



Monterey County Board of Supervisors

168 West Alisal Street,
1st Floor
Salinas, CA 93901
831.755.5066

Board Order

Upon motion of Supervisor Alejo, seconded by Supervisor Salinas and carried by those members present, the Board of Supervisors hereby:

REF170038- Williamson Act 2018 Contract Applications

Conducted a public hearing to consider seven (7) 2018 Williamson Act Applications and adopted Resolution 17-521 to:

- a. Find that the project is for Open Space Contracts or Easements which qualifies as a Class 17 Categorical Exemption pursuant to Section 15317 of the CEQA Guidelines, and there are no exemptions pursuant to CEQA Guidelines Section 15300.2;
 - b. Continue three (3) applications to the 2019 round of applications;
 - c. Approve a total of four (4) contracts to create three (3) Farmland Security Zones ("FSZ") and FSZ Contracts and establish one (1) Agricultural Preserve ("AgP") and Land Conservation Contract;
 - d. Authorize the Chair to execute the recommended Farmland Security Zone Contracts and Agricultural Preserve Land Conservation Contract; and
 - e. Direct the Clerk of the Board of Supervisors to record the Farmland Security Zone and Agricultural Preserve Land Conservation Contracts prior to the January 1, 2018 property tax lien date subject to the submittal of recording fees by the property owners of record.
- Proposed CEQA Action: Categorically Exempt per CEQA Guidelines Section 15317. Project Location: Various locations

PASSED AND ADOPTED this 5th day of December 2017, by the following vote, to wit:

AYES: Supervisors Alejo, Phillips, Salinas, Parker and Adams

NOES: None

ABSENT: None

I, Gail T. Borkowski, Clerk of the Board of Supervisors of the County of Monterey, State of California, hereby certify that the foregoing is a true copy of an original order of said Board of Supervisors duly made and entered in the minutes thereof of Minute Book 80 for the meeting December 5, 2017.

Dated: December 15, 2017
File ID: RES 17-191

Gail T. Borkowski, Clerk of the Board of Supervisors
County of Monterey, State of California

By Denise Hancock .
Deputy

Before the Board of Supervisors in and for the County of Monterey, State of California

Resolution No. 17-521

- Resolution of the Monterey County Board of Supervisors to:)
- a. Find that the project is for Open Space Contracts or)
 - Easements which qualifies as Class 17 Categorical Exemption)
 - pursuant to Section 15317 of the CEQA Guidelines, and there)
 - are no exemptions pursuant to CEQA Guidelines Section)
 - 15300.2)
- b. Continue the following three (3) applications to the 2019)
 - round of applications:)
 - 1. No. 2018-001 (FSZ) - Clinton F. Miller, Jr. and Karen)
 - V. Miller, Trustees of the Miller Family Trust dated)
 - December 9, 1999; APNs 117-411-012 and 117-411-)
 - 024 to establish a Farmland Security Zone and)
 - Contract (Continued FSZ Application No. 2017-010);)
 - 2. No. 2018-006 (FSZ) - Linda S. De Santiago Living)
 - Trust dated December 21, 1998; APNs 165-101-006)
 - and 165-101-008 to establish a Farmland Security)
 - Zone and Contract (Continued FSZ Application No.)
 - 2017-011); and)
 - 3. No. 2018-007 (AgP) - George R. Work as Trustee of)
 - the WORK FAMILY ESTATE TRUST, George R.)
 - Work, Colleen M. Work, Jody L. Birks, Johnita A.)
 - Fisher Life Estate; APNs 424-161-020; 424-181-022)
 - and 424-181-002 to establish an Agricultural Preserve)
 - and Land Conservation Contract (Continued AgP)
 - Application No. 2017-012) upon condition that a title)
 - company lot book report is timely submitted by)
 - September 15, 2018.)
- c. Approve the following four (4) applications to create three (3))
 - Farmland Security Zones (FSZ) and FSZ Contracts and)
 - establish one (1) Agricultural Preserve (AgP) and Land)
 - Conservation Contract:)
 - 1. No. 2018-002 (AgP) - Kyler N. Hamann and Jamie)
 - Hamann and Kristan A. Hamann; APNs 423-151-059)
 - and 423-151-060 to establish an AgP and approve a)
 - Land Conservation Contract as applicable to the real)
 - property described in Exhibit A "Legal Description")
 - to proposed new AgP Land Conservation Contract No.)
 - 2018-002; and)
 - 2. No. 2018-003 (FSZ) - Mechanics Bank, Sole)
 - Successor Trustee under and pursuant to the Decree of)
 - Distribution in the matter of the Estate of Edie)
 - Westphal Herold, deceased; APN 223-061-023-000 to)
 - create an FSZ and approve an FSZ Contract as)
 - applicable to the real property described in Exhibit A)

