



Staff Report to the Zoning Administrator

Application Number: **05-0025**

Applicant: Miguel Podolsky, Architect
Owner: David Todd Massey
APN: 046-241-43 (project site)
046-241-42 (access easement only)

Agenda Date: June 24, 2005
Agenda Item: #5
Time: After 10:00 a.m.

Project Description: Proposal to construct a one story, 2,272 square foot single-family dwelling and a detached 960 square foot garage, remove 9 eucalyptus trees and grade approximately 300-400 cubic yards of earth.

Location: Property located off Lily Way, behind (directly east of) 86 Lily Way, accessed through a driveway easement along the northern boundary of 86 Lily Way, La Selva Beach.

Supervisory District: Second District (District Supervisor: Pirie)

Permits Required Coastal Development Permit, Agricultural Buffer Determination, Grading Permit, Significant Tree Removal Permit, Zoning Administrator's Sign-Off to utilize a less than 40-foot right-of-way, Variance for less than 100-foot frontage, Site Area Variance, Parcel Legality Determination, and Certificate of Compliance.

Staff Recommendation:

- Approval of Application 05-0025, based on the attached findings and conditions.
- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.

Exhibits

- | | | | |
|----|--|----|-------------------------------------|
| A. | Project plans | G. | Reviewing agency comments |
| B. | Findings | H. | Title Search, Stewart Title 6-06-05 |
| C. | Conditions | I. | APN map Dec 1961 |
| D. | Categorical Exemption (CEQA determination) | J. | Zoning map 3-20-63 |
| E. | APAC staff report | K. | State Park R/W Book 2550 Page 569 |
| F. | AFAC Minutes 3-17-05 | | |

Parcel Information

(Information for proposed development only on APN **046-221-43**. Refer to Coastal Zone Permit **97-0808** on file with the Planning Department for APN 046-221-42).

Parcel Size: **3.412** acres
Existing Land Use - Parcel: vacant
Existing Land Use - Surrounding: Single-family residential, agriculture, Manresa State Park
Project Access: **San** Andreas Road to Zils Road to Lily Way
Planning Area: San Andreas
Land Use Designation: **AG - Type 3** (Agriculture)
Zone District: C-A (Commercial Agriculture)
Coastal Zone: **X** Inside Outside
Appealable to Calif. Coastal Comm. **X** Yes No

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Soils: Baywood loamy sand, Elder sandy loam
Fire Hazard: Not a mapped constraint
Slopes: 2 – **15** percent
Env. Sen. Habitat: Not mapped/no physical evidence on site
Grading: Approximately **300-400** cubic yards of grading proposed
Tree Removal: 9 eucalyptus trees proposed to be removed
Scenic: Not a mapped resource
Drainage: Existing drainage adequate
Traffic: No significant impact
Roads: Existing roads adequate
Parks: Existing park facilities adequate
Archeology: Not mapped/no physical evidence on site

Services Information

Urban/Rural Services Line: Inside **X** Outside
Water Supply: San Andreas Mutual Water Company
Sewage Disposal: Private septic system
Fire District: Aptos/La Selva Fire Protection District
Drainage District: Non-zone

History

This application was accepted by the Planning Department on 1/19/05 and was initially reviewed by the County Agricultural Policy Advisory Commission on **3/17/05**. A reduced setback from adjacent agricultural land was approved subject to mitigations (Exhibit F).

APN **046-221-42**, the proposed access easement parcel, received Coastal Development Permit **#97-0808** on 3/06/98.

Project Setting

The subject property is characterized by flat topography sloping upwards to adjacent CA land. The parcel is not located within the Urban Services Line and may be characterized as a low-density residential neighborhood adjacent to Manresa State Park and commercial agriculture. Development of the parcel does not impact access to the nearby coastal area, which is accessed by the public at Sunset Beach or Manresa State Beach in the project vicinity.

Zoning & General Plan Consistency

The subject property is a 3.4-acre parcel, located in the C-A (Commercial Agriculture) zone district, a designation that allows residential uses. The proposed single-family residence and detached garage is an allowed use within the zone district and the project is consistent with the site's (AG - Type 3) Agriculture General Plan designation. The project is consistent with development regulations of County Code Section 13.10.313 in that no variations, other than the approved agricultural buffer setback reduction and site area variance, are required.

A significant tree removal permit is required as nine eucalyptus trees are proposed to be removed. As per County Code Section 16.34.060, a removal permit may be granted where the trees pose a potential threat to health and safety. Recent winter storms have resulted in falling trees. The adjacent state park has removed similar trees in the immediate vicinity due to public safety concerns. Removal of non-native trees and their subsequent replacement with native species, as per the agricultural buffer determination, is recommended. No scenic resources are degraded as the removal site is neither visible from the beach nor the San Andreas scenic corridor.

A Zoning Administrator's signoff to utilize a less than 40-foot right-of-way is not required as two separate 20-foot right-of-way easements are proposed to be utilized for project access. APN 046-241-14, State of California, has recorded a 20-foot wide right of way strip in Book 2550 Page 573, October 20, 1975 (Exhibit K). An additional 20-foot wide easement over APN 046-241-42 for APN 046-241-43 was granted as Document 1997-0061366 on December 24, 1997 (Exhibit H). The right of way would serve only the subject parcel.

Project frontage is on northern parcel boundary with a 523.35-foot length, and so a variance will not be required. County Code Section 13.10.313, Development Standards, requires a 100-foot frontage for Commercial Agriculture zoned land.

A site area variance is required for APN 046-241-42 as per County Code Section 13.10.323.3.A, Parcels Reduced Due to Right-of-way Dedications, as the parcel was reduced in area by approximately 9,524 feet as a result of granting the 20 foot wide by 476 foot long easement. The resulting parcel area is 3.3 acres, which is below the required 20 arable acres for CA zoned land and Type 3 Commercial Agricultural land as per General Plan Policy 5.13.14.c. The parcel has not been actively farmed for more than 40 years and is developed with an existing single-family residence and detached garage, which was granted Coastal Development Permit #97-0808 on 3/06/98. 5-acre minimum parcel zoning was established in 1963 after the parcels were created (Exhibit J).

Parcel legality status has been confirmed as the applicant has provided a Chain of Title showing that the subject parcel with the current development proposal, APN 046-241-43, has existed in this configuration since July **27, 1964** (Exhibit H). Santa Cruz County Assessor's maps further document the parcel configuration as existing as of December 1961 (Exhibit I).

Local Coastal Program Consistency

The proposed single-family residence and detached garage is in conformance with the County's certified Local Coastal Program, in that the structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Developed parcels in the area contain single-family dwellings. Size and architectural styles vary widely in the area, and the design submitted is not inconsistent with the existing range. The project site is not located between the shoreline and the first public road and is not identified as a priority acquisition site in the County's Local Coastal Program. Consequently, the proposed project will not interfere with public access to the beach, ocean, or other nearby body of water. Removal of nine eucalyptus trees and a tree stump in the area of the proposed driveway is recommended to remove non-native trees as approved by the County to restore native vegetation and landscaping to the area, consistent with County Code Section 16.34.060. A landscaping plan to buffer the site from adjacent Commercial Agriculture shall mitigate for the loss of these non-native trees.

Environmental Review

Environmental review is not required for the proposed project per the requirements of the California Environmental Quality Act (CEQA) as the project qualifies for a Categorical Exemption as per Section 15303, New Construction of Small Structures.

Conclusion

As proposed and conditioned, the project is consistent with all applicable codes and policies of the Zoning Ordinance and General Plan/LCP. Please see Exhibit "B" ("Findings") for a complete listing of findings and evidence related to the above discussion.

Staff Recommendation

- **APPROVAL** of Application Number **05-0025**, based on the attached findings and conditions.
- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.

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

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Coastal Development Permit Findings

1. That the project is a use allowed in one of the basic zone districts, other than the Special Use (SU) district, listed in section 13.10.170(d) as consistent with the General Plan and Local Coastal Program LUP designation.

This finding can be made, in that the property is zoned C-A (Commercial Agriculture), a designation which allows residential uses. The proposed single-family residence and detached garage is a permitted use within the zone district, consistent with the site's (AG - Type 3) Agriculture General Plan designation.

2. That the project does not conflict with any existing easement or development restrictions such as public access, utility, or open space easements.

This finding can be made, in that the proposal does not conflict with any existing easement or development restriction such as public access, utility, or open space easements in that no such easements or restrictions are known to encumber the project site.

3. That the project is consistent with the design criteria and special use standards and conditions of this chapter pursuant to section 13.20.130 et seq.

This finding can be made, in that the development is consistent with the surrounding neighborhood in terms of architectural style; the site is surrounded by lots developed with low density housing; the colors shall be natural in appearance and complementary to the site; the development site is not on a prominent ridge, beach, or bluff top.

4. That the project conforms with the public access, recreation, and visitor-serving policies, standards and maps of the General Plan and Local Coastal Program land use plan, specifically Chapter 2: figure 2.5 and Chapter 7, and, as to any development between and nearest public road and the sea or the shoreline of any body of water located within the coastal zone, such development is in conformity with the public access and public recreation policies of Chapter 3 of the Coastal Act commencing with section 30200.

This finding can be made, in that although the project site is located between the shoreline and the first public road, public access is available at Sunset State Beach and Manresa State Beach in the project vicinity. Consequently, the single-family residence and detached garage will not interfere with public access to the beach, ocean, or any nearby body of water. Further, the project site is not identified as a priority acquisition site in the County Local Coastal Program.

5. That the proposed development is in conformity with the certified local coastal program.

This finding can be made, in that the structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Additionally, residential uses are allowed uses in the C-A (Commercial Agriculture) zone district of the area, as well as the General Plan and Local Coastal Program land use designation. Developed parcels in the area contain single-family dwellings. Size and architectural styles vary widely in the area,

and the design submitted is not inconsistent with the existing range.

Development Permit Findings

1. That the proposed location of the project and the conditions under which it would be operated or maintained will not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood or the general public, and will not result in inefficient or wasteful use **of** energy, and will not be materially injurious to properties or improvements in the vicinity.

This finding can be made, in that the project is located in an area designated for residential uses and is not encumbered by physical constraints to development. Construction will comply with prevailing building technology, the Uniform Building Code, and the County Building ordinance to insure the optimum in safety and the conservation **of** energy and resources. The proposed single-family residence and detached garage will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structure meets all current setbacks that ensure access to light, air, and open space in the neighborhood. Removal of the non-native eucalyptus trees will be mitigated by implementation of an agricultural buffer landscape plan required to protect the agricultural interests on adjacent commercial agricultural zoned land. Environmental Planning has determined that the project as proposed will not have a negative effect on any biotic resources.

2. That the proposed location **of** the project and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose **of** the zone district in which the site is located.

This finding can be made, in that the proposed location of the single-family residence and detached garage and the conditions under which they would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the C-A (Commercial Agriculture) zone district in that the primary use of the property will be one single-family residence and detached garage that meets all current site standards for the zone district.

3. That the proposed use is consistent with all elements of the County General Plan and with any specific plan which has been adopted for the area.

This finding can be made, in that the proposed residential use is consistent with the use and density requirements specified for the Agriculture (AG - Type 3) land use designation in the County General Plan.

The proposed single-family residence and detached garage will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties, and meets **all** current site and development standards for the zone district as specified in Policy 8.1.3 (Residential Site and Development Standards Ordinance), in that the Single-family residence, detached garage will not adversely shade adjacent properties, and will meet current setbacks for the zone district that ensure access to light, air, and open space in the neighborhood.

The proposed single-family residence and detached garage will not be improperly proportioned to the parcel size or the character of the neighborhood as specified in General Plan Policy 8.6.1 (Maintaining a Relationship Between Structure and Parcel Sizes), in that the proposed Single-family residence, detached garage will comply with the site standards for the C-A zone district (including setbacks, lot coverage, floor area ratio, height, and number of stories) and will result in a structure consistent with a design that could be approved on any similarly sized lot in the vicinity. A specific plan has not been adopted for this portion of the County.

4. That the proposed use will not overload utilities and will not generate more than the acceptable level of traffic on the streets in the vicinity.

This finding can be made, in that the proposed single-family residence and detached garage is to be constructed on an existing undeveloped lot. The expected level of traffic generated by the proposed project is anticipated to be only one peak trip per day (1 peak trip per dwelling unit), such an increase will not adversely impact existing roads and intersections in the surrounding area.

5. That the proposed project will complement and harmonize with the existing and proposed land uses in the vicinity and will be compatible with the physical design aspects, land use intensities, and dwelling unit densities of the neighborhood.

This finding can be made, in that the proposed structure is located in a mixed neighborhood containing a variety of architectural styles, and the proposed Single-family residence, detached garage is consistent with the land use intensity and density of the neighborhood.

Significant Tree Removal Findings

As per Code Section 16.34.060, one or more of the following findings shall be made:

1. That the significant tree is dead or likely to promote the spread of disease or insects.
2. That removal is necessary to protect health, safety or welfare.

Past winter storms have resulted in the falling down of shallow rooted eucalyptus trees on the project site. Similar non-native eucalyptus trees on the adjacent Manresa Beach state parklands have also been recently removed to protect the public from falling trees.

3. That removal of a non-native tree is a part of a plan approved by the County to restore native vegetation and landscaping to an area.
4. That removal will not involve a risk of adverse environmental impacts such as degrading scenic resources.

The proposed area of tree removal is neither visible from the beach nor the **San** Andreas scenic corridor.

Variance Findings

1. That because of special circumstances applicable to the property, including size, shape, topography, location, and surrounding existing structures, the strict application of the Zoning Ordinance deprives such property of privileges enjoyed by other property in **the** vicinity and under identical zoning classification.

This finding **can** be made, in that the reduction in the net site area of the subject property by approximately **9,524** square feet, to approximately **3.3** acres, is recommended in order to allow residential development on the subject property. No right-of-ways have been developed to date, leaving the parcel landlocked and this easement is already developed along APN **046-241-42** which results in less site disturbance and grading and is the most direct route to existing road to create a special circumstance in this case.

2. That the granting of the variance will be in harmony with the general intent and purpose of zoning objectives and will not be materially detrimental to public health, safety, or welfare or injurious to property or improvements in the vicinity.

This finding **can** be made, in that the development **of** the subject property with **a** single family dwelling and detached garage will result in compatible development with the Lilly Way neighborhood than would exist if the property was to be left vacant. The parcel is limited in its ability to be utilized for commercial agricultural production because of the relatively small site area of **3.4** acres. **This** finding was confirmed by the County Agricultural Policy Advisory Commission (Exhibits E and F).

3. That the granting of such variances shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such is situated.

This finding can be made, in that other properties in the neighborhood are developed with single family dwellings similar to the proposed structure. Therefore, it would not be grant of a special privilege for the proposed project to be constructed on the property, utilizing the driveway which would reduce the site area of APN **046-241-42**, and the design would be in harmony with the existing pattern of development in the neighborhood.

Conditions of Approval

Exhibit A: Project Plans 4 sheets by Miguel Podolsky, Architect, dated 1/18/05
Preliminary Drainage Plan, Profile & Sections, 2 sheets, Bowman & Williams
Engineering dated 1/18/05, revised 3/9/05

I. This permit authorizes the construction of a single-family residence and detached garage, removal of nine eucalyptus trees and up to 400 cubic yards of grading. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:

- A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
- B. Obtain a Building Permit from the Santa Cruz County Building Official.
- C. Obtain a Grading Permit from the Santa Cruz County Building Official.
- D. All requirements of the approved Agricultural Buffer Determination are hereby incorporated into project approval (Exhibit E).

II. Prior to issuance of a Building Permit the applicant/owner shall:

- A. Submit Final Architectural Plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "A" on file with the Planning Department. The final plans shall include the following additional information:
 - 1. Identify finish of exterior materials and color of roof covering for Planning Department approval. Any color boards must be in 8.5" x 11" format.
 - 2. Grading, drainage, and erosion control plans.
 - 3. For any structure proposed to be within 3 feet of the maximum height limit for the zone district, the building plans must include a roof plan and a surveyed contour map of the ground surface, superimposed and extended to allow height measurement of all features. Spot elevations shall be provided at points on the structure that have the greatest difference between ground surface and the highest portion of the structure above. This requirement is in addition to the standard requirement of detailed elevations and cross-sections and the topography of the project site which clearly depict the total height of the proposed structure.
 - 4. Details showing compliance with fire department requirements.
- B. Meet all requirements and pay any drainage fees to the County Department of

EXHIBIT C

Public **Works**, Drainage if required. Drainage fees will be assessed on the net increase in impervious area.

- C. Obtain an Environmental Health Clearance for this project from the County Department of Environmental Health Services.
- D. Meet all requirements and pay any applicable plan check fee of the Aptos/La Selva Fire Protection District.
- E. Submit **3** copies of a soils report prepared and stamped by a licensed Geotechnical Engineer.
- F. Pay the current fees for Parks and Child Care mitigation for three bedrooms. Currently, these **fees** are, respectively, \$800 and \$109 per bedroom, but are subject to change.
- G. Provide required off-street parking for **3** cars. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan.
- H. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.

III. **All** construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:

- A. **All** site improvements shown on the final approved Building Permit plans shall be installed.
- B. All inspections required by the building permit shall be completed to the satisfaction of **the** County Building Official.
- C. The project must comply with all recommendations of the approved soils reports.
- D. Pursuant to Sections 16.40.040 and 16.42.100 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.100, shall be observed.

IV. Operational Conditions

- A. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.

Minor variations to **this** permit which do not affect the overall concept or density may be approved by the Planning Director at **the** request of the applicant or **staff** in accordance **with** Chapter 18.10 of the County Code.

Please note: This permit expires **two** years from the effective date unless you obtain the required permits and commence construction.

Approval Date: 6-24-05

Effective Date: 7-11-05

Expiration Date: 7-11-07

Don Bussey
Deputy Zoning Administrator

Joan Van der Hoeven
Project Planner

Appeals: Any property owner, or other person aggrieved, or any other person whose **interests are** adversely affected by any act or determination of the Zoning Administrator, may appeal the act or determination to the Planning Commission in accordance with chapter 18.10 of the Santa Cruz County Code.

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: 05-0025

Assessor Parcel Number: 046-241-43

Project Location: east of 86 Lily Way, La Selva Beach

Project Description: Proposal to construct a single-family dwelling and detached garage

Person or Agency Proposing Project: Miguel Podolsky, Architect

Contact Phone Number: (831) 763-1550

- 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).

Specify type:

E. ☒ **Categorical Exemption**

Specify type: Class 3 - New Construction or Conversion of Small Structures (Section 15303)

F. Reasons why the project is exempt:

Construction of small structures, a single-family residence and detached garage

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

Joan Van der Hoeven
 Joan Van der Hoeven, AICP Project Planner

Date: June 24, 2005



Staff Report to the Agricultural Policy Advisory Commission

Application Number: **05-0025**

Applicant: Miguel Podolsky, Architect
Owner: David Todd Massey
APN: 046-241-43

Date: March 17, 2005
Agenda Item #: 10
Time: 1:30 p.m.

Project Description: Proposal to construct a one-story, 2,272 square foot single-family dwelling and a detached 960 square foot garage.

Location: Property located off Lily Way, behind 86 Lily Way accessed through a driveway easement along the northern boundary of 86 Lily Way, La Selva Beach.

Permits Required: Agricultural Buffer Setback Determination, Coastal Development Permit.

Staff Recommendation:

- Approval of Application 05-0025, based on the attached findings and conditions
- 4 Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.

Exhibits

- | | | | |
|----|--|----|------------------------------|
| A. | Project plans | F. | Zoning map, General Plan map |
| B. | Findings | G. | Comments & Correspondence |
| C. | Conditions | H. | Site photographs |
| D. | Categorical Exemption (CEQA) | I. | Agricultural Statement |
| E. | Assessor's parcel map, Location map | | |

Parcel Information

Parcel Size:	3.412 acres
Existing Land Use - Parcel:	vacant
Existing Land Use - Surrounding:	Single-family residential, agriculture, Manresa State Park
Project Access:	San Andreas Road to Zils Road to Lily Way
Planning Area:	San Andreas
Land Use Designation:	AG (Agriculture) Type 3
Zone District:	CA (Commercial Agriculture)
Supervisory District:	Second (District Supervisor: Pirie)
Within Coastal Zone:	<input checked="" type="checkbox"/> Inside <input type="checkbox"/> Outside
Appealable to Calif. Coastal Comm.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

County of Santa Cruz Planning Department
701 Ocean Street, 4th Floor, Santa Cruz CA 95060

Environmental Information

Geologic Hazards:	Not mapped/no physical evidence on site
Soils:	105,130 Baywood loamy sand, Elder sandy loam
Fire Hazard:	Not a mapped constraint
Slopes:	2 – 15 percent, 2 – 9 percent slopes
Env. Sen. Habitat:	Not mapped/no physical evidence on site
Grading:	No grading proposed
Tree Removal:	No trees proposed to be removed
Scenic:	Not a mapped resource
Drainage:	Existing drainage adequate
Traffic:	No significant impact
Roads:	Existing roads adequate
Parks:	Existing park facilities adequate
Archeology:	Not mapped/no physical evidence on site

Services Information

Inside Urban/Rural Services Line:	<u> </u> Yes <u> </u> X No
Water Supply:	San Andreas Mutual Water Company
Sewage Disposal:	Private septic system
Fire District:	Aptos/La Selva Fire Protection District
Drainage District:	Non-zone

Analysis and Discussion

The proposed project is to construct a one story single-family dwelling of approximately 2,272 square feet with a detached garage of 960 square feet on a 3.412 acre parcel. The project is located at Lily Way in La Selva Beach, behind 86 Lily Way. The building site is within 200 feet of Commercial Agricultural land to the south. The applicant is requesting a reduction in the 200 foot agricultural buffer setback to 60 feet from APN 046-241-41.

The subject property is characterized by flat topography sloping upwards to the adjacent CA land. The parcel is not located within the Urban Services Line and may be characterized as a low density residential neighborhood adjacent to low density residential development, Manresa State Park and commercial agriculture. The parcel carries an Agriculture (AG) General Plan designation and the implementing zoning is (CA) Commercial Agriculture. Commercial Agriculture zoned land is situated within 200 feet at the south side of the parcel at Assessor's Parcel Number 046-241-41. This adjacent CA parcel is 6.7 acres in area but has not been actively farmed since before 1997. Both parcels are in common ownership. The closest proximity to active commercial farming operations is 350 feet distant, at the Kit nursery operations off Zils Road, APN's 046-221-40 & -51.

A reduced agricultural buffer is recommended due to the fact that a substantial physical and vegetative buffer would be sufficient to protect potential agricultural operations on the adjacent

parcel. The applicant is proposing a six foot, solid wood board fence for a length of 100 feet adjacent to the proposed site of the residential development, at the south side of the parcel with an evergreen hedge of plantings to reduce any potential impact of residential activities on the CA zoned land, and to therefore protect the agricultural interests on the Commercial Agriculture zoned parcel. The applicant has recorded a Statement of Acknowledgement regarding the issuance of a county building permit in an area determined by the County of Santa Cruz to be subject to Agricultural-Residential use conflicts.

Recommendation

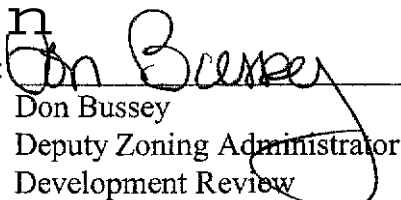
- Staff recommends that your Commission **APPROVE** the Agricultural Buffer Reductic from 200 feet to about 60 feet to the single-family dwelling from the adjacent CA zoned property known as APN 046-241-41, proposed under Application # 05-0025, based on the attached findings and recommended conditions.
- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.

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.

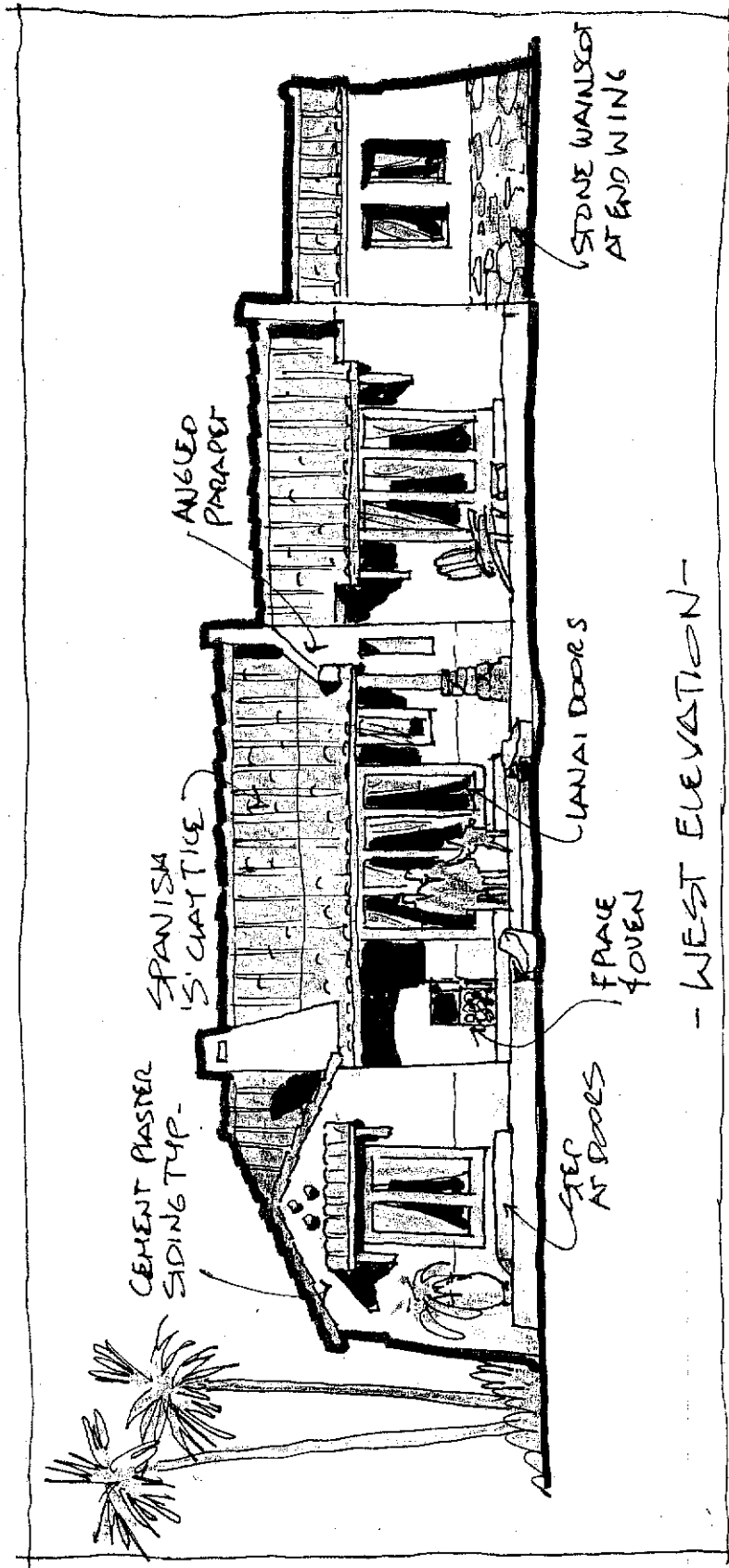
The County Code and General Plan, as well as hearing agendas and additional information are available online at: www.co.santa-cruz.ca.us

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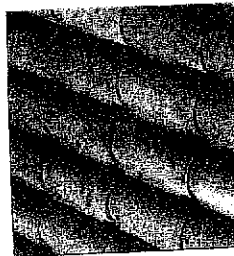
Report Reviewed By:


Don Bussey
Deputy Zoning Administrator
Development Review

Massey



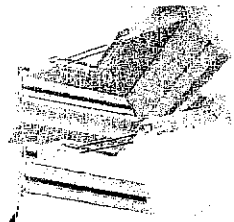
Massey Residence Preliminary



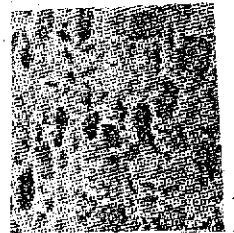
Roof



Walls



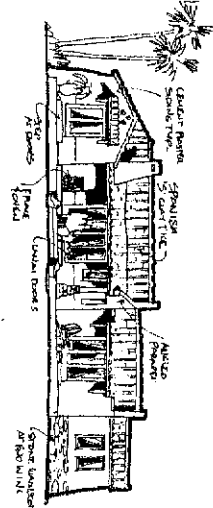
Windows



Wainscot

EXHIBIT A

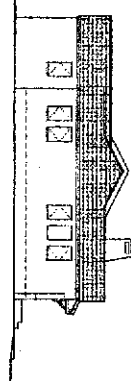
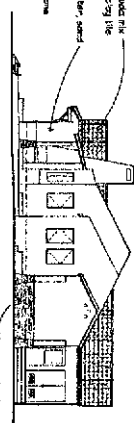
EXHIBIT E



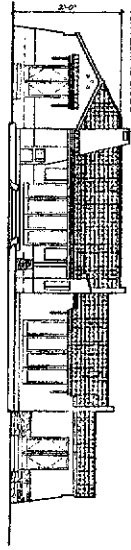
RENDERED WEST ELEVATION

[illegible]

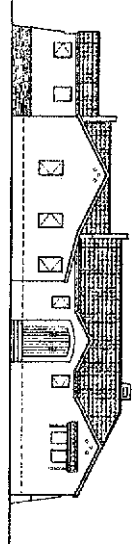
From Boston and Lake Weybosset to San Francisco and Drive South approx 15 miles to 21st St Turn right on 21st road, go to the end of the street. Turn right on 4th, may approximately 5000 people subject property on the right. Excessively/overly rent to the 1-1/2 way.

