



Staff Report

Conditional Certificate of Compliance

Zoning Administrator Application Number: 05-0008

Applicant: C. Philipovitch
Owner: Redtree Properties
APN: 086-011-19, 20, 21 and 30

Agenda Date: May 20, 2005
Agenda Item #: 11
Time: After 1:00 p.m.

Project Description: The proposal is to establish the legality of four parcels.

Location: The property is located on the west side of the terminus of China Grade Road about 2.3 +- miles northwest of the intersection of China Grade Road and State Highway 236; North Coast Planning Area.

Supervisory District: Third District

Permits Required: Conditional Certificate of Compliance

Staff Recommendation:

It is RECOMMENDED that the Zoning Administrator take the following actions:

- A) Certify the Environmental determination attached as Exhibit E; and
- B) Direct that the Conditional Certificates of Compliance attached as Exhibit F be recorded

Exhibits:

- A. Assessor's map
- B. Map Chronology
- C. Copies of Deeds creating lots
- D. Copies of Deeds; current owners
- E. CEQA Determination
- F. Conditional Certificates of Compliance

Background

Lot History

The chain of title submitted by the applicant indicates that Hill and Pike created 6 separate parcels between 1967 and 1969. No tentative map approval was obtained nor was a final map recorded as required by both County Code and the State Map Act. The following is a brief history of the parcels (Exhibit B and C).

August 20, 1962

Bk 1490 Pg 224

Gelber to Hill and Pike a parcel that was formerly known as APN 086-011-01 and is now known as 086-011-14, 15, 19, 20, 21, 29 and 30

November 14, 1967

Bk 1850 Pg 160

Hill and **Pike** to Backlund and Ferrell a parcel that is now known as APN 086-011-14

Bk 1850 Pg 163

Hill and Pike to Backlund and Ferrell a parcel that is now known as APN 086-011-15

January 6, 1969

Bk 1925 Pg 468

Hill and Pike to Hill and Pike a parcel that is now known as APN 086-011-19. The deed noted that the transfer was for "No Taxable Consideration".

Bk 1925 Pg 469

Hill and Pike to Hill and Pike a parcel that is now known as APN 086-011-20. The deed noted that the transfer was for "No Taxable Consideration".

The January 1, 1969 action created the remainder parcels now as 086-011-21 and 22 (now known as 086-011-29 and 30).

Zoning History

The following is a brief history of the zoning designations affecting the property.

October 1, 1968

Interim Ordinance 1363 adopted designating the property A-5 (Agriculture, ~~minimum~~ 5 acres net area).

December 17, 1968

Interim Ordinance 1378 adopted designating the property **A-5** (Agriculture, minimum 5 acres net area).

May 13, 1969

Ordinance 1428 adopted designating **the** property A-5 (Agriculture, minimum 5 acres net area).

December 7, 1916

Ordinance 2373 adopted designating **the** property from A-5 (Agriculture, minimum 5 acres net area) to **the** UBS-40 (Unclassified, Minimum 40 net acres per building site) district.

February 21, 1978

Ordinance 2539 adopted placing APN's 086-011-14 and 15 in the TPZ (Timberland Preserve Zone) district.

Analysis and Discussion

Assessor's Parcel Numbers 086-011-19, 20, 21 and 30 (see Exhibit A) were evaluated as to whether the parcels in question could be presumed to be lawfully created pursuant to Government Code Section 66412.6 and entitled to an Unconditional Certificate of Compliance pursuant to Government Code Section 66499.35 and Santa Cruz County Code Section 14.01.109.

None of the parcels are improved (no improvements **of** any value are noted on the **tax** valuation). No evidence was found to indicate that the parcels were described as a part of another parcel within one metes and bounds description that included a statement which indicates that **the** intent

of the owner was to combine the property into one lot (see California Civil Code Section 1093) or was combined either at the request of the owner or by a record of survey map with another parcel. Finally, based upon County Code Section 14.01.111 and Government Code Section 66451, the parcel could be subject to merger.

County Code Section 14.01.109(a) states that a parcel qualifies **for** an Unconditional Certificate of Compliance only if the real property in question complies with the provisions of the Subdivision Map Act and County Ordinances enacted pursuant thereto as follows:

- (1) The subject property was conveyed by a separate document as a separate parcel on or before January 20, 1972.

Individual deeds recorded in 1967 and 1969 and not a map created the six parcels in question.

- (2) The parcel in question complied with the provisions of the Subdivision Map Act at the time of its creation.

The parcels did not comply with the applicable provisions of the State Map Act at the time the parcels were created (1967 and 1969) in that the same subdivider created six contiguous parcels and no tentative map was processed and final map recorded.

- (3) At the time the contract, deed or other document creating the subject parcel was signed, the subject parcel complied with the applicable County ordinances then in effect, including (without limitation) the parcel size required by the then applicable zone district.

The parcels did not comply with the applicable ordinances in effect at the time the parcels were created in that no map was approved

- (4) The parcel in question has not been combined by the owner, and is not subject to merger.

No evidence was found that the property has been combined by the action of the owner. The parcels may be subject to merger as outlined in section 14.01.111 (b) 2 of the County Code and 66451.302 of the Government Code.

Summary Conclusion:

Based upon the deed evidence submitted, the parcels do not meet the criteria contained within section 14.01.109 of the County Code and the applicable sections of the State Map Act to be considered as individual parcels warranting the issuance of Unconditional Certificates of Compliance, and therefore require the issuance of Conditional Certificate of Compliance. Counsel has reviewed the facts associated with this application and concurs with this conclusion.

Conditional Certificate of Compliance

The State Map Act (66499.35) clearly states that the conditions “which would have been applicable to the division of the proverty at the time applicant acquired his or her interest therein” be applied. This provision of State law has been implemented by County Code section 14.01.109(b) 2 which states the following:

“If applicant was not the owner at the time of the initial violation, the County shall issue and record a Conditional Certificate of Compliance imposing such conditions as would have been applicable to the division of the property at the time applicant acquired **his** or her interest therein.”

In this case, the year the owner took title is as follows (copies of the deeds are attached as Exhibit D):

APN	Owner	Date Acquired	Zone	GP
086-011-19	Redtree	1979	UBS-40	Conserved Area, 1961 County
086-011-20	Redtree	1979	UBS-40	Conserved Area, 1961 County
086-011-21	Redtree	1979	UBS-40	Conserved Area, 1961 County
086-011-29	State of Calif.	1994		
086-011-30	Redtree	1979	UBS-40	Conserved Area, 1961 County

The transfer from Santa Cruz Lumber Company, a California Corporation to Redtree Properties, L. P., a Delaware Limited partnership in 1986 (see Bk 4088 Pg 852; Exhibit D) contained no documentary tax and included the following wording on the deed

*“ Excluded from reappraisal under revenue and taxation code section 62 (a) (2) and documentary transfer tax. The property ~~is~~ being conveyed by a corporation in liquidation to a partnership, all of whose members were all of the shareholders of the corporation, and the partners **now** hold the same proportionate interest in the property as they did as corporate shareholders. Proportional ownership in grantor and grantee are identical.”*

Based upon this wording, staff has concluded that the current owners obtained title to the property in 1979 (Hill and Pike to Santa Cruz Lumber Co.; Bk 3003 Pg 645 recorded December 29, 1978 and Hill to Santa Cruz Lumber Co.; Bk 3006 Pg 180 recorded January 5, 1979). The applicant concurs with this conclusion.

In 1994 Redtree Properties transferred what is now known as APN 086-011-29 to the State of California (Bk 5550 Pg 936). Based upon the statutory exemption (County Code Section 14.01.203 and Government Code Section 66428) included within the applicable laws for the transfer of land to a governmental entity, the remaining parcel meets the criteria contained within the County Code and the applicable sections of the State Map Act to be considered as **an** individual parcel.

The recommended conditions have incorporated the applicable standards (including zone district standards and density) for the year title was obtained.

Staff Recommendation:

It is RECOMMENDED that the Zoning Administrator take the following actions:

- C) Certify the Environmental determination attached as Exhibit E; and
- D) Direct that the Conditional Certificates of Compliance attached **as** Exhibit F be recorded

Supplementary reports and information referred to in this report are on file and available for viewing at the Santa Cruz County Planning Department, and are hereby made a part of

the administrative record for the proposed project.

The County Code and General Plan, as well as hearing agendas and additional information are available online at: www.co.santa-cruz.ca.us

Report Prepared By: Don Bussey
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz, CA 95060
Phone Number: (831) 454-3182
E-Mail: pln401@co.santa-cruz.ca.us

FOR TAX PURPOSES ONLY

9

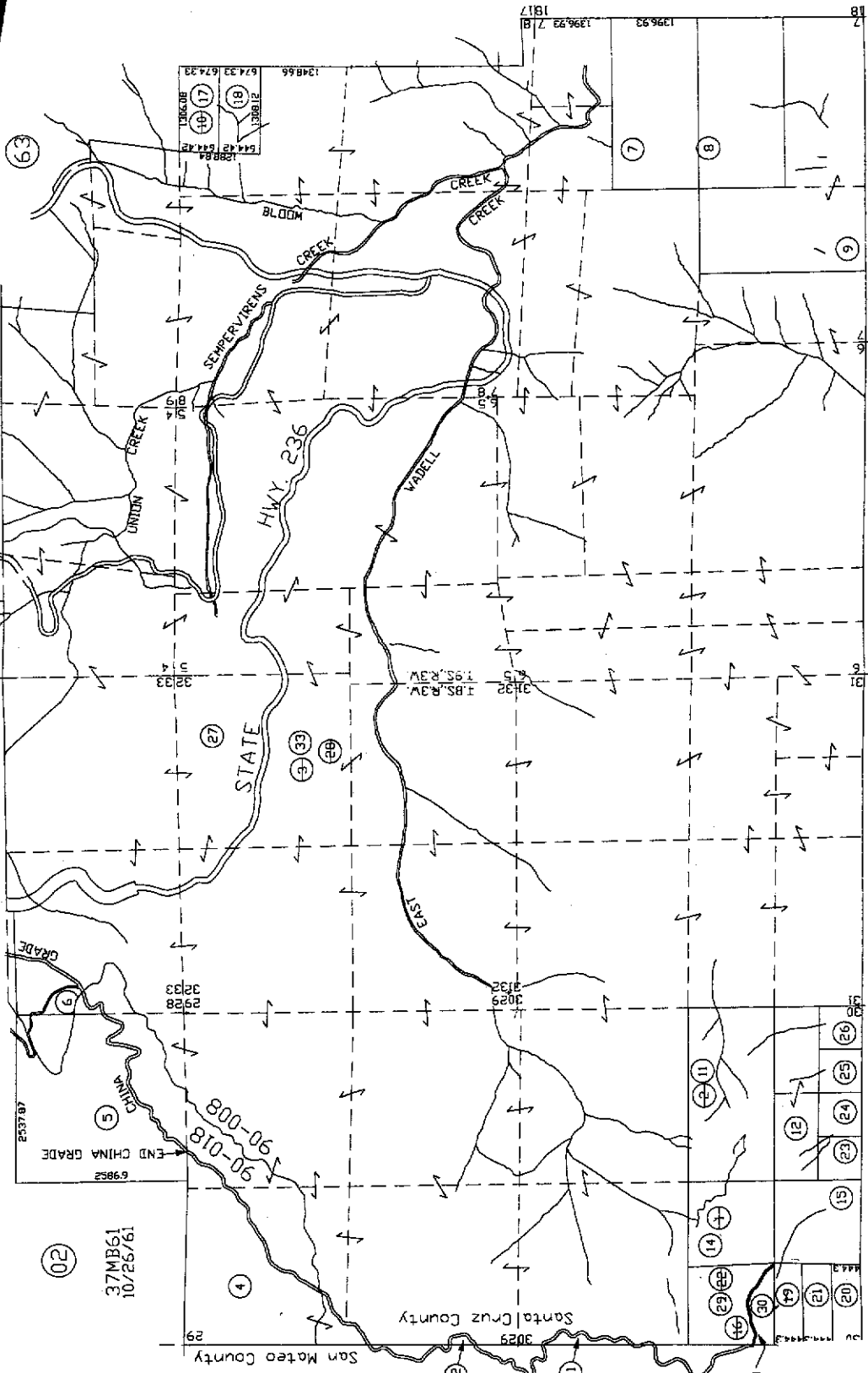
THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
© COPYRIGHT SANTA CRUZ COUNTY ASSESSOR 1997

SECS. 29, 30, 31, 32 & POR. SECS.
28 & 33, T.8S., R.3W., & SECS. 5, 6, 7, 8 &
POR. SECS. 4 & 9, T.9S., R.3W., M.D.B. & M.

