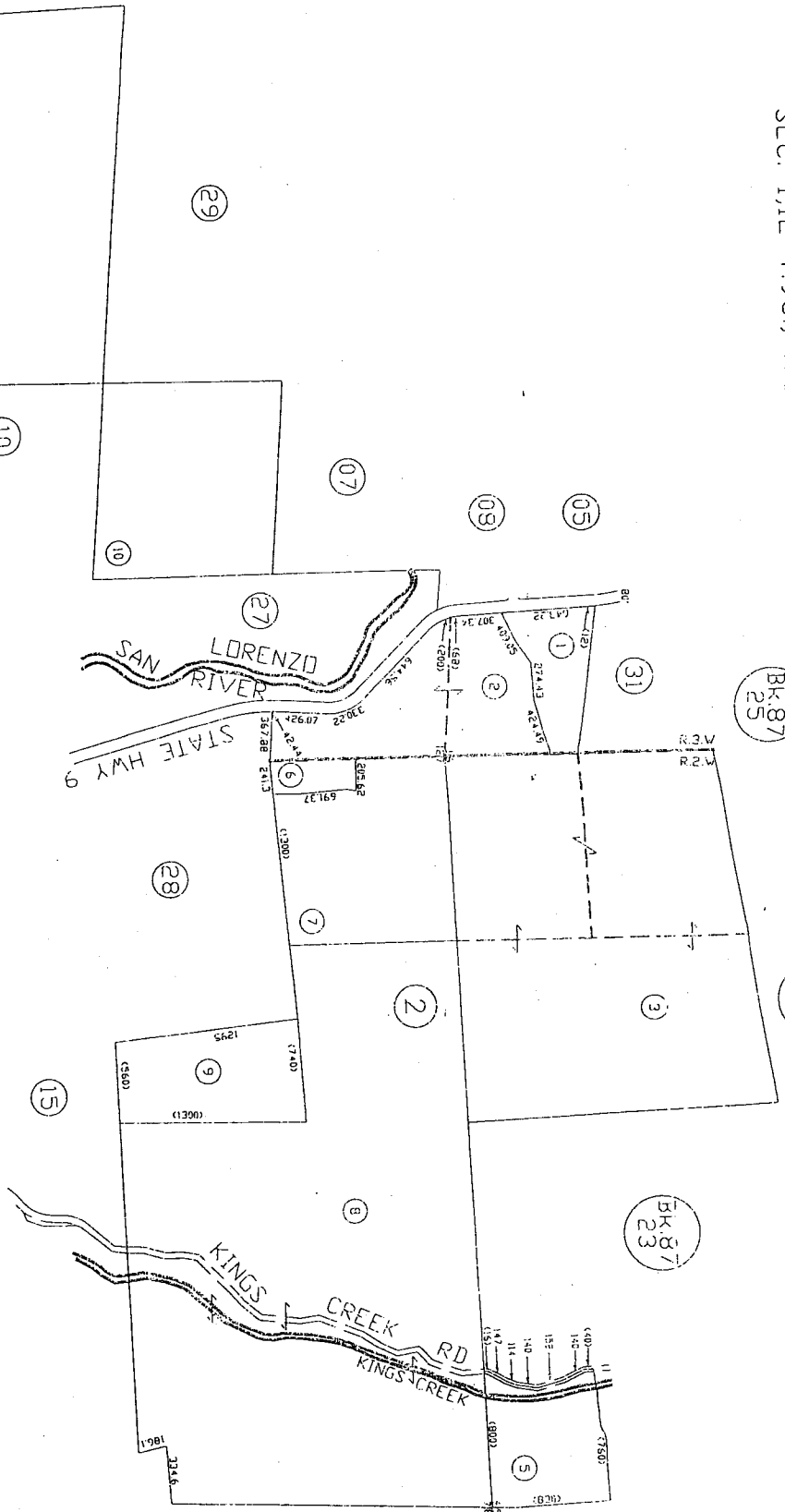
Bk 87
25

Bk 87
23

Bk 87
23

Bk 89
03

Bk 89
05



Note - Assessor's Parcel & Block
Numbers Shown in Circles.

Assessor's Map No. 85-09
County of Santa Cruz, Calif.
Dec. 1991

REVISED
DATE 5-2-01
COURT NO. 100-000000

PDR N. 1/2 SEC. 6,
T.9S., R.2W., M.D.B. & M.