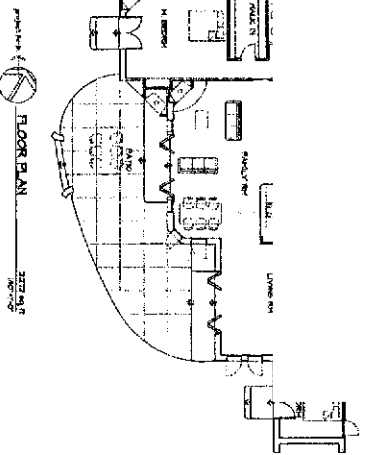
NORTH ELEVATION

SOUTH ELEVATION:



WEAST EVALUATION





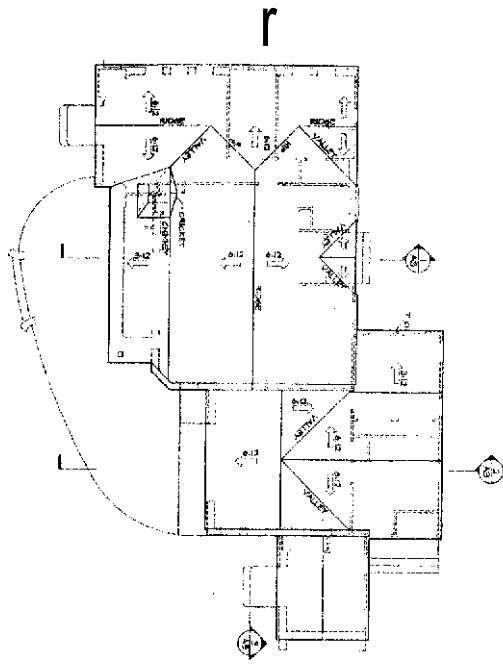
FLOOR PLAN

MASSEY RESIDENCE

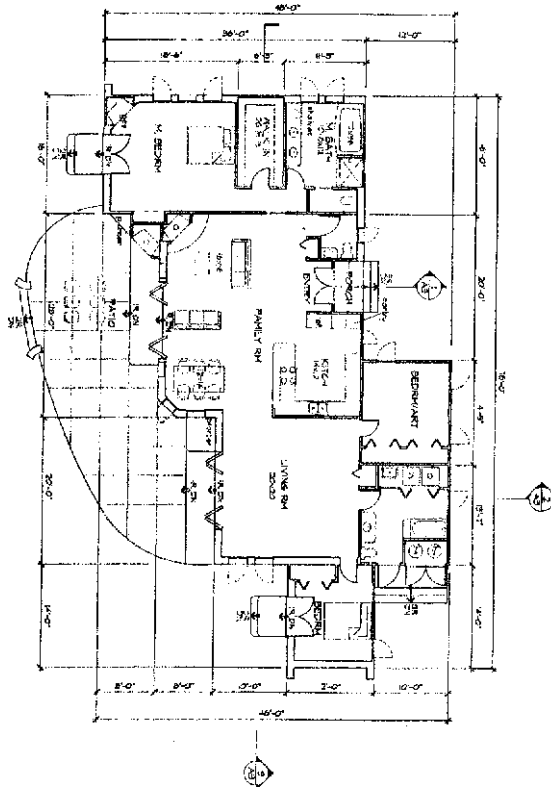
ELY WAY, LA SELVA BEACH, CALIFORNIA
APN NUMBER 046-241-43

NOT VALID WITHOUT SIGNATURE COPYRIGHT 2005 MIGUEL FODOLSKY ARCHITECT

[illegible]



FLOOR PLAN
3273 sq ft
18' x 11' 10"

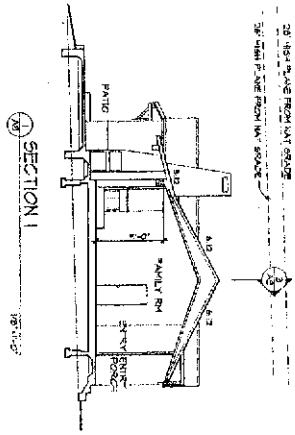
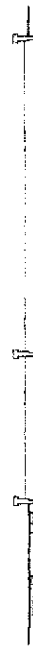


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MASSEY RESIDENCE

LILY MAY, LA SELVA BEACH, CALIFORNIA
APN NUMBER 046-241-43

EXHIBIT A
EXHIBIT E

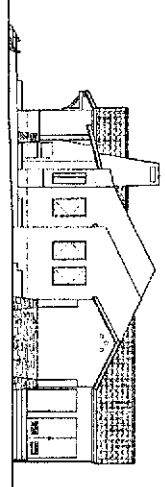


NORTH ELEVATION

10'-0"

WEST ELEVATION

10'-0"



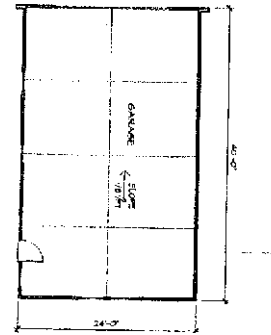
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MASSEY RESIDENCE

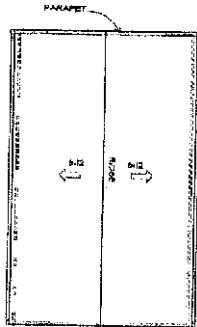
1111 N. LA SELVA BEACH, CALIFORNIA
PH NUMBER 046-241-43

EXHIBIT
EXHIBIT

F

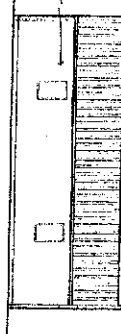


PROJECT NAME: GARAGE FLOOR PLAN
18'-0" x 11'-0"

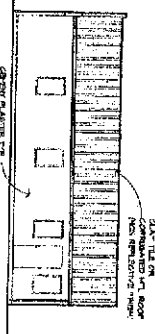


PROJECT NAME: GARAGE ROOF PLAN
18'-0" x 11'-0"

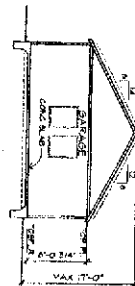
1



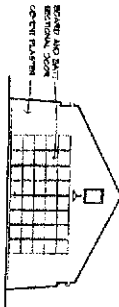
GARAGE EAST ELEVATION
18'-0" x 11'-0"



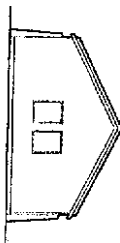
GARAGE WEST ELEVATION
18'-0" x 11'-0"



SECTION 1
18'-0" x 11'-0"



GARAGE NORTH ELEVATION
18'-0" x 11'-0"

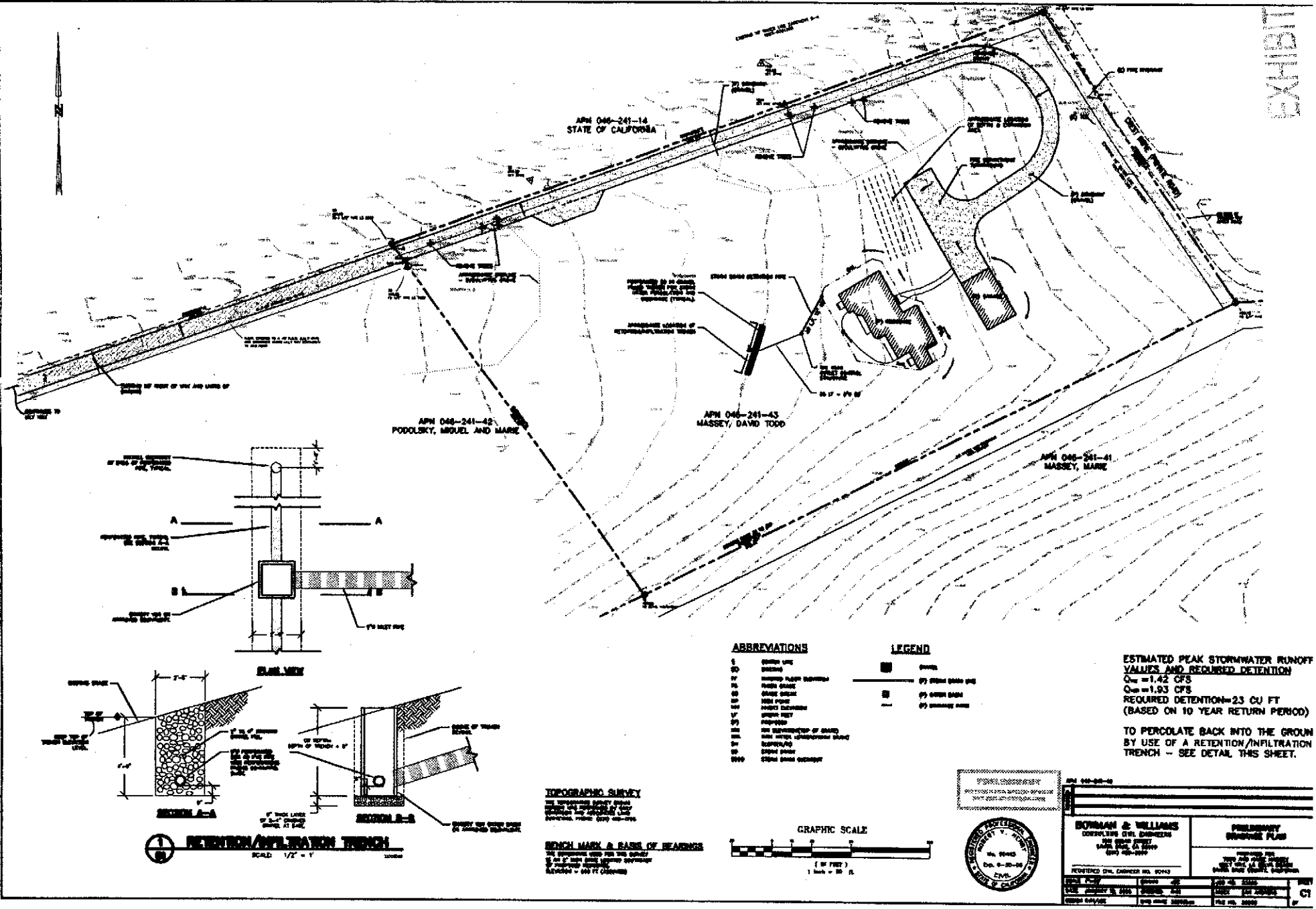


GARAGE SOUTH ELEVATION
18'-0" x 11'-0"

NOT VALID WITHOUT SIGNATURE COPYRIGHT 2005 HIRSH, PODOLSKY ARCHITECT

MASSEY RESIDENCE
LILY MAY, LA SELVA BEACH, CALIFORNIA
APN NUMBER 046-241-43

EXHIBIT A
EXHIBIT A



Required Findings for Agricultural Buffer Setback Reduction
County Code Section 16.50.095(b)

1. Significant topographical differences exist between the agricultural and non-agricultural uses which eliminate the need for a 200 foot setback: or

Significant topographical differences exist between the subject parcel and APN 046-241-41, to allow for a reduction in the required 200-foot setback to about 60 feet. The proposed building site is 20 feet below the elevation of the adjacent Commercial Agriculture zoned parcel, so additional landscaping is required for a distance of 100 feet along the south property line adjacent to the proposed residence. A solid wood board fence has been required in that same area as per Exhibit A.

2. Permanent substantial vegetation or other physical barriers exist between the agricultural and non-agricultural uses which eliminate the need for a 200 foot buffer setback; or a lesser setback distance is found to be adequate to prevent conflicts between the non-agricultural development and the adjacent agricultural uses, based on the establishment of a physical barrier, unless it is determined that the installation of a barrier will hinder the affected agricultural use more than it would help it, or would create a serious traffic hazard on a public or private right-of-way; and/or some other factor which effectively supplants the 200 foot buffering distance to the greatest degree possible; or

The habitable structure is proposed to be set back 60 feet where 200 feet are required from the adjacent Commercial Agriculture zoned land. An effective barrier consisting of a six-foot tall solid wood board fence enhanced with evergreen trees and shrubs would be adequate to prevent conflicts between the non-agricultural development and the adjacent Commercial Agriculture zoned land of APN 046-241-41. The adjacent CA zoned land is held under common ownership as the subject parcel and is also currently not under agricultural production. Commercial Agricultural production in the vicinity is located at APN 046-221-49 & -51 at the Kit Nursery off Zils Road. These parcels are more than 350 feet distant from the proposed development. The recommended agricultural barrier, as proposed, shall not create a hazard in terms of the vehicular sight distance necessary for safe passage of traffic, as it is not adjacent to any right of way.

3. The imposition of a 200 foot agricultural buffer setback would preclude building on a parcel of record as of the effective date of this chapter, in which case a lesser buffer setback distance may be permitted, provided that the maximum possible setback distance is required, coupled with a requirement for a physical barrier, or vegetative screening or other techniques to provide the maximum buffering possible, consistent with the objective of permitting building on a parcel of record.
4. Required findings for non-agricultural development on commercial agricultural land, County Code section 16.50.095(e).

Any non-agricultural development proposed to be located on type 1, type 2 or type 3 agricultural land shall be sited so as to minimize possible conflicts between agriculture in the area and non-agricultural uses, and where structures are to be located on agricultural

parcels, such structures shall be located so as to remove as little land as possible from production or potential production.

The subject parcel is zoned CA (Commercial Agriculture) and carries an Agriculture (AG) General Plan designation. The land is designated as Type 3, Viable Agricultural Land Within the Coastal Zone. The parcel is designated for agricultural production but has not been farmed in recent years. The parcel is within 200 feet of Commercial Agriculture zoned land to the south. The subject parcel is limited in its agricultural potential due to the small size of the parcel, which is diminished in area due to the presence of the required driveway and an established stand of eucalyptus trees which dominates the parcel in the area adjacent to Manresa State Park. This parcel is 3.412 acres in size and is located between residential uses to the east and west, a state park to the north, and a vacant CA agricultural parcel to the south which has not been farmed in recent years (Exhibit F). Proposed development of the one story 2,272 square foot house with a detached 960 square foot garage, is clustered toward the rear perimeter of the lot in the vicinity of the most dense residential development adjacent to the subject site, the RA (Residential Agriculture) development along Lindero Drive and Manresa Uplands Road. This pattern of development is consistent with General Plan Policy 5.13.27, Siting to Minimize Conflicts, in that it removes as little land as possible from production by allowing the front of the subject parcel to be free for small scale agricultural production, such as organic production or production for use by the resident family. The proposed development would not impact viable commercial agricultural operations in the vicinity, as it is located more than 350 feet distant and considerably downslope from the Kit Nursery located on Zils Road at APN's 046-221-49 & -51.

The required agricultural buffer of evergreen vegetation and six foot tall solid wood board fencing serve to provide a barrier between the proposed residential development and the CA zoned lands. The applicant has recorded an Agricultural Statement of Acknowledgement as Document 2005-00148 15 which acknowledges that Santa Cruz County has established agriculture as a priority use on productive agricultural lands, and that residents of adjacent property should be prepared to accept such inconvenience or discomfort from normal, necessary farm operations.

Required Findings for Development on Land Zoned Commercial Agriculture or Agricultural Preserve

County Code Section 13.10.314(A)

1. The establishment or maintenance of this use will enhance or support the continued operation of commercial agriculture on the parcel and will not reduce, restrict or adversely affect agricultural resources, or the economic viability of commercial agricultural operations, of the area.

The 3.412 acre parcel has not been engaged in commercial agricultural production for at least eight years, since a development proposal for a single-family dwelling was approved on the adjacent parcel APN 046-241-42, Agricultural Buffer Determination and Coastal Development Permit #97-0808. The closest commercial agricultural operations in the vicinity are at the Kit Nursery operations off Zils Road on APN's 046-221-49 & -51, more than 350 feet distant and upslope from the project site. The applicant has filed a Statement of Acknowledgement of Agricultural operations in the area, which establishes that any future owners may be subject to discomfort or inconveniences arising from necessary and normal agricultural operations. In addition, a physical barrier of a solid wood fence, of six foot boards, along with an evergreen vegetative buffer shall be planted for a length of 100 feet adjacent to the proposed residence to protect the agricultural interests of adjacent commercial agricultural operations

2. The use or structure is ancillary, incidental or accessory to the principal agricultural use of the parcel or no other agricultural use of the parcel is feasible for the parcel; or

Due to the small size of the parcel and existing residential development in the immediate vicinity to the east and west, it is not feasible for the parcel to retain a principal agricultural use. With the clustering of proposed development toward the rear of the parcel, it is still possible for the future property owner who lives in the proposed residence to utilize the land to produce crops for the use of the family and to engage in organic farming.

3. The use consists of an interim public use which does not impair long-term agricultural viability; and

Not applicable.

4. Single family residential uses will be sited to minimize conflicts, and that all other uses will not conflict with commercial agricultural activities on site, where applicable, or in the area.

The proposed single-family residential use will be sited toward the rear (west side) of the parcel, adjacent to the Residential Agriculture (RA) zoned land of residential development along Manresa Uplands Road and Lindero Drive in the project vicinity. This clustering allows the frontage of the parcel to potentially be used for small scale agricultural operations. There have been no commercial agricultural activities on the site in recent times.

5. The use will be sited to remove no land from production (or potential production) if any non-farmable potential building site is available, or if this is not possible, to remove as little land as possible from production.

The proposal will not be reducing the amount of land from production as there has been no farming on the site since before 1997. The **3.412** acre site is further constrained by a mature stand of eucalyptus trees immediately adjacent to Manresa State **Park** which is a potential biotic resource, and the driveway. By clustering the proposed development of the 2,272 square foot residence and the detached 960 square foot garage toward the eastern property boundary adjacent to RA (Residential Agriculture) zoned land, the proposal is set back 235 feet from the adjacent CA land of APN 046-241-42. This area could potentially be used for small scale farming operations. An effective 100 foot barrier of a six-foot wooden board fence and a vegetative buffer of evergreen, drought tolerant plantings will protect any adjacent agricultural operations on adjacent CA zoned land at APN 046-241-41 from the proposed residential development.

**Required Findings for Residential Development on Land Zoned Commercial Agriculture
or Agricultural Preserve In The Coastal Zone
County Code Section 13.10.314(b)**

1. The parcel is less than one acre in size; or the parcel has physical constraints (such as adverse topographic, geologic, hydrologic, or vegetative conditions) other than size which preclude commercial agricultural use; or that the residential use will be ancillary to commercial agricultural use of the parcel based upon the fact that either:
 - (i) The farmable portion of the parcel, exclusive of the building site, is large enough in itself to constitute a minimum economic farm unit for three crops, other than greenhouses, suited to the soils, topography, and climate of the area; or
 - (ii) The owners of the subject parcel have a long-term binding arrangement for commercial agricultural use of the remainder of the parcel, such as an agricultural easement.

The parcel is 3.412 acres in size, but available land for commercial agricultural operations is further reduced by an extensive stand of mature eucalyptus trees on the northern property boundary adjacent to Manresa State Park. The land has not been farmed commercially since before 1997 when Coastal Development Permit #97-0808 was processed on the 3.3 acre lot to the immediate west of the project site. Existing residential development on lands zoned Residential Agriculture (RA) exists in the project vicinity to the east of the project site at Manresa Uplands Road and Lindero Drive. Commercial development will not necessarily be precluded from the site: but would be of a small scale, and organic nature due to the size of the parcel and the limited amount of land available for agriculture.

2. The residential use will meet all the requirements of section 16.50.095 pertaining to agricultural buffer setbacks.

The proposed residential use is consistent with County Code Section 16.50.095 in that the proposal to reduce the recommended agricultural buffer setback from 200 feet to 60 feet from the adjacent CA zoned land will require ~~an~~ effective physical ~~barrier~~ of six foot solid wood board fence with an ~~evergreen~~ vegetative buffer to be provided for a 100 foot length adjacent to the proposed residence. A recorded deed notice shall contain a statement acknowledging the permanent provision and maintenance of the agricultural buffer setbacks and the required fencing and vegetative screening as per County Code Section 16.50.095.b.3.

3. The owners of the subject parcel have executed binding hold-harmless covenants with the owners and agricultural operators of adjacent agricultural parcels. Such covenants shall run with the land and shall be recorded prior to the issuance of the permit for the proposed development.

An Agricultural Statement of Acknowledgement has been recorded as Document 2005-0014815 (Exhibit I).

Conditions of Approval

Exhibit A: Project plans 4 sheets by Miguel Podolsky, Architect, dated 1/18/05
Preliminary Drainage Plan, 1 sheet, Bowman & Williams Engineering, dated 1/18/05

- I. This permit authorizes ~~an~~ Agricultural Buffer Setback reduction from the proposed residential use to APN (046-241-41). Prior to exercising any rights granted by this permit, including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain a Building Permit and Grading Permit, if required, from the Santa Cruz County Building Official.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. Submit final architectural plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with Exhibit A on file with the Planning Department. The final plans shall include the following additional information:
 1. A development setback of a minimum of 60 feet from the single-family dwelling to the adjacent Commercial Agriculture zoned parcel APN 046-241-41.
 2. Final plans shall show the location of the vegetative buffering barrier (and any fences/walls used for the purpose of buffering adjacent agricultural land) which shall be composed of drought tolerant shrubbery. The shrubs utilized shall attain a minimum height of six feet upon maturity. Species type, plant sizes and spacing shall be indicated on the final plans for review and approval by Planning Department staff.
 - B. The owner has recorded a Statement of Acknowledgement, as prepared by the Planning Department, Document 2005-0014815. The statement of Acknowledgement acknowledges the adjacent agricultural land use and the agricultural buffer setbacks.
- III. All construction shall be performed according to the approved plans for the building permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
 - A. The agricultural buffer setbacks shall be met as verified by the County Building Inspector.

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EXHIBIT C
EXHIBIT

E

- B. The required vegetative and/or physical barrier shall be installed. The applicant/owner shall contact the Planning Department's Agricultural Planner, a minimum of three working days in advance to schedule an inspection to verify that the required barrier (vegetative and/or other) has been completed.
- C. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official and/or the County Senior Civil Engineer.

IV. Operational Conditions

- A. The vegetative and physical barrier shall be permanently maintained.
- B. All required Agricultural Buffer Setbacks shall be maintained.
- C. In the event that future County inspections of the subject property disclose non-compliance with any Conditions of this Approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, up to and including permit revocation.

Minor Variations to this permit which do not affect the overall concept or density may be approved by the Planning Director at the request of the applicant or staff in accordance with Chapter 18.10 of the County Code.

PLEASE NOTE: THIS PERMIT EXPIRES TWO YEARS FROM THE EFFECTIVE DATE UNLESS YOU OBTAIN THE REQUIRED PERMITS AND COMMENCE CONSTRUCTION.

Approval Date: 3/17/05

Effective Date: 3/31/05

Expiration Date: 3/31/07

Appeals: Any property owner, or other person aggrieved, or any other person whose interests are adversely affected by any act or determination of the Agricultural Policy Advisory Commission under the provisions of County Code Chapter 16.50, may appeal the act or determination to the Board of Supervisors in accordance with chapter 18.10 of the Santa Cruz County Code.

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: 05-0025

Assessor Parcel Number: 046-241-43

Project Location: Lily Way (behind 86 Lily Way), La Selva Beach

**Project Description: proposal to construct a single-family dwelling and a detached garage.
Requires an Agricultural Buffer Setback Determination.**

Person or Agency Proposing Project: Miguel Podolsky, Architect

Contact Phone Number: (831) 763-1550

- 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).

Specify type:


E. ☒ **Categorical Exemption**

Specify type: Class 3 - Small New Structures (Section 15303)

F. Reasons why the project is exempt:

Construction of small new structures

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


Joan Van der Hoeven, AICP, Project Planner

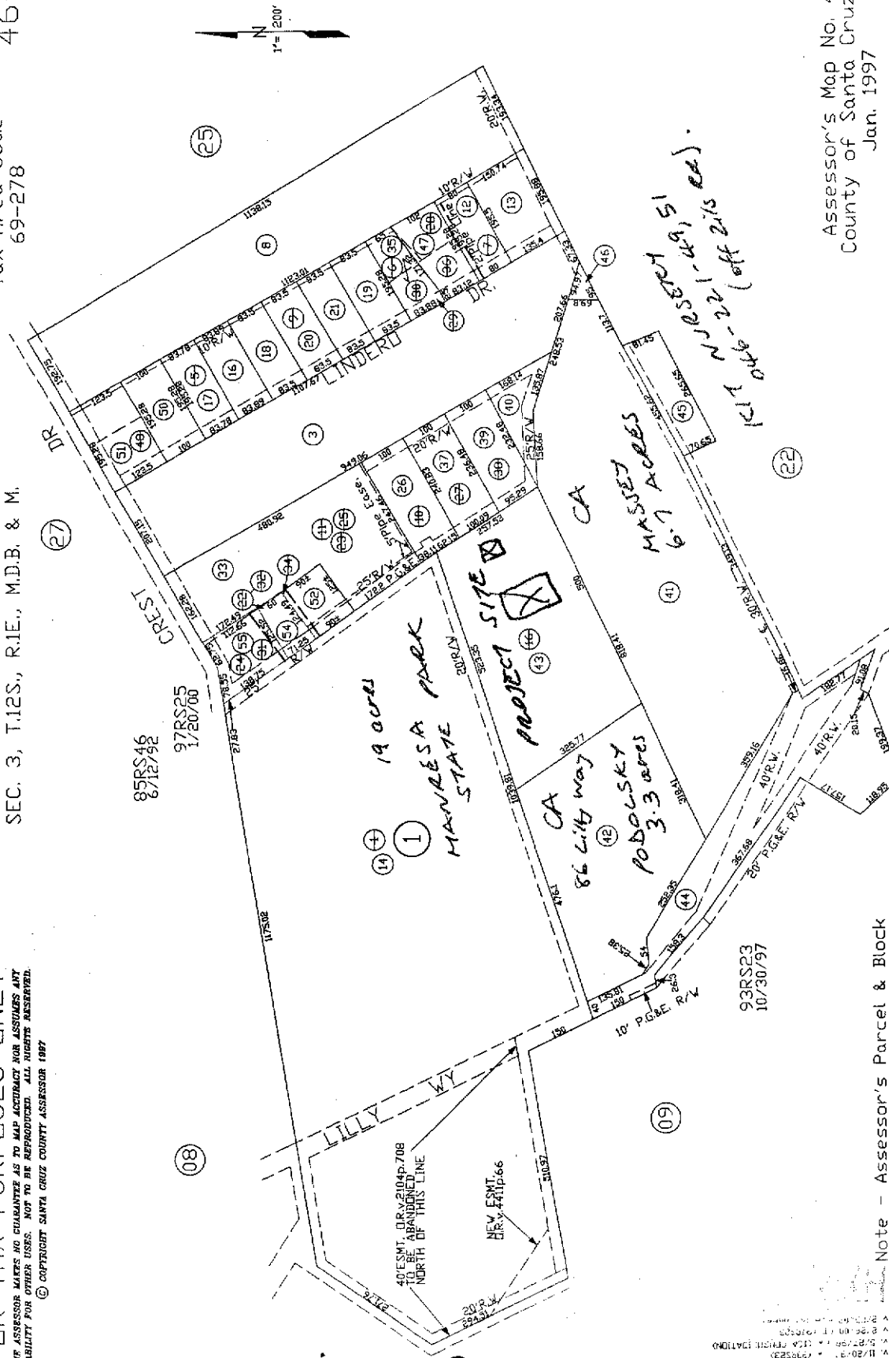
Date: March 17, 2005.

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PLUR. SAN ANDREAS RANCHIL
 SEC. 3, T.12S., R.1E., M.D.B. & M.

Tax Area Code
 69-278

46-24



FOR TAX PURPOSES ONLY

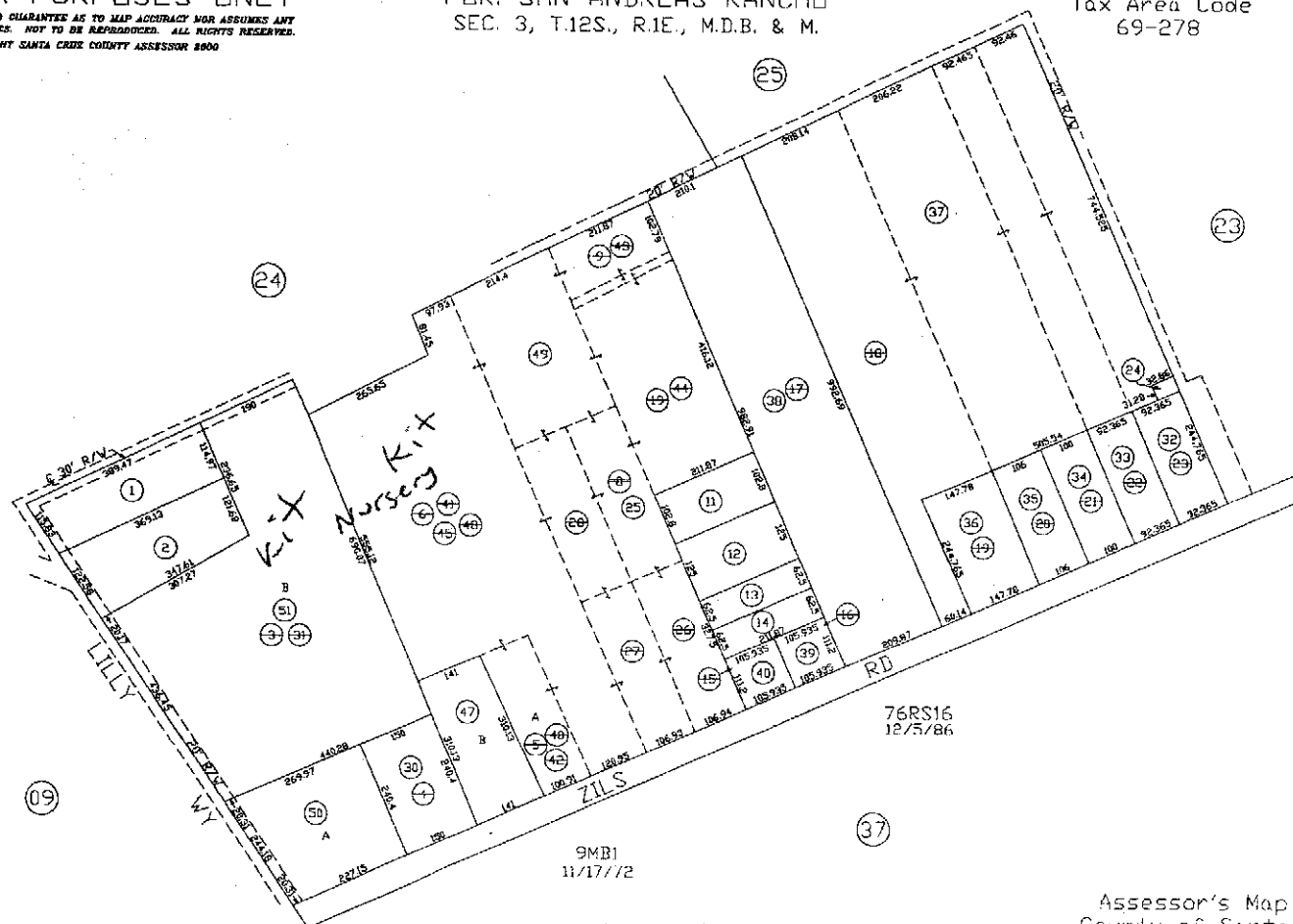
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POR. SAN ANDREAS RANCHO
SEC. 3, T.12S., R.1E., M.D.B. & M.

Tax Area Code
69-278

46-22

N
1" = 200'



22PM46
9/2/76

9MB1
11/17/72

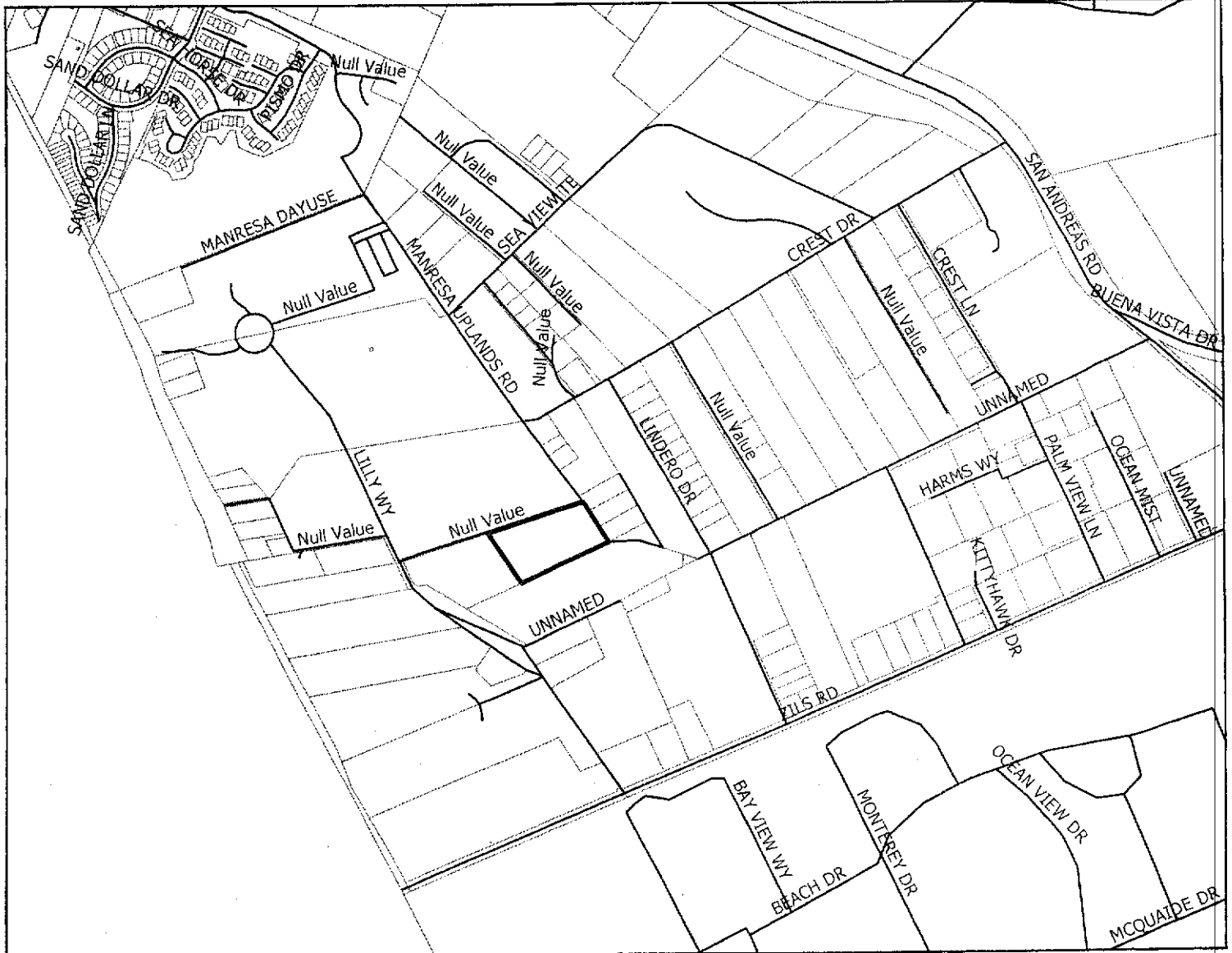
Note - Assessor's Parcel Block &
Lot Numbers Shown in Circles.