Tax Area Code
90-008 90-018

86-Q1

1" = 1600'



Bk. 57
02

Assessor's Map No. 86-01
County of Santa Cruz, r
March, 1997

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

Exhibit A

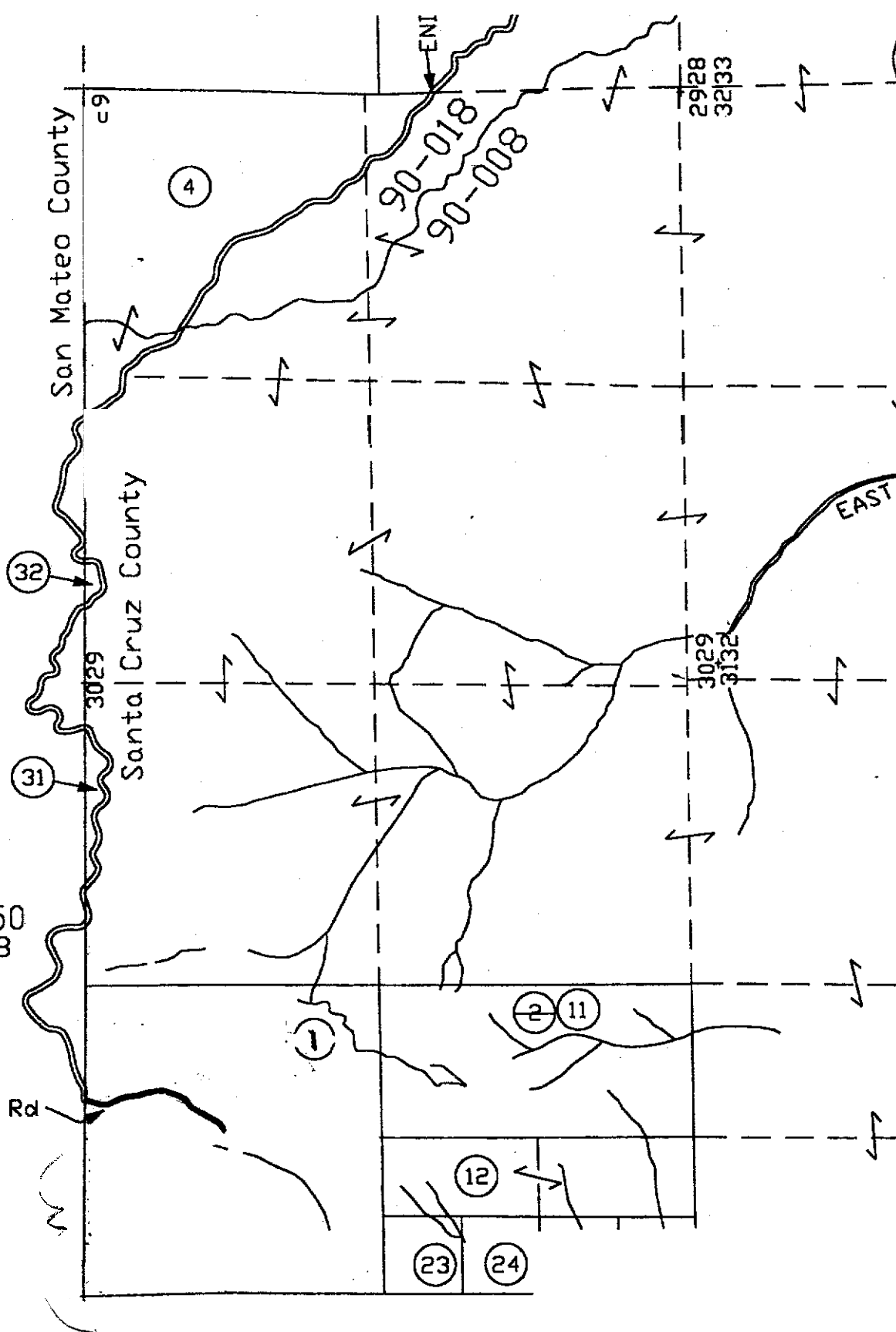
Electronically Redrawn 3/21/97
Rev 6/9/98 CC (CA consolidation)
Rev 6/19/98 CB (added 1-31 & 32 as per 78RS50)
Rev 5/29/01 nwn (change page refs)
Rev 5/29/02 nwn (correction to parcel #)

Electronically Redrawn 3/21/77
 Rev 6/19/98 GG (CA consolidation)
 Rev 6/17/98 CB (Added 1-31 & 32 as per 78RS50)
 Rev 8/29/01 mvm (changed page refs.)
 Rev 5/29/02 mvm (correction to parcel #)

FUR IAX F
 THE ASSESSOR MAKES NO GUARANTEE
 LIABILITY FOR OTHER USES. NOT
 © COPYRIGHT SANTA

78RS50
 7/1/88

Dirt Rd



AUGUST 20, 1962
 Book 1490 Page 224

Exhibit B

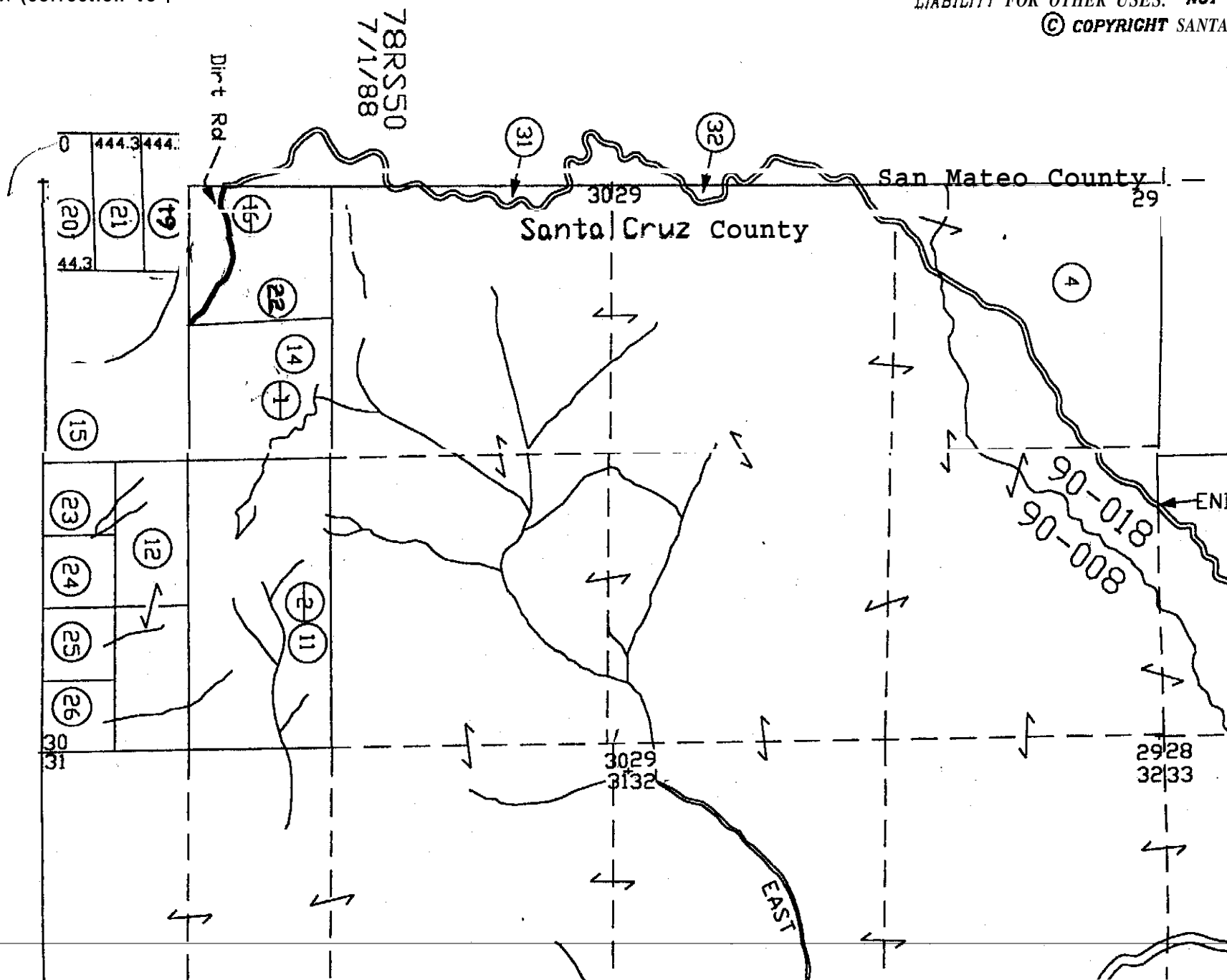
FUR TAX P
THE ASSESSOR MAKES NO GUARANTEE OF ACCURACY OR LIABILITY FOR OTHER USES. NOT A RECEIPT.
© COPYRIGHT SANTA

Dirt Rd

NOVEMBER 14, 1967
Book 1850 Page 160
Book 1850 Page 163

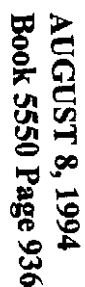
Electronically Redrawn 3/21/97 r w
 Rev 6/9/98 GG (CA consolidation)
 Rev 6/17/98 CB (Added 1-31 b 32 as per 78RS50)
 Rev 8/29/01 mvn (changed page refs.)
 Rev 5/29/02 mvn (correction to parcel #)

FOR TAX P
 THE ASSESSOR MAKES NO GUARANTEE
 LIABILITY FOR OTHER USES. **NOT**
 © COPYRIGHT SANTA



10

© COPYRIGHT SANTA



①
WHEN RECORDED, PLEASE RETURN TO:

Messrs. George A. Hill, Jr.
and E. Bertram Pike
153 Hill Road
Danville
California

280

100 to 1000

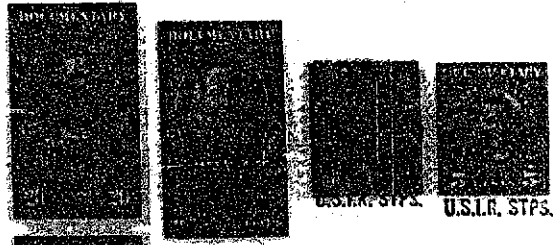
AUG 20 2 54 PM '62

TITLE INSURANCE & TRUST CO.