Tax Area Code
90-109

87-23

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Bk. 07
01

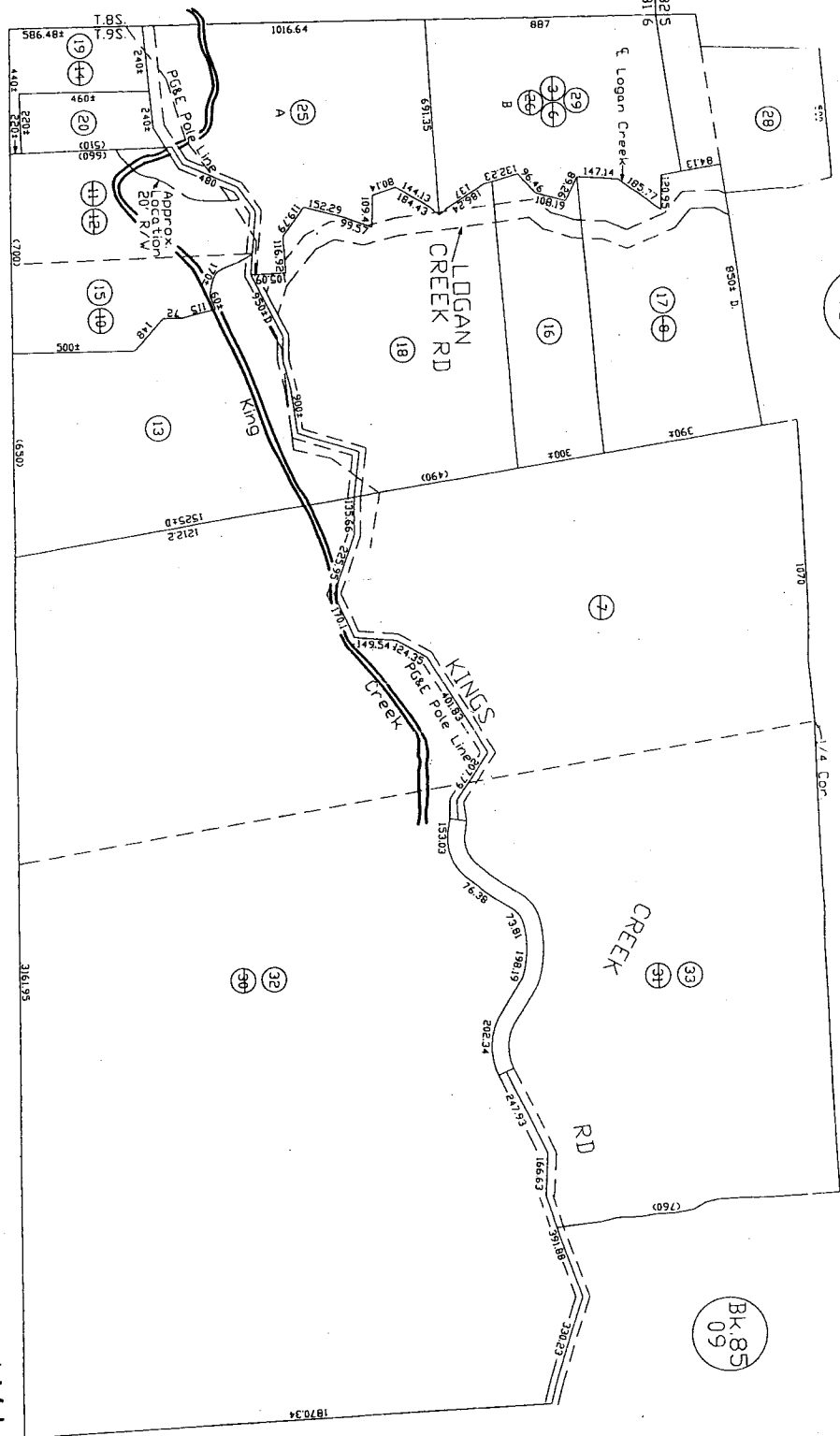
56MB21
4/5/72

Bk. 89
46

Bk. 89
03

Bk. 85
09

Bk. 85
09



Note - Assessor's Parcel & Block
Numbers Shown in Circles.