Assessor's Map No. 46-22
County of Santa Cruz, Calif.
Feb. 2000

EXHIBIT E






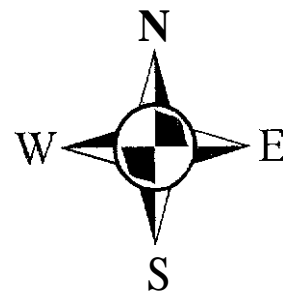
Location Map



2,800 1,400 0 2,800 Feet

Legend

-  APN 046-241-43
-  Streets
-  Assessors Parcels



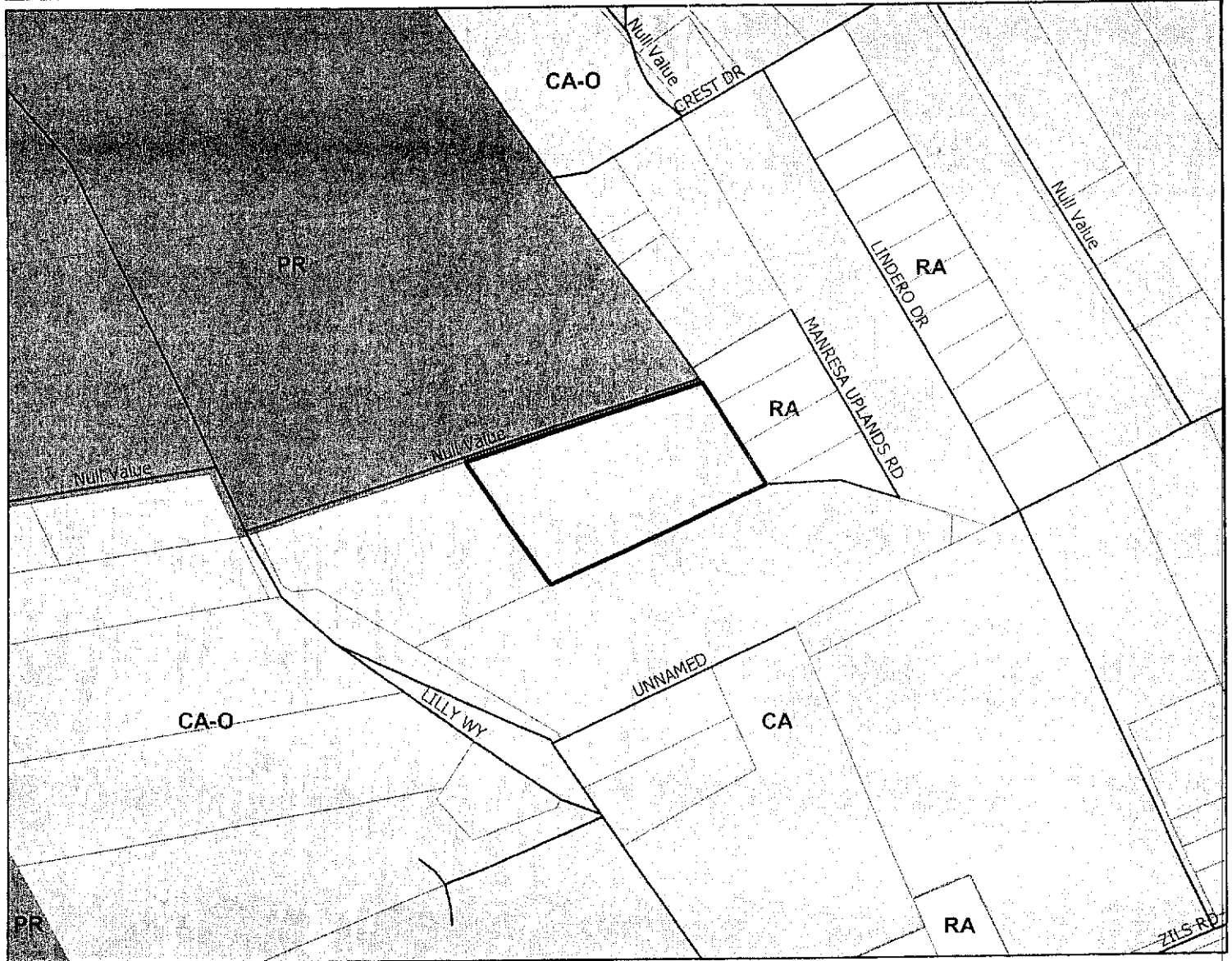
Map Created by
County of Santa Cruz
Planning Department
January 2005

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EXHIBIT F
EXHIBIT



Zoning Map

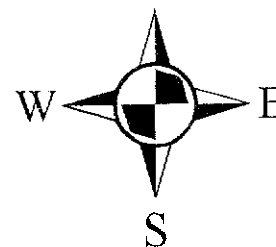


1100 550

1 00 Feet

Legend

-  APN 046-241-43
-  Streets
-  Assessors Parcels
-  AGRICULTURE COMMERCIAL (CA)
-  AGRICULTURE RESIDENTIAL (RA)
-  COMMERCIAL-COMMUNITY (C-2)
-  PARK (PR)



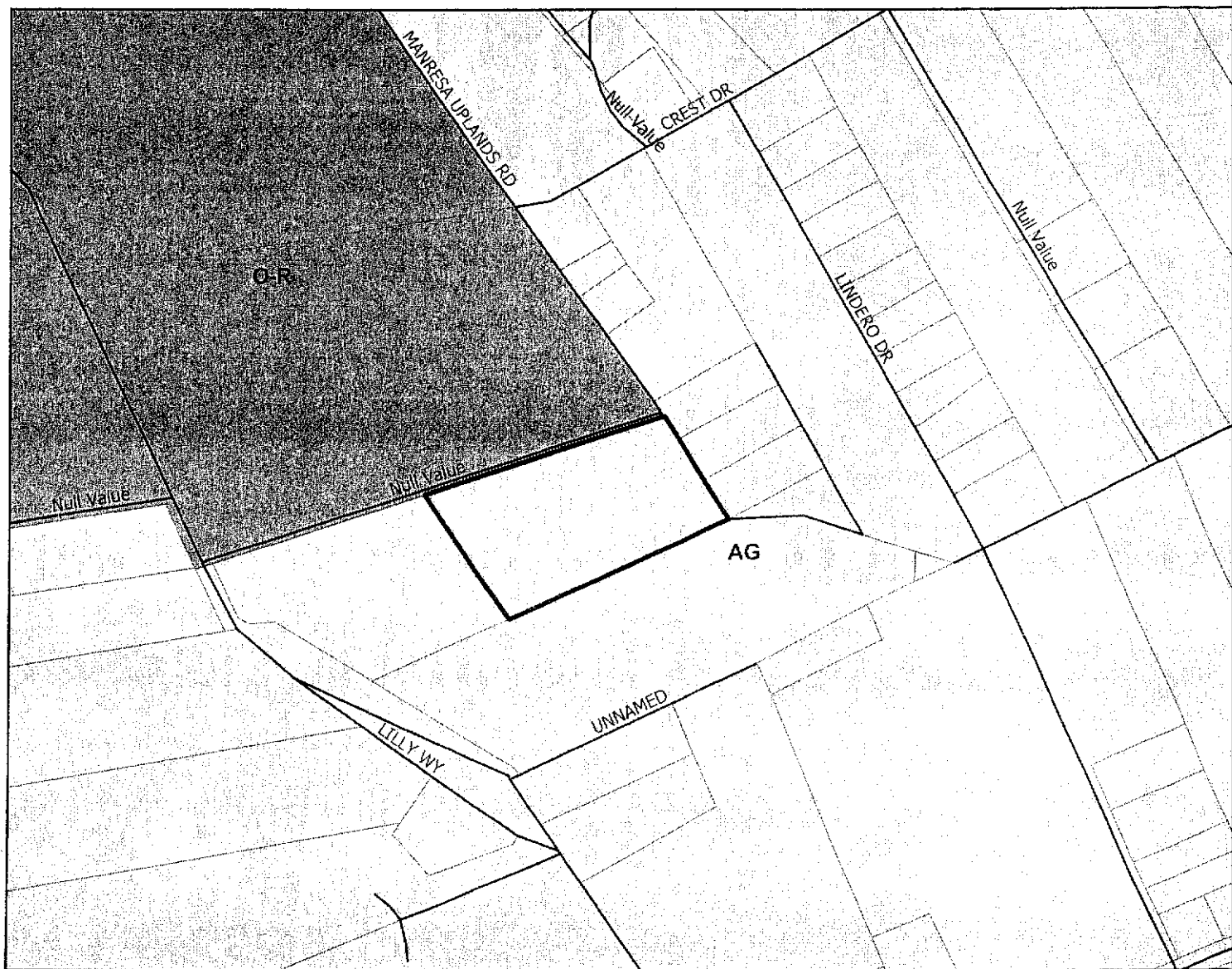
Map Created by
County of Santa Cruz
Planning Department
January 2005

34

EXHIBIT F
EXHIBIT E



General Plan Designation Map



1,100 550 0 1,100 Feet

Legend



APN 046-241-43



Streets

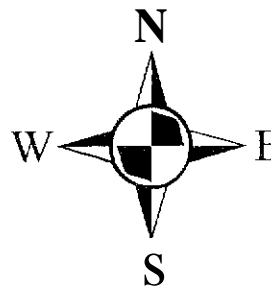


Assessors Parcels

Agriculture (AG)



Parks and Recreation (O-R)



Map Created by
County of Santa Cruz
Planning Department
January 2005

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EXHIBIT E

Application Fee: Paid ☐ Waived ☒ None ☐

ENVIRONMENTAL HEALTH CLEARANCE TO APPLY FOR BUILDING PERMIT FOR RURAL PROPERTIES
THIS IS NOT A PERMIT

TO BE COMPLETED BY APPLICANT:

1-18-05 048-241-43 NEXT TO 86 LILY WAY LA SELVA BEACH
Date Assessor's Parcel Number Construction Site Location
JEFFER RODOLSKY TODD & MARIE MASSE CA 95070
Applicant's Name Owner's Name Applicant's Phone Number
86 LILY WAY LA SELVA BEACH CA 95070
Mailing Address

PROPOSED PROJECT

- | | ENVIRONMENTAL HEALTH REQUIREMENTS: (SEE BELOW) |
|---|--|
| <input checked="" type="checkbox"/> New Residence | 1,(2),5 |
| <input type="checkbox"/> Affordable Second Dwelling | 3,(4),5 |
| <input type="checkbox"/> Accessory Habitable Structure/Guest House (No Kitchen) | 3,(4),5 |
| <input type="checkbox"/> Replacement of Structure | 3,(4),5 |
| <input type="checkbox"/> Reconstruction of Destroyed Residence; Date Destroyed _____
(Provide documentation of catastrophe) | 3,(4),5 |
| <input type="checkbox"/> Remodel Increasing Number of Bedrooms and/or an addition of
more than 500 sq. ft. of floor area. Proposed Total Bedrooms _____ | 3,(4),5 |
| <input type="checkbox"/> Remodel with a one-time addition of 500 square feet or less with no bedroom increase | 3.5 |
| <input type="checkbox"/> Other _____ | |
| <input type="checkbox"/> Simple foundation replacement with no change in footprint, wiring, plumbing, roofing, interior remodeling with no increase in bedrooms, and/or exterior remodeling with no change in footprint | |

Applicant's Signature [Signature]

TO BE COMPLETED BY ENVIRONMENTAL HEALTH STAFF: ADDITIONAL FEE REQUIRED \$ 0

ENVIRONMENTAL HEALTH REQUIREMENTS

MAXIMUM NUMBER OF BEDROOMS ALLOWED _____	Permit #	Approved:	Denied:
<input checked="" type="checkbox"/> 1 Individual Sewage Disposal Permit — New	_____	_____	_____
<input type="checkbox"/> 2a Individual Water System Permit	_____	_____	_____
<input type="checkbox"/> 2b Connection to Existing Water System: _____	_____	_____	_____
<input type="checkbox"/> 3 Evaluation of Existing Septic System	_____	_____	_____
<input type="checkbox"/> 4 Individual Sewage Disposal Permit-Repair/Upgrade	_____	_____	_____
<input type="checkbox"/> 5 No construction over septic system or in expansion area.	_____	_____	_____

ADDITIONAL CONDITIONS OR REMARKS: _____

This Clearance is granted subject to the conditions specified above and in approved Environmental Health permits. Building plans submitted with the building permit application must be in compliance with those conditions and with the above project description. Applications not in compliance will be denied by Environmental Health.

- ☐ Clearance to Apply for Building Permit Approved - Application Review and Clearance Valid Until _____ (Date)
☐ Environmental Health Requirements Cannot Be Met - Clearance Denied
☐ Environmental Health Clearance not required per Section 7.38.080B(6).
☒ Compliance with Environmental Health requirements not yet determined-owner applies for ~~Building~~ Permit at own risk.

By [Signature] Program Manager Date: 1/18/05
Environmental Health Staff

EXHIBIT G
EXHIBIT E

San Andreas Mutual Water Company

P.O. BOX 326 APTOS CA. 95076

831-728-3850

INTENT TO SUPPLY WATER

April 2, 2003

The purpose for which this Corporation is formed is to engage in the sole business of developing, distributing, supplying or delivering water for domestic use or both solely by stockholders of this Corporation, owners of real property in the tract of land commonly known as Duffield Acres and surrounding areas, located on or near the San Andreas Road in the county of Santa Cruz, state of California, or those holding under them, at cost plus necessary expenses

and parcel 046-241-43 (1/17/2005) GFF

Whereas parcel #046-241-41 (APN) is located within the area described above and the owner and/or shareholder of parcel #046-241-41 has made/will make an application for water service to such parcel, San Andreas Mutual Water Company will endeavor to deliver to applicant a proportionate share of the water produced, not exceeding actual need, subject to all rules, regulations, fees and policies of the San Andreas Mutual Water Company

Sincerely,


Ralph Bracamonte

Gerald F. Lehr
1/17/2005

C O U N T Y O F S A N T A C R U Z
DISCRETIONARY APPLICATION COMMENTS

Project Planner: Joan Van Der Hoeven
Application No.: 05-0025
APN: 046-241-43

Date: March 8, 2005
Time: 14:34:26
Page: 1

Environmental Planning Completeness Comments

===== REVIEW ON FEBRUARY 1, 2005 BY ROBERT S LOVELAND =====

NOTE TO PLANNER: This project as proposed will not have a negative effect on the mapped biotic resource,

1. Completed a site visit on 1/31/05 and the proposed development was not staked. Please stake the building footprint for the SFD and garage. Contact Bob Loveland at 454-3163 once the staking has been completed.

2. It has been stated that this project will not require a grading permit. It appears to me at this time that a grading permit will be required. Please provide the information requested on the "Minimum Grading Plan" sheet enclosed.

Environmental Planning Miscellaneous Comments

===== REVIEW ON FEBRUARY 1, 2005 BY ROBERT S LOVELAND =====

Conditions of Approval :

1. Submit a detailed erosion control plan for review.
2. Submit 3 copies of a soils report, completed by a licensed geotechnical engineer for review.

Project Review Completeness Comments

===== REVIEW ON FEBRUARY 10, 2005 BY JOAN VAN DER HOEVEN =====
NO COMMENT

Project Review Miscellaneous Comments

===== REVIEW ON FEBRUARY 10, 2005 BY JOAN VAN DER HOEVEN =====
Owner has been mailed an Owner/Agent form. Owner shall be required to record an Agricultural Statement of Acknowledgement form to protect adjacent agricultural interests. Comments from the Aptos/La Selva Fire protection District have not Yet been received - will be required prior to Coastal permit hearing.

Dpw Drainage Completeness Comments

===== REVIEW ON FEBRUARY 7, 2005 BY JOHN G LUMICAO ===== 1. The SFD has been determined to be significant. An additional fee of \$240.00 is required to supplement the deposit. This fee is based on the total impervious area to include the driveway, covered structures pathways, etc.

2. Submit calculation to support the drainage design.

Dpw Drainage Miscellaneous Comments

Project Planner: Joan Van Der Hoeven
Application # 05-0025
APN: 046-241-43

Date: March 8, 2005
Time: 14:34:26
Page: 2

===== REVIEW ON FEBRUARY 7, 2005 BY JOHN G LUMICAO =====

Dpw Driveway/Encroachment Completeness Comments

===== REVIEW ON JANUARY 26, 2005 BY RUTH L ZADESKY =====
No Comment, project adjacent to a non-County maintained road.

Dpw Driveway/Encroachment Miscellaneous Comments

===== REVIEW ON JANUARY 26, 2005 BY RUTH L ZADESKY =====
No comment.

Dpw Road Engineering Completeness Comments

===== REVIEW ON FEBRUARY 2, 2005 BY GREG J MARTIN =====
Building permit will need to show the surface material and section of new driveway
===== UPDATED ON FEBRUARY 2, 2005 BY GREG J MARTIN =====

Dpw Road Engineering Miscellaneous Comments

===== REVIEW ON FEBRUARY 2, 2005 BY GREG J MARTIN =====

Environmental Health Completeness Comments

===== REVIEW ON FEBRUARY 7, 2005 BY JIM G SAFRANEK =====
Applicant must obtain a sewage disposal permit for the new development. Applicant
will have to have an approved water supply prior to approval of the sewage disposal
permit. For permit info call 454-2751. R. Sanchez.

Environmental Health Miscellaneous Comments

===== REVIEW ON FEBRUARY 7, 2005 BY JIM G SAFRANEK =====
NO COMMENT

Aptos-La Selva Beach Fire Prot Dist Completeness C

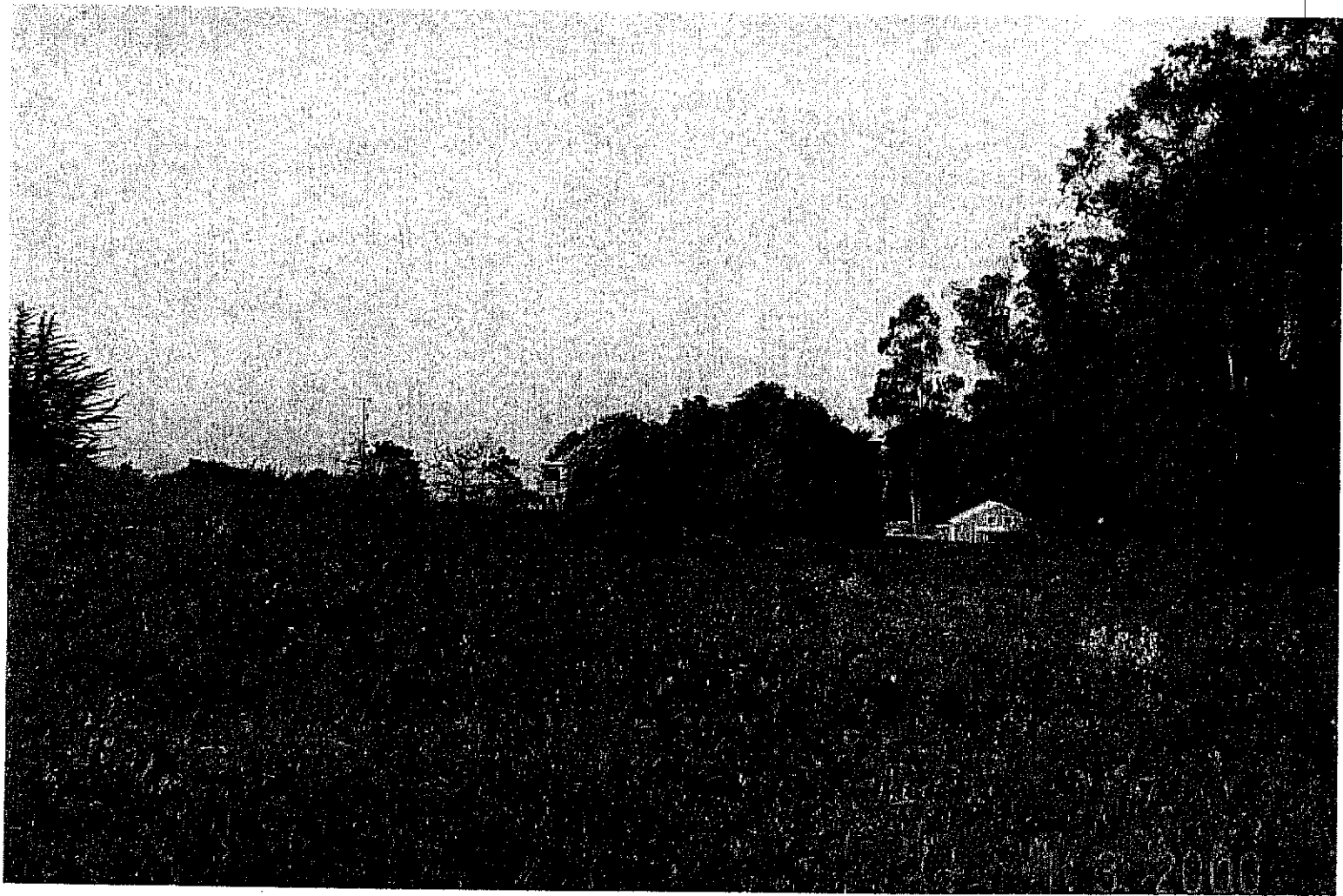
LATEST COMMENTS HAVE NOT YET BEEN SENT TO PLANNER FOR THIS AGENCY

===== REVIEW ON FEBRUARY 23, 2005 BY ERIN K STOW =====
DEPARTMENT NAME: Aptos/La Selva Fire Dept. APPROVED
All Fire Department building requirements and fees will be addressed in the Building
Permit phase,
Plan check is based upon plans submitted to this office. Any changes or alterations
shall be re-submitted for review prior to construction.

Aptos-La Selva Beach Fire Prot Dist Miscellaneous

LATEST COMMENTS HAVE NOT YET BEEN SENT TO PLANNER FOR THIS AGENCY

===== REVIEW ON FEBRUARY 23, 2005 BY ERIN K STOW =====
NO COMMENT



ADJACENT 'CA' LAND
APN 046-241-42
POBOLSKY 3.3 ACRES

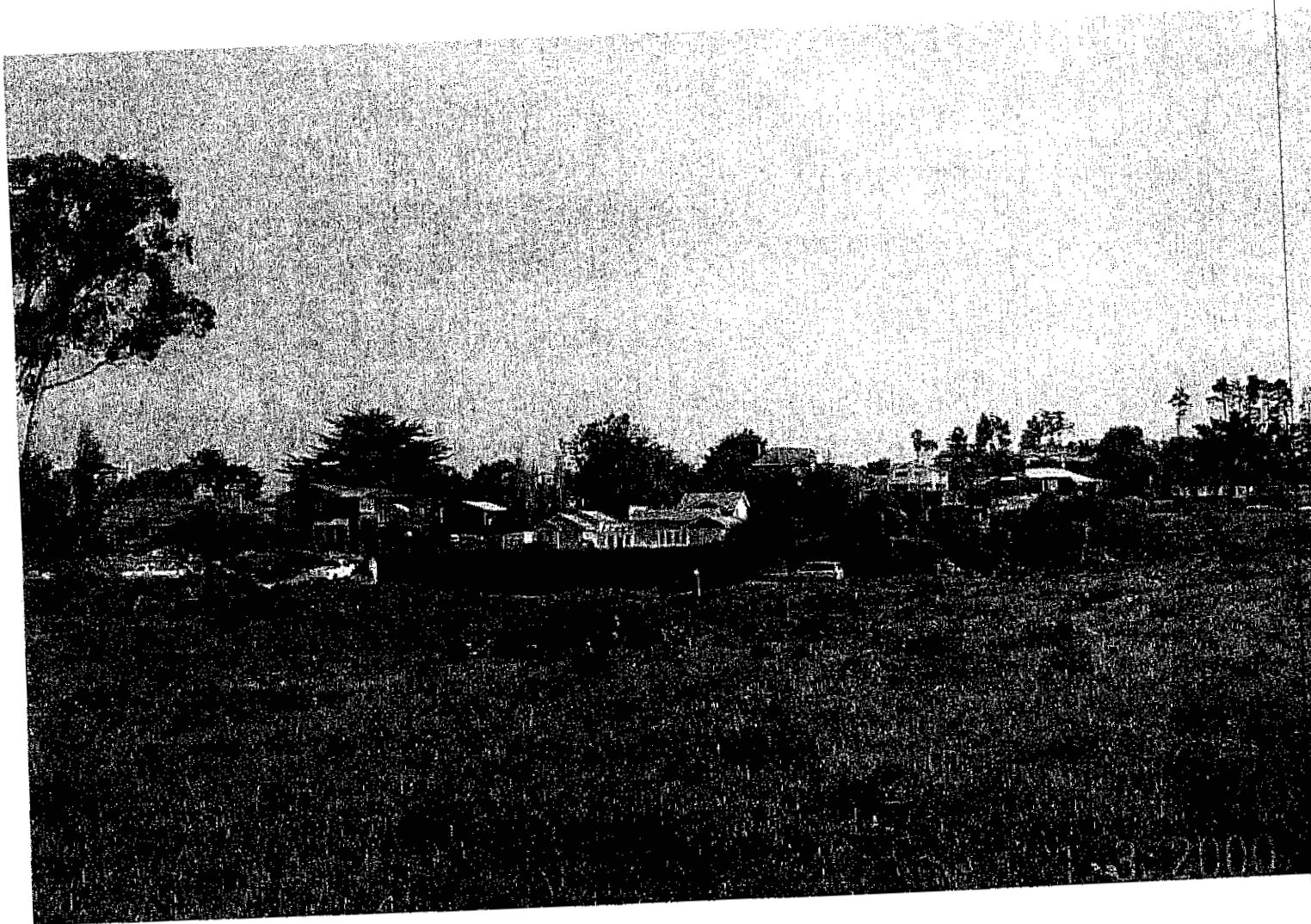


1.3.2000

ADJACENT "CA" LAND
APN 046-241-41
MASSEY 6-7 ACRES

- 41

EXHIBIT H
EXHIBIT E

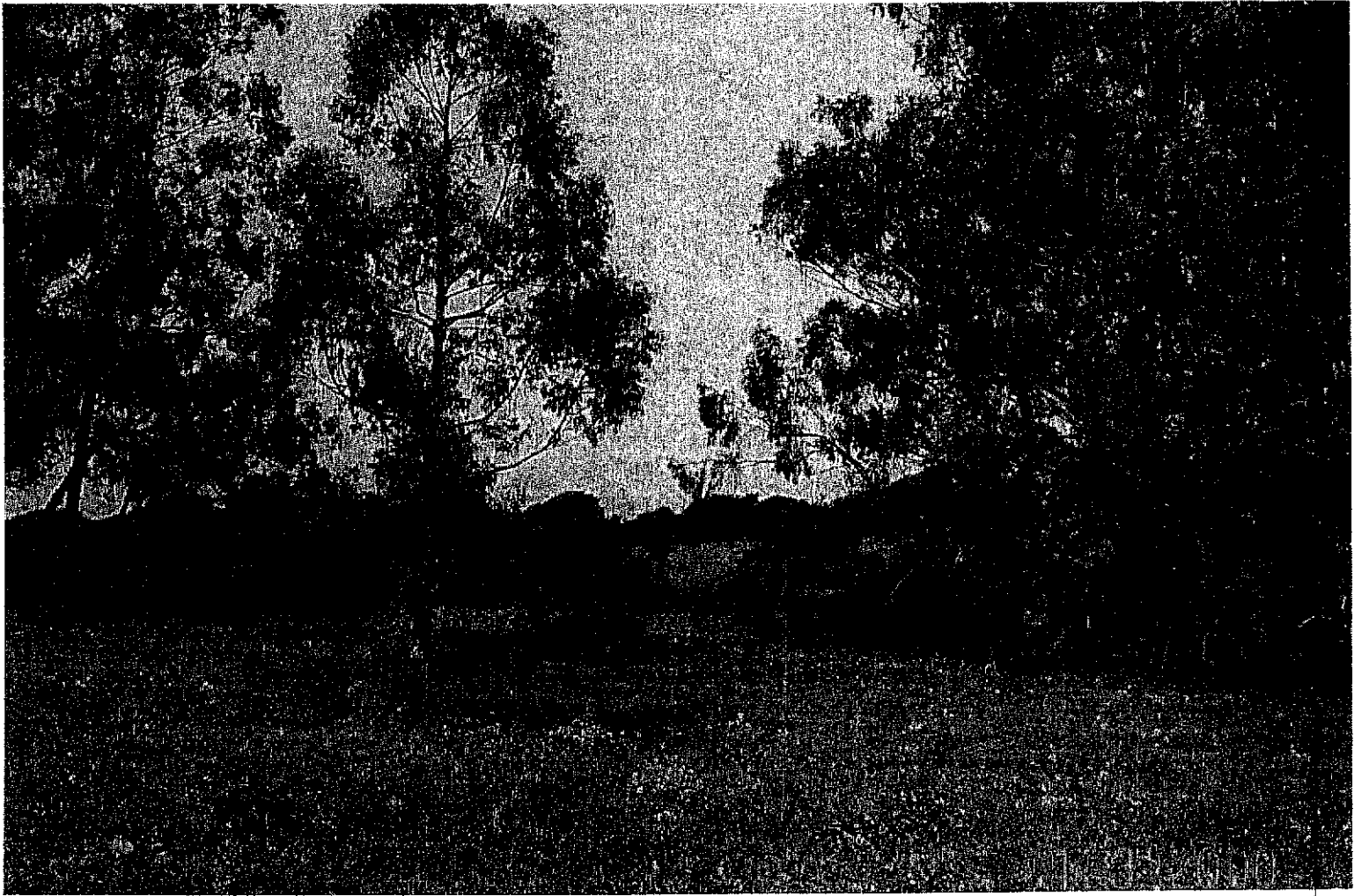


ADJACENT 'RA' LANDS
LINDERO DRIVE, MANRESA UPLANDS RD

42

EXHIBIT H

E) III



ADJACENT 'PR' LANDS
APN 046-241-14
MANRESA STATE PARK 19 ACRES

43

EXHIBIT H
EXHIBIT E

Return recorded form to:

Planning Department
County of Santa Cruz

Attention: Joan Van der Hoeven
Application # 02-0025



2005-0014815

Recorded		REC FEE	.00
Official Records		CC CONF	1.00
County Of			
SANTR CRUZ			
GRRY E. HRZELTON			
Recorder			
CAROL D. SUTHERLAND			
Assistant		JRS	
03:11PM 04-Mar-2005		Page 1 of 2	

Statement of Acknowledgement

Regarding the Issuance of a County Building Permit in an Area Determined by the County of Santa Cruz to be Subject to Agricultural-Residential Use Conflicts

The undersigned David Todd Massey does hereby certify to be the owner of the real property located in the County of Santa Cruz, State of California, commonly known as Lily Way, La Selva Beach CA 95076; legally described in that certain deed recorded in 2002-0031561 of the official records of Santa Cruz County Recorder on 5-01-02; Assessor's Parcel Number: 046-241-43

And I do hereby acknowledge that the property described herein is adjacent to land utilized for commercial agricultural purposes and residents of this property may be subject to inconvenience or discomfort arising from the use of agricultural chemicals, including herbicides, pesticides, and fertilizers; and from the pursuit of agricultural operations including plowing, spraying, pruning and harvesting which occasionally generate dust, smoke, noise and odor. And I acknowledge that the County has established an agricultural setback on the herein described property to separate agricultural parcels and non-agricultural uses involving habitable spaces to help mitigate these conflicts. Any development on this property must provide a buffer and setback as specified in County Code. And I further acknowledge the agricultural buffer setbacks and barriers required by Permit 02-0025 .

And I further acknowledge that Santa Cruz County has established agriculture as a priority use on productive agricultural lands, and that residents of adjacent property should be prepared to accept such inconvenience or discomfort from normal, necessary farm operations.