RECORDED AT REQUEST OF

BOOK 1490 PAGE 224

22382



Feed

TI #73413-jal

MAX GELBER and GERTRUDE GELBER, husban and wife,

the first part ies

Hereby Grant to

GEORGE A. HILL, JR. and CONSTANCE P. HILL, hie wife, as
Joint Tenants, as to an Undivided 75/100 Interest;
and E. BERTRAM PIKE and JOSEPHINE M. PIKE, his wife, as
Joint Tenants, as to an Undivided 25/100 Interest.

the second part

that Real Property situated in the

County of Santa Cruz State of California,

bounded and described as follows:

1 LOTS 1 and 2, and the East half of the Northwest quarter
of Section 30 in Township 8 South, Range 3 West, Mount
Diablo Meridian.

Assessor's No. 86-011-1

Subject to all rights of way, easements and limitations of
record and subject to a certain unrecorded agreement dated
July 10, 1947, wherein Gertrude Gelber and Max Gelber are
lessors, and Oreste Gianola, Alfvero Papa, Enrico Re,
Nemo Re, and John Musatello are lessees.

IN WITNESS WHEREOF the first part ies ha ve executed this conveyance this

27th day of July 19 62

Max Gelber
Gertrude Gelber

State of California,)

ss.

County of Santa Cruz)

On this 27th day of Julyin the year of our Lord one thousand nine hundred and sixty-two before me,Emmet L. Rittenhousea Notary Public in and for the said County of Santa Cruz

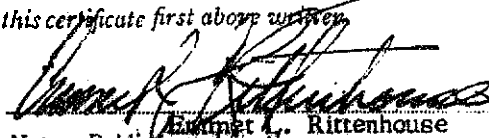
State of California, duly commissioned and sworn, personally appeared

MAX GELBER and GERTRUDE GELBER,

known to me to be the person s described in and whose name s are subscribed to the within instrument, and acknowledged to me that they executed the same.

In Witness Whereof I have hereunto set my hand and affixed my official seal in said County of Santa Cruz

the day and year in this certificate first above written



Emmet L. Rittenhouse

Notary Public in and for the County of Santa Cruz, State of California.

My commission expires November 24, 1964

Red

to

Cited

COMPANED

BOOK 1850 PAGE 160
GRANT DEED (Individual)

27083

Recorded at the request of

Return to

Stanley J. Backlund

4736 Cherrywood Drive

San Jose, California 95129

104424-N. S.C.

27083
BOOK 1850 PAGE 160
RECORDED AT REQUEST OF
SANTA CRUZ LAND TRUST CO.
Nov 14 3 56 PM '67

For value received GEORGE A. HILL, JR. who acquired title as
GEORGE A. HILL and CONSTANCE P. HILL, his wife;
E. BERTRAM PIKE and JOSEPHINE M. PIKE, his wife

GRANT to STANLEY J. BACKLUND and CAROLYN BACKLUND, his wife,
as Joint Tenants, as to an undivided 1/2 interest;
HOWARD D. FERRELL and PROBY L. FERRELL, his wife,
as Joint Tenants, as to an undivided 1/2 interest

all that real property situate in the

County of Santa Cruz, State of California, described as follows:

The Southeast 1/4 of the Northwest 1/4 of Section 30, T. 8 S., R. 3 W.,
M. D. B. & M.

TOGETHER with and SUBJECT to rights of way of record.

Assessor's Parcel No.: 86-011-1 (part)

Dated October 23, 1967

George A. Hill Jr.
Constance P. Hill
E. Bertram Pike
Josephine M. Pike

STATE OF CALIFORNIA

County of Santa Cruz ss.

On Oct. 23, 1967 before me, the undersigned, a Notary
Public in and for said County and State, personally appeared
George A. Hill Jr. and *Constance P. Hill*
known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me
that they executed the same.

BARBARA M. HOLLINGSWORTH
My commission expires My Commission Expires April 19, 1968

Barbara M. Hollingsworth
Notary Public

Application No.

Mail Tax Statement to: Grantee at above address.

Name Address Zip Code

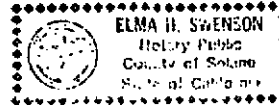
STATE OF CALIFORNIA)
County of Solano) ss.

BOOK 1850 PAGE 161

On November 1, 1967 before me, the undersigned, a Notary Public in and for said County and State, personally appeared E. Bertram Pike and Josephine M. Pike known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

My commission expires My Commission Expires June 27, 1971

Elma H. Swenson
Notary Public



COMPARED

BOOK 1850 PAGE 163
GRANT DEED (Individual)

27085

Recorded at the request of

Return to

Stanley J. Backlund

4736 Cherrywood Drive

San Jose, California 95129

304427-S. S. C.

BOOK 1850 PAGE 163
4:00 PM AT RECLIST OF
SANTA CRUZ LAND TITLE CO.
Nov 14 3 56 PM '67

27085

For value received

GEORGE A. HILL, JR. who acquired title as
GEORGE A. HILL and CONSTANCE P. HILL, his wife;
E. HERTRAM PIKE and JOSEPHINE M. PIKE, his wife

GRANT _____ to

STANLEY J. BACKLUND and CAROLYN BACKLUND, his wife,
as Joint Tenants, as to an undivided 1/2 interest;
HOWARD D. FERRELL and PEGGY L. FERRELL, his wife,
as Joint Tenants, as to an undivided 1/2 interest

all that real property situate in the

County of Santa Cruz State of California, described as follows:

The Southwest 1/4 of the Northwest 1/4 of Section 30, T. 8 S., R. 3 W.,
S. D. N. & M.

TOGETHER with a right of way 60 feet in width over the North 1/2
of the Northwest 1/4 of said Section 30, following the existing
Division of Forestry telephone line and its maintenance road.

RESERVING therefrom a right of way 60 feet in width following the
existing Division of Forestry telephone line and its maintenance road.

Assessor's Parcel No.: 86-011-1 (part)

Dated October 23, 1967

George A. Hill Jr.
Constance P. Hill
E. Hertram Pike
Josephine M. Pike

STATE OF CALIFORNIA

County of Santa Cruz

On Oct 26, 1967 before me, the undersigned, a Notary
Public in and for said County and State, personally appeared

Hill, Jr. & Constance P. Hill
known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me
that they executed the same.

BARBARA M. HOLLINGSWORTH
My commission expires April 15, 1968

Application No.

Mail Tax Statement for Grantee at above address.

Name

Address

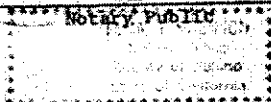
Zip Code

STATE OF CALIFORNIA)
County of Solano) ss.

On November 1, 1967 before me, the undersigned, a Notary Public in and for said County and State, personally appeared E. Bertram Pike and Josephine M. Pike known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

Edna L. Huenson

My commission expires My Commission Expires



D

BOOK 1925 PAGE 468

TAX DUE \$

GRANT DEED (JOINT TENANCY)

388

Recorded at the request of

Return to

Edwin B. Pike
 c/o George A. Hill, Jr.
 153 Hill Road
 Danville, Calif. 94526

108093-N. S. C

00300
 BOOK 1925 PAGE 468
 NOT RECORDED AT REQUEST OF
 SANTA CRUZ LAND TITLE CO.
 JAN 6 2 06 PM '79
 OFFICE REC'D SANTA CRUZ CO.

For value received GEORGE A. HILL, JR. and CONSTANCE P. HILL, his wife;
 E. BERTRAM PIKE and JOSEPHINE M. PIKE, his wife

GRANT _____ to EDWIN E. PIKE, as to an undivided 25/100ths interest;
 GEORGE HILL, as to an undivided 75/100ths interest

~~EXCEPT AND RESERVE~~ all that real property situate in the

County of Santa Cruz, State of California, described as follows:

BEING the Easterly 444.30 feet of the Northwest 1/4 of the Northwest 1/4 of section 30, T. 8 S., R. 3 W., M. D. B. & M.
 SUBJECT to all rights, easements and limitations of record and
 SUBJECT to a certain unrecorded Agreement dated July 10, 1947, wherein Gertrude Gelber and Max Gelber, are lessors, and Oreste Gianola, Alfrero Papa Enrico Re, Nemo Re and John Mussatello are lessee.
 TOGETHER with and SUBJECT to the 60 foot right of way as see forth in the Deed to Stanley J. Backlund et al. recorded in Volume 1850, page 163, Official Records of Santa Cruz County, over the North 1/2 of the Northwest 1/4 of Section 30, following the Division of Forestw telephone line and its maintenance road.

No Taxable Consideration

Assessor's Pard No.: _____

Dated December 20, 1968

George A. Hill Jr.
Constance P. Hill
E. Bertram Pike
Josephine M. Pike

STATE OF CALIFORNIA

County of Contra Costa } ss.

On December 31, 1968, before me, the undersigned, a Notary

Public in and for said _____ County and State, personally appeared

George A. Hill, Jr., Constance P. Hill, E. Bertram Pike, and Josephine M. Pike

known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

My commission expires _____

Barbara M. Hollingsworth
 Notary Public



Mail Tax Statements to:

Name Grantee as above set forth. Address _____

Zip _____

17

C.

BOOK 1925 PAGE 469

TAX DUE \$

GRANT DEED (JOINT TENANCY)

389

Recorded at the request of

Return to

Edwin B. Pike
c/o George A. Hill, Jr.
153 Hill Road
Danville, Calif. 94526

108093-N. S. C.

RECORDED AT REQUEST OF
SANTA CRUZ LAND TITLE CO.

1925 PAGE 469
10309

For value received GEORGE A. HILL, JR. and CONSTANCE P. HILL, his wife;
E. BERTRAM PIKE and JOSEPHINE M. PIKE, his wife

GRANT _____ to EDWIN E. PIKE, as to an undivided 25/100ths interest;
GEORGE HILL, as to an undivided 75/100ths interest

~~EXCEPTED~~ all that real property situate in the

County of Santa Cruz, State of California, described as follows:

BEING the Westerly 444.30 feet of the Northwest 1/4 of the Northwest 1/4 of
Section 30, T. 8 S., P. 3 W., M. D. B. h M.
SUBJECT to all rights, easements and limitations of record and
SUBJECT to a certain unrecorded Agreement dated July 10, 1947, wherein Gertrude
Gelber and Max Gelber are Lessors. and Oreste Gianola, Alfrero Pana Enrico Re.
Nemo Re and John Mussatello are Lessee.