Bk. 85
09

DATE
OLD MAP NO.
Assessor's Map No. 87-23
County of Santa Cruz, Calif.
Aug., 2001

REVISED

Electronically Redrawn 8/30/01 nvn
Rev. 8/30/01 nvn (por. to 87-33)
Rev. 4/28/04 DD (3-0103670 sp.1-32 & 33)

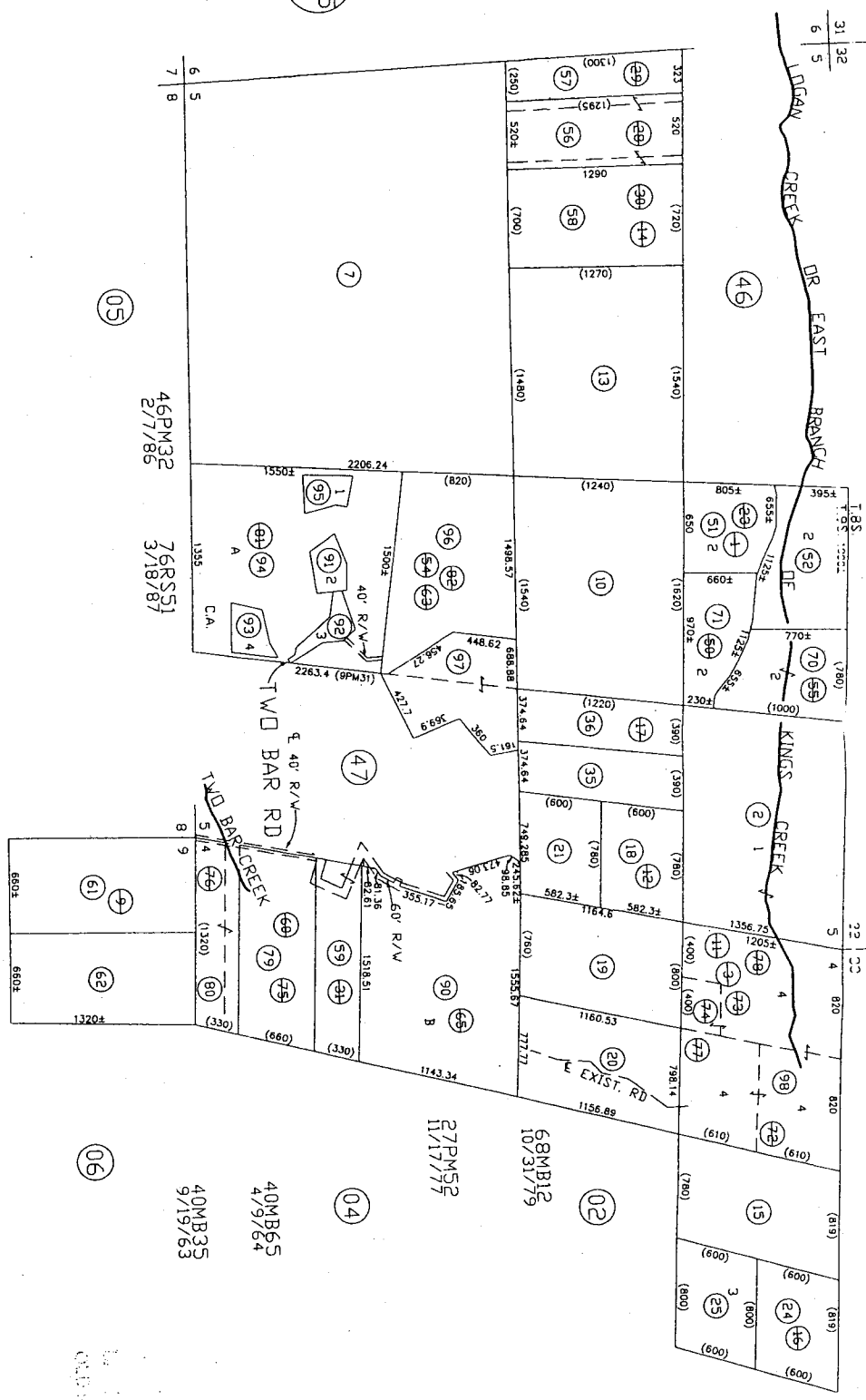
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PDR. SECS. 4, 5 & 9,
 T. 9S., R. 2W., M.D.B. & M.

Tax Area Code
 90-109

89-03

EXHIBIT E



Note - Assessor's Parcel & Block
 Numbers Shown in Circles

Assessor's Map No. 89-03
 County of Santa Cruz, Calif.
 Dec., 1999