This Statement of Acknowledgment shall be recorded and shall be binding upon the undersigned, any future owners, encumbrances, their successors, heirs or assignees. The statements contained in this Statement of Acknowledgment are required to be disclosed to prospective purchasers of the property described herein, and required to be included in any deposit receipt for the purchase of the property, and in any deed conveying the property.

ALL SIGNATURES ARE TO BE ACKNOWLEDGED BEFORE A NOTARY PUBLIC. IF A CORPORATION, THE CORPORATE FORM OF ACKNOWLEDGMENT SHALL BE ATTACHED.

44

EXHIBIT

E



County of Santa Cruz

BRUCE DAU, Chairperson
KEN KIMES, Vice Chairperson
DAVID W. MOELLER, Executive Secretary

SANTA CRUZ COUNTY AGRICULTURAL POLICY ADVISORY COMMISSION REGULAR MEETING

MINUTES – March 17, 2005

Members Present

Bruce Dau
Ken Kimes
Frank "Lud" McCrary
Dave Moeller (ex officio)

Staff Present

Joan Van der Hoeven
Karen McConaghy
Lisa LeCoup

Others Present

Leilani Vevang
Harold Griffin
Miguel Podolsky
Paul T. Kaneko

1. The meeting was called to order by Bruce Dau at 1:32 p.m.
2. (a) Approval of February 17, 2005 Minutes

M/S/P to approve the minutes of February 17, 2005

(b) Additions/Corrections to Agenda

none
3. Review of APAC correspondence:
 - Letter of Farm Bureau President, Matt Bissell, to Lisa Dobbins, Executive Director of Action Pajaro Valley, regarding water usage in the Pajaro Valley, dated February 10, 2005.
 - Letter from John Luchetta, Senior Environmental Coordinator, Caltrans, to Santa Cruz County Planning Department, Environmental Planning in regards to the possible

conditions.

10. Proposal to construct a single-family dwelling and a detached garage. Requires an Agricultural Buffer Determination and a Coastal Development Permit. Property located off Lily Way (behind 86 Lily Way), accessed through a driveway easement along the northern boundary of 86 Lily Way in La Selva Beach.

Application: #05-0025

APN: 046-241-43

Applicant: Miguel Podolsky

Owner: David Massey

Project Planner: Joan Van der Hoeven, phone 454-5174

Joan Van der Hoeven gave the staff report. Staff is recommending approval of an Agricultural Buffer Reduction from 200 feet to about 60 feet to the single-family dwelling from the adjacent CA zoned property. The applicant is proposing a six-foot solid wood board fence for a length of 100 feet adjacent to the proposed site of the residential development, at the south side of the parcel, with an evergreen hedge of plantings to reduce any potential impact of residential activities on the CA zoned land. No communications were received from the public.

Miguel Podolsky, applicant and neighbor to the project explained that he would prefer not to have a fence.

The Commissioners considered the request

M/S/P to accept the staff's recommendation to approve the project with the proposed conditions.

11. Proposal to construct a single-family dwelling with a detached garage, swimming pool, pool house, and a second unit **with** an attached garage. Requires an Agricultural Buffer Determination. Property located on the southwest side of Green Valley Road (between 849 and 891 Green Valley Road), southwest of the intersection with Mesa Verde Drive in Watsonville.

Application: #05-0032

APN: 050-041-19

Applicant: Paul T. Kaneko

Owners: Gonzalo & Belinda Carrera

Project Planner: Joan Van der Hoeven, phone 454-5174

Joan Van der Hoeven gave the staff report. Staff is recommending approval of an Agricultural Buffer Reduction from 200 feet to about 80 feet to the single-family dwelling from the adjacent CA zoned property. No communications were received from the public.

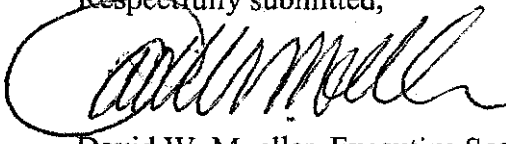
Paul T. Kaneko, applicant, requested removal of the Agricultural Buffer setback requirement, based on the presence of a natural riparian area and a change in elevation which act as a natural buffer between the project site and nearby production agriculture.

~~The Commissioners discussed the proposal and agreed, since the farmable portion of the land was at a substantial distance from the property and already had a large natural buffer~~

~~M/S/P to accept the staff's recommendation to approve the project with changes that would reduce the Agricultural Buffer to zero.~~

There being no further business, the meeting was adjourned at 2:32 p.m.

Respectfully submitted,



David W. Moeller, Executive Secretary

DWM:ll

C O U N T Y O F S A N T A C R U Z
D I S C R E T I O N A R Y A P P L I C A T I O N C O M M E N T S

Project Planner: Joan Van Der Hoeven
Application No. : 05-0025
APN: 046-241-43

Date: May 5, 2005
Time: 12:39:35
Page: 1

Environmental Planning Completeness Comments

===== REVIEW ON FEBRUARY 1, 2005 BY ROBERT S LOVELAND =====

NOTE TO PLANNER: This project as proposed will not have a negative effect on the mapped biotic resource.

1. Completed a site visit on 1/31/05 and the proposed development was not staked. Please stake the building footprint for the SFD and garage. Contact Bob Loveland at 454-3163 once the staking has been completed.

2. It has been stated that this project will not require a grading permit. It appears to me at this time that a grading permit will be required. Please provide the information requested on the "Minimum Grading Plan" sheet enclosed. ===== UP-DATED ON MARCH 25, 2005 BY ROBERT S LOVELAND =====

Completed an additional site visit on 3/28/05.

NOTE TO PLANNER: The project description should include the following information: Grading of approximately 300-400 cubic yards and removal of 9 eucalyptus trees.

Environmental Planning Miscellaneous Comments

===== REVIEW ON FEBRUARY 1, 2005 BY ROBERT S LOVELAND =====

Conditions of Approval :

1. Submit a detailed erosion control plan for review.
2. Submit 3 copies of a soils report, completed by a licensed geotechnical engineer, for review.
3. Submit a detailed grading and drainage plan for review

Project Review Completeness Comments

LATEST COMMENTS HAVE **NOT YET** BEEN SENT TO PLANNER FOR THIS AGENCY

===== REVIEW ON FEBRUARY 10, 2005 BY JOAN VAN DER HOEVEN =====
NO COMMENT

Project Review Miscellaneous Comments

LATEST COMMENTS HAVE **NOT YET** BEEN SENT TO PLANNER FOR THIS AGENCY

===== REVIEW ON FEBRUARY 10, 2005 BY JOAN VAN DER HOEVEN =====
Owner has been mailed an Owner/Agent form. Owner shall be required to record an Agricultural Statement of Acknowledgement form to protect adjacent agricultural In-

Project Planner: Joan Van Der Hoeven
Application No. : 05-0025
APN: 046-241-43

Date: May 5, 2005
Time: 12:39:35
Page: 2

terests. Comments from the Aptos/La Selva Fire protection District have not yet been received - will be required prior to Coastal permit hearing.

Dpw Drainage Completeness Comments

===== REVIEW ON FEBRUARY 7, 2005 BY JOHN G LUMICAO ===== 1. The SFD has been determined to be significant. An additional fee of \$240.00 is required to supplement the deposit. This fee is based on the total impervious area to include the driveway, covered structures pathways, etc.

2. Submit calculation to support the drainage design.

===== UPDATED ON APRIL 4, 2005 BY JOHN G LUMICAO =====
The summary storm drainage calculation is accepted in the discretionary stage. But a more detailed calculation signed and stamped by a civil engineer is required in the building application.

Dpw Drainage Miscellaneous Comments

===== REVIEW ON FEBRUARY 7, 2005 BY JOHN G LUMICAO =====
===== UPDATED ON APRIL 4, 2005 BY JOHN G LUMICAO =====
See completeness comments.

Dpw Driveway/Encroachment Completeness Comments

===== REVIEW ON JANUARY 26, 2005 BY RUTH L ZADESKY =====
No Comment, project adjacent to a non-County maintained road.

Dpw Driveway/Encroachment Miscellaneous Comments

===== REVIEW ON JANUARY 26, 2005 BY RUTH L ZADESKY =====
No comment.

Dpw Road Engineering Completeness Comments

===== REVIEW ON FEBRUARY 2, 2005 BY GREG J MARTIN =====
Building permit will need to show the surface material and section of new driveway.
===== UPDATED ON FEBRUARY 2, 2005 BY GREG J MARTIN =====
===== UPDATED ON APRIL 4, 2005 BY TIM N NYUGEN =====
NO COMMENT

Dpw Road Engineering Miscellaneous Comments

===== REVIEW ON FEBRUARY 2, 2005 BY GREG J MARTIN =====
===== UPDATED ON APRIL 4, 2005 BY TIM N NYUGEN =====
NO COMMENT

Environmental Health Completeness Comments

===== REVIEW ON FEBRUARY 7, 2005 BY JIM G SAFRANEK =====
Applicant must obtain a sewage disposal permit for the new development. Applicant

Discretionary Comments -- Continued

Project Planner: Joan Van Der Hoeven
Application No. : 05-0025
APN: 046-241-43

Date: May 5, 2005
Time: 12:39:35
Page: 3

will have to have an approved water supply prior to approval of the sewage disposal permit. For permit info call 454-2751. R. Sanchez.
===== UPDATED ON APRIL 15, 2005 BY JIM G SAFRANEK ===== Applicant's septic permit application was approved by EHS.

Environmental Health Miscellaneous Comments

===== REVIEW ON FEBRUARY 7, 2005 BY JIM G SAFRANEK =====
NO COMMENT

Aptos-La Selva Beach Fire Prot Dist Completeness C

LATEST COMMENTS HAVE NOT YET BEEN SENT TO PLANNER FOR THIS AGENCY

===== REVIEW ON FEBRUARY 23, 2005 BY ERIN K STOW =====
DEPARTMENT NAME: Aptos/La Selva Fire Dept. APPROVED
All Fire Department building requirements and fees will be addressed in the Building Permit phase.
Plan check is based upon plans submitted to this office. Any changes or alterations shall be re-submitted for review prior to construction.

Aptos-La Selva Beach Fire Prot Dist Miscellaneous

LATEST COMMENTS HAVE NOT YET BEEN SENT TO PLANNER FOR THIS AGENCY

===== REVIEW ON FEBRUARY 23, 2005 BY ERIN K STOW =====
NO COMMENT

stewart
title guaranty company

ESTABLISHED 1893

INCORPORATED 1908

A NAME

RECOGNIZED NATIONALLY
AS BEING
SYNONYMOUS WITH

QUALITY

stewart
title guaranty company

P.O. Box 2029
Houston, Texas 77252

SCHEDULE A

PLANT INFORMATION GUARANTEE

Order No.: 09539787-JHM

Liability: \$400.00

Fee \$375.00

Guarantee No.: G 1578-54127

1. Name of Assured:

MIGUEL PODOLSKY

2. Date of Guarantee: June 6, 2005 at 7:30 AM

The assurances referred to on the face page are:

That, according to the Company's property records subsequent to JULY 27, 1964, relative to the following described land (but without examination of those Company records maintained and indexed by name), there are no CONVEYANCES describing said land or any portion thereof, other than those shown below under Exceptions.

The following matters are excluded from the coverage of this guarantee:

1. Unpatented mining claims, reservations or exceptions in patents or in acts authorizing the issuance thereof
2. Water rights, claims or title to water.
3. Tax deeds to the State of California.
4. Instruments, proceedings or other matters which do not specifically describe said land.

Exceptions:

SEE EXHIBIT " B ATTACHED HERETO AND MADE A PART HEREOF

The land described in this guarantee is described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

**PLANT INFORMATION
EXHIBIT "B"**

Exceptions:

INSTRUMENT:

RECORDED:

(1) DEED

JULY 27, 1964 IN BOOK 1633, PAGE 511, OFFICIAL RECORDS

(2) DEED

SEPTEMBER 7, 1965 IN BOOK 1716, PAGE 317, OFFICIAL RECORDS

(3) DEED

MARCH 30, 1966 IN BOOK 1755, PAGE 125, OFFICIAL RECORDS

(4) JUDGMENT

DECEMBER 13, 1976 IN BOOK 2696, PAGE 715, OFFICIAL RECORDS

(5) DEED

MAY 2, 1990 IN BOOK 4668, PAGE 937, OFFICIAL RECORDS

(6) DEED

MAY 2, 1990 IN BOOK 4668, PAGE 944, OFFICIAL RECORDS

(7) DEED

DECEMBER 24, 1997 INSTRUMENT NO. 1997-0061369, OFFICIAL RECORDS

(8) DEED

DECEMBER 24, 1997 INSTRUMENT NO. 1997-0061370, OFFICIAL RECORDS

(9) DEED

OCTOBER 3, 2000 INSTRUMENT NO. 2000-0047707, OFFICIAL RECORDS

(10) AFFIDAVIT

MAY 1, 2002 INSTRUMENT NO. 2002-0031560, OFFICIAL RECORDS

(11) DEED

MAY 1, 2002 INSTRUMENT NO. 2002-0031561, OFFICIAL RECORDS

WKG:sb

PLANT INFORMATION
EXHIBIT "A"

The land referred to herein is situated in the State of **CA**. County of , **described as** follows:

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

BEGINNING AT A 2 INCH BY 3 INCH STAKE ON THE SOUTHERLY LINE OF THE LANDS CONVEYED TO GLENWOOD H. ERICKSON AND ROSE V. ERICKSON BY DEED RECORDED IN VOLUME **584**, OF OFFICIAL RECORDS, AT PAGE **40**, SANTA CRUZ COUNTY RECORDS, FROM WHICH A 2 INCH BY 3 INCH STAKE AT THE SOUTHEAST CORNER THEREOF BEARS NORTH **85** DEGREES **53'** EAST **158.66** FEET AND SOUTH **73** DEGREES **48** EAST **135.87** FEET DISTANT; THENCE FROM SAID POINT OF BEGINNING SOUTH **63** DEGREES **24' 10"** WEST **500** FEET TO A 1 ½ INCH PIPE: THENCE NORTH **35** DEGREES **44'** WEST **325.77** FEET TO A 1 ½ INCH PIPE: THENCE NORTH 70 DEGREES **40'** EAST **173.14** FEET A 4 INCH BY 4 INCH REDWOOD POST FOR A TOTAL DISTANCE OF **523.35** FEET TO A ¾ INCH PIPE ON THE SOUTHWEST LINE OF THE AFORESAID LANDS OF ERICKSON; THENCE SOUTH **33** DEGREES **52'** EAST ALONG THE LAST NAMED LINE **257.53** FEET TO THE POINT OF BEGINNING.

APN: **046-241-43**

GUARANTEE

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE LIMITS OF LIABILITY AND OTHER PROVISIONS OF THE CONDITIONS AND STIPULATIONS HERETO ANNEXED AND MADE A PART OF THIS GUARANTEE, AND SUBJECT TO THE FURTHER EXCLUSION AND LIMITATION THAT NO GUARANTEE IS GIVEN NOR LIABILITY ASSUMED WITH RESPECT TO THE IDENTITY OF ANY PARTY NAMED OR REFERRED TO IN SCHEDULE A OR WITH RESPECT TO THE VALIDITY, LEGAL EFFECT OR PRIORITY OF ANY MATTER SHOWN THEREIN,

stewart
title guaranty company

a corporation, herein called the Company,

GUARANTEES

the Assured named in Schedule A against actual monetary loss or damage not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

Dated:

Stewart Morris Jr.
Chairman of the Board

stewart
title guaranty company

Malcolm S. Morris
President

Countersigned by:

Judy Murray

Authorized Signatory

ISSUED BY:

Company SANTA CRUZ TITLE COMPANY

P.O. BOX 1298

City, State SANTA CRUZ, CA 95061

(831) 426-9090



EXHIBIT H

Please note carefully the liability exclusions and limitations and the specific assurances afforded by this guarantee. If you wish additional liability, or assurances other than as contained herein, please contact the company for further information as to the availability and cost.

Page 1 of
Guarantee
Serial No.

G 1578- 54127

55

In writing the Company please address it at P.O. Box 2029, Houston, Texas 77252, and refer to the printed Serial Number.

RECORDING REQUESTED BY

Santa Cruz Title Company #9423408-SRO

MAIL TAX STATEMENTS TO
AND WHEN RECORDED MAIL TO

Miguel Podolsky
Marie Podolsky
21 Mountain View Court
Santa Cruz, California 95062

1997-0061366

Recorded
Official Records
County Of
SANTA CRUZ
RICHARD W. RIDAL

REC FEE 16.00
TAX 258.50
SURVEY 10.05

10:45AM 24-Dec-1997

CDC
Page 1 of 4

APN: 046-241-42

GRANT DEED

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$ 258.50

(xx) computed on full value of property conveyed, or

() computed on full value less value of liens and encumbrances remaining at time of sale.

(xx) Unincorporated area: () City of _____, and

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

JAMES FUQUA AND DOMINICK GUIDA, INDIVIDUALLY AND AS TRUSTEES UNDER THE TRUST AGREEMENT
DATED MARCH 23, 1990; AND

COASTAL LAND PROPERTIES, LTD., A CALIFORNIA LIMITED PARTNERSHIP
hereby GRANT(S) to

MIGUEL PODOLSKY AND MARIE PODOLSKY. HUSBAND AND WIFE, AS JOINT TENANTS

the following described real property in the
County of SANTA CRUZ

State of California:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Dated: DECEMBER 16, 1997

STATE OF CALIFORNIA
COUNTY OF Santa Cruz

On December 16, 1997

before me, the undersigned, a Notary Public, personally appeared
James Fuqua and Dominick Guida

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
Sharon Oster

My Commission Expires November 19, 1999

MAIL TAX STATEMENT AS DIRECTED ABOVE

Escrow or Loan No.

Form 242 Rev. 10/96

SANTA CRUZ TITLE COMPANY

This form furnished by

James Fuqua
JAMES FUQUA, INDIVIDUALLY AND AS
TRUSTEE UNDER THE TRUST AGREEMENT
DATED MARCH 23, 1990

Dominick Guida
DOMINICK GUIDA, INDIVIDUALLY AND AS
TRUSTEE UNDER THE TRUST AGREEMENT
DATED MARCH 23, 1990

COASTAL LAND PROPERTIES, LTD.
A CALIFORNIA LIMITED PARTNERSHIP
BY *James Fuqua*
JAMES FUQUA, GENERAL PARTNER

BY *Dominick Guida*
DOMINICK GUIDA, GENERAL PARTNER



SHARON OSTER
Comm. #1077010
NOTARY PUBLIC - CALIFORNIA
SANTA CRUZ COUNTY
Comm. Exp. Nov. 19, 1999

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:

PARCEL ONE:

BEGINNING AT A 1-1/2" PIPE ON THE NORTHEAST LINE OF RIGHT OF WAY 40.00 FEET IN WIDTH KNOWN AS LILLY WAY AS SHOWN ON A RECORD OF SURVEY MAP, A COPY OF WHICH IS RECORDED IN MAP BOOK 36, PAGE 3, SANTA CRUZ COUNTY RECORDS, FROM WHICH A 4 INCH BY FIVE INCH REDWOOD POST AT THE SOUTHEAST CORNER OF THE LANDS CONVEYED BY W.A. DUFFIELD, ET UX., TO PALMER SMITH AND LA VERNE SMITH, BY DEED RECORDED IN VOLUME 769, OF OFFICIAL RECORDS, AT PAGE 298, SANTA CRUZ COUNTY RECORDS, BEARS SOUTH 78° 42' WEST 52.60 FEET DISTANT AND RUNNING THENCE FROM SAID POINT OF BEGINNING NORTH 51° 48' WEST ALONG THE LAST NAMED NORTHEAST LINE 25.38 FEET TO A 1-1/2 INCH PIPE; THENCE NORTH 27° 02' WEST ALONG THE LAST NAMED LINE 135.81 FEET TO A 1-1/2 INCH PIPE; THENCE LEAVING THE LAST NAMED LINE NORTH 70° 40' EAST 476.10 FEET TO A 1-1/2 INCH PIPE; THENCE SOUTH 35° 44' EAST 325.77 FEET TO A 1-1/2 INCH PIPE; THENCE SOUTH 63° 24' 10" WEST AT 318.41 FEET TO A 1-1/2 INCH PIPE; THENCE NORTH 60° 45' 30" WEST AT 1.98 FEET TO A 1-1/2 INCH PIPE, AT 138.97 FEET A 1-1/2 INCH PIPE FOR A TOTAL DISTANCE OF 252.35 FEET TO A 1-1/2 INCH PIPE; THENCE SOUTH 78° 42' WEST 54.00 FEET TO THE POINT OF BEGINNING.

RESERVING THEREFROM BEING A 20 FOOT WIDE EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES OVER A PORTION OF THE LANDS CONVEYED TO FUQUA, ET AL AS DESCRIBED IN THE DEED RECORDED MAY 2, 1990 IN BOOK 4668, PAGE 947, OFFICIAL RECORDS OF SANTA CRUZ COUNTY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTHERLY 20 FEET OF SAID PARCEL, BOUNDED BY A LINE PARALLEL WITH AND 20 FEET SOUTHERLY OF THE NORTHERLY LINE OF SAID PARCEL.

PARCEL TWO:

A RIGHT OF WAY DESCRIBED AS FOLLOWS:

A RIGHT OF WAY OVER A STRIP OF LAND 40.00 FEET IN WIDTH, DESCRIBED BY ITS CENTER LINE AS FOLLOWS:

BEGINNING AT THE MOST EASTERN CORNER OF THAT CERTAIN 10.00 ACRE PARCEL CONVEYED BY W.A. DUFFIELD, ET UX., TO ROY SAKAI, ET AL., BY DEED RECORDED MARCH 2, 1959, IN VOLUME 1232, OF OFFICIAL RECORDS, AT PAGE 438, SANTA CRUZ COUNTY RECORDS, AS SAID PARCEL IS SHOWN AND DELINEATED ON THAT RECORD OF SURVEY MAP FILED JANUARY 6, 1960, IN MAP BOOK 36, PAGE 3, SANTA CRUZ COUNTY RECORDS; RUNNING THENCE FROM SAID POINT OF BEGINNING NORTH 34° 21' WEST 754.88 FEET; NORTH 70° 36' WEST 91.09 FEET; NORTH 56°

20'
EASEMENT
OVER
APN
046-241-42
FOR
APN
046-241-43

EXHIBIT "A"

PARCEL TWO CONTINUED:

48' WEST 587.66 FEET AND NORTH 51° 48' WEST 158.30 FEET TO "STATION A" AS SHOWN AND DELINEATED ON THE AFORESAID RECORD OF SURVEY MAP.

PARCEL THREE:

A RIGHT OF WAY OVER A STRIP OF LAND FORTY (40.00) FEET IN WIDTH, THE FOLLOWING DESCRIBED LINE BEING THE SOUTHWESTERLY BOUNDARY OF SAID RIGHT OF WAY.

BEGINNING AT A 4" X 5" X 48" REDWOOD POST FROM WHICH "STATION A" HEREINABOVE REFERRED TO BEARS NORTH 78° 42' EAST 26.30 FEET DISTANT; RUNNING THENCE FROM SAID POINT OF BEGINNING NORTH 27° 02' WEST 150 FEET, MORE OR LESS, TO THE PRODUCED NORTHWESTERN LINE OF THE LANDS DESCRIBED IN THE DEED RECORDED IN VOLUME 4668 AT PAGE 947, OFFICIAL RECORDS OF SANTA CRUZ COUNTY.

PARCEL FOUR:

BEING A 10 FOOT WIDE EASEMENT FOR WATER LINE PURPOSES OVER A PORTION OF THE LANDS CONVEYED TO JAMES FUQUA AS DESCRIBED IN EXHIBIT B OF THE DEED RECORDED MAY 2, 1990 IN BOOK 4668 AT PAGE 944, OFFICIAL RECORDS OF SANTA CRUZ COUNTY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTHERLY 10 FEET OF SAID PARCEL, BOUNDED BY A LINE PARALLEL WITH AND 10 FEET SOUTHERLY OF THE NORTHERLY LINE OF SAID PARCEL.

PARCEL FIVE:

BEING A 10 FOOT WIDE EASEMENT FOR WATER LINE PURPOSES OVER A PORTION OF THE LANDS CONVEYED TO JAMES FUQUA AS DESCRIBED IN EXHIBIT B OF THE DEED RECORDED MAY 2, 1990 IN BOOK 4668 AT PAGE 944, OFFICIAL RECORDS OF SANTA CRUZ COUNTY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTHEASTERLY 10 FEET OF SAID PARCEL, BOUNDED BY A LINE PARALLEL WITH AND 10 FEET SOUTHWESTERLY OF THE NORTHEASTERLY LINE OF SAID PARCEL.

ESCROW NO. 9423408 SRO

EXHIBIT "A"

PARCEL SIX:

BEING A 20 FOOT WIDE EASEMENT FOR WATER LINE PURPOSES OVER A PORTION OF PARCEL ONE AS DESCRIBED IN "EXHIBIT A" OF THE DEED TO COASTAL LAND PROPERTIES, LTD., RECORDED MAY 2, 1990 IN BOOK 4668, AT PAGE 949, OFFICIAL RECORDS OF SANTA CRUZ COUNTY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTHERLY, NORTHEASTERLY AND EASTERLY 20 FEET OF SAID PARCEL ONE.

APN: 046-241-42

BOOK 1633 PAGE 511

22757

RECORDED AT REQUEST OF
Myckoff, Parker, Boyle and Pope

JUN 27 11 00 AM '64

22757
BOOK 1633 PAGE 511

Quitclaim Deed

This Indenture made the 23rd

day of

July

one thousand nine hundred and sixty-four

Between

G. F. WENTLAND, an unmarried man,

the party of the first part,

and

W. A. DUFFIELD and BERTHA L. DUFFIELD, his wife,

the parties of the second part.

Witnesseth: That the said party of the first part, in consideration of the sum of
 -----Ten and no/100----- dollars,
 lawful money of the United States of America, to in hand paid by the
 parties of the second part, the receipt whereof is hereby acknowledged, does hereby re-
 lease and forever QUITCLAIM unto the parties of the second part, and to their
 heirs and assigns, all that certain lot, piece, or parcel of land situate in the

Rancho San Andreas,

County of Santa Cruz,

State of California, and bounded and described as follows, to wit:

PARCEL ONE:

BEGINNING at a 4" x 4" post at the Northerly corner of lands conveyed by W. A. Duffield et ux to Palmer Smith and LaVerne Smith, by deed recorded in Volume 769, Page 298, Official Records of Santa Cruz County and running thence from said point of beginning North 70° 40' East 1039.81 feet to a 3/4" pipe on the Southwest line of the lands conveyed to Glenwood H. Erickson and Rose V. Erickson by deed recorded in Volume 564, Page 40, Official Records of Santa Cruz County; thence South 33° 52' East along the last named line 257.53 feet to a 2" x 3" stake; thence North 85° 33' East along the Southerly line of last named lands 158.68 feet to a 2" x 3" stake; thence South 73° 48' East continuing along said Southerly line and along said line produced 268.53 feet; thence South 5° 21' East 55.10 feet to the Northwest line of the lands conveyed to Freeman L. Dorrance and Mildred L. Dorrance by deed recorded in Volume 545, Page 95, Official Records of Santa Cruz County; thence South 83° 08' 30" West along last named Northwest line and along the Northwest line of the lands conveyed to Mildred L. Dorrance by deed recorded in Volume 708, Page 170, Official Records of Santa Cruz County 138.70 feet; thence South 24° 15' East continuing along last said Northwest line 81.46 feet; thence South 62° 08' West along last named line 285.65 feet to the Westerly corner thereof; thence South 24° 15' East along the Southwest line of last named lands 555.12 feet; thence leaving last named lands South 65° 45' West 451.72 feet to the centerline of a right-of-way, 40.00 feet in width, known as Lilly Way; as said Lilly Way is shown on a Record of Survey map, a copy of which is filed for Record in Mapbook 26, Page 3, Santa Cruz County Records; thence North 34° 21' West along the centerline of last named Lilly Way 435.22 feet to the intersection with the centerline of another right-of-way, 40.00 feet in width, thence North 70° 26' West along last named centerline 21.08 feet; thence leaving said centerline South 88° 18' West 20.15 feet to a 4" x 4" post 20.

County's Form No. 492 QUITCLAIM DEED - Joint Form

BOOK 1633 PAGE 511

BOOK 1633 PAGE 512

thence South 65° 45' West 199.37 feet to a 4" x 4" post; thence North 41° 45' 30" West 118.85 feet to a 4" x 4" plat; thence North 33° 12' East 157.17 feet to a point in the centerline of last mentioned right-of-way from which a 4" x 4" post bears South 33° 12' West 20.00 feet distant; thence North 56° 48' West along the last named centerline 367.88 feet to an angle therein; thence North 51° 48' West continuing along last named centerline 158.30 feet; thence leaving said centerline South 78° 42' West 26.50 feet to a 4" x 5" post at the Easterly corner of the above-mentioned lands of Smith; thence North 27° 02' West along the Northeast line of last-named lands 150.00 feet to the point of beginning.

EXCEPTING therefrom that certain land described in deed of Helen B. Fredrickson to Charles B. Frazier, et ux, of record in Volume 751 of Official Records of Santa Cruz County at page 37, containing an area of 1.000 acre.

CONTAINING a net area of 22.371 acres of land, a little more or less.

PARCEL TWO

BEGINNING at a 4" x 4" post at the Northerly corner of the lands conveyed by W. A. Duffield et ux to Palmer Smith and LaVerne Smith, by deed recorded in Volume 769, Page 298, Official Records of Santa Cruz County and running thence from said point of beginning South 78° 42' West along the Northerly line of last named lands 773.03 feet to the Northeast line of the lands of the State of California, as said lands are shown on a Record of Survey Map, a copy of which is filed for record in Mapbook 33, Page 81, Santa Cruz County Records; thence North 28° 13' 45" West along last named Northeast line 75.46 feet to a point from which a 2" pipe designated as station 11 on last named map bears North 28° 13' 45" West 51.08 feet distant; thence leaving last named lands North 78° 42' East 774.65 feet; thence South 27° 02' West 75.00 feet to the point of beginning containing an area of 1.282 acres of land, a little more or less.

Together with the tenements, hereditaments, and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof.

To Have and to Hold the said premises, together with the appurtenances, unto the said parties of the second part, and to their heirs and assigns forever.

BOOK 1633 PAGE 513

In Witness Whereof the said party of the first part has executed this conveyance the day and year first above written.

Signed and Delivered in the Presence of

G. F. Wentland

State of California,

County of Fresno

ss.

On this 23rd day of July
in the year one thousand nine hundred and sixty-four, before me,
Celine Evenett

a Notary Public in and for the Fresno County of Fresno
State of California, duly commissioned and sworn, personally appeared
G. F. WENTLAND, an unmarried man,

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

In Witness Whereof I have hereunto set my hand and affixed my official seal
in the Fresno County of Fresno
the day and year in this certificate first above written.



Celine Evenett
Notary Public in and for the
County of Fresno, State of California.
My commission expires October 18, 1964

(THIS SPACE FOR USE OF RECORDER)

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

Name Mrs. Karu Kato
Street Address 1956 Cotner Avenue
City & State Los Angeles, California

BOOK 1716 PAGE 317

TITLE INSURANCE & TRUST CO.