No Taxable Consideration

Assessor's Parcel No.: _____

Dated December 20, 1968

George A. Hill Jr.
Constance P. Hill
E. Bertram Pike
Josephine M. Pike

STATE OF CALIFORNIA

County of Contra Costa

On December 31, 1968 before me, the undersigned, a Notary

Public in and for said County and State, personally appeared George A. Hill, Jr.,
Constance P. Hill, E. Bertram Pike, and Josephine M. Pike

known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me
that they executed the same.

My commission expires _____

Barbara M. Hollingsworth
Notary Public



Self Tax Statements for

Name Grantee as above set forth Address _____ Zip _____

18

RECORDING REQUESTED BY

PENNIMAN TITLE COMPANY, INC.

AND WHEN RECORDED MAIL TO

NAME **Santa Cruz Lumber Company**
 ADDRESS **235 River Street**
Santa Cruz, California
 CITY STATE **95060**

Title Order No. _____ Escrow No. **116122-rem**

MAIL 1. STATEMENTS TO

NAME **r**
 ADDRESS **- - -same as above- - -**
 e m ■
 STATE **-**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DOCUMENTARY TRANSFER TAX **\$88.00**
 XXXX
 COMPUTED ON FULL VALUE OF PROPERTY CONVEYED.
 COMPUTED ON FULL VALUE LESS LIENS & ENCUMBRANCES
 REMAINING THEREON AT TIME OF SALE.
Penniman Title Company, Inc.
Carl Warner
 Signature of declarant or agent determining tax - firm name.

RECORDED AT THE REQUEST OF
 PENNIMAN TITLE CO.
DEC 29 1978
8:00 a.m.
 RICHARD C. NEAL, Recorder
 SANTA CRUZ COUNTY, Official Records

Grant Deed

AFFIX I.R.S. \$

L-1

THIS FORM FURNISHED BY PENNIMAN TITLE CO., INC.

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

E. BERTRAM PIKE, also known as **EDWIN B. PIKE**, and **JOSEPHINE M. PIKE**, his wife, and **GEORGE A. HILL JR.**, Trustee, The Constance Pike Hill Trust, dated **January 27, 1977** and **GEORGE A. HILL, JR.**, Trustee, the Hill Family Trust dated **January 21, 1977**,

hereby GRANT(S) to

SANTA CRUZ LUMBER COMPANY, a California corporation

the following described real property in the
 county of **Santa Cruz**

229-78-7073-000026

6

**0.000.00

, state of California:

Description attached hereto and made a part hereof:

APN: 86-011-19, 20, 21, & 22

Dated **December 22, 1978**

STATE OF CALIFORNIA

COUNTY OF **SANTA CRUZ**

SS.

On **December 22, 1978** before me, the under-
 signed, a Notary Public in and for said County and State, personal
 appeared **George A. Hill, Jr., Trustee**

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

Signature of Notary

Name (Typed or Printed) of Notary

George A. Hill Jr.
George A. Hill, Jr., Trustee, The
Constance Pike Hill Trust, dated
January 27, 1977
E. Bertram Pike

E. Bertram Pike
Josephine M. Pike
Josephine M. Pike
George A. Hill Jr.
George A. Hill, Jr., Trustee The
Hill Family Trust dated January 21,
1977

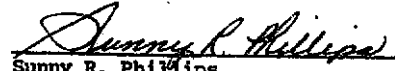
FOR NOTARY SEAL OR

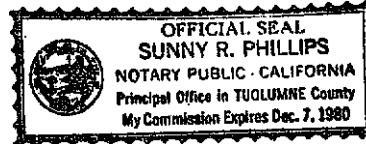


Exhibit D

STATE OF CALIFORNIA
COUNTY OF TUOLUMNE

On December 26, 1978, before me, the undersigned, a Notary Public in and for said County and State, personally appeared E. BERTRAM PIKE and JOSEPHINE M. PIKE, known to me to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same.


Sunny R. Phillips
My commission expires December 7, 1980



SITUATED in the County of Santa Cruz, State of California.

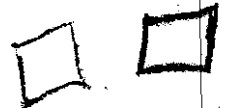
PARCEL ONE:

BEING the Northeast 1/4 of the Northwest 1/4 of Section 30, T. 8S., R. 3 W. M.D.B. & H.



PARCEL TWO:

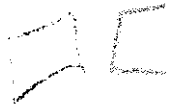
BEING the Northwest 1/4 of the Northwest 1/4 of Section 30 T. 8S., R. 3 W. M. D. B. & M.



EXCEPTING therefrom its lands described in Deeds recorded January 6, 1969 in Volume 1925, Pages 468 and 469, Official Records of Santa Cruz County.

PARCEL THREE:

BEING the Westerly 444.30 feet of the Northwest 1/4 of the Northwest 1/4 of Section 30 T. 8S., R. 3 W. M. D. B. & M.



PARCEL FOUR:

BEING the easterly 444.30 feet of the Northwest 1/4 of the Northwest 1/4 of section 30, T 8 S, R3W, M.D.B.&M.



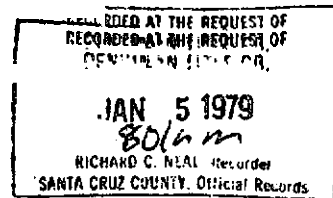
Josephine M. Pike George A. Hill Jr.
E. Pantan L. K.

RECORDING REQUESTED BY

PENNIMAN TITLE COMPANY, INC.

AND WHEN RECORDED MAIL TO

NAME Santa Cruz Lumber Company
 ADDRESS 235 River Street
 CITY & STATE Santa Cruz, California 95060



Title Order No. _____ Escrow No. 116122-rem

MAIL TAX STATEMENTS TO

NAME _____
 ADDRESS Same as above
 CITY & STATE _____

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DOCUMENTARY TRANSFER TAX \$ -0-
 XX COMPUTED ON FULL VALUE OF PROPERTY CONVEYED.
 COMPUTED ON FULL VALUE LESS LIENS & ENCUMBRANCES
 REMAINING THEREON AT TIME OF SALE.
 Penniman Title Company, Inc.
 Signature of declarant or agent determining tax - firm name.

Grant Deed

AFFIX I.R.S. \$ _____

L-1

THIS FORM FURNISHED BY PENNIMAN TITLE CO., INC.

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

CONSTANCE PIKE HILL, individually and as Trustor under The Constance
 Pike Hill Trust: and GEORGE A. HILL, JR., as husband of Constance
 Pike Hill

hereby GRANT(S) to

SANTA CRUZ LUMBER COMPANY, a California corporation

the following described real property in the
 county of Santa Cruz, state of California:

Description attached hereto and made a part hereof:

Dated December 28, 1978

Constance Pike Hill
 Constance Pike Hill, individually
 and as Trustor under The Constance
 Pike Hill Trust

STATE OF CALIFORNIA }
 COUNTY OF CONTRA COSTA } SS.
 On January 3, 1979 before me, the under-
 signed, a Notary Public in and for said County and State, personally
 appeared CONSTANCE PIKE HILL and

GEORGE A. HILL, JR.

George A. Hill Jr.
 George A. Hill, Jr.

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

Michelle Dorman
 Signature of Notary

MICHELLE DORMAN

Name (Typed or Printed) of Notary

FOR NOTARY SEAL OR STAMP



MAIL T U STATEMENTS AS DIRECTED ABOVE

SITUATE in the County of Santa Cruz, State of California.

PARCEL ONE:

BEING the Northeast 1/4 of the Northwest 1/4 of Section 30, T. 8S., R. 3 W. M.D.B. 6 M.

PARCEL TWO:

BEING the Northwest 1/4 of the Northwest 1/4 of Section 30 T. 8S., R.3.W M. D. B. & M.

EXCEPTING therefrom its lands described in Deeds recorded January 6, 1969 in Volume 1925, Pages 468 and 469, Official Records of Santa Cruz County.

PARCEL THREE:

BEING the Westerly 444.30 feet of the Northwest 1/4 of the Northwest 1/4 of Section 30 T.8S, R. 3 W. M. D. B. 6 M.

PARCEL FOUR:

BEING the easterly 444.30 feet of the Northwest 1/4 of the Northwest 1/4 of section 30, T 8 S, R3W, M.D.B.&M.

George A Hill Jr

REC INFO REQUESTED BY

Ticor Title Insurance Co.
SC-166545-TO
SC-166547-TO
SC-166548
AND WHEN RECORDED MAIL TO
SC-166548

BGUA 4088 PAGE 852

076831

Name HOWELL & HALLGRIMSON
Street Address 60 South Market Street, #900
City & State San Jose, CA 95113
Attn: Howard S. Miller

Name Redtree Properties, L.P.
Street Address P.O. Box 1041
City & State Santa Cruz, CA 95061
Attn: Mr. Allan Lee

RECORDED AT THE HEADQUARTERS OF
TICOR TITLE INS. CO.
DEC 29 1986
MICHAEL W. HOFFER, Recorder
SANTA CRUZ COUNTY Official Record:

10 /
8 / 10
20

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Corporation Grant Deed

CAT. NO. NH00578
TO 1921 CAT 12-831

THIS FORM FURNISHED BY TICOR TITLE INSURERS

The undersigned grantor(s) declare(s):
Documentary transfer tax is \$ *zero
() computed on full value of property conveyed, or
() computed on full value less value of liens and encumbrances remaining at time of sale.
() Unincorporated area; () City of _____, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
SANTA CRUZ LUMBER COMPANY, a California corporation

a corporation organized under the laws of the State of California hereby GRANTS to

REDTREE PROPERTIES, L.P., a Delaware limited partnership

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

See EXHIBIT A attached and incorporated herein.

*EXCLUDED FROM REAPPRAISAL UNDER REVENUE AND TAXATION CODE SECTION 62(a)(2) AND DOCUMENTARY TRANSFER TAX. THE PROPERTY IS BEING CONVEYED BY A CORPORATION IN LIQUIDATION TO A PARTNERSHIP, ALL OF WHOSE MEMBERS WERE ALL OF THE SHAREHOLDERS OF THE CORPORATION, AND THE PARTNERS NOW HOLD THE SAME PROPORTIONATE INTEREST IN THE PROPERTY AS THEY DID AS CORPORATE SHAREHOLDERS. PROPORTIONAL OWNERSHIP INTERESTS IN GRANTOR AND GRANTEE ARE IDENTICAL.

In Witness Whereof, said corporation has caused its corporate name and seal to be affixed hereto and this instrument to be executed by its officers President and Secretary thereunto duly authorized.

Dated December 23, 1986

STATE OF CALIFORNIA

COUNTY OF Santa Cruz

On December 23, 1986 before me, the undersigned a Notary Public in and for said State, personally appeared Leslie W. Lee personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed the within instrument as the President President, and Allan P. Lee personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed the within instrument as the Asst Sec Secretary of the Corporation that executed the within instrument and acknowledged to me that such corporation executed the within instrument pursuant to its by laws or a resolution of its Board of directors.

WITNESS my hand and official seal

Signature Wendy A. Toshitsune

SANTA CRUZ LUMBER COMPANY, a California corporation

By Wendy A. Toshitsune

By Allan P. Lee ASSISTANT SECRETARY



(This area for official notarial seal)

Title Order No.

Escrow or Loan No.

MAIL TAX STATEMENTS AS DIRECTED ABOVE

THE LAND REFERRED TO HEREIN IS DESCRIBED AS FOLLOWS:

PARCEL ONE

SITUATE IN THE COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA AND DESCRIBED AS FOLLOWS:

LOTS 1 AND 2 OF SECTION 2, AND LOTS 1 AND 2 OF SECTION 11, ALL IN TOWNSHIP 10 SOUTH, RANGE 3 WEST, MOUNT DIABLO BASE AND MERIDIAN.

PARCEL TWO

SITUATE IN THE COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA AND DESCRIBED AS FOLLOWS:

LOTS 3 AND 4, AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1 IN TOWNSHIP 10 SOUTH, RANGE 3 WEST, MOUNT DIABLO BASE AND MERIDIAN.

PARCEL THREE

SITUATE IN THE COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA AND DESCRIBED AS FOLLOWS:

THE WEST HALF OF THE NORTHWEST QUARTER, AND LOTS 4 AND 5 OF SECTION 12, AND WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 1, ALL IN TOWNSHIP 10, SOUTH RANGE 3 WEST, MOUNT DIABLO BASE AND MERIDIAN.

PARCEL FOUR

SITUATE IN THE COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA AND DESCRIBED AS FOLLOWS:

THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, IN TOWNSHIP 10 SOUTH, RANGE 3 WEST, MOUNT DIABLO BASE AND MERIDIAN.

PARCEL FIVE

SITUATE IN THE COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA AND DESCRIBED AS FOLLOWS:

THAT PARCEL OF LAND BEING A PART OF SECTION 14, IN TOWNSHIP 10 SOUTH, RANGE 3 WEST, MOUNT DIABLO BASE AND MERIDIAN, BEGINNING AT THE ONE-SIXTEENTH SECTION CORNER ON THE NORTH BOUNDARY OF THE NORTHEAST QUARTER OF SAID SECTION 14, AND FROM WHICH A REDWOOD TREE 24 INCHES IN DIAMETER, BEARS DUE WEST 16-1/2 FEET DISTANT THENCE SOUTH ALONG THE ONE-SIXTEENTH SECTION LINE RUNNING NORTH AND SOUTH THROUGH THE CENTER OF SAID LAST MENTIONED ONE-QUARTER SECTION, 660 FEET TO THE NORTHEAST CORNER OF LAND NOW OR FORMERLY OF WOODFORD AND JESSIE TRUITT; THENCE WEST ALONG THE NORTHERLY BOUNDARY OF SAID LAST MENTIONED LANDS 660 FEET TO THE NORTHWEST CORNER THEREOF; THENCE ALONG THE WESTERLY BOUNDARY OF SAID LAST MENTIONED LANDS DUE SOUTH 660 FEET TO THE WESTERLY BOUNDARY OF SAID LAST MENTIONED LANDS DUE SOUTH 660 FEET TO THE ONE-SIXTEENTH SECTION LINE RUNNING

EXHIBIT A

EAST AND WEST THROUGH THE CENTER OF THE NORTHEAST QUARTER OF SAID SECTION 14; THENCE ALONG SAID LAST MENTIONED BOUNDARY SOUTH 89 DEGREES 54' WEST 623.7 FEET TO A STAKE MARKED "S", WHICH STANDS ON THE ONE-QUARTER SECTION LINE RUNNING NORTH AND SOUTH THROUGH THE CENTER OF SAID SECTION 14 AND FROM WHICH A FIR TREE, 24 INCHES IN DIAMETER BEARS SOUTH 65 DEGREES 15' EAST 23.1 FEET DISTANT; THENCE ALONG SAID LAST MENTIONED ONE-QUARTER SECTION LINE SOUTH 0 DEGREES 05' EAST 1588.5 FEET TO A STAKE MARKED "S", FROM WHICH THE ONE-QUARTER SECTION CORNER IN THE CENTER OF SAID SECTION BEARS NORTH 0 DEGREES 05' WEST 270.5 FEET DISTANT; THENCE LEAVING SAID ONE-QUARTER SECTION LINE WEST 270.5 FEET DISTANT; THENCE LEAVING SAID ONE-QUARTER SECTION LINE AND RUNNING SOUTH 86 DEGREES 15' WEST 1279.5 FEET TO A STAKE MARKED "S", WHICH STANDS ON THE ONE-SIXTEENTH SECTION LINE RUNNING NORTH AND SOUTH THROUGH THE SOUTHEAST ONE-QUARTER OF SAID SECTION 14; THENCE ALONG THE LAST MENTIONED ONE-SIXTEENTH LINE NORTH 351.8 FEET, A LITTLE MORE OR LESS, TO THE MIDDLE OF SAN VICENTE CREEK ON THE EASTERLY BOUNDARY OF THE SAN VICENTE RANCHO; THENCE ALONG THE MIDDLE LINE OF SAID SAN VICENTE CREEK AND ALONG THE LAST MENTIONED BOUNDARY IN A NORTHERLY DIRECTION 3694.1 FEET, MORE OR LESS, TO THE FRACTIONAL CORNER BETWEEN SAID SECTION 14 AND SECTION 11; THENCE ALONG THE SECTIONAL LINE BETWEEN SAID SECTIONS 11 AND 14 EAST 1244.1 FEET, A LITTLE MORE OR LESS, TO THE POINT OF BEGINNING.

APN: 63-021-05
 80-121-01
 80-121-02
 80-121-03
 80-121-67
 80-121-08

EXHIBIT A

1088-555

The land referred to herein is described as follows:

PARCEL ONE

SITUATE IN THE COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA AND DESCRIBED AS FOLLOWS:
BEING THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 30, T. 8S., R. 3 W., M.D.B. AND M.

PARCEL TWO

SITUATE IN THE COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA AND DESCRIBED AS FOLLOWS:
BEING THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 30 T. 8S., R. 3 W. M.D.B. AND M.
EXCEPTING THEREFROM ITS LANDS DESCRIBED IN DEEDS RECORDED JANUARY 6, 1969 IN VOLUME 1925, PAGES 468 AND 469, OFFICIAL RECORDS OF SANTA CRUZ COUNTY.

PARCEL THREE

SITUATE IN THE COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA AND DESCRIBED AS FOLLOWS:
BEING THE WESTERLY 444.30 FEET OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 30 T. 8S., R. 3 W. M.D.B. AND M.

PARCEL FOUR

SITUATE IN THE COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA AND DESCRIBED AS FOLLOWS:
BEING THE EASTERLY 444.30 FEET OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 30, T. 8 S., R. 3 W. M.D.B. AND M.

APN: 86-011-19
86-011-20
86-011-21
86-011-22

EXHIBIT A

SITUATE IN THE COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA AND DESCRIBED AS FOLLOWS:

A RIGHT OF WAY OVER A STRIP OF LAND FORTY FEET WIDE THROUGHOUT ITS ENTIRE LENGTH, THE CENTER LINE OF WHICH IS DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE NORTH BOUNDARY OF THE SOUTHWEST QUARTER OF SECTION THIRTY, IN TOWNSHIP EIGHT SOUTH, RANGE THREE WEST, MOUNT DIABLO MERIDIAN WHERE THE NORTH BOUNDARY OF SAID QUARTER SECTION IS INTERSECTED BY THE SOUTHERLY END OF THE CENTER LINE OF THE RIGHT OF WAY CONVEYED BY JORGEN JOHANSEN AND HIS WIFE, MAREN JOHANSEN, AND CHARLES JOHANSEN, CALIFORNIA TIMBER COMPANY, BY DEED DATED MARCH 8, 1916 WHICH SAID DEED WAS THEREAFTER, ON SAID LAST MENTIONED DAY, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF SANTA CRUZ IN THE STATE OF CALIFORNIA, AND WAS THEREAFTER RECORDED IN VOLUME 270 OF DEEDS, AT PAGE 227 AND FOLLOWING; THENCE SOUTH $45-3/4^{\circ}$ WEST, FORTY FOUR FEET; THENCE SOUTH $16-1/2^{\circ}$ WEST FORTY-TWO AND $6/10$ FEET; THENCE SOUTH $46-3/4^{\circ}$ EAST, SIXTY-SIX AND $2/10$ FEET; THENCE SOUTH $4-17/4^{\circ}$ WEST, NINETY-NINE AND $7/10$ FEET; THENCE SOUTH $12-1/2^{\circ}$ WEST, SIXTY-SIX AND $5/10$ FEET; THENCE SOUTH 13° WEST, THIRTY-FIVE AND $6/10$ FEET; THENCE SOUTH 72° EAST, SEVENTEEN FEET; THENCE NORTH 37° EAST, EIGHTY AND $3/10$ FEET; THENCE NORTH 46° EAST, EIGHTY-FIVE AND $4/10$ FEET; THENCE NORTH $26-1/2^{\circ}$ EAST, FORTY-NINE AND $8/10$ FEET; THENCE NORTH 44° EAST, EIGHTY AND $2/10$ FEET; THENCE NORTH $14-3/4^{\circ}$ EAST, FIFTY-FOUR AND $5/10$ FEET; AND THENCE NORTH $5-3/4^{\circ}$ EAST, TO A POINT ON THE QUARTER SECTION LINE THE NORTH BOUNDARY OF SAID SOUTHWEST QUARTER OF SAID SECTION THIRTY, AS SET OUT IN THE DEED FROM CALIF. TIMBER CO. TO JORGEN JOHANSEN, RECORDED OCTOBER 31, 1916 IN BOOK 275 PAGE 37 OF DEEDS, SANTA CRUZ COUNTY RECORDS.

h. b. 7 A

SITUATE IN THE COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA AND DESCRIBED AS FOLLOWS:

- (A) A NON-EXCLUSIVE RIGHT OF WAY 40 FEET IN WIDTH THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A STATION ON THE WESTERN BOUNDARY OF SAID SECTION 30, FROM WHICH STATION THE ONE-QUARTER SECTION CORNER OF THE WESTERN BOUNDARY OF SAID SECTION 30 BEARS NORTH $2^{\circ} 43' 1/2''$ WEST 305.96 FEET DISTANT, SAID POINT OF BEGINNING BEING ON THE CENTERLINE OF A PRESENT TRAVELLED ROAD; THENCE FROM SAID POINT OF BEGINNING ALONG SAID CENTER-