EP 7 Z 28 PM '55

26218

26218
BOOK 1716 PAGE 317

SPACE ABOVE THIS LINE FOR RECORDER'S USE



I.R.S. § 124.85



Grant Deed

THIS FORM FURNISHED BY TITLE INSURANCE AND TRUST COMPANY

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
W. A. DUFFIELD and BERTHA L. DUFFIELD, his wife

hereby GRANT(S) to

KARU KATO

the following described real property in the
County of Santa Cruz

, State of California:

PARCEL ONE

SITUATE in the Rancho San Andreas, County of Santa Cruz, State of California,

BEGINNING at a 2 inch by 3 inch redwood stake at the East corner of the lands conveyed to Glenwood H. Erickson and Rose V. Erickson by Deed recorded in Volume 584 of Official Records at Page 40, Santa Cruz County Records, and running thence from said point of beginning South 73° 48' East along the produced Southerly line of the last named lands 112.66 feet; thence South 5° 22' East 69.80 feet to the Northwest line of the lands conveyed to Fremman L. Dorrance and Mildred I. Dorrance by Deed recorded in Volume 545 of Official Records at Page 95, Santa Cruz County Records; thence South 63° 05' 30" West along the last named line and along the Northwest line of the lands conveyed to Mildred I. Dorrance by Deed recorded in Volume 708 of Official Records at Page 179, Santa Cruz County Records, 113.70 feet to a 1½ inch pipe; thence South 61° 10' 30" West 455.62 feet to a 1½ inch pipe at the Northerly corner of the lands conveyed by Helen B. Fredrickson to Charles B. Frazier et ux by Deed recorded in Volume 751 of Official Records at Page 37, Santa Cruz County Records; thence South 63° 05' 30" West along the Northwest line of the last named lands 349.13 feet to a 1½ inch pipe on the Northeast line of a right-of-way, 40.00 feet in width, as said right of way is shown on a record of survey map, a copy of which is filed for record in Map book 36, Page 3, Santa Cruz County Records; thence North 34° 21' West along the last named Northeast line 16.86 feet to a 1½ inch pipe; thence leaving last named line North 60° 45' 30" West at 89.93 feet a 1½ inch pipe, at 228.25 feet a 1½ inch pipe, for a total distance of 359.16 feet to a 1½ inch pipe; thence North 63° 24' 10" East 818.41 feet to the Southwest corner of first mentioned land; thence North 85° 53' East 158.66 feet and South 73° 48' East 135.87 feet to the point of beginning,

CONTAINING an area of 6.597 acres of land, a little more or less.

GRANTING and reserving a right of way 30.00 feet in width, measured at right angles, the Southeast line of which is described as follows:

BEGINNING at a 4"x 4" post at the Southerly corner of the above described parcel and running thence from said point of beginning South 63° 05' 30" West 40.34 feet to a 1½ inch pipe.

RESERVING a right of way, 30.00 feet in width, measured at right angles, the Southeast line of which is described as follows:

BEGINNING at a 1½ inch pipe at the Southerly corner of the above described parcel and running thence from said point of beginning along the Southeast line of said parcel North 63° 05' 30" East 349.13 feet to a 1½ inch pipe and North 61° 10'

ALSO Granting a right of way, 40.00 feet in width, known as Lilly Way from Zila

BOOK 1716 PAGE 318

TOGETHER with a right of way described as follows:

SITUATE in the County of Santa Cruz, State of California and more particularly described as follows:

BEING a part of Lot 3^d of the Rancho San Andreas and also a portion of the lands conveyed by Helen B. Fredrickson to Charles B. Frazier by Deed recorded December 12, 1949 in Volume 751 of Official Records at Page 37, Santa Cruz County Records:
PARCEL -A-

GRANTING a right of way over a strip of land ten (10.00) feet in width, the following described line being the Northwestern boundary of said right of way;

BEGINNING at a 4" x 4" x 48" redwood post set at the most Western corner of said last named lands and on the Southwestern side of a 40.00 foot right of way, running thence from said point of beginning along the Northwestern boundary of said last named lands North 63° 05' 30" East 389.47 feet to a 1½ inch pipe set at the most Northern corner of said last named lands.

PARCEL -B-

GRANTING a right of way over a strip of land forty (40.00) feet in width the following described line being the Southwestern boundary of said right of way;

BEGINNING at a 4" x 4" x 48" redwood post set at the most Western corner of the aforesaid lands conveyed by Frederickson to Frazier, as aforesaid and running thence South 34° 21' East 115.83 feet to the most Southern corner of said last named lands.

PARCEL TWO

SITUATE in the Rancho San Andreas, County of Santa Cruz, State of California

BEGINNING at a 1½ inch pipe on the Northeast line of a right of way, 40.00 feet in width, known as Lilly Way as shown on a Record of Survey Map, a copy of which is recorded in Map book 36, page 3, Santa Cruz County Records, from which a 4 inch by five inch redwood post at the Southeast corner of the lands conveyed by W. A. Duffield et ux to Palmer Smith and LeVern Smith by Deed recorded in Volume 769 of Official Records at Page 298, Santa Cruz County Records, bears South 78° 42' West 52.60 feet distant and running thence from said point of beginning North 31° 48' West along the last named Northeast line 25.38 feet to a 1½ inch pipe; thence North 27° 02' West along the last named line 135.81 feet to a 1½ inch pipe; thence leaving the last named line North 70° 40' East 476.10 feet to a 1½ inch pipe; thence South 35° 44' East 325.77 feet to a 1½ inch pipe; thence South 63° 24' 10" West 318.41 feet to a 1½ inch pipe; thence North 60° 45' 30" West at 1.98 feet to a 1½ inch pipe, at 138.97 feet a 1½ inch pipe for a total distance of 252.35 feet to a 1½ inch pipe; thence South 78° 42' West 54.00 feet to the point of beginning.

CONTAINING an area of 3.341 acres of land, a little more or less.

PARCEL THREE

SITUATE in the Rancho San Andreas, County of Santa Cruz, State of California

BEGINNING at a 2 inch by 3 inch stake on the Southerly line of the lands conveyed to Glenwood H. Erickson and Rose V. Erickson by Deed recorded in Volume 584 of Official Records at Page 40, Santa Cruz County Records, from which a 2 inch by 3 inch stake at the Southeast corner thereof bears North 85° 53' East 158.66 feet and South 73° 48' East 135.87 feet distant; thence from said point of beginning South 63° 24' 10" West 500.00 feet to a 1½ inch pipe; thence North 35° 44' West 325.77 feet to a 1½ inch pipe; thence North 70° 40' East 173.14 feet to a 4 inch by 4 inch redwood post for a total distance of 523.25 feet to a 3/4 inch pipe on the Southwest line of the aforesaid lands of Erickson; thence South 33° 52' East along the last named line 257.53 feet to the point of beginning.

CONTAINING an area of 3.343 acres of land, a little more or less.

1965 GRANT DEED FROM
DUFFIELD TO KATO
DESCRIBING AON 046.241-42
AS PARCEL 3 (MARKED WITH
GREEN BOX) SEE PARCEL MAP
WITH GREEN LIMITS.

BEING a part of the Rancho San Andreas, and

BEGINNING at a 4" x 4" post at the Northerly corner of the lands conveyed by Lyle B. Smith, et ux, to Palmer Smith and LaVerne Smith, his wife, by Deed recorded September 15, 1912 in Volume 834 of Official Records at Page 421, Santa Cruz County Records, and running thence from said point of beginning South 78° 42' West along the Northerly line of last named lands 773.03 feet to the Northeast line of the lands of the State of California, as said lands are shown on a Record of Survey Map, a copy of which is filed for record in Map book 33, Page 81, Santa Cruz County Records; thence North 28° 13' 45" West along last named Northeast line 75.46 feet to a point from which a 2 inch pipe designated at Station 11 on last named map bears North 28° 13' 45" West 51.08 feet distant; thence leaving last named lands North 78° 42' East 774.65 feet; thence South 27° 02' East 75.00 feet to the point of beginning, and

CONTAINING an area of 1.282 acres of land, a little more or less.

TOGETHER with a right of way described as follows:

GRANTING a right of way over a strip of land 40.00 feet in width, described by its center line as follows:

BEGINNING at the most Eastern corner of that certain 10.00 acre parcel conveyed by W. A. Duffield, et ux, to Roy Sakai, et al, by Deed recorded March 2, 1959 in Volume 1232 of Official Records at Page 438, Santa Cruz County Records, as said parcel is shown and delineated on that Record of Survey map filed January 6, 1960 in Map Book 36, page 3, Santa Cruz County Records; running thence from said point of beginning North 34° 21' West 937.65 feet; North 70° 36' West 91.08 feet; North 56° 48' West 587.66 feet and North 51° 46' West 158.30 feet to "Station A" as shown and delineated on the aforesaid Record of Survey map.

GRANTING a right of way over a strip of land forty (40.00) feet in width, the following described line being the Southwestern boundary of said right of way;

BEGINNING at a 4" x 5" x 48" redwood post from which "Station A" herein above referred to bears North 78° 42' East 26.30 feet distant; running thence from said point of beginning North 27° 02' West 225.00 feet.

Dated August 5, 1965

W. A. Duffield
W. A. Duffield

STATE OF CALIFORNIA
COUNTY OF SANTA CRUZ } SS.

On August 30, 1965, before me, the undersigned, a Notary Public in and for said State, personally appeared
W. A. DUFFIELD and
BERTHA L. DUFFIELD

Bertha L. Duffield
Bertha L. Duffield

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 seal this 5th day of August, 1965.

Signature

C. J. Silveira
C. J. SILVEIRA

Name (Typed or Printed)



C. J. SILVEIRA
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
SANTA CRUZ COUNTY

(This area for official notarial seal)

Title Order No. 87601-ERM/gc

Easement or Loan No.

BOOK 1755 PAGE 125
GRANT DEED (Joint Tenancy)

8963

Recorded at the request of

Return to

W. Gordon Eustice
Attorney at Law
160 Main Street
Los Altos, California

99142-K SC

RECORDED AT REQUEST OF
SANTA CRUZ LAND TRUST CO.
MAR 30 3 26 PM '66

BOOK 1755 PAGE 125
MAR 29 9 6 3

For value received KARU KATO
GRANT S. to W. GORDON EUSTICE and JANE L. EUSTICE, his wife
as JOINT TENANTS all that real property situate in the
County of Santa Cruz, State of California, described as follows:

Acct Sec 7L-3
Art 259-260-261-262
Map 5ch
46-091-12 and 46-241-41,42,43

Karu Kato

Dated... March 23 1966

STATE OF CALIFORNIA

County of Los Angeles

On March 25, 1966 before me, the undersigned Notary
Public in and for said County and State, personally appeared

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

My commission expires

Sarah Ellen Van Pelt
Notary Public

Mail tax statement to address noted above

Description: Santa Cruz, CA Document-Book. Page 1755.125 Page: 1 of 3
Order: 787 Comment:

66

EXHIBIT H

PARCEL ONE:

BOOK 1755 PAGE 126

SITUATE in the Rancho San Andreas, County of Santa Cruz, State of California. BEGINNING at a 2 inch by 4 inch redwood post set at the East corner of the lands conveyed to Glenwood H. Erickson and more particularly Erickson by Deed recorded in Volume 584 of Official Records at Page 40, Santa Cruz County Records, and running thence from said point of beginning South 74° 05' 30" East along the produced Southerly line of the last named lands 113.00 feet; thence South 5° 22' East 69.80 feet to the Northwest line of the lands conveyed to Freeman L. Dorrance and Mildred I. Dorrance by Deed recorded in Volume 545 of Official Records at Page 95, Santa Cruz County Records; thence South 63° 05' 30" West along the last named line and along the Northwest line of the lands conveyed to Mildred I. Dorrance by Deed recorded in Volume 706 of Official Records at Page 179, Santa Cruz County Records, 113.70 feet to a 1-1/2 inch pipe; thence South 61° 10' 30" West 455.62 feet to a 1-1/2 inch pipe at the Northerly corner of the lands conveyed by Helen E. Fredrickson to Charles B. Frazier, et ux., by Deed recorded in Volume 751 of Official Records at page 37, Santa Cruz County Records; thence South 63° 05' 30" West along the Northwest line of the last named lands 349.13 feet to a 1-1/2 inch pipe on the Northeast line of a right-of-way, 40.00 feet in width, as said right-of-way is shown on a record of survey map, a copy of which is filed for record in Map Book 36, page 3, Santa Cruz County Records; thence North 34° 21' West along the last named Northeast line 16.36 feet to a 1-1/2 inch pipe; thence leaving last named line North 60° 41' 30" West at 89.93 feet a 1-1/2 inch pipe at 223.25 feet a 1-1/2 inch pipe, for a total distance of 359.16 feet to a 1-1/2 inch pipe; thence North 62° 24' 10" East 818.41 feet to the Southwest corner of first mentioned land; thence North 85° 53' East 158.66 feet and South 73° 40' East 125.37 feet to the point of beginning.

CONTAINING an area of 6.597 acres of land, a little more or less.

GRANTING and reserving a right of way 30.00 feet in width, measured at right angles, the Southeast line of which is described as follows:

BEGINNING at a 4" x 4" post at the Southerly corner of the above described parcel and running thence from said point of beginning South 63° 05' 30" West 40.34 feet to a 1-1/2 inch pipe.

EXCEPTING a right of way 30.00 feet in width, measured at right angles, the Southeast line of which is described as follows:

BEGINNING at a 1-1/2 inch pipe at the Southerly corner of the above described parcel and running thence from said point of beginning along the Southeast line of said parcel North 63° 05' 30" East 349.13 feet to a 1-1/2 inch pipe and North 61° 10' 30" East 455.62 feet to a 1-1/2 inch pipe.

ALSO Granting a right of way 40.00 feet in width, known as Lilly Way from Zills Road to the Southeast line of the above mentioned lands conveyed by Fredrickson to Frazier.

TOGETHER with a right of way described as follows:

SITUATE in the County of Santa Cruz, State of California and more particularly described as follows:

BEING a part of Lot 33, of the Ranch San Andreas and also a portion of the lands conveyed by Helen E. Fredrickson to Charles B. Frazier by Deed recorded December 12, 1949 in Volume 751 of Official Records at page 37, Santa Cruz

County Records:

PARCEL -A-

GRANTING a right of way over a strip of land ten (10.00) feet in width, the following described line being the Northwestern boundary of said right of way; BEGINNING at a 4" x 4" x 48" redwood post set at the most Western corner of said last named lands and on the Southwestern side of a 40.00 foot right of way, running thence from said point of beginning along the Northwestern boundary of said last named lands North 63° 05' 30" East 389.47 feet to a 1-1/2 inch pipe set at the most Northern corner of said last named lands.

PARCEL -B-

GRANTING a right of way over a strip of land forty (40.00) feet in width; the following described line being the Southwestern boundary of said right of way.

BEGINNING at a 4" x 4" x 48" redwood post set at the most Western corner of the aforesaid lands conveyed by Frederickson to Frazier, as aforesaid and

running thence South 34° 21' East 115.83 feet to the most Southern corner of said last named lands.

PARCEL TWO:

SITUATE in the Rancho San Andreas, County of Santa Cruz, State of California BEGINNING at a 1-1/2" pipe on the Northeast line of a right of way 40.00 feet in width known as Lilly Way as shown on a Record of Survey Map, a copy of which is recorded in Map Book 36, page 3, Santa Cruz County Records, from which a 4 inch by five inch redwood post at the Southeast corner of the lands conveyed by W. A. Duffield et ux, to Palmer Smith and La Verne Smith by Deed recorded in Volume 769 of Official Records at Page 298, Santa Cruz County Records, bears South 78° 42' West 52.60 feet distant and running thence from said point of beginning North 51° 48' West along the last named Northeast line 25.30 feet to a 1-1/2 inch pipe; thence North 27° 02' West along the last named line 135.81 feet to a 1-1/2 inch pipe; thence leaving the last named line North 70° 40' East 476.10 feet to a 1-1/2 inch pipe; thence South 35° 44' East 325.77 feet to a 1-1/2 inch pipe; thence South 63° 24' 10" West at 318.41 feet to a 1-1/2 inch pipe; thence North 60° 45' 30" West at 1.98 feet to a 1-1/2 inch pipe, at 138.97 feet a 1-1/2 inch pipe for a total distance of 252.35 feet to a 1-1/2 inch pipe; thence South 78° 42' West 54.00 feet to the point of beginning.

CONTAINING an area of 3.341 acres of land, a little more or less.

PARCEL THREE:

SITUATE in the Rancho San Andreas, County of Santa Cruz, State of California. BEGINNING at a 2 inch by 3 inch stake on the Southerly line of the lands conveyed to Glenwood H. Erickson and Rose V. Erickson by Deed recorded in Volume 584 of Official Records at Page 40, Santa Cruz County Records, from which a 2 inch by 3 inch stake at the Southeast corner thereof bears North 85° 53' East 158.66 feet and South 73° 48' East 135.87 feet distant; thence from said point of beginning South 63° 24' 10" West 500.00 feet to a 1-1/2 inch pipe; thence North 35° 44' West 325.77 feet to a 1-1/2 inch pipe; thence North 70° 40' East 173.14 feet a 4 inch by 4 inch redwood post for a total distance of 523.35 feet to a 3/4 inch pipe on the Southwest line of the aforesaid lands of Erickson; thence South 33° 52' East along the Last named line 257.53 feet to the point of beginning.

CONTAINING an area of 3.343 acres of land, a little more or less.

PARCEL FOUR:

BEING a part of the Rancho San Andreas, and

BEGINNING at a 4" x 4" post at the Northerly corner of the lands conveyed by Lyle B. Smith, et ux, to Palmer Smith and La Verne Smith, his wife, by Deed recorded September 15, 1952 in Volume 884 of Official Records at Page 421, Santa Cruz County Records, and running thence from said point of beginning South 78° 42' West along the Northerly line of last named lands 773.03 feet to the Northeast line of the lands of the State of California, as said lands are shown on a record of survey map, a copy of which is filed for record in Map Book 33, page 81, Santa Cruz County Records; thence North 28° 13' 45" West along last named Northeast line 75.46 feet to a point from which a 2 inch pipe designated at Station 11 on last named Map bears North 28° 13' 45" West 51.08 feet distant; thence leaving last named lands North 78° 42' East 774.65 feet; thence South 27° 02' East 75.00 feet to the point of beginning, and

CONTAINING an area of 1.282 acres of land, a little more or less.

TOGETHER with a right of way described as follows:

GRANTING a right of way over a strip of land 40.00 feet in width, described by its center line as follows:

BEGINNING at the most Eastern corner of that certain 10.00 acre parcel conveyed by W. A. Duffield, et ux, to Roy Sakai, et al, by Deed recorded March 2, 1959, in Volume 1232 of Official Records at Page 438, Santa Cruz County Records, as said parcel is shown and delineated on that Record of Survey map filed January 6, 1960 in Map Book 36, page 3, Santa Cruz County Records; running thence from said point of beginning North 34° 21' West 937.65 feet; North 70° 36' West 91.08 feet; North 56° 48' West 587.66 feet, and North 51° 48' West 158.30 feet to "Station A" as shown and delineated on the aforesaid Record of Survey map. GRANTING a right of way over a strip of land forty (40.00) feet in width, the

following described line being the Southwestern boundary of said right of way BEGINNING at a 4" x 5" x 48" redwood post from which "Station A" hereinabove referred to bears North 78° 42' East 20.30 feet distant; running thence from said point of beginning North 27° 02' West 275.00 feet.

Sec. 74-3

Arb. 259-260-261-262

Par No. 46-091-12, 46-241-41, 46 and 43.

68

EXHIBIT H

57352

ma.1
1 EUSTICE, FEELEY, MAGUIRE & SINES
2 160 Main Street
3 Los Altos, California 94022
4 Tel: 948-1096

Attorneys for Executor

IN ME SUPERIOR COURT OF ME STATE OF CALIFORNIA
IN AND FOR THE COUNTY OF SANTA CLARA

-oOo-

Estate of

JANE L. EUSTICE, also known
as JANE LADU EUSTICE, and
also known as ELIZABETH JANE
EUSTICE,

Deceased.

NO. P 28286

JUDGMENT ESTABLISHING FACT
OF DEATH AND THAT INHERITANCE
TAXES HAVE BEEN PAID

The verified petition of W. GORDON EUSTICE to establish
the fact of death of the above-named decedent with respect to an
interest in certain real properties affected by the death of the
decedent came on regularly to be heard this day. On proof made
to the satisfaction of the Court, the Court finds that notice of
hearing has been given as required by law; that the allegations
of the petition are true; that the inheritance tax appraiser's
report that inheritance taxes are chargeable in the above-entitled
proceedings, in accordance with the order fixing them filed herein,
have been paid; that petitioner has paid the inheritance tax
fees for his services and expenses.

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MAGUIRE & SINES
ATTORNEYS AT LAW
160 MAIN STREET
LOS ALTOS, CALIF. 94022

736

IT IS ORDERED AND ADJUDGED THAT:

1. The decedent died on March 3, 1975, and at the time of her death was a resident of the County of Santa Clara, State of California.

2. The right, title, and interest of the decedent in the following described properties terminated on her death and became vested in W. GORDON EUSTICE as surviving joint tenant:

1. All that certain real property situated in the County of Santa Cruz, State of California, described as follows:

BEING a part of the land conveyed to Mervyn Correia and wife by Deed recorded December 18, 1957 in Volume 1163, page 260, Official Records of Santa Cruz County, and described as follows:

BEGINNING at the most Western corner of said land from which a nail in the base of a fence post-bears North 62° 30' West 2.74 feet distant; thence along the Northwestern line of said land, North 29° 00' East 770.00 feet to a point; thence parallel with the Southwesterly line of said land, South 62° 20' East (at 441.70 Feet an iron pipe) 260.24 feet to a point on the Southeasterly line of said land; thence South 38° 35' West along the Southeasterly line of said land of Correia, 784.37 feet to a 7 x 7 post at the Southern corner thereof; thence North 62° 20' West along the Southwesterly line of said land, 829.62 feet to the place of beginning.

TOGETHER with an open end unobstructed Right of Way for road purposes, 25.00 feet in width at a right angle, the Northeasterly line of which is described as follows:

BEGINNING at the most Western corner of the above described parcel of land; thence along the Southwesterly line of said land, South 62° 20' East 380.16 feet; this location, as now agreed, being that Right of Way described in Deed to Mervyn Correia and wife recorded December 18, 1957 in Volume 1163, page 260, official Records of Santa Cruz County, and reserved in Deed from J. D. Arkison to William Wilson, dated March 5, 1892 and recorded

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MACQUIRE & SINES
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180 MAIN STREET
LOS ALTOS, CALIF. 94022
844-1088

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April 9, 1892 In volume 83, page 31 Deeds of Santa Cruz County, the exact location which is not revealed by said Deeds.

ALSO, TOGETHER with an open and unobstructed Right of Way for road purposes, 40.00 feet in width at right angles to a center line as surveyed by C. R. Lewis, and commencing at the Southeast corner oiland-conveyed by Deed to W. L. Paddon recorded September 10, 1948 in Volume 357, Official Records, page 134, and running Westerly and Northerly to Freedom Boulevard. as said center line is shown on that certain map entitled, "Redwood Heights", (Said Right of Way was acquired by Mervyn Correia and Bertha A. Correia by Deed from William Locke Paddon dated July 6, 1960 and recorded July 20, 1960 in Volume 1331, Official Records, page 352, Santa Cruz County Records.)

108-03142

II. All that certain real property situated in the County of Santa Cruz, state of California, described as follows:

PARCEL ONE:

SITUATE in the Rancho San Andrea., County of Santa Cruz, State of California.

BEGINNING at a 2 inch by 3 inch redwood stake at the East corner of the lands conveyed to Glenwood E. Erickson and Bone V. Erickson by Deed recorded in Volume 584 of Official Records at Page 10, Santa Cruz County Records, and running thence from said point of beginning South 73° 48' East along the produced Southerly line of the Last named lands 112.66 feet; thence South 5° 22' East 69.80 feet to the Northwest line of the lands conveyed to Freeman L. Dorrance and Mildred I. Dorrance by Deed recorded in Volume 545 of Official Records at Page 95, Santa Cruz County Records; thence South 63° 05' 30" West along the last named line and along the Northwest line of the lands conveyed to Mildred I. Dorrance by deed recorded in Volume 708 of Official Records at Page 179 Santa Cruz County Records, 113.70 feet to a 1-1/2 inch pipe; thence South 61° 10' 30" West 455.62 feet to a 1-1/2 inch pipe at the Northerly corner of the lands conveyed by Helen S. Fredrickson to Charles B. Frazier, et ux., by Deed recorded in Volume 751 of Official Records at page 37, Santa

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948-1086

Cruz County Records; thence South 63° 05' 30" West along the Northwest line of the last named lands 349.13 feet to a 1-1/2 inch Pipe on the Northeast line of a right-of-way, 40.00 feet in width, as said right-of-way is shown on a record of survey map, a copy of which is filed for record in Map Book 36, page 3, Santa Cruz County Records; thence North 34° 21' West along the last named Northeast line 16.86 feet to a 1-1/2 inch pipe; thence leaving last named line North 60° 45' 30" West at 89.93 feet a 1-1/2 inch pipe at 228.25 feet a 1-1/2 inch pipe, for a total distance of 359.16 feet to a 1-1/2 inch pipe; thence North 63° 24' 10" East 818.41 feet to the Southwest corner of first mentioned land; thence North 85° 53' East 158.66 feet and South 73° 48' East 135.87 feet to the point of beginning.

CONTAINING an area of 6.557 acres of Land, a little more or less.

GRANTING and reserving a right of way 30.00 feet in width, measured at right angles, the Southeast line of which is described as follows:

BEGINNING at a 4" x 4" post at the Southerly corner of the above described parcel and running thence from said point of beginning South 63° 05' 30" West 40.34 feet to a 1-1/2 inch pipe.

EXCEPTING a right of way 30.00 feet in width, measured at right angles, the Southeast line of which is described as follows:

BEGINNING at a 1-1/2 inch pipe at the Southerly corner of the above described parcel and running thence from said point of beginning along the Southeast line of said parcel North 63° 05' 30" East 349.13 feet to a 1-1/2 inch pipe and North 61° 10' 30" East 455.62 feet to a 1-1/2 inch pipe.

ALSO Granting a right of way 40.00 feet in width, known as Lilly Way from Zills Road to the Southeast line of the above mentioned lands conveyed by Fredrickson to Frazier.

TOGETHER with a right of way described as follows:

SITUATE in the County of Santa Cruz, State of California and more particularly described as follows:

BEING a part of Lot 33, of the Ranch San Andreas and

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940-1096

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also a portion of the lands conveyed by Helen S. Fredrickson to Charles S. Frazier by Jeed recorded December 12, 1949 in Volume 751 of Official Records at page 37, Santa Cruz County Records:

PARCEL -A-

GRANTING a right of way over a strip of land ten (10.00) feet in width, the following described line being the Northwestern boundary of said right of way;

BEGINNING at a 4" x 4" x 48" redwood post set at the most Western corner of said last named lands and on the Southwestern side of a 40.00 foot right of way, running thence from said point of beginning along the Northwestern boundary of said last named lands North 63° 05' 30" East 389.47 feet to a 1-1/2 inch pipe set at the met North corner of said last named lands.

PARCEL -B-

GRANTING a right of way over a strip of land forty (40.00) feet in width the following described line being the Southwestern boundary of said right of way,

BEGINNING at e 4" x 4" x 48" redwood post set at the most Western corner of the aforesaid land, conveyed by Frederickson to Frazier, as aforesaid and running thence South 34° 21' East 115.83 feet to the most Southern corner of said last named lands.

PARCEL TWO:

SITUATE in the Rancho San Andres, County of Santa Cruz, State of California.

BEGINNING at a 1-1/2" pipe on the Northeast line of a right of way 40.00 feet in width known as Lilly Way as shown on a Record of Survey Map, a copy of which is recorded in Map Book 36., page 3, Santa Cruz County Records, from which a 4 inch by five inch redwood post at the Southeast corner of the lands conveyed by W. A. Duffield et ux, to Palmer Smith and La Verne Smith by Deed recorded in Volume 769 of Official Records at Page 298, Santa Cruz County Records, bears South 78° 42', West 52.60 feet distant and running thence from said point of beginning North 31° 48' West along the last named Northeast line 25.38 feet to a 1-1/2 inch pipe; thence North 27° 02' West along the last named line 135.81 feet to a 1-1/2 inch pipe; thence leaving the last named line North

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415-1094

79° 40' East 476.10 feet to a 1-1/2 inch pipe; thence South 35° 44' East 375.77 feet to a 1-1/2 inch pipe; thence South 63° 24' 10" West at 313.41 feet to a 1-1/2 inch pipe; thence North 60° 45' 30" West at 1.98 feet to a 1-1/2 inch pipe, at 138.77 feet a 1-1/2 inch pipe for a total distance of 252.35 feet to a 1-1/2 inch pipe; thence South 79° 42' West 54.00 feet to the point of beginning..

CONTAINING an area of 3.341 acres of land. a little more or less.

PARCEL THREE:

SITUATE in the Rancho San Andreas, County of Santa Cruz, State of California.

BEGINNING at a 2 inch by 3 inch stake on the Southerly line of the lands conveyed to Glenwood H. Erickson and Rose V. Erickson by Deed recorded in Volume 584 of Official Records at Page 40, Santa Cruz County Records, from which a 2 inch by 3 inch stake at the Southeast corner thereof bears North 85° 53' East 158.66 feet and South 73° 48' East 135.87 feet distant; thence from said point of beginning South 63° 24' 10" West 500.00 feet to a 1-1/2 inch pipe; thence North 35° 44' West 375.77 feet to a 1-1/2 inch pipe; thence North 70° 40' East 173.14 feet a 4 inch by 4 inch redwood post for a total distance of 523.35 feet to a 3/4 inch pipe on the Southwest line of the aforesaid land of Erickson; thence south 33° 52' East along the last named line 257.53 feet to the point of beginning.

CONTAINING an area of 3.343 acres of land, a little more or less.

PARCEL FOUR:

BEING a part of the Rancho San Andreas, and

BEGINNING at a 4" x 4" post at the Northerly corner of the land conveyed by Lyle B. Smith, et ux, to Palmer Smith and La Verne Smith, his wife, by Deed recorded September 15, 1952 in Volume 884 of Official Records at Page 421, Santa Cruz County Records. and running thence from said point of beginning South 78° 42' West along the Northerly line of last named land. 773.03 feet to the Northeast line of the lands of the State of California, as said lands are shown on a record of survey map, a copy of which is filed

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for record in Map Book 33, page 81, Santa Cruz County Records; thence North $28^{\circ} 13' 45''$ West along last named Northeast line 75.46 feet to a point from which a 2 inch pipe designated at Station 11 on last named Map bears North $28^{\circ} 13' 45''$ West 51.08 feet distant; thence leaving last named land North $78^{\circ} 42'$ East 774.65 feet; thence South $27^{\circ} 02'$ East 75.00 feet to the point of beginning, and

CONTAINING an area of 1.282 acres of land, a little more or less.

TOGETHER with P right of way described as follows:

GRANTING a right of way over a strip of land 40.00 feet in width, described by its center line as follows:

BEGINNING at the most Eastern corner of that certain 10.00 acre parcel conveyed by W. A. Duffield, et ux, to Roy Sakai, et al, by Deed recorded March 2, 1959, in Volume 1232 of Official Records at Page 438, Santa Cruz County Records. as said parcel is shown and delineated on that Record of Survey map filed January 6, 1960 in Map Book 36, page 3, Santa Cruz County Records; running thence from said point of beginning North $34^{\circ} 21'$ West 937.65 feet; North $70^{\circ} 36'$ West 91.08 feet; North $56^{\circ} 48'$ West 587.66 feet and North $51^{\circ} 48'$ West 158.30 feet to "Station A" as shown and delineated on the aforesaid Record of Survey map.

GRANTING a right of way over a strip of land forty (40.00) feet in width, the following described line being the Southwestern boundary of said right of way;

BEGINNING at a 4" x 5" x 48" redwood post from which "Station A" hereinabove referred to bears North $78^{\circ} 42'$ East 26.30 feet distant; running thence from said point of beginning North $27^{\circ} 02'$ West 225.00 feet.

Sec. 74-3
Arb. 259-260-261-262
Par No. 46-091-12, 46-241-41, 42 and 43.

III. All that certain real property situated in the County of Santa Cruz, State of California, described as follows:

LOT 115 as shown upon the map entitled, "TRACT NO.

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848-1086

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271, COUNTRY CLUB PARK UNIT NO. 5, being a Subdivision of lands in the Aptos Rancho and being a portion of lands described in Volume 908 Page 352, Official Records, Santa Cruz County, California, recorded November 23, 1960 in Map Book 36, page 53, Santa Cruz County Records.

SUBJECT TO Declaration imposing conditions, covenants, restrictions, easements, and agreements affecting Tract No. 271, Country Club Park Unit No. 5 by Santa Cruz County Title Company, dated December 1, 1960, recorded December 13, 1960 in Volume 1361, page 89, Official Records of Santa Cruz County.

45-252-27

IV. All that certain real property situated in the County of Santa Cruz, State of California, described as follows:

BEING Lot 31 as shown upon the map entitled "Tract No. 700 Country Club Park Unit No. 2", recorded July 21, 1959 in Map Book 34 at page 54, Santa Cruz county Records.

SUBJECT TO Declaration Imposing Conditions, Restrictions, Easements and Agreements affecting tract No. 200, Country Club Park Unit No. 2, by Santa Cruz County Title Company, a corporation, dated July 31, 1959, recorded July 31, 1959 in Volume 1267, Page 97, Official Records of Santa Cruz County.

45-223-2

V. All that certain real property situated in the County of Santa Cruz, State of California, described as follows:

LOT 122 as shown upon the map entitled, "TRACT No. 271, COUNTRY CLUB PARK UNIT NO. 5, Being a Subdivision of lands in the Aptos Rancho and being a portion of lands described in Volume 908, Page 352, Official Records, Santa Cruz County, California". recorded November 23, 1960 in Map Book 36, Page 53, Santa Cruz County Records,

SUBJECT TO Declaration imposing conditions, covenant,

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restrictions, easements, and agreements affecting
Tract No. 271, Country Club Park Unit No. 5 by Santa
Cruz County Title Company, dated December 1, 1960,
recorded December 12, 1960 in Volume 1361, page 80,
Official Records Santa Cruz County.

45-253-4

VI. All that certain real property situated in the County
of Santa Cruz, State of California, described as
follows:

BEING Lot 57 as shown upon the map entitled, "Tract
No. 249, Country Club Park Unit No. 4, Being a
Subdivision of lands in the Aptos Rancho and being
a portion of lands described in Volume 908, page
352 and Volume 908, page 355, Official Records,
Santa Cruz County, California", recorded April 20,
1960 in map book 36, page 10, Santa Cruz County
Records.

SUBJECT to Declaration imposing Conditions, Covenants,
Restrictions, Easements and Agreements, dated April
20, 1960, recorded April 20, 1960 in Volume 1313,
page 586, Official Records of Santa Cruz county.

45-242-11

VII. An undivided one-fifth interest in that certain real
property situated in the County of Sonoma, State of
California, described as follows:

For a point of commencement, begin at a point in the
center of lane Redwood Road, where same would be
intersected by the Western line of Parcel 2, as
described in the Deed from George W. Leek, Jr. and
Leland Leek to Henry J. Mattel, et ux, dated
November 18, 1955, recorded November 30, 1955, under
Recorder's Serial No. E-67393. If said Western line
were extended Northerly; thence along said Western
line, South 00° 39' 57" West, 30 feet to the southern
line of said lane Redwood Road; thence along said
southern line, South 89° 42' 33" East, a distance of
331.37 feet to a point for the actual point of
commencement of the tract to be herein described;
thence from said point of commencement, leave said
road and run South 00° 17' 27" West, 12 feet to o

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point: thence North $89^{\circ} 42' 33''$ West parallel with said road, a distance of 130 feet to a point; thence South $00^{\circ} 17' 27''$ West, 231.98 feet to a point; thence South $45^{\circ} 57' 30''$ West, 197.69 feet to a point; thence South $44^{\circ} 03' 00''$ East, 510.53 feet, more or less, to the center of Mark West Creek; thence following up and along the center of Mark West Creek in an Easterly direction to the North and South center line in Section 21, Township 8 North, Range 8 West, M.D.M.; thence along said North and South center line, North $00^{\circ} 01' 00''$ East, 676.30 feet to the center of said Section 29, Township 8 North, Range 8 West, M.D.M., in the center of Lone Redwood Road; thence along the center of said road, North $89^{\circ} 42' 30''$ West, 779.01 feet, more or less, to a point which bears North $00^{\circ} 17' 27''$ East from the point of commencement; thence South $00^{\circ} 17' 27''$ West, 30 feet to the point of commencement.

EXCEPTING therefrom the following:

a) That portion thereof which is included within the boundaries of Lone Redwood Road on the North and Fulton Road on the East.

b) That portion thereof described in the Deed to Ruby E. Northrop, a widow, dated August 15, 1956, recorded August 21, 1956 under Recorder's Serial No. E-90609, which said portion is described as follows:

Commencing at a point on Fulton Road on the Eastern boundary of the property described in Deed from George W. Leek, Jr. and Leland Leek to Henry J. Mattel, et ux, dated November 18, 1955, recorded November 30, 1955, under Recorder's Serial No. E-67393, at the intersection thereof with the North and South line of the bridge across Mark West Creek on said Fulton Road, as said bridge existed on November 18, 1955; thence along the eastern boundary of the tract described in the Deed from Leek to Mattel, as aforesaid, North $00^{\circ} 01'$ East, a distance of 170.29 feet to a point which bears South $89^{\circ} 41'$ East from a concrete post set in a fence corner, as said fence existed on November 18, 1955; thence continuing along the Eastern boundary of said property, North $00^{\circ} 01'$ East, 70 feet to a point; thence leaving said boundary run, South $89^{\circ} 37' 30''$ West, a distance of 270 feet to a point; thence South $00^{\circ} 01'$ West, 200 feet, more or less, to the center of Mark West Creek; thence meandering up said creek

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ATTORNEYS AT LAW
1 MAIN STREET
ALBANY, CALIF. 94002

in an Easterly direction 270 feet, more or less, to the point of commencement,

c) That portion thereof conveyed by Sonoma County Land Title Company, a corporation, to the State of California, by deed recorded December 23, 1959 in Book 1722 of Official Records, page 459, Recorder's Serial No. F-96947, Sonoma County Records.

TOGETHER with certain access rights as reserved in the Deed from Sonoma County Land Title Company, a corporation, to the State of California, recorded December 23, 1959 in Book 1722 of Official Records, page 459, Recorder's Serial No. F-96947, Sonoma County Records.

3. The State of California has no claim or lien against the property for inheritance taxes, and all inheritance taxes chargeable herein have been paid.

Dated: Dec 13 1976

J. BARTON

Judge of the Superior Court

The annexed instrument is a correct copy of the original on file in this office.

ATTEST DEC 13 - 1976

JOHN KAZUBOWSKI
County Clerk and ex-officio Clerk of the Superior Court of the State of California
for the County of Santa Clara



JUN 28 1976

RECEIVED BOOK 324

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MAGUIRE & SINES
ATTORNEYS AT LAW
160 MAIN STREET
LOS ALTOS, CALIF. 94022
848-1086

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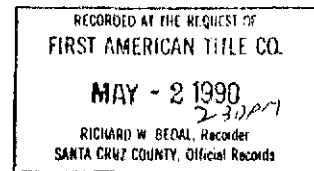
736

Order No. 91020-7
Escrow No. 504369
Loan No.

VOL. 4668 PAGE 937 29376 X

WHEN RECORDED MAIL TO
W. GORDON EUSTICE
DRAWER 400
LOS ALTOS, CA., 94022

RE
MI
SF
SM
LN
CO
OP



SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO:
COASTAL LAND PROPERTIES
1625 THE ALAMEDA
SAN JOSE, CA., 95126

DOCUMENTARY TRANSFER TAX \$ DOES NOT APPLY
..... 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.
FIRST AMERICAN TITLE GUARANTEE
Signature of Declarant or Agent determining tax Firm Name

THIS IS AN INTERSPOUSAL TRANSFER AND NOT A CHANGE IN OWNERSHIP UNDER §63 OF THE REVENUE AND
TAXATION CODE AND GRANTOR HAS EXCLUSION FROM REAPPRAISAL

GRANT DEED

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

Madge Falk-Eustice, spouse of Grantor Herein

hereby GRANT(S) to

W. Gordon Eustice, a married man as his sole and separate property

the real property in the City of unincorporated area
County of Santa Cruz

, State of California, described as

SEE ATTACHED EXHIBIT "A" HERETO AND MADE A PART HEREOF

THIS DEED IS EXECUTED IN THE SOLE AND EXPRESS PURPOSE OF RELINQUISHING ANY POSSIBLE OR
POTENTIAL COMMUNITY PROPERTY INTEREST GRANTOR MAY HAVE OR MAY HEREINAFTER ACQUIRE IN THE
ABOVE MENTIONED REAL PROPERTY.

THE EXECUTION OF THIS DEED IS NOT INTENDED TO INDICATE THAT ANY SUCH INTEREST ACTUALLY EXISTS.

Dated

STATE OF CALIFORNIA
COUNTY OF

On

before me, the undersigned, a Notary Public in and for said State, per-
sonally appeared Madge Falk-Eustice

personally known to me or proved to me on the basis of satisfactory
evidence to be the person whose name is/are subscribed to the
within instrument and acknowledged to me that he/she/they executed
the same.

WITNESS my hand and official seal.

Signature



(This area for official notarial seal)

EXHIBIT

1002 (6/82)

MAIL TAX STATEMENTS AS DIRECTED ABOVE



THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF SANTA CRUZ, AND IS DESCRIBED AS FOLLOWS:

PARCEL ONE:

SITUATE IN THE RANCHO SAN ANDREAS, COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA.

BEGINNING AT A 2 INCH BY 3 INCH REDWOOD STAKE AT THE EAST CORNER OF THE LANDS CONVEYED TO GLENWOOD H. ERICKSON AND ROSE V. ERICKSON BY DEED RECORDED IN VOLUME 584, OF OFFICIAL RECORDS, AT PAGE 40, SANTA CRUZ COUNTY RECORDS, AND RUNNING THENCE FROM SAID POINT OF BEGINNING SOUTH 73 DEGREES 48' EAST ALONG THE PRODUCED SOUTHERLY LINE OF THE LAST NAMED LANDS 112.66 FEET; THENCE SOUTH 5 DEGREES 22' EAST 69.80 FEET TO THE NORTHWEST LINE OF THE LANDS CONVEYED TO FREEMAN L. DORRANCE BY DEED RECORDED IN VOLUME 545, OF OFFICIAL RECORDS, AT PAGE 95, SANTA CRUZ COUNTY RECORDS; THENCE SOUTH 63 DEGREES 05' 30" WEST ALONG THE LAST NAMED LINE AND ALONG THE NORTHWEST LINE OF THE LANDS CONVEYED TO MILDRED L. DORRANCE BY DEED RECORDED IN VOLUME 708 OF OFFICIAL RECORDS, AT PAGE 179, SANTA CRUZ COUNTY RECORDS, 113.70 FEET TO A 1-1/2 INCH PIPE; THENCE SOUTH 61 DEGREES 10' 30" WEST 455.62 FEET TO A 1-1/2 INCH PIPE AT THE NORTHERLY CORNER OF THE LANDS CONVEYED BY HELEN B. FREDRICKSON TO CHARLES S. FRAZIER, ET UX., BY DEED RECORDED IN VOLUME 751, OF OFFICIAL RECORDS, AT PAGE 37, SANTA CRUZ COUNTY RECORDS; THENCE SOUTH 63 DEGREES 05' 30" WEST ALONG THE NORTHWEST LINE OF THE LAST NAMED LANDS 349.13 FEET TO A 1-1/2 INCH PIPE ON THE NORTHEAST LINE OF A RIGHT-OF-WAY, 40.00 FEET IN WIDTH, AS SAID RIGHT-OF-WAY IS SHOWN ON A RECORD OF SURVEY MAP, A COPY OF WHICH IS FILED FOR RECORD IN MAP BOOK 30, PAGE 3, SANTA CRUZ COUNTY RECORDS; THENCE NORTH 34 DEGREES 21' WEST ALONG THE LAST NAMED NORTHEAST LINE 16.86 FEET TO A 1-1/2 INCH PIPE; THENCE LEAVING LAST NAMED LINE NORTH 50 DEGREES 45' 30" WEST AT 89.93 FEET A 1-1/2 INCH PIPE AT 228.25 FEET A 1-1/2 INCH PIPE, FOR A TOTAL DISTANCE 352.15 FEET TO A 1-1/2 INCH PIPE; THENCE NORTH 63 DEGREES 24' 10" EAST 818.42 FEET TO THE SOUTHWEST CORNER OF FIRST MENTIONED LAND; THENCE NORTH 85 DEGREES 53' EAST 158.66 FEET AND SOUTH 73 DEGREES 48' EAST 135.07 FEET TO THE POINT OF BEGINNING.

EXCEPTING A RIGHT OF WAY 40.00 FEET IN WIDTH, MEASURED AT RIGHT ANGLES, THE SOUTHEAST LINE OF WHICH IS DESCRIBED AS FOLLOWS:



91020-7

BEGINNING AT A 1-1/2 INCH PIPE AT THE SOUTHERLY CORNER OF THE ABOVE DESCRIBED PARCEL AND RUNNING THENCE FROM SAID POINT OF BEGINNING ALONG THE SOUTHEAST LINE OF SAID PARCEL NORTH 63 DEGREES 05' 30" EAST 349.13 FEET TO A 1-1/2 INCH PIPE AND NORTH 61 DEGREES 10' 30" EAST 455.62 FEET TO A 1-1/2 INCH PIPE.

PARCEL TWO:

A RIGHT OF WAY 30.00 FEET IN WIDTH, MEASURED AT RIGHT ANGLES, THE SOUTHEAST LINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A 4" X 4" POST AT THE SOUTHERLY CORNER OF THE ABOVE DESCRIBED PARCEL AND RUNNING THENCE FROM SAID POINT OF BEGINNING SOUTH 63 DEGREES 05' 30" WEST 40.34 FEET TO A 1-1/2 INCH PIPE.

PARCEL THREE:

A RIGHT OF WAY 40.00 FEET IN WIDTH, KNOWN AS LILLY WAY FROM ZILS ROAD TO THE SOUTHEAST LINE OF THE ABOVE MENTIONED LANDS CONVEYED BY FREDRICKSON TO FRAZIER.

PARCEL FOUR:

A RIGHT OF WAY DESCRIBED AS FOLLOWS:

BEING A PART OF LOT 33, OF THE RANCHO SAY ANDREAS AND ALSO A PORTION OF THE LANDS CONVEYED BY HELEN B. FREDRICKSON TO CHARLES B. FRAZIER BY DEED RECORDED DECEMBER 12, 1949, IN VOLUME 751, OFFICIAL RECORDS, AT PAGE 37, SANTA CRUZ COUNTY RECORDS.

PARCEL A:

GRANTING A RIGHT OF WAY OVER A STRIP OF LAND TEN (10.00) FEET IN WIDTH, THE FOLLOWING DESCRIBED LINE BEING THE NORTHWESTERN BOUNDARY OF SAID RIGHT OF WAY:

BEGINNING AT A 4" X 4" X 48" REDWOOD POST SET AT THE MOST WESTERN CORNER OF SAID LAST NAMED LANDS AND ON THE SOUTHWESTERN SIDE OF A 40.00 FOOT RIGHT OF WAY, RUNNING THENCE FROM SAID POINT OF BEGINNING ALONG THE NORTHWESTERN BOUNDARY OF SAID LAST NAMED LANDS NORTH 63 DEGREES 05' 30" EAST 389.47 FEET TO A 1-1/2 INCH PIPE SET AT THE MOST NORTHERN CORNER OF SAID LAST NAMED LANDS.



PARCEL B:

GRANTING A RIGHT OF WAY OVER A STRIP OF LAND FORTY (40.00) FEET IN WIDTH THE FOLLOWING DESCRIBED LINE BEING THE SOUTHWESTERN BOUNDARY OF SAID RIGHT OF WAY.

BEGINNING AT A 4" I. 4" X 48" REDWOOD POST SET AT THE MOST WESTERN CORNER OF THE AFORESAID LANDS CONVEYED BY FREDERICKSON TO FRAZIER, AS AFORESAID AND RUNNING THENCE SOUTH 34 DEGREES 21' EAST 115.03 FEET TO THE MOST SOUTHERN CORNER OF SAID LAST NAMED LANDS.

PARCEL FIVE:

SITUATE IN THE RANCHO SAN ANDREAS, COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA.

BEGINNING AT A 1-1/2" PIPE ON THE NORTHEAST LINE OF A RIGHT OF WAY 40.00 FEET IN WIDTH KNOWN AS LILLY WAY AS SHOWN ON A RECORD OF SURVEY MAP, A COPY OF WHICH IS RECORDED IN MAP BOOK 36, PAGE 3, SANTA CRUZ COUNTY RECORDS, FROM WHICH A 4 INCH BY FIVE INCH REDWOOD POST AT THE SOUTHEAST CORNER OF THE LANDS CONVEYED BY W. A. DUFFIELD, ET UX., TO PALMER SMITH AND LA VERNE SMITH, BY DEED RECORDED IN VOLUME 769, OF OFFICIAL RECORDS, AT PAGE 298, SANTA CRUZ COUNTY RECORDS, BEARS SOUTH 78 DEGREES 42' WEST 52.60 FEET DISTANT AND RUNNING THENCE FROM SAID POINT OF BEGINNING NORTH 51 DEGREES 48' WEST ALONG THE LAST NAMED NORTHEAST LINE 35.30 FEET TO A 1-1/2 INCH PIPE; THENCE NORTH 27 DEGREES 02' WEST ALONG THE LAST NAMED LINE 135.81 FEET TO A 1-1/2 INCH PIPE; THENCE LEAVING THE LAST NAMED LINE NORTH 70 DEGREES 40' EAST 476.10 FEET TO A 1-1/2 INCH PIPE; THENCE SOUTH 35 DEGREES 44' EAST 325.77 FEET TO A 1-1/2 INCH PIPE; THENCE SOUTH 63 DEGREES 24' 10" WEST AT 318.41 FEET TO A 1-1/2 INCH PIPE; THENCE NORTH 60 DEGREES 45' 30" WEST AT 1.98 FEET TO A 1-1/2 INCH PIPE, AT 138.97 FEET A 1-1/2 INCH PIPE FOR A TOTAL DISTANCE OF 252.35 FEET TO A 1-1/2 INCH PIPE; THENCE SOUTH 78 DEGREES 42' WEST 54.00 FEET TO THE POINT OF BEGINNING.

PARCEL SIX:

SITUATE IN THE RANCHO SAN ANDREAS, COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA.

BEGINNING AT A 2 INCH BY 3 INCH STAKE ON THE SOUTHERLY LINE OF THE LANDS CONVEYED TO GLENWOOD H. ERICKSON AND ROSE V. ERICKSON BY DEED RECORDED IN VOLUME 584, OF OFFICIAL RECORDS, AT PAGE 40, SANTA CRUZ COUNTY RECORDS, FROM WHICH A 2 INCH BY 3 INCH STAKE AT THE SOUTHEAST CORNER THEREOF BEARS NORTH 85 DEGREES 53' EAST 158.66 FEET AND SOUTH 73 DEGREES 48' EAST 135.87



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FEET DISTANT; THENCE FROM SAID POINT OF BEGINNING SOUTH 63 DEGREES 24' 10" WEST 500.00 FEET TO A 1-1/2 INCH PIPE; THENCE NORTH 35 DEGREES 44' WEST 325.77 FEET TO A 1-1/2 INCH PIPE; THENCE NORTH 70 DEGREES 40' EAST 173.14 FEET TO A 4 INCH BY 4 INCH REDWOOD POST FOR A TOTAL DISTANCE OF 523.35 FEET TO 1 3/4 INCH PIPE ON THE SOUTHWEST LINE OF THE AFORESAID LANDS OF ERICKSON; THENCE SOUTH 33 DEGREES 52' EAST ALONG THE LAST NAMED LINE 257.53 FEET TO THE POINT OF BEGINNING.

PARCEL SEVEN:

BEING A PART OF THE RANCHO SAN ANDREAS, AND

BEGINNING AT A 4" X 4" POST AT THE NORTHERLY CORNER OF THE LANDS CONVEYED BY LYLE B. SMITH, ET UX., TO PALMER SMITH AND LA VERNE SMITH, HIS WIFE, BY DEED RECORDED SEPTEMBER 15, 1952, IN VOLUME 884 OF OFFICIAL RECORDS, AT PAGE 421, SANTA CRUZ COUNTY RECORDS, AND RUNNING THENCE FROM SAID POINT OF BEGINNING SOUTH 78 DEGREES 42' WEST ALONG THE NORTHERLY LINE OF LAST NAMED LANDS 773.03 FEET TO THE NORTHEAST LINE OF THE LANDS OF THE STATE OF CALIFORNIA, AS SAID LANDS ARE SHOWN ON A RECORD OF SURVEY MAP, A COPY OF WHICH IS FILED FOR RECORD IN MAP BOOK 33, AT PAGE 81, SANTA CRUZ COUNTY RECORDS; THENCE NORTH 28 DEGREES 13' 45" WEST ALONG LAST NAMED NORTHEAST LINE 75.46 FEET TO A POINT FROM WHICH A 2 INCH PIPE DESIGNATED AT STATION 11 ON LAST NAMED MAP BEARS NORTH 28 DEGREES 13' 45" WEST 51.08 FEET DISTANT; THENCE LEAVING LAST NAMED LANDS NORTH 78 DEGREES 42' EAST 774.65 FEET; THENCE SOUTH 27 DEGREES 02' EAST 75.00 FEET TO THE POINT OF BEGINNING.

PARCEL EIGHT:

A RIGHT OF WAY DESCRIBED AS FOLLOWS:

GRANTING A RIGHT OF WAY OVER A STRIP OF LAND 40.00 FEET IN WIDTH, DESCRIBED BY ITS CENTER LINE AS FOLLOWS:

BEGINNING AT THE MOST EASTERN CORNER OF THAT CERTAIN 10.00 ACRE PARCEL CONVEYED BY W. A. DUFFIELD, ET UX., TO ROY SAKAI, ET AL., BY DEED RECORDED MARCH 2, 1959, IN VOLUME 1232, OF OFFICIAL RECORDS, AT PAGE 438, SANTA CRUZ COUNTY RECORDS, AS SAID PARCEL IS SHOWN AND DELINEATED ON THAT RECORD OF SURVEY MAP FILED JANUARY 6, 1960, IN MAP BOOK 36, PAGE 3, SANTA CRUZ COUNTY RECORDS; RUNNING THENCE FROM SAID POINT OF BEGINNING NORTH 34 DEGREES 21' WEST 937.65 FEET; NORTH 70 DEGREES 36' WEST 91.08 FEET; NORTH 56 DEGREES 48' WEST 587.66 FEET AND NORTH 51 DEGREES 48' WEST 158.30 FEET TO "STATION A" AS SHOWN AND DELINEATED ON THE AFORESAID RECORD OF SURVEY MAP.



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PARCEL NINE:

A RIGHT OF WAY OVER A STRIP OF LAND FORTY (40.00) FEET IN WIDTH, THE FOLLOWING DESCRIBED LINE BEING THE SOUTHWESTERN BOUNDARY OF SAID RIGHT OF WAY.

BEGINNING AT A 4" X 6" REDWOOD POST FROM WHICH "STATION A" HEREINABOVE REFERRED TO BEARS NORTH 78 DEGREES 42' EAST 26.30 FEET DISTANT; RUNNING THENCE FROM SAID POINT OF BEGINNING NORTH 27 DEGREES 02' WEST 225.00 FEET.

PARCEL TEN:

SITUATE IN THE RANCHO SAN ANDREAS AND BEING A PORTION OF THE LANDS CONVEYED TO LYLE B. SMITH AND MARJEAN SMITH, HIS WIFE, BY DEED RECORDED OCTOBER 3, 1952, IN VOLUME 887, OF OFFICIAL RECORDS, AT PAGE 210, SANTA CRUZ COUNTY RECORDS, AND BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" PIPE DRIVEN THROUGH AN OLD REDWOOD POST AT THE NORTHEAST CORNER OF THE ABOVE MENTIONED LANDS OF SMITH AND RUNNING THENCE FROM SAID POINT OF BEGINNING ALONG THE NORTH LINE OF SAID LANDS OF SMITH, SOUTH 78 DEGREES 42' WEST, AT 510.82 FEET A 4" X 6" POST; AT 630.44 FEET A 8" X 8" POST; AT 664.60 FEET A 4" X 4" POST, 775.53 FEET TO THE NORTHEAST LINE OF THE LANDS OF THE STATE OF CALIFORNIA, AS SAID LANDS ARE SHOWN ON A MAP FILED FOR RECORD IN VOLUME 33 OF MAPS, AT PAGE 81, SANTA CRUZ COUNTY RECORDS; THENCE ALONG THE NORTHEAST LINE OF THE LAST NAMED LANDS SOUTH 26 DEGREES 32' 45" EAST 24.17 FEET TO A 2" PIPE MARKED "REACHES AND PARKS STATION 11"; THENCE CONTINUING ALONG THE LAST NAMED LINE SOUTH 28 DEGREES 13' 45" EAST 51.08 FEET; THENCE LEAVING LAST NAMED LANDS NORTH 78 DEGREES 42' EAST AT 110.05 FEET A 4" X 4" POST, AT 263.83 FEET A 4" X 5" POST, 774.65 FEET TO A 4" X 4" POST; THENCE NORTH 27 DEGREES 02' WEST 75.00 FEET TO THE POINT OF BEGINNING.

PARCEL ELEVEN:

A RIGHT OF WAY 20 FEET IN WIDTH BEGINNING ON THE NORTH LINE OF THE ABOVE DESCRIBED LAND AT A STATION FROM WHICH THE NORTHEAST CORNER THEREOF BEARS NORTH 70 DEGREES 42' EAST 510.82 FEET DISTANT AND RUNNING THENCE NORTH 78 DEGREES 42' EAST 510.82 FEET; THENCE SOUTH 27 DEGREES 02' EAST 300 FEET, MORE OR LESS, TO STATION "A", SHOWN ON RECORD OF SURVEY MAP FILED FOR RECORD IN VOLUME 36 OF MAPS, AT PAGE 3, SANTA CRUZ COUNTY RECORDS; THENCE SOUTH 51 DEGREES 48' EAST 158.30 FEET; SOUTH 56 DEGREES



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48' ERST 587.56 FEET; SOUTH 70 DEGREES 36' EAST 91.08 FEET AND
SOUTH 34 DEGREES 21' EAST 958.00 FEET, A LITTLE MORE OR LESS, TO
THE CENTERLINE OF ZILS ROAD, SO CALLED, AND THENCE ALONG THE
CENTERLINE OF ZILS ROAD, NORTH 65 DEGREES 45' EAST 4,000.00 FEET,
MORE OR LESS, TO THE SAN ANDREAS ROAD.

ASSESSOR'S PARCEL NO. 046-091-12 (AFFECTS PARCEL SEVEN)
046-241-41 (AFFECTS PARCEL ONE)
046-241-42 (AFFECTS PARCEL FIVE)
046-241-43 (AFFECTS PARCEL SIX)
046-091-11 (AFFECTS PARCEL TEN)

?

ETR: NONE

7

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EXHIBIT H

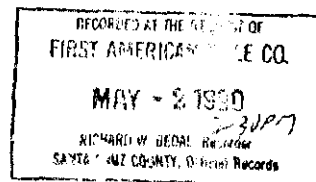
FIRST AMERICAN TITLE
Order No. 91029-7
Escrow No. 504369
Loan No.

WHEN RECORDED MAIL TO:
JAMES FUQUA
1625 THE ALAMEDA
SAN JOSE, CA., 95126

VOL. 4668 PAGE 944

29377

RE 5
MI 1
SF 3
SM 10
LN
CO 70
OP



SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO:

SAME AS ABOVE

The undersigned grantor(s) declare(s):

CITY TRANSFER TAX IS \$ 641.85

DOCUMENTARY TRANSFER TAX IS \$ 641.85

SURVEY MONUMENT PRESERVATION FUND IS \$ 10.00

XXX 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.

A P e 046-741-43 AND 046-091-12

GRANT DEED

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

W. GORDON EUSTICE, ~~an unmarried man~~ *an married man* *as his sole & separate property*

hereby GRANT(S) to JAMES FUQUA, Trustee UTA dated March 23, 1990

the real property in the ~~City of~~ unincorporated area of
County of Santa Cruz

, State of California, described as

SEE EXHIBITS "A" AND "B" ATTACHED HERETO AND MADE A PART HEREOF

Dated APRIL 23, 1990

STATE OF CALIFORNIA
COUNTY OF *Riverside*

On April 25, 1990
before me, the undersigned, a Notary Public in and for
said State, personally appeared

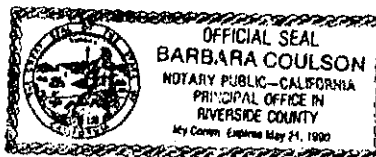
W. GORDON EUSTICE

W. Gordon Eustice
W. GORDON EUSTICE

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.

WITNESS my hand and official seal.

Signature



(This area for official notarial seal)

EXHIBIT

EXHIBIT "A"

APN: 046-091-12

THE REAL PROPERTY LOCATED IN THE STATE OF CALIFORNIA, COUNTY OF SANTA CRUZ
DESCRIBED AS FOLLOWS:

PARCEL ONE:

BEING A PART OF THE RANCHO SAN ANDREAS, AND

BEGINNING AT A 4" X 4" POST AT THE NORTHERLY CORNER OF THE LANOS CONVEYED BY LYLE B. SMITH, ET UX., TO PALMER SMITH AND LA VERNE SMITH, HIS WIFE. BY DEED RECORDED SEPTEMBER 15, 1952, IN VOLUME 884 OF OFFICIAL RECORDS, AT PAGE 421, SANTA CRUZ COUNTY RECORDS. AND RUNNING THENCE FROM SAID POINT OF BEGINNING SOUTH 78 DEGREES 42' WEST ALONG THE NORTHERLY LINE OF LAST NAMED LANDS 773.03 FEET TO THE NORTHEAST LINE OF THE LANDS OF THE STATE OF CALIFORNIA, AS SAID LANDS ARE SHOWN ON A RECORD OF SURVEY MAP, A COPY OF WHICH IS FILED FOR RECORD IN MAP BOOK 33, AT PAGE 81, SANTA CRUZ COUNTY RECORDS; THENCE NORTH 28 DEGREES 13' 45" WEST ALONG LAST NAMED NORTHEAST LINE 75.46 FEET TO A POINT FROM WHICH A 2 INCH PIPE LBSIGNATED AT STATION 11 ON LAST NAMED MAP BEARS NORTH 28 DEGREES 13' 45" WEST 51.08 FEET DISTANT; THENCE LEAVING LAST NAMED LANDS NORTH 78 DEGREES 42' EAST 774.65 FEET; THENCE SOUTH 27 DEGREES 02' EAST 75.00 FEET TO THE POINT OF BEGINNING.

PARCEL TWO:

A RIGHT OF WAY DESCRIBED AS FOLLOWS:

GRANTING A RIGHT OF WAY OVER A STRIP OF LAND 40.00 FEET IN WIDTH, DESCRIBED BY ITS CENTER LINE AS FOLLOWS:

BEGINNING AT THE MOST EASTERN CORNER OF THAT CERTAIN 10.00 ACRE PARCEL CONVEYED BY W. A. DUFFIELD, ET UX., TO ROY SAKAI, ET AL., BY DEED RECORDED MARCH 2, 1959, IN VOLUME 1232, OF OFFICIAL RECORDS, AT PAGE 439, SANTA CRUZ COUNTY RECORDS. AS SAID PARCEL IS SHOWN AND DELINEATED ON THAT RECORD OF SURVEY MAP FILED JANUARY 6, 1960, IN MAP BOOK 36, PAGE 3, SANTA CRUZ COUNTY RECORDS: RUNNING THENCE FROM SAID POINT OF BEGINNING NORTH 34 DEGREES 21' WEST 937.65 FEET; NORTH 70 DEGREES 36' WEST 91.00 FEET; NORTH 56 DEGREES 48' WEST 587.66 FEET AND NORTH 51 DEGREES 48' WEST 153.30 FEET TO "STATION A" AS SHOWN AND DELINEATED ON THE AFORESAID RECORD OF SURVEY MAP.

PARCEL THREE

A RIGHT OF WAY OVER A STRIP OF LAND FORTY (40.00) FEET IN WIDTH, THE FOLLOWING DESCRIBED LINE BEING THE SOUTHWESTERN BOUNDARY OF SAID RIGHT OF WAY

BEGINNING AT A 4" X 4" X 43" HEDWOOD POST FROM WHICH "STATION A" HEREINABOVE REFERRED TO BEARS NORTH 78 DEGREES 42' EAST 20.30 FEET DISTANT; RUNNING THENCE FROM SAID POINT OF BEGINNING NORTH 27 DEGREES 02' WEST 225.00 FEET.