LINE NORTH $84^{\circ} 23' 1/2''$ EAST 59.54 FEET TO AN ANGLE, THENCE SOUTH $52^{\circ} 11' 1/2''$ EAST 113.13 FEET TO AN ANGLE, THENCE SOUTH $83^{\circ} 29' 1/2''$ EAST 207.88 FEET TO AN ANGLE, THENCE SOUTH $45^{\circ} 04' 1/2''$ EAST 186.08 FEET TO AN ANGLE, THENCE NORTH $72^{\circ} 04' 1/2''$ EAST 330.32 FEET TO AN ANGLE, THENCE SOUTH $40^{\circ} 18'$ EAST 204.16 FEET TO AN ANGLE, HEREINAFTER REFERRED TO AS "STATION A", FROM WHICH A "W" AND SPIKE IN A 20 INCH REDWOOD TREE BEARS NORTH $46^{\circ} 54'$ WEST 24.20 FEET DISTANT, THENCE SOUTH $6^{\circ} 07' 1/2''$ WEST 146.39 FEET TO AN ANGLE, THENCE SOUTH $67^{\circ} 34' 1/2''$ EAST 126.65 FEET TO AN ANGLE, THENCE SOUTH $36^{\circ} 42'$ EAST 272.76 FEET TO AN ANGLE FROM WHICH A "W" AND SPIKE IN A 10 INCH REDWOOD TREE BEARS SOUTH $68^{\circ} 58'$ WEST 18.10 FEET DISTANT, THENCE NORTH $81^{\circ} 53'$ EAST 95.80 FEET TO AN ANGLE FROM WHICH A "W" AND SPIKE IN A 12 INCH REDWOOD TREE BEARS NORTH $81^{\circ} 53'$ EAST 5.38 FEET DISTANT, THENCE NORTH $19^{\circ} 08'$ EAST 211.96 FEET TO AN ANGLE, THENCE NORTH $5^{\circ} 39' 1/2''$ EAST 113.59 FEET TO AN ANGLE, THENCE NORTH $50^{\circ} 44' 1/2''$ EAST 192.21 FEET TO AN ANGLE, THENCE SOUTH $54^{\circ} 37'$ EAST 134.58 FEET TO AN ANGLE, HEREINAFTER REFERRED TO AS "STATION B", THENCE NORTH $62^{\circ} 01' 1/2''$ EAST 92.64 FEET TO AN ANGLE, THENCE NORTH $3^{\circ} 34' 1/2''$ WEST 70.33 FEET TO AN ANGLE, THENCE NORTH $42^{\circ} 37' 1/2''$ WEST 126.42 FEET TO AN ANGLE, THENCE NORTH $21^{\circ} 24'$ WEST 158.79 FEET TO AN ANGLE, THENCE NORTH $31^{\circ} 55'$ EAST 151.34 FEET TO AN ANGLE FROM WHICH A "W" AND SPIKE IN A 16 INCH REDWOOD TREE BEARS SOUTH $41^{\circ} 20'$ EAST 10.41 FEET DISTANT, THENCE NORTH $22^{\circ} 46' 1/2''$ WEST 128.75 FEET TO AN ANGLE, THENCE NORTH $33^{\circ} 51' 1/2''$ EAST 133.48 FEET TO AN ANGLE, THENCE NORTH $30^{\circ} 20' 1/2''$ EAST 10 FEET, A LITTLE MORE OR LESS, TO THE ONE-QUARTER SECTION LINE RUNNING EAST AND WEST THROUGH SAID SECTION 30.

- (B) RIGHT OF WAY 40 FEET IN WIDTH, 20 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE

BEGINNING AT "STATION A", REFERRED TO IN THE DESCRIPTION DESIGNATED "(A)" ABOVE, FROM WHICH A "W" AND SPIKE IN A 20 INCH REDWOOD TREE BEARS NORTH $46^{\circ} 54'$ WEST 24.20 FEET DISTANT, THENCE FROM SAID POINT OF BEGINNING SOUTH $86^{\circ} 34'$ EAST 699.78 FEET TO "STATION B", REFERRED TO IN SAID DESCRIPTION ABOVE, AS SET FORTH IN THE DEED FROM ERNEST B. LOCATELLI, ET UX, TO SANTA CRUZ LUMBER CO., RECORDED AUGUST 26, 1957 IN BOOK 1145 PAGE 365 OFFICIAL RECORDS OF SANTA CRUZ COUNTY.

Exhibit A

The land referred to herein is described as follows:

SITUATE IN THE COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA AND DESCRIBED AS FOLLOWS:

ALL OF SECTION 27; AND THE NORTH ONE HALF AND THE SOUTHEAST ONE QUARTER OF SECTION 28; ALL IN TOWNSHIP 8 SOUTH, RANGE 3, WEST, M.D.B AND M.

EXCEPTING THEREFROM ALL THAT PORTION OF SECTION 28 AS CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED JUNE 25, 1914 IN VOLUME 259 OF DEEDS, AT PAGE 285, SANTA CRUZ COUNTY RECORDS.

ALSO EXCEPTING THEREFROM AN UNDIVIDED ONE-HALF INTEREST IN AND TO THE MINERAL RIGHTS AS RESERVED IN PREVIOUS DEEDS OF RECORD, AS EVIDENCED BY JUDGMENT OF FINAL DISTRIBUTION ISSUED OUT OF THE SUPERIOR COURT OF THE STATE OF CALIFORNIA FOR THE COUNTY OF ALAMEDA PROBATE CASE NO. 217854-1 ENTITLED, 'ESTATE OF NORMAN THOMAS YOUNG, DECEASED', A CERTIFIED COPY OF WHICH WAS RECORDED FEBRUARY 25, 1982 IN BOOK 3418 PAGE 316, SANTA CRUZ COUNTY RECORDS.

APN: 086-021-01

086-021-02

086-021-03

EXHIBIT A

166550

The land referred to herein is described as follows:

SITUATE IN THE COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA AND DESCRIBED AS FOLLOWS:

SECTION (26) TWENTY-SIX, IN TOWNSHIP (8) EIGHT SOUTH, RANGE (3) THREE WEST, M. D. 1, IN THE COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM THE LANDS CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED JUNE 25, 1914 IN BOOK 259 OF DEEDS AT PAGE 285.

ALSO EXCEPTING THEREFROM THE LANDS CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED DECEMBER 27, 1930 IN BOOK 188 OF DEEDS AT PAGE 401.

ALSO EXCEPTING THEREFROM AN UNDIVIDED 1/2 INTEREST IN AND TO THE MINERAL RIGHTS AS RESERVED IN PREVIOUS DEEDS OF RECORD, AS EVIDENCED BY JUDGMENT OF FINAL DISTRIBUTION ISSUED OUT OF THE SUPERIOR COURT OF THE STATE OF CALIFORNIA FOR THE COUNTY OF ALAMEDA PROBATE, CASE NO. 217854-1 ENTITLED, "ESTATE OF NORMAN THOMAS YOUNG, DECEASED", A CERTIFIED COPY OF WHICH WAS RECORDED FEBRUARY 25, 1982 IN BOOK 3418 PAGE 316, SANTA CRUZ COUNTY RECORDS.

APN: 87-031-01

EXHIBIT A

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: 05-0008

Assessor Parcel Number: 086-011-19, 20, 21 and 30

Project Location: Property located on the west side of the terminus of China Grade Road about 2.3 +- miles northwest of the intersection of China Grade Road and Highway 236; North Coast Planning area.

Project Description: Conditional Certificate of Compliance

Person or Agency Proposing Project: C. Philipovitch

Contact Phone Number: 831-724-2580

- 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. X **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).

Specify type:

- E. X **Categorical Exemption**

Specify type: **15304**; Minor Alterations to Land

F. Reasons why the project is exempt:

Recognition of parcels created in the 1960's.

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

Don Bussey, Project Planner

Date: _____

Exhibit E

WHEN RECORDED RETURN TO:
Santa Cruz County Planning Department
701 Ocean Street
Santa Cruz, CA 95060
Attn: Don Bussey
#05-0008
APN: 086-011-19

CONDITIONAL CERTIFICATE OF COMPLIANCE

WHEREAS, Redtree Properties, L. P., a Delaware limited partnership, are the property owners or vendee of such owners of certain real property located in the County of Santa Cruz, **State** of California, known as Santa Cruz County Assessor's Parcel Numbers 086-011-19, and more particularly described in Exhibit "A" attached hereto and incorporated herein by reference made a **part** hereof, has/have requested that the County issue a Conditional Certificate of Compliance pursuant to Government Code Section 66499.35 and local regulations thereto; and

WHEREAS, pursuant to an application for Parcel Legality Status Determination, the County of Santa Cruz has determined that such real property does not comply with all the provisions of the State of California Subdivision Map Act and the County Subdivision Ordinance enacted pursuant thereto but that a Certificate of Compliance with conditions may appropriately be issued.

NOW, THEREFORE a Conditional Certificate of Compliance is hereby issued for the above-described parcel described in exhibit "A" attached to hereto subject to the conditions attached as Exhibit "B".

THIS CERTIFICATE OF PARCEL COMPLIANCE RELATES ONLY TO ISSUES OF COMPLIANCE OR NONCOMPLIANCE WITH THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES ENACTED PURSUANT THERETO. THE PARCEL DESCRIBED HEREIN MAY BE SOLD, LEASED OR FINANCED WITHOUT FURTHER COMPLIANCE WITH THE SUBDIVISION MAP ACT OR ANY LOCAL ORDINANCE ENACTED PURSUANT THERETO.

FURTHERMORE, THIS CERTIFICATION OF COMPLIANCE SHALL NOT CONSTITUTE A DETERMINATION THAT SAID PARCEL IS BUILDABLE OR IS ENTITLED TO A BUILDING PERMIT OR OTHER DEVELOPMENT APPROVAL WITHOUT COMPLIANCE WITH THE PROVISIONS OF ALL OTHER SANTA CRUZ COUNTY ORDINANCES AND REGULATIONS. COMPLIANCE WITH THE ENUMERATED CONDITIONS SHALL BE REQUIRED PRIOR TO THE APPLICATION FOR A BUILDING PERMIT OR A OTHER DEVELOPMENT PERMIT APPROVAL BY THE COUNTY OF SANTA CRUZ.

DATED _____ COUNTY OF SANTA CRUZ

By: _____
Glenda Hill, AICP
Hearing Officer

STATE OF CALIFORNIA
COUNTY OF SANTA CRUZ

On ___/___/05 before me Bernice Romero, Notary Public, personally appeared Glenda Hill personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person or the entity upon behalf of which the person acted executed the instrument.

Witness my hand and official seal

Signature _____

EXHIBIT B

1. Prior to being considered as a building site and submitting plans for a building permit, complete the following:
 - a. Provide evidence that the property has at least 100 feet of frontage on a minimum 40-foot wide right of way.
 - b. Provide a survey along with copies of recorded deeds indicating that the property has a minimum 40-acre parcel size. The site will not be considered as a building site until this standard is met.
 - c. Apply for a Geohazard Analysis with the County and complete any and all required reports (i.e.; Geologic and Geotechnical) to the satisfaction of the County of Santa Cruz.
 - d. Provide written proof from Environmental Health Services that an acceptable water source is available to the property and that the site complies with all applicable standards for an on site septic system.
2. Prior to obtaining a building permit, complete the following:
 - a. Submit and obtain approval from the Department of Public Works and Planning Department of an engineered road improvement, drainage and erosion plan for the road system to serve this parcel. The road shall be at least 16-feet wide with a minimum of 6 inches of compacted Class II baserock.
When the road grade exceeds 15%, the surface shall be overlain with 2 inches of asphaltic concrete. The road grade shall not exceed 15 % for more than 200 feet and shall not exceed 20%. All requirements of Zone 8 shall be met.
 - b. Submit an erosion control plan for the parcel for review and approval by the Planning Department.
 - c. Submit certification from Environmental Health Services that all proposed development on the parcel will meet all Environmental Health requirements with respect to water availability and septic system use.
 - d. Submit a letter from the Boulder Creek Fire Protection District that indicates that all development on the parcel, including the proposed roadway system, meets the Fire District requirements.
 - e. The property owner shall be entirely responsible for maintaining the road, drainage improvements and erosion control plan to this property. The property owner shall record a Road Maintenance Agreement insuring the maintenance of the road constructed from the publically maintained road (including the approved erosion and drainage system)
3. Prior to final building inspection, all road improvements, drainage and erosion control measures shall be constructed.