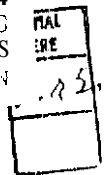


EXHIBIT "B"

APN: 046-241-43

THE REAL PROPERTY LOCATED IN THE STATE OF CALIFORNIA, COUNTY OF SANTA CRUZ
DESCRIBED AS FOLLOWS:



SITUATE IN THE RANCHO SAN ANDREAS, COUNTY OF SANTA CRUZ,
STATE OF CALIFORNIA.

BEGINNING AT A 2 INCH BY 3 INCH STAKE ON THE SOUTHERLY
LINE OF THE LANDS CONVEYED TO GLENWOOD H. ERICKSON AND ROSE
V. ERICKSON BY DEED RECORDED IN VOLUME 384, OF OFFICIAL RECORDS,
AT PAGE 40, SANTA CRUZ COUNTY RECORDS, FROM WHICH A 2 INCH BY
3 INCH STAKE AT THE SOUTHEAST CORNER THEREOF BEARS NORTH 85
DEGREES 53' EAST 156.64 FEET AND SOUTH 73 DEGREES 48' EAST 135.87

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FEET DISTANT; THENCE FROM SAID POINT OF BEGINNING SOUTH 63 DEGREES
24' 10" WEST 800.00 FEET TO A 1-1/2 INCH PIPE; THENCE NORTH
38 DEGREES 44' WEST 325.77 FEET TO A 1-1/2 INCH PIPE; THENCE
NORTH 70 DEGREES 40' EAST 173.14 FEET A 4 INCH BY 4 INCH REDWOOD
POST FOR A TOTAL DISTANCE OF 523.35 FEET TO A 3/4 INCH PIPE
ON THE SOUTHWEST LINE OF THE AFORESAID LANDS OF ERICKSON; THENCE
SOUTH 33 DEGREES 52' EAST ALONG THE EAST NAMED LINE 257.53 FEET
TO THE POINT OF BEGINNING.

RECORDING REQUESTED BY

1997-0061369

Santa Cruz Title Company Escrow #9423443-SRO

MAIL TAX STATEMENTS TO
AND WHEN RECORDED MAIL TO

Recorded
Official Records
County Of
SANTA CRUZ
RICHARD W. BEDAL

REC FEE 13.00
TAX 280.50
SURVEY 10.00

ROSS BRYAN
620 QUAIL RUN ROAD
APTOS, CALIFORNIA 95003

10:45AM 24-Dec-1997 CDC
Page 1 of 3

APN: 046-241-43

GRANT DEED

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$ 280.50

(☒) 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

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

JAMES FUQUA AND DOMINICK GUIDA, INDIVIDUALLY AND AS TRUSTEES UNDER THE TRUST AGREEMENT
DATED MARCH 23, 1990; AND

COASTAL LAND PROPERTIES, LTD., A CALIFORNIA LIMITED PARTNERSHIP

hereby GRANT(S) to

ROSS BRYAN, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY

the following described real property in the

County of SANTA CRUZ

State of California

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: DECEMBER 16, 1997

STATE OF CALIFORNIA
COUNTY OF SANTA CRUZ } ss.

On DECEMBER 16, 1997

before me, the undersigned, a Notary Public, personally appeared

JAMES FUQUA AND DOMINICK GUIDA

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 _____

MAIL TAX STATEMENT AS DIRECTED ABOVE

James Fuqua

JAMES FUQUA, INDIVIDUALLY AND AS TRUSTEE
UNDER THE TRUST AGREEMENT DATED
MARCH 23, 1990

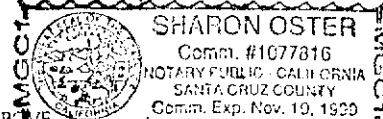
Dominick Guida

DOMINICK GUIDA, INDIVIDUALLY AND AS TRUSTEE
UNDER THE TRUST AGREEMENT DATED
MARCH 23, 1990

COASTAL LAND PROPERTIES, LTD.
A CALIFORNIA LIMITED PARTNERSHIP

BY *James Fuqua*
JAMES FUQUA, GENERAL PARTNER

BY *Dominick Guida*
DOMINICK GUIDA, GENERAL PARTNER



Title Order No. _____

Escrow or Loan No. 9423443-SRO

Form 242 Rev. 10/96

This form furnished by

SANTA CRUZ TITLE COMPANY

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EXHIBIT H

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:

PARCEL ONE:

BEGINNING AT A 2 INCH BY 3 INCH STAKE ON THE SOUTHEASTLY LINE OF THE LANDS CONVEYED TO GLENWOOD H. ERICKSON AND ROSE V. ERICKSON BY DEED RECORDED IN VOLUME 584, OF OFFICIAL RECORDS, AT PAGE 40, SANTA CRUZ COUNTY RECORDS, FROM WHICH A 2 INCH BY 3 INCH STAKE AT THE SOUTHEAST CORNER THEREOF BEARS NORTH 85° 53' EAST 158.66 FEET AND SOUTH 73° 48' EAST 135.87 FEET DISTANT; THENCE FROM SAID POINT OF BEGINNING SOUTH 63° 24' 10" WEST 500.00 FEET TO A 1-1/2 INCH PIPE; THENCE NORTH 35° 44' WEST 325.77 FEET TO A 1-1/2 INCH PIPE; THENCE NORTH 70° 40' EAST 173.14 FEET TO A 4 INCH BY 4 INCH REDWOOD POST FOR A TOTAL DISTANCE OF 523.35 FEET TO A 3/4 INCH PIPE ON THE SOUTHWEST LINE OF THE AFORESAID LANDS OF ERICKSON; THENCE SOUTH 33° 52' EAST ALONG THE LAST NAMED LINE 257.53 FEET TO THE POINT OF BEGINNING.

RESERVING THEREFROM A 10 FOOT WIDE EASEMENT FOR WATER LINE PURPOSES OVER A PORTION OF THE LANDS CONVEYED TO JAMES FUQUA AS DESCRIBED IN EXHIBIT B OF THE DEED RECORDED MAY 2, 1990 IN BOOK 4668 AT PAGE 944 OFFICIAL RECORDS OF SANTA CRUZ COUNTY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTHERLY 10 FEET OF SAID PARCEL, BOUNDED BY A LINE PARALLEL WITH AND 10 FEET SOUTHERLY OF THE NORTHERLY LINE OF SAID PARCEL.

ALSO RESERVING THEREFROM A 10 FOOT WIDE EASEMENT FOR WATER LINE PURPOSES OVER A PORTION OF THE LANDS CONVEYED TO JAMES FUQUA AS DESCRIBED IN EXHIBIT B OF THE DEED RECORDED MAY 2, 1990 IN BOOK 4668 AT PAGE 944 OFFICIAL RECORDS OF SANTA CRUZ COUNTY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTHEASTERLY 10 FEET OF SAID PARCEL, BOUNDED BY A LINE PARALLEL WITH AND 10 FEET SOUTHWESTERLY OF THE NORTHEASTERLY LINE OF SAID PARCEL.

PARCEL TWO:

A RIGHT OF WAY DESCRIBED AS FOLLOWS:

A RIGHT OF WAY OVER A STRIP OF LAND 40.00 FEET IN WIDTH, DESCRIBED BY ITS CENTER LINE AS FOLLOWS:

EXHIBIT " A

PARCEL TWO - CONTINUED:

BEGINNING AT THE MOST EASTERN CORNER OF THAT CERTAIN 10.00 ACRE PARCEL CONVEYED BY W.A. DUFFIELD, ET UX , TO ROY SAKAI, ET AL., BY DEED RECORDED MARCH 2, 1959, IN VOLUME-1232. OF OFFICIAL RECORDS, AT PAGE 438, SANTA CRUZ COUNTY RECORDS, AS SAID PARCEL IS SHOWN AND DELINEATED ON THAT RECORD OF SURVEY MAP FILED JANUARY 6, 1960, IN MAP BOOK 36, PAGE 3, SANTA CRUZ COUNTY RECORDS; RUNNING THENCE FROM SAID POINT OF BEGINNING NORTH 34° 21' WEST 754.88 FEET; NORTH 70° 36' WEST 91.09 FEET; NORTH 56° 48' WEST 587.66 FEET AND NORTH 51° 48' WEST 1.58.30 FEET TO "STATION A" AS SHOWN AND DELINEATED ON THE AFORESAID RECORD OF SURVEY MAP.

PARCEL THREE:

A RIGHT OF WAY OVER A STRIP OF LAND FORTY (40.00) FEET IN WIDTH, THE FOLLOWING DESCRIBED LINE BEING THE SOUTHWESTERLY BOUNDARY OF SAID RIGHT OF WAY.

BEGINNING AT A 4" X 5" X 48" REDWOOD POST FROM WHICH "STATION A" HEREINABOVE REFERRED TO BEARS NORTH 78° 42' EAST 26 30 FEET DISTANT; RUNNING THENCE FROM SAID POINT OF BEGINNING NORTH 27° 02' WEST 150 FEET, MORE OR LESS, TO THE PRODUCED NORTHWESTERN LINE OF THE LANDS DESCRIBED IN THE DEED RECORDED IN VOLUME 4668 AT PAGE 947, OFFICIAL RECORDS OF SANTA CRUZ COUNTY.

PARCEL FOUR :

BEING A 20 FOOT WIDE EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES OVER A PORTION OF THE LANDS CONVEYED TO FUQUA, ET AL AS DESCRIBED IN THE DEED RECORDED MAY 2, 1990 IN BOOK 4668 AT PAGE 947, OFFICIAL RECORDS OF SANTA CRUZ COUNTY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTHERLY 20 FEET OF SAID PARCEL, BOUNDED BY A LINE PARALLEL WITH AND 20 FEET SOUTHERLY OF THE NORTHERLY LINE OF SAID PARCEL.

PARCEL FIVE:

BEING A 20 FOOT WIDE EASEMENT FOR WATER LINE PURPOSES OVER A PORTION OF PARCEL ONE AS DESCRIBED IN "EXHIBIT A" OF THE DEED TO COASTAL LAND PROPERTIES, LTD., RECORDED MAY 2, 1990 IN BOOK 4668 AT PAGE 949, OFFICIAL RECORDS OF SANTA CRUZ COUNTY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTHERLY, NORTHFASTERLY AND EASTERLY 20 FEET OF SAID PARCEL ONE.

APN: 046-241-43

RECORDING REQUESTED BY

MAIL TAX STATEMENT TO

1997-0061370

Recorded
Official Records
County of
SANTA CRUZ
RICHARD W. BEDAL

REC FEE 13.00
PENALTY 9.00

10:45AM 24-Dec-1997

CDC
Page 1 of 3

Santa Cruz Title Company #9423443-SJO

WHEN RECORDED MAIL TO

Name ROSS BRYAN
Street Address 620 Quail Run Road
City Aptos, California 95003
State CA
Zip 95003

RECORDER'S USE ONLY

ORDER NO.
ESCROW NO. 9423443-SRO

QUITCLAIM DEED

The undersigned grantor(s) declare(s):
DOCUMENTARY TRANSFER TAX IS \$ -0- confirming title in grantee's name
() COMPUTED ON FULL VALUE OF PROPERTY CONVEYED, OR
() COMPUTED ON FULL VALUE LESS LIENS &
ENCUMBRANCES
REMAINING THEREON AT TIME OF SALE.
(☒) Unincorporated Area _____ City of _____
Tax Parcel No. 046-241-43

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
DANIELA BRYAN, WIFE OF THE GRANTEE HEREIN,

hereby remises, releases and quitclaims to

ROSS BRYAN, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY
the following described real property in the County of SANTA CRUZ, State of California:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF.
APN 046-241-43

THE GRANTOR IS EXECUTING THIS INSTRUMENT FOR THE PURPOSE OF RELINQUISHING
ALL OF GRANTORS RIGHTS, TITLE AND INTEREST INCLUDING, BUT NOT LIMITED TO,
ANY COMMUNITY PROPERTY INTEREST IN AND TO THE LAND DESCRIBED HEREIN AND
PLACE TITLE IN THE NAME OF THE GRANTEE AS HIS SOLE AND SEPARATE PROPERTY.

GRANTOR'S INITIALS DSB

Dated: 12-19-97

Daniela S. Bryan
DANIELA BRYAN

STATE OF CALIFORNIA
county of Santa Cruz

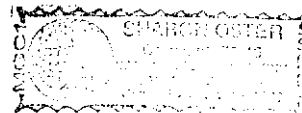
On December 19, 1997 before me, Sharon Oster

Notary Public, personally appeared Daniela Bryan
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 Sharon Oster
Sharon Oster
My Commission Expires November 19, 1999

(Seal)



93

EXHIBIT H

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:

PARCEL ONE:

BEGINNING AT A 2 INCH BY 3 INCH STAKE ON THE SOUTHERLY LINE OF THE LANDS CONVEYED TO GLENWOOD H. ERICKSON AND ROSE V. ERICKSON BY DEED RECORDED IN VOLUME 584, OF OFFICIAL RECORDS, AT PAGE 40, SANTA CRUZ COUNTY RECORDS, FROM WHICH A 2 INCH BY 3 INCH STAKE AT THE SOUTHEAST CORNER THEREOF BEARS NORTH 85° 53' EAST 158.66 FEET AND SOUTH 73° 48' EAST 135.87 FEET DISTANT; THENCE FROM SAID POINT OF BEGINNING SOUTH 63° 24' 10" WEST 500.00 FEET TO A 1-1/2 INCH PIPE; THENCE NORTH 35° 44' WEST 325.77 FEET TO A 1-1/2 INCH PIPE; THENCE NORTH 70° 40' EAST 173.14 FEET A 4 INCH BY 4 INCH REDWOOD POST FOR A TOTAL DISTANCE OF 523.35 FEET TO A 3/4 INCH PIPE ON THE SOUTHWEST LINE OF THE AFORESAID LANDS OF ERICKSON; THENCE SOUTH 33° 52' EAST ALONG THE LAST NAMED LINE 257.53 FEET TO THE POINT OF BEGINNING.

RESERVING THEREFROM A 10 FOOT WIDE EASEMENT FOR WATER LINE PURPOSES OVER A PORTION OF THE LANDS CONVEYED TO JAMES FUQUA AS DESCRIBED IN EXHIBIT B OF THE DEED RECORDED MAY 2, 1990 IN BOOK 4668 AT PAGE 944 OFFICIAL RECORDS OF SANTA CRUZ COUNTY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTHERLY 10 FEET OF SAID PARCEL, BOUNDED BY A LINE PARALLEL WITH AND 10 FEET SOUTHERLY OF THE NORTHERLY LINE OF SAID PARCEL.

ALSO RESERVING THEREFROM A 10 FOOT WIDE EASEMENT FOR WATER LINE PURPOSES OVER A PORTION OF THE LANDS CONVEYED TO JAMES FUQUA AS DESCRIBED IN EXHIBIT B OF THE DEED RECORDED MAY 2, 1990 IN BOOK 4668 AT PAGE 944 OFFICIAL RECORDS OF SANTA CRUZ COUNTY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTHEASTERLY 10 FEET OF SAID PARCEL, BOUNDED BY A LINE PARALLEL WITH AND 10 FEET SOUTHWESTERLY OF THE NORTHEASTERLY LINE OF SAID PARCEL.

PARCEL TWO:

A RIGHT OF WAY DESCRIBED AS FOLLOWS:

A RIGHT OF WAY OVER A STRIP OF LAND 40.00 FEET IN WIDTH, DESCRIBED BY ITS CENTER LINE AS FOLLOWS:

EXHIBIT "A"

PARCEL TWO - CONTINUED:

BEGINNING AT THE MOST EASTERN CORNER OF THAT CERTAIN 10.00 ACRE PARCEL CONVEYED BY W.A. DUFFIELD, ET UX., TO ROY SAKAI, ET AL., BY DEED RECORDED MARCH 2, 1959, IN VOLUME 1232, OF OFFICIAL RECORDS, AT PAGE 438, SANTA CRUZ COUNTY RECORDS, AS SAID PARCEL IS SHOWN AND DELINEATED ON THAT RECORD OF SURVEY MAP FILED JANUARY 6, 1960, IN MAP BOOK 36, PAGE 3, SANTA CRUZ COUNTY RECORDS; RUNNING THENCE FROM SAID POINT OF BEGINNING NORTH 34° 21' WEST 754.88 FEET; NORTH 70° 36' WEST 91.09 FEET; NORTH 56° 48' WEST 587.66 FEET AND NORTH 51° 48' WEST 158.30 FEET TO "STATION A" AS SHOWN AND DELINEATED ON THE AFORESAID RECORD OF SURVEY MAP. .-

PARCEL THREE:

A RIGHT OF WAY OVER A STRIP OF LAND FORTY (40.00) FEET IN WIDTH, THE FOLLOWING DESCRIBED LINE BEING THE SOUTHWESTERLY BOUNDARY OF SAID RIGHT OF WAY.

BEGINNING AT A 4" X 5" X 48" RGDWOGD POST FROM WHICH "STATION A" HEREINABOVE REFERRED TO BEARS NORTH 78° 42' EAST 26.30 FEET DISTANT; RUNNING THENCE FROM SAID POINT OF BEGINNING NORTH 27° 02' WEST 150 FEET, MORE OR LESS, TO THE PRODUCED NORTHWESTERN LINE OF THE LANDS DESCRIBED IN THE DEED RECORDED IN VOLUME 4668 AT PAGE 947, OFFICIAL RECORDS OF SANTA CRUZ COUNTY.

PARCEL FOUR :

BEING A 20 FOOT WIDE EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES OVER A PORTION OF THE LANDS CONVEYED TO FUQUA, ET AL AS DESCRIBED IN THE DEED RECORDED MAY 2, 1990 IN BOOK 4668 AT PAGE 947, OFFICIAL RECORDS OF SANTA CRUZ COUNTY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS :

THE NORTHERLY 20 FEET OF SAID PARCEL, BOUNDED BY A LINE PARALLEL WITH AND 20 FEET SOUTHERLY OF THE NORTHERLY LINE OF SAID PARCEL.

PARCEL FIVE:

BEING A 20 FOOT WIDE EASEMENT FOR WATER LINE PURPOSES OVER A PORTION OF PARCEL ONE AS DESCRIBED IN "EXHIBIT A" OF THE DEED TO COASTAL LAND PROPERTIES, LTD., RECORDED MAY 2, 1990 IN BOOK 4668 AT PAGE 949, OFFICIAL RECORDS OF SANTA CRUZ COUNTY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS :

THE NORTHERLY, NORTHEASTERLY AND EASTERLY 20 FEET OF SAID PARCEL ONE.

APN: 046-241-43

RECORDING REQUESTED BY

ORDER # 215024-ZJG

APN 046-241-43

WHEN RECORDED MAIL TO

Name
Street
Address

Peter Cartwright & June
Cartwright
19521 Tweed Court
Saratoga, CA 95070



2000-0047707

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

REC FEE 13.00
TAX 955.90
SURVEY 10.00

00:00AM 03-Oct-2000

DLR
Page 1 of 3

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$ 955.90

(X) 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

() Realty not sold.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Ross Bryan, a married man as **his sole** and separate property

hereby GRANT(S) to Peter Cartwright and June Cartwright, husband and wife as
Joint Tenants

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

Exhibit "A" attached hereto and made a part hereof.

Mail Tax Statements to Grantee at address above

Date September 20, 2000

Ross Bryan

STATE OF CALIFORNIA

COUNTY OF

SANTA CRUZ

on

4-21-00

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

ROSS Bryan

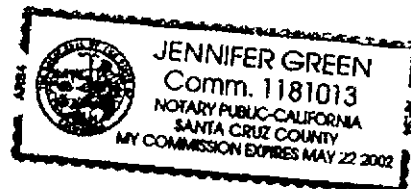
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the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

Name

(typed or printed)



(This area for official notarial seal)

GIS-140 8/94

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Description: Santa Cruz, CA Document-Year.DocID 2000.47707 Page: 1 of 3

Order: 787 Comment:

96

EXHIBIT H

EXHIBIT " A

The land referred to is situated in the State of California, County of Santa Cruz, in the unincorporated area, and is described as follows:

PARCEL I:

Beginning at a 2 inch by 3 inch stake on the southerly line of the lands conveyed to Glenwood H. Erickson and Rose V. Erickson by Deed recorded in Volume 584, of Official Records, at Page 40, Santa Cruz County Records, from which a 2 inch by 3 inch stake at the Southeast corner thereof bears North 85° 53' East 158.66 feet and south 73° 48' East 135.87 feet distant; thence from said point of beginning South 63° 24' 10" West 500 feet to a 1-1/2 inch pipe; thence North 35° 44' West 325.77 feet to a 1-1/2 inch pipe; thence North 70° 40' East 173.14 feet to a 4 inch by 4 inch redwood post for a total distance of 523.35 feet to a 3/4 inch pipe on the Southwest line of the aforesaid lands of Erickson; thence South 33° 52' East along the last named line 257.53 feet to the point of beginning.

PARCEL II:

A non-exclusive right of way over a strip of land 40.00 feet in width, described by its center line as follows:

Beginning at the most Eastern corner of that certain 10.00 acre parcel conveyed by W.A. Duffield, et ux., to Roy Sakai, et al, by Deed recorded March 2, 1959, in volume 1232, of Official Records, at Page 438, Santa Cruz County Records, as said parcel is shown and delineated on that record of survey map filed January 6, 1960, in Map Book 36, Page 3, Santa Cruz County Records; running thence from said point of beginning North 31° 21' West 754.88 feet; North 70° 36' West 91.09 feet; North 56° 48' West 587.66 feet and North 51° 48' West 158.30 feet to "Station A". as shown and delineated on the aforesaid record of survey map.

PARCEL III:

A non-exclusive right of way over a strip of land forty (40.00) feet in width, the following described line being the Southwesterly boundary of said right of way.

Beginning at a 4" X 5" X 48" redwood post from which "Station A" hereinabove referred to bears North 78° 42' East 26.30 feet distant; running thence from said point of beginning North 27° 02' West 150 feet, more or less, to the produced Northwestern line of the lands described in the deed recorded in Volume 4668 at Page 947, Official Records of Santa Cruz County.

PARCEL IV:

Being a non-exclusive 20 foot wide easement for ingress, egress and public utilities over a portion of the lands conveyed to Fuqua, et al as described in the deed recorded May 2, 1990 in Book 4668 at Page 947, Official Records of Santa Cruz County, and more particularly described as follows:

The Northerly 20 feet of said parcel, bounded by a line parallel with and 20 feet

Southerly of the Northerly line of said parcel.

Said easement being the same as reserved by James Fuqua, et al by Deed recorded December 24, 1997, Instrument No. 1997-0061366.

PARCEL V:

Being a non-exclusive 20 foot wide easement for water line purposes over a portion of Parcel One as described in "Exhibit A" of the Deed to Coastal Lend Properties, Ltd., recorded May 2, 1990 in Book 4668 at Page 949, Official Records of Santa Cruz County, and more particularly described as follows:

The Northerly, Northeasterly and Easterly 20 feet of said Parcel One.

Assessor's Parcel Number: 046-241-43

RECORDED AT THE REQUEST OF
FIRST AMERICAN TITLE COMPANY

WHEN RECORDED MAIL TO:

Jodd Masson
2110 Linden Lake Rd.
Fort Collins, CO 80524



2002-0031560

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

REC FEE 16.80

08:00AM 01-May-2882 BLS
Page 1 of 4

(Space above for Recorders use only)

184572-6A

Affidavit

(Document Title)

THIS PAGE ADDED TO PROVIDED ADEQUATE SPACE FOR RECORDING INFORMATION (Cal. Gov. Co. 27361.6)

STATE OF COLORADO }

} ss.

AFFIDAVIT

COUNTY OF LARIMER

I, DAVID TODD MASSEY, also known as TODD MASSEY, of lawful age, being first duly sworn, upon oath depose and say:

1) Affiant is the initial Trustee of the hereinafter-named revocable trust, and as such has authority to execute and to record this affidavit.

2) The Wilderness I Revocable Trust, under declaration of trust dated October 5, 2001, is a trust which may acquire, convey, encumber, lease, and otherwise deal with interests in real or personal property in said name, or other names as authorized under said Trust.

3) The name and address of the person who is currently Trustee of said Trust are:

DAVID TODD MASSEY 2110 Linden Lake Road, Fort Collins, CO 80524

4) The above-named Trustee, or any successor Trustee, may convey, encumber, lease or otherwise deal with any interest in real or personal property acquired or held in the name of said Trust.

5) This affidavit is executed and recorded pursuant to the provisions of C.R.S. 38-30-166, as amended.

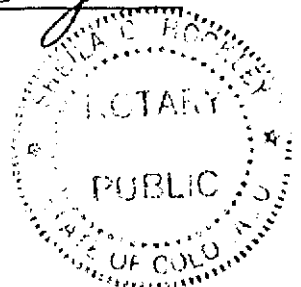

DAVID TODD MASSEY, Affiant

Subscribed and sworn to before me this 5th day of October, 2001.

Witness my official hand and seal.
My Commission expires: 07-13-03


Notary Public

Please return to:
Douglas M. Dumler
Hasler, Ponfara & Maxwell, LLP.
P.O. Box 2267
Fort Collins, CO 80522



PARCEL ONE:

BEGINNING AT A 2 INCH BY 3 INCH STAKE ON THE SOUTHERLY LINE OF THE LANDS CONVEYED TO GLENWOOD H. ERICKSON AND ROSE V. ERICKSON BY DEED RECORDED IN VOLUME 584, OF OFFICIAL RECORDS, AT PAGE 40, SANTA CRUZ COUNTY RECORDS, FROM WHICH A 2 INCH BY 3 INCH STAKE AT THE SOUTHEAST CORNER THEREOF BEARS NORTH 85° 53' EAST 158.66 FEET AND SOUTH 73° 48' EAST 135.87 FEET DISTANT; THENCE FROM SAID POINT OF BEGINNING SOUTH 63° 24' 10" WEST 500 FEET TO A 1½ INCH PIPE, THENCE NORTH 35° 44' WEST 325.77 FEET TO A 1½ INCH PIPE; THENCE NORTH 70° 40' EAST 173.14 FEET TO A 4 INCH BY 4 INCH REDWOOD POST FOR A TOTAL DISTANCE OF 523.35 FEET TO A ¾ INCH PIPE ON THE SOUTHWEST LINE OF THE AFORESAID LANDS OF ERICKSON; THENCE SOUTH 33° 52' EAST ALONG THE LAST NAMED LINE 257.53 FEET TO THE POINT OF BEGINNING.

PARCEL TWO:

A NON-EXCLUSIVE RIGHT OF WAY OVER A STRIP OF LAND 40.00 FEET IN WIDTH, DESCRIBED BY ITS CENTER LINE AS FOLLOWS:

BEGINNING AT THE MOST EASTERN CORNER OF THAT CERTAIN 10.00 ACRE PARCEL CONVEYED BY W. A. DUFFIELD, ET UX., TO ROY SAKAI, ET AL. BY DEED RECORDED MARCH 2, 1959, IN VOLUME 1232, OF OFFICIAL RECORDS, AT PAGE 438, SANTA CRUZ COUNTY RECORDS, AS SAID PARCEL IS SHOWN AND DELINEATED ON THAT RECORD OF SURVEY MAP FILED JANUARY 6, 1960, IN MAP BOOK 36, PAGE 3, SANTA CRUZ COUNTY RECORDS; RUNNING THENCE FROM SAID POINT OF BEGINNING NORTH 34° 21' WEST 754.88 FEET; NORTH 70° 36' WEST 91.09 FEET; NORTH 56° 48' WEST 587.66 FEET AND NORTH 51° 48' WEST 158.30 FEET TO "STATION A", AS SHOWN AND DELINEATED ON THE AFORESAID RECORD OF SURVEY MAP.

PARCEL THREE:

A NON-EXCLUSIVE RIGHT OF WAY OVER A STRIP OF LAND FORTH (40.00) FEET IN WIDTH, THE FOLLOWING DESCRIBED LINE BEING THE SOUTHWESTERLY BOUNDARY OF SAID RIGHT OF WAY.

BEGINNING AT A 4" X 5" X 48" REDWOOD POST FROM WHICH "STATION A" HEREIN ABOVE REFERRED TO BEARS NORTH 78° 42' EAST 26.30 FEET DISTANT; RUNNING THENCE FROM SAID POINT OF BEGINNING NORTH 27° 02' WEST 150 FEET, MORE OR LESS, TO THE PRODUCED NORTHWESTERN LINE OF THE LANDS DESCRIBED IN THE DEED RECORDED IN VOLUME 4668 AT PAGE 947, OFFICIAL RECORDS OF SANTA CRUZ COUNTY.

PARCEL FOUR:

BEING A NON-EXCLUSIVE 20 FOOT WIDE EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES OVER A PORTION OF THE LANDS CONVEYED TO FUQUA, ET AL AS DESCRIBED IN THE DEED RECORDED MAY 2, 1990 IN BOOK 4668 AT PAGE 947, OFFICIAL RECORDS OF SANTA CRUZ COUNTY. AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SECOND UPDATED

Order No, 184572-6

THE NORTHERLY 20 FEET OF SAID PARCEL, BOUNDED BY A LINE PARALLEL WITH AND 20 FEET SOUTHERLY OF THE NORTHERLY LINE OF SAID PARCEL.

SAID EASEMENT BEING THE SAME AS RESERVED BY JAMES FUQUA, ET AL BY DEED RECORDED DECEMBER 24, 1997, INSTRUMENT NO. 1997-0061366.

A.P. No.: 046-241-43

RECORDED AT THE REQUEST OF
FIRST AMERICAN TITLE COMPANY

Order No.
Escrow No. 184572-6
Loan No.

WHEN RECORDED MAIL TO:

Todd Massey
2110 Linden Lake Rd.
Fort Collins, CO 80524



2002-0031561

Recorded	REC FEE	13.00
Official Records	TAX	764.50
county Of	PCOR -	20.00
SANTA CRUZ	SURVEY	10.00
RICHARD W. BEDAL		
Recorder		

08:00AM 01-May-2002 Page 1 of 3

MAIL TAX STATEMENTS TO:

SAME AS ABOVE

SPACE ABOVE THIS LINE FOR RECORDERS USE
DOCUMENTARY TRANSFER TAX \$ 764.50

X 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.

As declared by the undersigned Grantor

Signature of Declarant or Agent determining tax - Firm Name

046-241-43

GRANT DEED

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

Peter Cartwright and June Cartwright, husband and wife

hereby GRANT(S) to

Wilderness I Revocable Trust, David Todd Massey, also known as Todd Massey, Trustee of the Wilderness 1 Revocable Trust, under declaration of trust dated October 5, 2001

the real property in the
county of
as

Unincorporated Area
Santa Cruz

, State of California, described

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

Dated April 7R 2002

STATE OF CALIFORNIA
COUNTY OF Santa Cruz

On 4-29-02
before me, Jennifer Green, personally
appeared Peter Cartwright and June Cartwright

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 me entity upon behalf of which the
person(s) acted, executed the instrument.

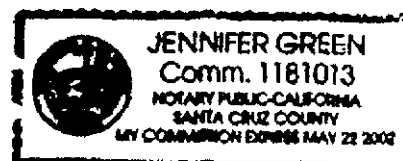
WITNESS my hand and official seal.

Signature

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Peter Cartwright

June Cartwright



(This area for official notarial seal)

1002-SM (1/94)

PARCEL ONE:

BEGINNING AT A 2 INCH BY 3 INCH STAKE ON THE SOUTHERLY LINE OF THE LANDS CONVEYED TO GLENWOOD H. ERICKSON AND ROSE V. ERICKSON BY DEED RECORDED IN VOLUME 584, OF OFFICIAL RECORDS, AT PAGE 40, SANTA CRUZ COUNTY RECORDS, FROM WHICH A 2 INCH BY 3 INCH STAKE AT THE SOUTHEAST CORNER THEREOF BEARS NORTH 85° 53' EAST 158.66 FEET AND SOUTH 73° 48' EAST 135.87 FEET DISTANT; THENCE FROM SAID POINT OF BEGINNING SOUTH 63° 24' 10' WEST 500 FEET TO A 1½ INCH PIPE; THENCE NORTH 35° 44' WEST 325.77 FEET TO A 1½ INCH PIPE; THENCE NORTH 70° 40' EAST 173.14 FEET TO A 4 INCH BY 4 INCH REDWOOD POST FOR A TOTAL DISTANCE OF 523.35 FEET TO A 3/4 INCH PIPE ON THE SOUTHWEST LINE OF THE AFORESAID LANDS OF ERICKSON; THENCE SOUTH 33° 52' EAST ALONG THE LAST NAMED LINE 257.53 FEET TO THE POINT OF BEGINNING.