WHEN RECORDED RETURN TO:
Santa Cruz County **Planning** Department
701 Ocean Street
Santa Cruz, CA 95060
Attn: Don Bussey
#05-0008
APN: 086-011-20

CONDITIONAL CERTIFICATE OF COMPLIANCE

WHEREAS, Redtree Properties, L. P., a Delaware limited partnership, are the property owners or vendee of such owners of certain real property located in the County of Santa Cruz, State of California, known as Santa Cruz County Assessor's Parcel Numbers 086-011-20, and more particularly described in Exhibit "A" attached hereto and incorporated herein by reference made a part hereof, has/have requested that the County issue a Conditional Certificate of Compliance pursuant to Government Code Section 66499.35 and local regulations thereto; and

WHEREAS, pursuant to an application for Parcel Legality Status Determination, the County of Santa Cruz has determined that such real property does not comply with all the provisions of the State of California Subdivision Map Act and the County Subdivision Ordinance enacted pursuant thereto but that a Certificate of Compliance with conditions may appropriately be issued.

NOW, THEREFORE a Conditional Certificate of Compliance is hereby issued for the above-described parcel described in exhibit "A" attached to hereto subject to the conditions attached as Exhibit "B".

THIS CERTIFICATE OF PARCEL COMPLIANCE RELATES ONLY TO **ISSUES** OF COMPLIANCE OR NONCOMPLIANCE WITH THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES ENACTED PURSUANT THERETO. THE PARCEL DESCRIBED HEREIN MAY BE SOLD, LEASED OR FINANCED WITHOUT FURTHER COMPLIANCE WITH THE SUBDIVISION MAP ACT OR ANY LOCAL ORDINANCE ENACTED PURSUANT THERETO.

FURTHERMORE, THIS CERTIFICATION OF COMPLIANCE SHALL NOT CONSTITUTE A DETERMINATION THAT SAID PARCEL **IS** BUILDABLE OR **IS** ENTITLED TO A BUILDING PERMIT OR OTHER DEVELOPMENT APPROVAL WITHOUT COMPLIANCE WITH THE PROVISIONS OF ALL OTHER SANTA CRUZ COUNTY ORDINANCES AND REGULATIONS. COMPLIANCE WITH THE ENUMERATED CONDITIONS SHALL BE REQUIRED PRIOR TO THE APPLICATION FOR A BUILDING PERMIT OR A OTHER DEVELOPMENT PERMIT APPROVAL BY THE COUNTY OF SANTA CRUZ.

DATED _____ COUNTY OF SANTA CRUZ

By: _____
Glenda Hill, AICP
Hearing Officer

STATE OF CALIFORNIA
COUNTY OF SANTA CRUZ

On ___/___/05 before me Bernice Romero, Notary Public, personally appeared Glenda Hill personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person or the entity upon behalf of which the person acted executed the instrument.

Witness my hand and official seal

Signature _____

EXHIBIT A

SITUTATE IN THE COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA AND
DESCRIBED AS FOLLOWS:

BEING THE WESTERLY **444.30** FEET OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$
OF SECTION 30, TOWNSHIP 8 SOUTH, RANGE 3 WEST MOUNT DIABLO BASE AND
MERIDIAN.

EXHIBIT B

1. Prior to being considered as a building site and submitting plans for a building permit, complete the following:
 - a. Provide evidence that the property has at least 100 feet of frontage on a minimum 40-foot wide right of way.
 - b. Provide a survey along with copies of recorded deeds indicating that the property has a minimum 40-acre parcel size. The site will not be considered as a building site until this standard is met.
 - c. Apply for a Geohazard Analysis with the County and complete any and all required reports (i.e.; Geologic and Geotechnical) to the satisfaction of the County of Santa Cruz.
 - d. Provide written proof from Environmental Health Services that an acceptable water source is available to the property and that the site complies with all applicable standards for an on site septic system.
2. Prior to obtaining a building permit, complete the following:
 - a. Submit and obtain approval from the Department of Public Works and Planning Department of an engineered road improvement, drainage and erosion plan for the road system to serve this parcel. The road shall be at least 16-feetwide with a minimum of 6 inches of compacted Class II baserock.
When the road grade exceeds 15%, the surface shall be overlain with 2 inches of asphaltic concrete. The road grade shall not exceed 15 % for more than 200 feet and shall not exceed 20%. All requirements of Zone 8 shall be met.
 - h. Submit an erosion control plan for the parcel for review and approval by the Planning Department.
 - c. Submit certification from Environmental Health Services that all proposed development on the parcel will meet all Environmental Health requirements with respect to water availability and septic system use.
 - d. Submit a letter from the Boulder Creek Fire Protection District that indicates that all development on the parcel, including the proposed roadway system, meets the Fire District requirements.
 - e. The property owner shall be entirely responsible for maintaining the road, drainage improvements and erosion control plan to this property. The property owner shall record a Road Maintenance Agreement insuring the maintenance of the road constructed from the publically maintained road (including the approved erosion and drainage system)
3. Prior to final building inspection, all road improvements, drainage and erosion control measures shall be constructed.

WHEN RECORDED RETURN TO:
Santa Cruz County Planning Department
701 Ocean Street
Santa Cruz, CA 95060
Attn: Don Bussey
#05-0008
APN: 086-011-21

CONDITIONAL CERTIFICATE OF COMPLIANCE

WHEREAS, Redtree Properties, L. P., a Delaware limited partnership, are the property owners or vendee of such owners of certain real property located in the County of Santa Cruz, State of California, known as ~~Santa Cruz~~ County Assessor's Parcel Numbers 086-011-21, and more particularly described in Exhibit "A" attached hereto and incorporated herein by reference made a part hereof, has/have requested that the County issue a Conditional Certificate of Compliance pursuant to Government Code Section 66499.35 and local regulations thereto; and

WHEREAS, pursuant to an application for Parcel Legality Status Determination, the County of Santa Cruz has determined that such real property does not comply with all the provisions of the State of California Subdivision Map Act and the County Subdivision Ordinance enacted pursuant thereto but that a Certificate of Compliance with conditions may appropriately be issued.

NOW, THEREFORE a Conditional Certificate of Compliance is hereby issued for the above-described parcel described in exhibit "A" attached to hereto subject to the conditions attached as Exhibit "B".

THIS CERTIFICATE OF PARCEL COMPLIANCE RELATES ONLY TO ISSUES OF COMPLIANCE OR NONCOMPLIANCE WITH THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES ENACTED PURSUANT THERETO. THE PARCEL DESCRIBED HEREIN MAY BE SOLD, LEASED OR FINANCED WITHOUT FURTHER COMPLIANCE WITH THE SUBDIVISION MAP ACT OR ANY LOCAL ORDINANCE ENACTED PURSUANT THERETO.

FURTHERMORE, THIS CERTIFICATION OF COMPLIANCE SHALL NOT CONSTITUTE A DETERMINATION THAT SAID PARCEL IS BUILDABLE OR IS ENTITLED TO A BUILDING PERMIT OR OTHER DEVELOPMENT APPROVAL WITHOUT COMPLIANCE WITH THE PROVISIONS OF ALL OTHER SANTA CRUZ COUNTY ORDINANCES AND REGULATIONS. COMPLIANCE WITH THE ENUMERATED CONDITIONS SHALL BE REQUIRED PRIOR TO THE APPLICATION FOR A BUILDING PERMIT OR A OTHER DEVELOPMENT PERMIT APPROVAL BY THE COUNTY OF SANTA CRUZ.

DATED _____ COUNTY OF SANTA CRUZ

By: _____
Glenda Hill, AICP
Hearing Officer

STATE OF CALIFORNIA
COUNTY OF SANTA CRUZ

On ___/___/05 before me Bernice Romero, Notary Public, personally appeared Glenda Hill personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person or the entity upon behalf of which the person acted executed the instrument.

Witness my hand and official seal

Signature _____

EXHIBIT A

SITUTATE IN THE COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA AND
DESCRIBED AS FOLLOWS:

BEING THE NORTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 30, TOWNSHIP 8
SOUTH, RANGE 3 WEST MOUNT DIABLO BASE AND MERIDIAN.

EXCEPTING THERFROM ITS LANDS DESCRIBED IN DEEDS RECORDED JANUARY 6,
1969 IN VOLUME 1925, PAGES 468 AND 469, OFFICIAL RECORDS OF SANTA CRUZ
COUNTY.

EXHIBIT B

1. Prior to being considered as a building site and submitting plans for a building permit, complete the following:
 - a. Provide evidence that the property has at least 100 feet of frontage on a minimum 40-foot wide right of way.
 - b. Provide a survey along with copies of recorded deeds indicating that the property has a minimum 40-acre parcel size. The site will not be considered as a building site until this standard is met.
 - c. Apply for a Geohazard Analysis with the County and complete any and **all** required reports (i.e.; Geologic and Geotechnical) to the satisfaction of the County of Santa Cruz.
 - d. Provide written proof from Environmental Health Services that an acceptable water source is available to **the** property and that the site complies with all applicable standards for an on site septic system.
2. Prior to obtaining a building permit, complete the following:
 - a. Submit and obtain approval from the Department of Public Works and Planning Department of an engineered road improvement, drainage and erosion plan for the road system to *serve* this parcel. The road shall be at least 16-feet wide with a minimum of 6 inches of compacted Class II baserock.
When the road grade exceeds 15%, the surface shall be overlain with 2 inches of asphaltic concrete. The road grade shall not exceed 15 % for more than 200 feet and shall not exceed 20%. All requirements of Zone 8 shall **be** met.
 - b. Submit an erosion control plan for the parcel for review and approval by the Planning Department.
 - c. Submit certification from Environmental Health Services that all proposed development on the parcel will meet all Environmental Health requirements with respect to water availability and septic system use.
 - d. Submit a letter from the Boulder Creek Fire Protection District that indicates that all development on the parcel, including **the** proposed roadway system, meets the Fire District requirements.
 - e. The property owner shall be entirely responsible for maintaining the road, drainage improvements and erosion control plan to this property. The property owner shall record a Road Maintenance Agreement insuring the maintenance of the road constructed from the publically maintained road (including the approved erosion and drainage system)
3. Prior to final building inspection, all road improvements, drainage and erosion control measures shall be constructed.

WHEN RECORDED RETURN TO:
Santa Cmz County Planning Department
701 Ocean Street
Santa Cmz, CA 95060
Attn: Don Bussey
#05-0008
APN: 086-011-30

CONDITIONAL CERTIFICATE OF COMPLIANCE

WHEREAS, Redtree Properties, L. P., a Delaware limited partnership, are ~~the~~ property owners or vendee of such owners ~~of~~ certain real property located in the County of Santa Cruz, State of California, known as Santa Cruz County Assessor's Parcel Numbers 086-011-30, and more particularly described in Exhibit "A" attached hereto and incorporated herein by reference made a part hereof, has/have requested that the County issue a Conditional Certificate of Compliance pursuant to Government Code Section 66499.35 and local regulations thereto; and

WHEREAS, pursuant to an application for Parcel Legality Status Determination, the County of Santa Cruz has determined that such real property does not comply with all the provisions of the State ~~of~~ California Subdivision Map Act and the County Subdivision Ordinance enacted pursuant thereto but that a Certificate of Compliance with conditions may appropriately be issued.

NOW, THEREFORE a Conditional Certificate of Compliance is hereby issued for the above-described parcel described in exhibit "A" attached to hereto subject to the conditions attached as Exhibit "B".

THIS CERTIFICATE OF PARCEL COMPLIANCE RELATES ONLY TO ISSUES OF COMPLIANCE OR NONCOMPLIANCE WITH THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES ENACTED PURSUANT THERETO. THE PARCEL DESCRIBED HEREIN MAY BE SOLD, LEASED OR FINANCED WITHOUT FURTHER COMPLIANCE WITH THE SUBDIVISION MAP ACT OR ANY LOCAL ORDINANCE ENACTED PURSUANT THERETO.

FURTHERMORE, THIS CERTIFICATION OF COMPLIANCE SHALL NOT CONSTITUTE A DETERMINATION THAT SAID PARCEL IS BUILDABLE OR IS ENTITLED TO A BUILDING PERMIT OR OTHER DEVELOPMENT APPROVAL WITHOUT COMPLIANCE WITH THE PROVISIONS OF ALL OTHER SANTA CRUZ COUNTY ORDINANCES AND REGULATIONS. COMPLIANCE WITH THE ENUMERATED CONDITIONS SHALL BE REQUIRED PRIOR TO THE APPLICATION FOR A BUILDING PERMIT OR A OTHER DEVELOPMENT PERMIT APPROVAL BY THE COUNTY OF SANTA CRUZ.

DATED _____ COUNTY OF SANTA CRUZ

By: _____
Glenda Hill, AICP
Hearing Officer

STATE OF CALIFORNIA
COUNTY OF SANTA CRUZ

On __/__/05 before me Bernice Romero, Notary Public, personally appeared Glenda Hill personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person or the entity upon behalf of which the person acted executed the instrument.

Witness my hand and official seal

Signature _____

EXHIBIT A

SITUATION IN THE COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA AND DESCRIBED AS FOLLOWS.

BEING THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 30, T. 3S., R. 3W., M.D.B. AND M.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF CALIFORNIA BY GRANT DEED
RECORDED AUGUST 8, 1994 IN BOOK 5550, PAGE 936 OFFICIAL RECORDS OF SANTA CRUZ COUNTY,
AND MORE PARTICULARLY DESCRIBED AS FOLLOWS

ALL THAT PORTION OF THE NORTHWEST QUARTER OF SAID SECTION 30, LYING EASTERLY AND
SOUTHERLY OF A LINE SHOWN ON THAT CERTAIN RECORD OF SURVEY MAP FILED FOR RECORD ON
JULY 1, 1988 IN VOLUME 78 OF MAPS AT PAGE 50, RECORDS OF SAID COUNTY, SAID LINE BEING
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 30, SAID CORNER BEING
MARKED WITH A 1 1/2 INCH DIAMETER BRASS CAP ON A 5/8 INCH COPPER COATED IRON ROD, IN A
MOUND OF STONES, AS SHOWN ON THAT CERTAIN RECORD OF SURVEY MAP FILED OCTOBER 28,
1961, IN BOOK 37 OF MAPS, AT PAGE 61, RECORDS OF SANTA CRUZ COUNTY:

THENCE ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, SAID NORTH LINE ALSO BEING
THE BOUNDARY COMMON TO SAN MATEO AND SANTA CRUZ COUNTIES, NORTH 89 DEGREES 51' 59"
WEST 985.35 FEET TO THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED LINE, FROM
WHICH, A 2 INCH INSIDE DIAMETER IRON PIPE WITH A 2 1/4 INCH DIAMETER BRASS CAP STAMPED
"PROP COR, 1988, LS 4280", SET IN CONCRETE BEARS NORTH 15 DEGREES 14' 23" EAST 6.15 FEET;

THENCE FROM SAID TRUE POINT OF BEGINNING SOUTH 15 DEGREES 14' 23" WEST 23.48 FEET TO A
5/8 INCH DIAMETER BY 30 INCH LONG REINFORCING BAR WITH 1 1/2 INCH DIAMETER DEPARTMENT
OF PARKS AND RECREATION ALUMINUM CAP STAMPED "87-19, 1987";

THENCE SOUTH 15 DEGREES 14' 23" WEST 89.50 FEET TO A 2 INCH INSIDE DIAMETER IRON PIPE WITH
A 2 1/4 INCH DIAMETER BRASS CAP STAMPED "PROP COR, 1988, LS 4280", SET IN CONCRETE WITH A
MOUND OF STONES, ON THE APPROXIMATE CENTERLINE OF AN EXISTING DIRT ROAD; THENCE
ALONG SAID APPROXIMATE CENTERLINE SOUTH 11 DEGREES 15' 53" WEST 29.98 FEET;

THENCE SOUTH 13 DEGREES 11' 10" EAST 30.09 FEET;
THENCE SOUTH 25 DEGREES 14' 43" EAST 125.45 FEET;
THENCE SOUTH 15 DEGREES 24' 41" EAST 38.62 FEET;
THENCE SOUTH 08 DEGREES 25' 23" EAST 105.68 FEET;
THENCE SOUTH 17 DEGREES 33' 06" EAST 80.05 FEET;
THENCE SOUTH 08 DEGREES 15' 49" EAST 104.92 FEET;
THENCE SOUTH 00 DEGREES 32' 19" EAST 32.59 FEET;
THENCE SOUTH 11 DEGREES 42' 04" WEST 34.67 FEET;
THENCE SOUTH 19 DEGREES 04' 19" WEST 108.65 FEET;
THENCE SOUTH 29 DEGREES 56' 39" WEST 51.42 FEET;
THENCE SOUTH 46 DEGREES 57' 16" WEST 28.84 FEET;
THENCE SOUTH 61 DEGREES 26' 58" WEST 26.39 FEET;
THENCE SOUTH 45 DEGREES 35' 27" WEST 43.56 FEET;
THENCE SOUTH 28 DEGREES 57' 22" WEST 244.97 FEET
THENCE SOUTH 39 DEGREES 05' 20" WEST 93 FEET
THENCE SOUTH 53 DEGREES 28' 25" WEST 25 FEET
THENCE SOUTH 39 DEGREES 07' 46" WEST 90.92 FEET TO A 2 INCH INSIDE DIAMETER IRON PIPE WITH
A 2 1/4 INCH DIAMETER BRASS CAP STAMPED "PROP COR, 1988, LS 4280", SET IN CONCRETE.

THENCE LEAVING SAID APPROXIMATE CENTERLINE NORTH 89 DEGREES 52' 46" WEST 273.50 FEET
TO A 3/4 INCH DIAMETER BY 30 INCH LONG REINFORCING BAR WITH 1 1/2 INCH DIAMETER
DEPARTMENT OF PARKS AND RECREATION ALUMINUM CAP STAMPED "LINE PT 7, 1988, LS 4280", THE
ABOVE DESCRIBED MONUMENT BEING HEREIN-AFTER REFERRED TO A STANDARD REBAR
MONUMENT, AND IS STAMPED AS DESCRIBED ALONG WITH APPROPRIATE LINE POINT NUMBER AS
RECITED

THENCE NORTH 89 DEGREES 52' 46" WEST 259.63 FEET TO A STANDARD REBAR MONUMENT
STAMPED "LINE PT 6";
THENCE NORTH 89 DEGREES 52' 46" WEST 148.15 FEET TO A STANDARD REBAR MONUMENT
STAMPED "LINE PT 5";
THENCE NORTH 89 DEGREES 52' 46" WEST 58.51 FEET TO A STANDARD REBAR MONUMENT STAMPED
"LINE PT 4";
THENCE NORTH 89 DEGREES 52' 46" WEST 201.34 FEET TO A STANDARD REBAR MONUMENT
STAMPED "LINE PT 3";
THENCE NORTH 89 DEGREES 52' 46" WEST 157.28 FEET TO A STANDARD REBAR MONUMENT
STAMPED "LINE PT 2";
THENCE NORTH 89 DEGREES 52' 46" WEST 159.17 FEET TO A STANDARD REBAR MONUMENT
STAMPED "LINE PT 1";

EXHIBIT B

1. Prior to being considered as a building site and submitting plans for a building permit, complete the following:
 - a. Provide evidence that the property has at least 100 feet of frontage ~~on~~ a minimum 40-foot wide right ~~of~~ way.
 - b. Provide a survey along with copies of recorded deeds indicating that the property has a **minimum** 40-acre parcel size. The site will not be considered as a building site until this standard is met.
 - c. Apply for a Geohazard Analysis with the County and complete any and all required reports (i.e.; Geologic and Geotechnical) to the satisfaction of the County of Santa Cruz.
 - d. Provide written proof from Environmental Health Services that an acceptable water source is available to the property and that the site complies with all applicable standards for an on site septic system.
2. Prior to obtaining a building ~~permit~~, complete the following:
 - a. Submit and obtain approval from the Department of Public Works and Planning Department of an engineered road improvement, drainage and erosion plan for the road system to serve this parcel. The road shall be at least 16-feet wide with a minimum of 6 inches of compacted Class II baserock.
When the road grade exceeds 15%, the surface shall be overlain with 2 inches of asphaltic concrete. The road grade shall not exceed **15 %** ~~for~~ more than 200 feet and shall not exceed **20%**. All requirements of Zone 8 shall be met.
 - b. Submit an erosion control plan for the parcel for review and approval by the Planning Department.
 - c. Submit certification from Environmental Health Services that all proposed development on the parcel will meet all Environmental Health requirements with respect to water availability and septic system use.
 - d. Submit a letter from ~~the~~ Boulder Creek Fire Protection District that indicates that all development on the parcel, including the proposed roadway system, meets the Fire District requirements.
 - e. The property owner shall be entirely responsible for maintaining the road, drainage improvements and erosion control plan to this property. The property owner shall record a Road Maintenance Agreement insuring the maintenance of ~~the~~ road constructed from the publically maintained road (including the approved erosion and drainage system)
3. Prior to final building inspection, all road improvements, drainage and erosion control measures shall be constructed.