PARCEL TWO:

A NON-EXCLUSIVE RIGHT OF WAY OVER A STRIP OF LAND 40.00 FEET IN WIDTH, DESCRIBED BY ITS CENTER LINE AS FOLLOWS:

BEGINNING AT THE MOST EASTERN CORNER OF THAT CERTAIN 10.00 ACRE PARCEL CONVEYED BY W.A. DUFFIELD, ET UX., TO ROY SAKAI, ET AL, BY DEED RECORDED MARCH 2, 1959, IN VOLUME 1232, OF OFFICIAL RECORDS, AT PAGE 438, SANTA CRUZ COUNTY RECORDS, AS SAID PARCEL IS SHOWN AND DELINEATED ON THAT RECORD OF SURVEY MAP FILED JANUARY 6, 1960, IN MAP BOOK 36, PAGE 3, SANTA CRUZ COUNTY RECORDS; RUNNING THENCE FROM SAID POINT OF BEGINNING NORTH 34° 21' WEST 754.88 FEET; NORTH 70° 36' WEST 91.09 FEET; NORTH 56° 48' WEST 587.66 FEET AND NORTH 51° 48' WEST 158.30 FEET TO "STATION A", AS SHOWN AND DELINEATED ON THE AFORESAID RECORD OF SURVEY MAP.

PARCEL THREE:

A NON-EXCLUSIVE RIGHT OF WAY OVER A STRIP OF LAND FORTH (40.00) FEET IN WIDTH, THE FOLLOWING DESCRIBED LINE BEING THE SOUTHWESTERLY BOUNDARY OF SAID RIGHT OF WAY.

BEGINNING AT A 4" X 5" X 48" REDWOOD POST FROM WHICH "STATION A" HEREINABOVE REFERRED TO BEARS NORTH 78° 42' EAST 26.30 FEET DISTANT; RUNNING THENCE FROM SAID POINT OF BEGINNING NORTH 27° 02' WEST 150 FEET, MORE OR LESS, TO THE PRODUCED NORTHWESTERN LINE OF THE LANDS DESCRIBED IN THE DEED RECORDED IN VOLUME 4668 AT PAGE 947, OFFICIAL RECORDS OF SANTA CRUZ COUNTY.

PARCEL FOUR:

BEING A NON-EXCLUSIVE 20 FOOT WIDE EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES OVER A PORTION OF THE LANDS CONVEYED TO FUQUA, ET AL AS DESCRIBED IN THE DEED RECORDED MAY 2, 1990 IN BOOK 4668 AT PAGE 947, OFFICIAL RECORDS OF SANTA CRUZ COUNTY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SECOND UPDATED

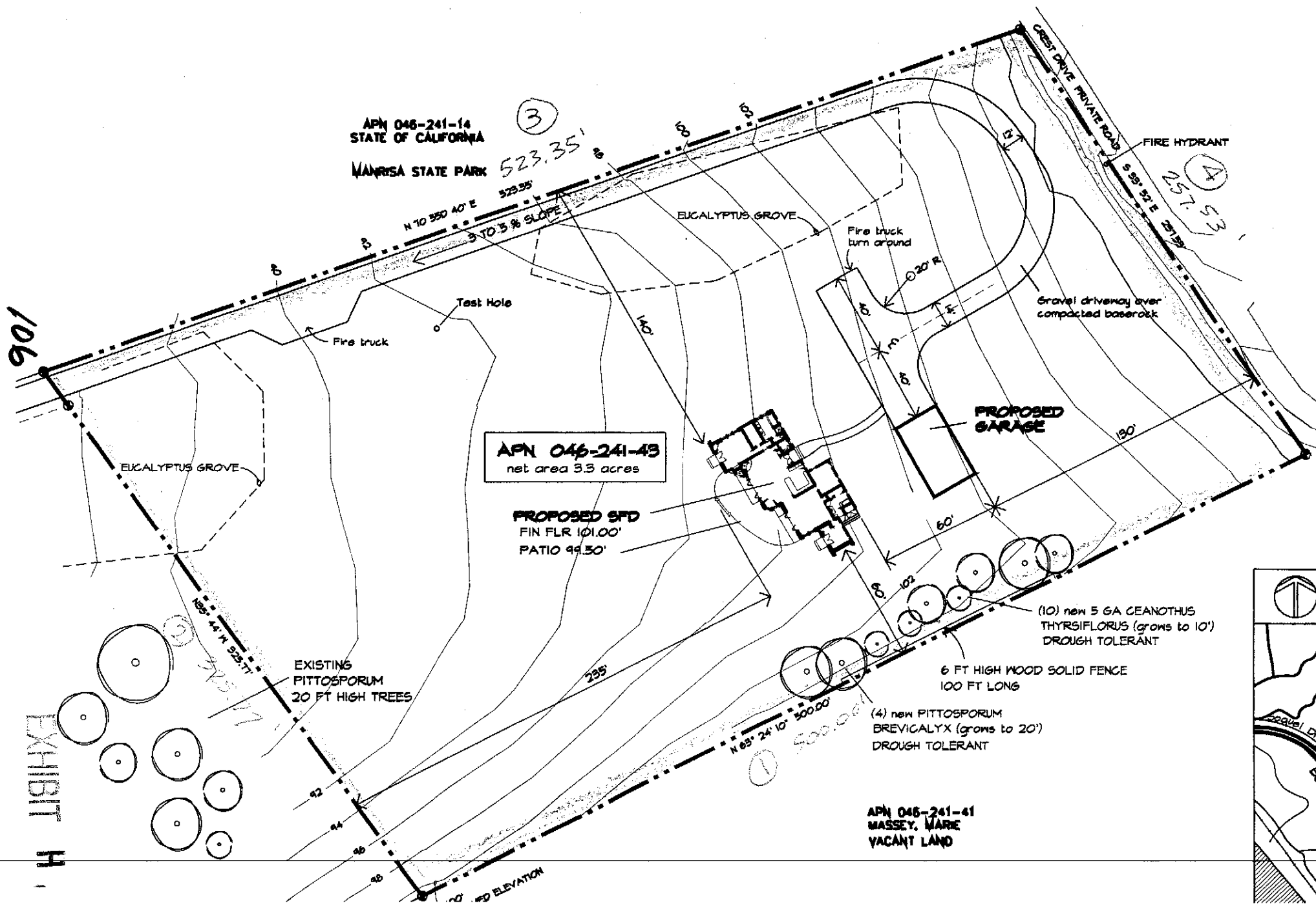
Order No. 184572-6

THE NORTHERLY 20 FEET OF SAID PARCEL, BOUNDED BY A LINE PARALLEL WITH AND 20 FEET SOUTHERLY OF THE NORTHERLY LINE OF SAID PARCEL.

SAID EASEMENT BEING THE SAME AS RESERVED BY JAMES FUQUA, ET AL BY DEED RECORDED DECEMBER 24, 1997. INSTRUMENT NO. 1997-0061366.

A.P. No.: 046-241-43

APN 045-241-41
MASSEY, MARE
VACANT LAND



POR. SAN ANDREAS RANCHO
SEC. 3, T. 12 S., R. 1 E. M.D.B. & M. PROJECTED.

REVISÉD

DATE 4-29-68

OLD MAP NO. 46-24

Tax Area Code
69-017

PUBLIC

~~46-24~~

CANCELLED

DATE 8-19-71

VIEW MAP NO. 46-24

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

Assessor's Map No. 46-24
County of Santa Cruz, Calif.
Dec. 1961

FOR TAX PURPOSES ONLY

POR. SAN ANDREAS RANCHO
SEC. 3, T.12 S., R.1E. M.D.B. & M. PROJECTED.

Tax Area Code
69-017

46-24

PUBLIC

REVISED

DATE
OLD MAP NO.

CANCELLED

DATE 3-4-82
NEW MAP NO. 46-24

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

Assessor's Map No. 46-24
County of Santa Cruz, Calif.
Dec. 1961

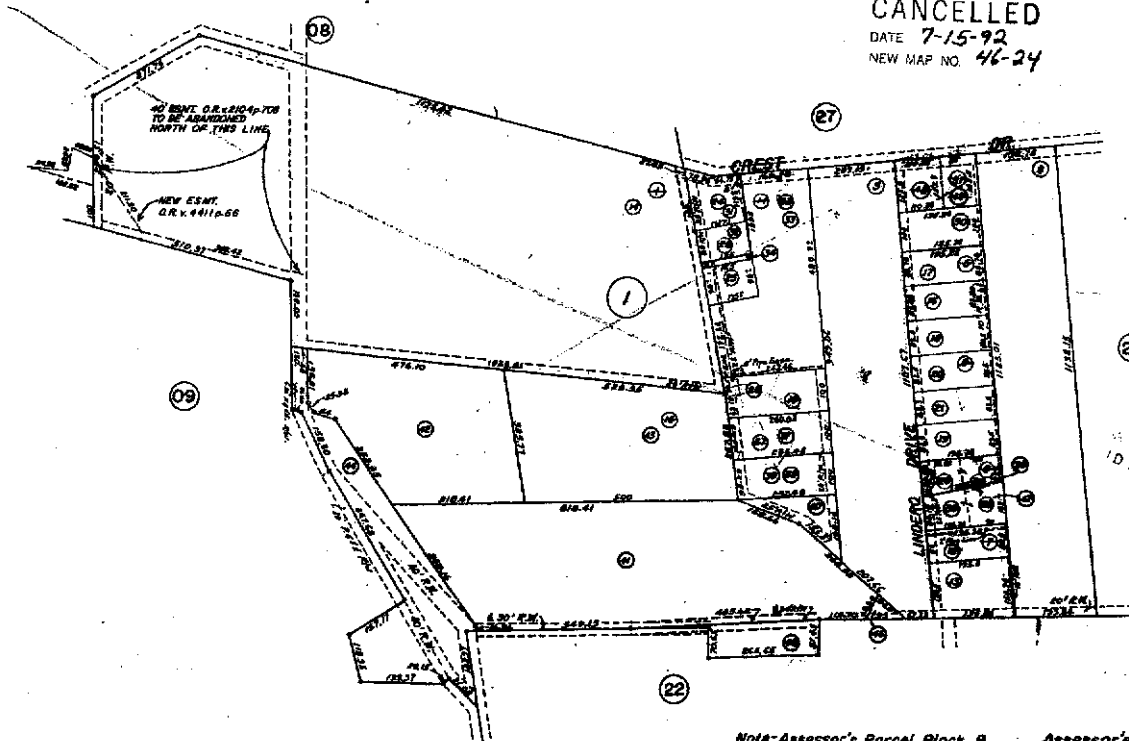
46-24

PUR 10.

CANCELLED

DATE 7-15-92

NEW MAP NO. 46-24



152 U
12-16-88
ID MAP NO 46-24

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

Assessor's Map No. 46-24
County of Santa Cruz, Calif.
Dec. 1961

Drawn Dec 13 : R.F.
 Revised May 1, A.M.G.
 RFE APRIL 26 - R.E.T.
 Rev 4-15-71 J.F.S.
 Rev 5/24/72 J.F.S.
 Rev 12/16/88, R.F.B.(E), O.M.G. & J.P. GS)

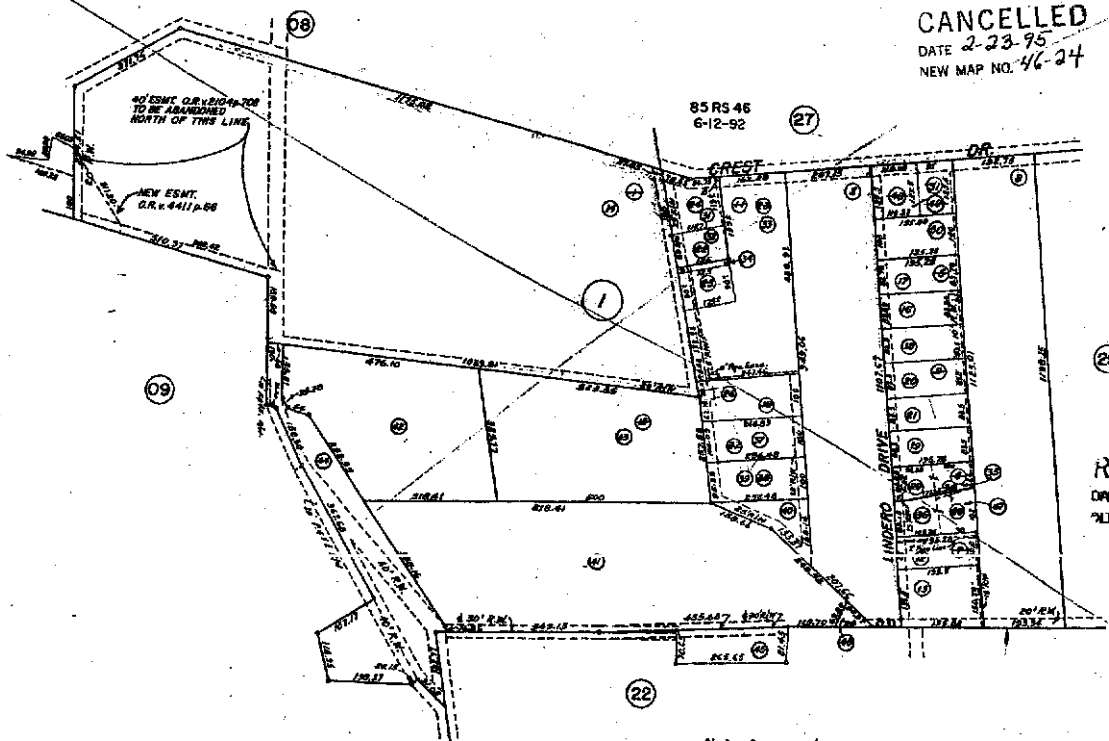
EXHIBIT 1

Scanned

Tax Area Code
69-045

PUBLIC
46-24

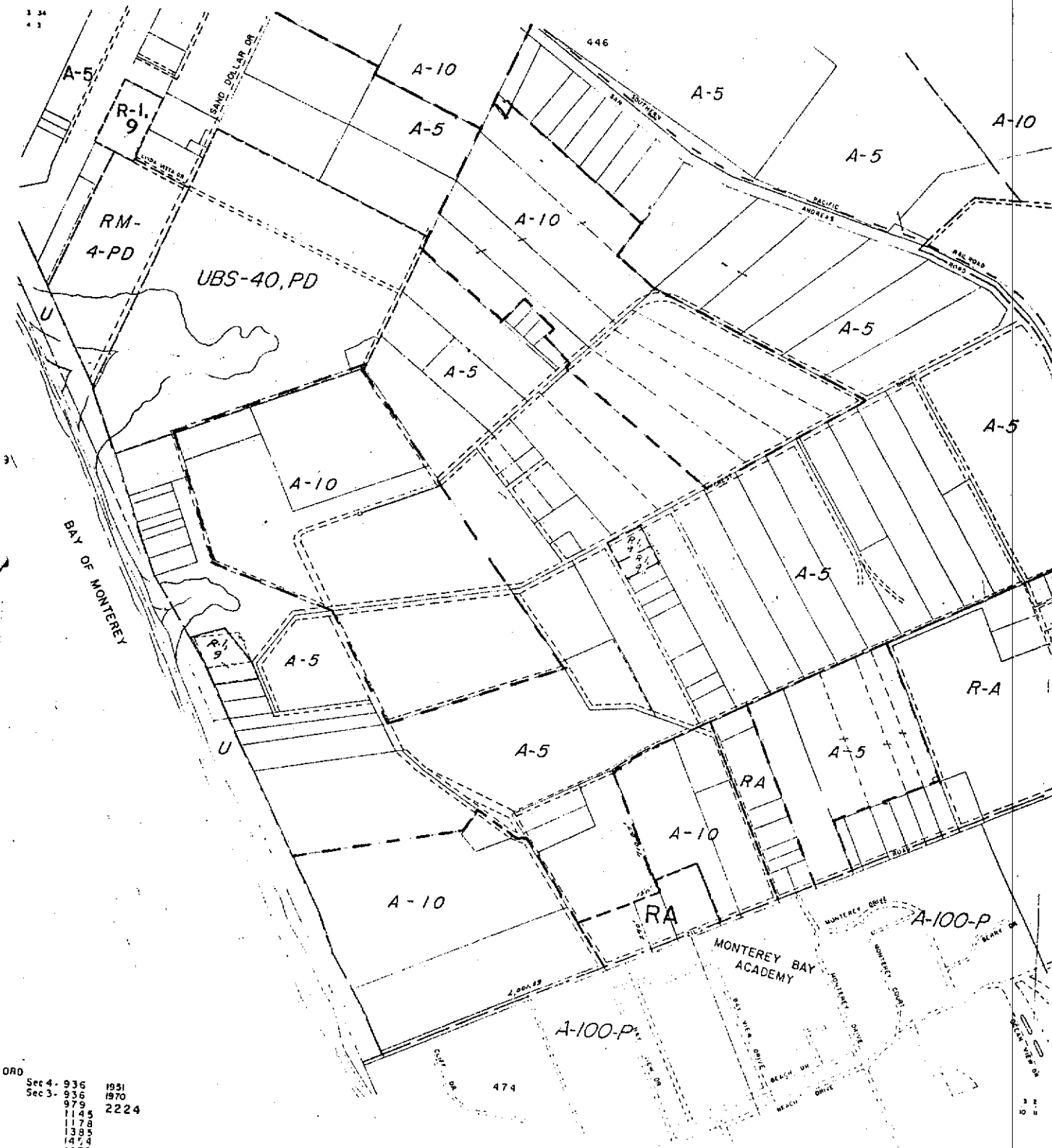
CANCELLED
DATE 2-23-95
NEW MAP NO. 46-24



REVISED
DATE 7-15-92
FIELD MAP NO. 46-24

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

ORD
 Sec 4 - 936 1951
 Sec 3 - 936 1970
 979 2224
 1145
 1178
 1385
 1414
 1479
 1772
 1841
 1896



SECTIONAL DIST. MAP 1304100,3/4T12S, R1E

CRUZ COUNTY PLANNING COMMISSION

0 200 400 600 800 460
 DATE MAR. 20, 1963

///

EXHIBIT J

Recording requested by
TITLE INSURANCE AND TRUST COMPANY
TIA 116920-RS

WHEN RECORDED MAIL TO

STATE OF CALIFORNIA
DEPARTMENT OF GENERAL SERVICES
REAL ESTATE SERVICES DIVISION
915 Capitol Mall, Room 108
Sacramento, California 95814

BOOK 2550 PAGE 569

RECORDED AT REQUEST OF
TITLE INSURANCE & TRUST
OCT 20 4 23 PM '75

BOOK 2550 PAGE 569
OFFICIAL RE RECORDS
SANTA CRUZ COUNTY
RICHARD C. HEAL
RECORDING

39763

039763

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Grant Deed

Agency: Parks and Recreation
Project: Manresa State Beach
Parcel: 2576

ARTHUR RICHARD GRIMM JR. and MORA KEARNS GRIMM, his wife, WILLIAM H. EBERT and
RACHEL M. EBERT, his wife, FRANK E. BARBER, an unmarried man, STEVEN PETERS
and VIRGINIA B. PETERS, his wife,

hereby GRANTS to THE STATE OF CALIFORNIA, the following described real property
in the County of Santa Cruz, State of California: as referred to
on the attached Exhibit "A" consisting of three pages (3).

A&P RLS

Dated: September 3, 1975

Subscribing Witness:

Arthur Richard Grimm Jr.
Arthur Richard Grimm Jr.
Mora Kearns Grimm
Mora Kearns Grimm
William H. Ebert
William H. Ebert
Rachel M. Ebert
Rachel M. Ebert
Frank E. Barber
Frank E. Barber
Steven Peters
Steven Peters
Virginia B. Peters
Virginia B. Peters

RES 5A (3/73)

GRANTOR(S)

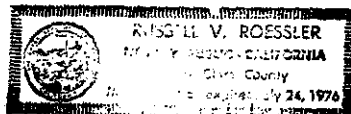
STATE OF CALIFORNIA
COUNTY OF SANTA CLARA

On September 3, 1975 before me, the undersigned, a Notary Public in and for the State of California, personally appeared Arthur Richard Grimm, Jr., Nora Kearns Grimm, William H. Ebert, Rachel M. Ebert, Frank E. Barber, Steven Peters, Virginia B. Peters known to me to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged that they executed the same.

WITNESS my hand and official seal.

(Seal)

Russell V. Roessler
Name (Typed or Printed)
Notary Public in and for the State of California



210 No. 4th St., San Jose, Ca 95112

SUBSCRIBING WITNESS

STATE OF CALIFORNIA
COUNTY OF

On _____, 19____ before me, the undersigned, a Notary Public in and for the State of California, personally appeared _____ known to me to be the person whose name is subscribed to the within instrument as a witness thereto, who, being by me duly sworn, depose and said: that he was present and saw

personally known to him to be the person described in and whose name _____ subscribed to the within instrument, execute the same; and that affiant subscribed his name thereto as a witness to said execution.

WITNESS my hand and official seal.

(Seal)

Name (Typed or Printed)
Notary Public in and for the State of California

RESOLUTION OF STATE PUBLIC WORKS BOARD APPROVING ACQUISITION
 OF REAL PROPERTY UNDER SECTION 15864 OF THE GOVERNMENT CODE
 FOR THE DEPARTMENT OF PARKS AND RECREATION

(Parcel 2576 - Monterey State Beach)

WHEREAS, the owners of the hereinafter identified parcel of real property have agreed to sell said Parcel to the State for the consideration set forth in the hereinafter identified agreement, subject to the terms and conditions contained therein.

NOW, THEREFORE, BE IT RESOLVED, the STATE PUBLIC WORKS BOARD by unanimous vote hereby determines the consideration set forth in the herein-after identified agreement is fair and reasonable for the purchase of certain property in the County of Santa Cruz, State of California, as more particularly described in that certain resolution adopted by this Board on August 29, 1975, and designated as Exhibit "H" of the minutes of that date, and acquisition by condemnation is not necessary.

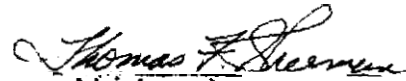
Parcel Number	Date of Agreement	Date of Conveyance	Grantors
2576	9-3-75	9-3-75	Arthur Richard Grimm Jr. et al
2576	9-3-75	9-3-75	W. H. EBERT CORP.

BE IT FURTHER RESOLVED, that the conveyances identified above are hereby accepted on behalf of the State of California and consent is given to the recordation thereof, and that either the Chairman or Administrative Secretary of this Board is authorized to execute said agreement and such other instruments as may be necessary to complete the acquisition of said real property.

END OF RESOLUTION

I HEREBY CERTIFY the foregoing to be a full, true, and correct copy of a resolution adopted by unanimous vote of the State Public Works Board on September 26, 1975.

WITNESS my hand this 26th day of September, 1975.


 Administrative Secretary
 State Public Works Board

TI#116920-ESL

DESCRIPTION

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

SITUATE IN THE RANCHO SAN ANDREAS, COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: -

BEING A PART OF LOT 33 OF SAID RANCHO SAN ANDREAS, AND BEGINNING AT A 4 INCH X 6 INCH POST SCRIBED 33-42-43 AT THE MOST WESTERN CORNER OF THE LANDS CONVEYED TO O. R. AND V. L. BUMPASS BY DEED RECORDED MARCH 26, 1951 IN VOLUME 815 OF OFFICIAL RECORDS AT PAGE 585, SANTA CRUZ COUNTY RECORDS, AND RUNNING THENCE ALONG THE SOUTHWESTERN BOUNDARY OF SAID LAST NAMED LANDS, SOUTH 36° 48' 45" EAST 625.63 FEET TO A 4 INCH X 6 INCH POST; THENCE SOUTH 36° 48' 45" EAST 819.04 FEET TO A 4 INCH X 6 INCH POST 42-33 ON THE SOUTHWESTERN SIDE OF A 50.00 FOOT RIGHT OF WAY KNOWN AS CREST DRIVE; THENCE SOUTH 36° 50' EAST 130.00 FEET TO A 3/4 INCH PIPE TAGGED LS 2557; THENCE SOUTH 37° 15' EAST 391.31 FEET TO A 3/4 INCH PIPE TAGGED LS 2557 SET ON THE EAST SIDE OF A 5.00 FOOT DIAMETER GUM TREE STUMP; THENCE SOUTH 70° 40' WEST, AT 350.21 FEET A 4 INCH X 4 INCH POST, AT 700.21 FEET A 4 INCH X 4 INCH POST 1039.81 FEET TO A 4 INCH X 4 INCH POST AT THE MOST EASTERN CORNER OF THE LANDS CONVEYED BY SMITH TO SMITH BY DEED RECORDED OCTOBER 13, 1952 IN VOLUME 887 OF OFFICIAL RECORDS AT PAGE 210, SANTA CRUZ COUNTY RECORDS, AND THENCE ALONG THE BOUNDARIES OF SAID LAST-NAMED LANDS, NORTH 27° 02' 30" WEST 150.00 FEET TO A 1/2 INCH PIPE; THENCE SOUTH 78° 41' 30" WEST 510.82 FEET TO A 4 INCH X 6 INCH POST AT THE MOST EASTERN CORNER OF THE LANDS CONVEYED BY W. A. DUFFIELD, ET UX., TO F. R. YARNELL BY DEED RECORDED JANUARY 12, 1949 IN VOLUME 703 OF OFFICIAL RECORDS AT PAGE 78, SANTA CRUZ COUNTY RECORDS; THENCE ALONG THE BOUNDARY OF SAID LAST-NAMED LANDS, NORTH 27° 02' 30" WEST 100.00 FEET TO A 4 INCH X 6 INCH POST; THENCE SOUTH 78° 41' 30" WEST; AT 138.80 FEET A 4 INCH X 4 INCH POST; THENCE 263.79 FEET TO A STATION ON THE EASTERN BOUNDARY OF THE LANDS OF THE STATE OF CALIFORNIA, FROM WHICH A 2 INCH PIPE MARKED "BEACHES AND PARKS STATION 11" BEARS SOUTH 26° 32' 45" EAST 123.93 FEET DISTANT; THENCE ALONG SAID LAST-NAMED BOUNDARY, NORTH 26° 32' 45" WEST 99.76 FEET TO THE MOST SOUTHERN CORNER OF THE LANDS CONVEYED BY DUFFIELD TO GLOVER BY DEED RECORDED DECEMBER 4, 1956 IN VOLUME 1105 OF OFFICIAL RECORDS AT PAGE 434, SANTA CRUZ COUNTY RECORDS, AND THENCE ALONG THE BOUNDARY OF SAID LAST-NAMED LANDS, NORTH 78° 41' 30" EAST; AT 102.47 FEET A 4 INCH X 4 INCH POST; 262.89 FEET TO A 4 INCH X 6 INCH POST; THENCE NORTH 27° 02' 30" WEST 100.00 FEET; THENCE NORTH 42° 01' 30" WEST 233.76 FEET TO A 3/4 INCH PIPE; THENCE SOUTH 71° 35' 30" WEST; AT 105.42 FEET A 4 INCH X 4 INCH POST, 192.34 FEET TO A STATION ON THE EASTERN BOUNDARY OF THE LANDS OF THE STATE OF CALIFORNIA; THENCE ALONG SAID LAST-NAMED BOUNDARY, NORTH 26° 32' 45" WEST 475.57 FEET TO "BEACHES

CONTINUED-

115

EXHIBIT K

PROPERTY DESCRIPTION
11116920-ESL
PAGE TWO

BOOK 2550 PAGE 573

DESCRIPTION - CONTINUED

AND PARKS STATION 10"; THENCE NORTH 19° 22' 20" WEST 220.32 FEET TO "BEACHES AND PARKS STATION 9"; THENCE NORTH 31° 36' 20" WEST 174.97 FEET TO THE SOUTHWESTERN CORNER OF THE LANDS CONVEYED BY W. A. DUFFIELO, ET UX, TO K. A. HATCHER BY DEED RECORDED NOVEMBER 17, 1948 IN VOLUME 690 OF OFFICIAL RECORDS AT PAGE 217, SANTA CRUZ COUNTY RECORDS; THENCE ALONG SAID LAST-NAMED BOUNDARY NORTH 67° 36' EAST; AT 97.52 FEET A 1 INCH PIPE; AT 227.30 FEET 4 4 INCH X 6 INCH POST; 127.30 FEET TO A 4 INCH X 4 INCH POST; THENCE NORTH 22° 22' WEST 200.33 FEET TO A 1 INCH PIPE ON THE SOUTHEASTERN BOUNDARY OF THE LANDS CONVEYED BY CARRIER TO METCALF BY DEED RECORDED NOVEMBER 27, 1951 IN VOLUME 847 OF OFFICIAL RECORDS AT PAGE 169, SANTA CRUZ COUNTY RECORDS; AND THENCE ALONG SAID LAST-NAMED BOUNDARY, NORTH 67° 36' EAST, AT 411.76 FEET A 3/4 INCH PIPE, 1077.40 FEET TO THE PLACE OF BEGINNING.

RESERVING A RIGHT OF WAY OVER A STRIP OF LAND 20.00 FEET IN WIDTH, ALONG THE NORTHWESTERN BOUNDARY OF THE ABOVE-DESCRIBED LANDS FROM THE MOST NORTHERN CORNER OF THE AFORESAID LANDS CONVEYED TO HATCHER AND EXTENDING NORTH 67° 36' EAST 1077.40 FEET AND ALONG THE NORTHEASTERN BOUNDARY OF THE ABOVE-DESCRIBED LANDS FROM THE POINT OF BEGINNING TO THE MOST EASTERN CORNER THEREOF AND ALSO FROM THE MOST EASTERN CORNER THEREOF ALONG THE SOUTHEASTERN BOUNDARY, SOUTH 70° 40' WEST 1039.80 FEET; TO THE AFORESAID LANDS CONVEYED BY SMITH TO SMITH.

ALSO A RIGHT OF WAY 20.00 FEET IN WIDTH BEGINNING AT THE MOST EASTERN CORNER OF THE AFORESAID LANDS CONVEYED BY SMITH TO SMITH AND RUNNING NORTH 27° 02' 30" WEST 150.00 FEET; SOUTH 78° 41' 30" WEST 510.82 FEET AND NORTH 27° 02' 30" WEST 300.00 FEET.

TOGETHER WITH A RIGHT OF WAY OVER A STRIP OF LAND 40.00 FEET IN WIDTH, DESCRIBED BY THE CENTERLINE AS FOLLOWS:

BEGINNING AT A STATION "A" DELINEATED ON THAT CERTAIN RECORD OF SURVEY MAP FILED FOR RECORD JANUARY 6, 1960 IN VOLUME 36 OF MAPS AT PAGE 3, SANTA CRUZ COUNTY RECORDS, AND RUNNING THENCE FROM SAID POINT OF BEGINNING NORTH 27° 02' 30" WEST 150.00 FEET, A LITTLE MORE OR LESS, TO THE SOUTHEASTERN BOUNDARY OF THE ABOVE DESCRIBED PROPERTY; ALSO RUNNING FROM THE AFORESAID STATION "A", SOUTH 51° 48' EAST 158.30 FEET, SOUTH 56° 48' EAST 587.66 FEET; SOUTH 70° 36' EAST 91.08 FEET AND SOUTH 34° 21' EAST 338.00 FEET, A LITTLE MORE OR LESS, TO THE CENTERLINE OF ZILS ROAD, SO CALLED, AND THENCE ALONG THE CENTERLINE OF ZILS ROAD, NORTH 65° 45' EAST 4,000.00, FEET, MORE OR LESS, TO THE SAN ANDREAS ROAD.

EXCEPTING THE "WELL LOT" CONVEYED TO JOHN NUCKTON BY DEED RECORDED OCTOBER 15, 1951 IN VOLUME 842 OF OFFICIAL RECORDS AT PAGE 57, SANTA CRUZ COUNTY RECORDS.

ALSO EXCEPTING THEREFROM THE LAND CONTAINED IN THE PARTIAL RECONVEYANCE FROM VALLEY TITLE COMPANY OF SANTA CLARA COUNTY AS TRUSTEE, TO HOWARD L. BRYAN, TRUSTOR, RECORDED JULY 10, 1964 IN VOLUME 1630 PAGE 60 OFFICIAL RECORDS OF SANTA CRUZ COUNTY.

46-241-14
46-081-2,5,6 + 25