- “Legal Description” to proposed new FSZ Contract No. 2018-003; and)
 - 3. No. 2018-004 (FSZ) - Blackie Road Holdings, LLC, a California Limited Liability Company; APNs 133-013-001; 133-013-002; 133-013-003 to create an FSZ and approve an FSZ Contract as applicable to the real property described in Exhibit A “Legal Description” to proposed new FSZ Contract No. 2018-004)
 - And)
 - Rescind a portion of Agricultural Preserve and Land Conservation Contract No. 77-1 and simultaneously place the property in a new Farmland Security Zone and Contract as applicable to the real property described in Exhibit A “Legal Description” to the proposed new Farmland Security Zone Contract No. 2018-004; and)
 - 4. No. 2018-005 (FSZ) - Thomas M. Borchard, Sr. and Katherine V. Borchard; APN 253-011-006 to create an FSZ and approve an FSZ Contract as applicable to the real property described in Exhibit A “Legal Description” to proposed new FSZ Contract No. 2018-005 and/or reconfigured Parcel B which is the subject of an approved Lot Line Adjustment in PLN160515 (Borchard Lot Line Adjustment) subject to the approval and recordation of the Certificates of Compliance required per PLN160515 (Continued FSZ Application No. 2017-006))
 - d. Authorize the Chair to execute the recommended Farmland Security Zone Contracts and Agricultural Preserve Land Conservation Contract.)
 - e. Direct the Clerk of the Board to record the Farmland Security Zone and Agricultural Preserve Land Conservation Contracts prior to the January 1, 2018 property tax lien date subject to the submittal of the applicable recording fees by the property owners of record.....)
- (REF170038 – Williamson Act Contract Applications 2018 – County-wide)

A total of seven (7) Williamson Act applications consisting of three (3) applications which are recommended for a continuance to the 2019 round of applications, four (4) applications to create a Farmland Security Zone (FSZ) and approve corresponding FSZ Contracts effective January 1, 2018, and one (1) application to establish an Agricultural Preserve (AgP) and approve a Land Conservation Contract effective January 1, 2018, came on for public hearing before the Monterey County Board of Supervisors on December 5, 2017. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Monterey County Board of Supervisors hereby finds and decides as follows:

RECITALS

WHEREAS, the Board of Supervisors finds the project qualifies for a Categorical Exemption pursuant to Class 17, Section 15317 (Open Space Contracts or Easements) of the CEQA Guidelines. CEQA Guidelines Section 15317 categorically exempts the establishment of agricultural preserves, the making and renewing of open space contracts under the Williamson Act, or the acceptance of easements or fee interests in order to maintain the open space character of the area.

WHEREAS, the Board of Supervisors is continuing three (3) applications to 2019 for two (2) applications for the creation of a Farmland Security Zone and corresponding FSZ Contract and one (1) application for the establishment of an Agricultural Preserve and corresponding LCC:

1. No. 2018-001 (FSZ) - Clinton F. Miller, Jr. and Karen V. Miller, Trustees of the Miller Family Trust dated December 9, 1999; APNs 117-411-012 and 117-411-024 to create a Farmland Security Zone and FSZ Contract (Continued FSZ Application No. 2017-010);
2. No. 2018-006 (FSZ) - Linda S. De Santiago Living Trust dated December 21, 1998; APNs 165-101-006 and 165-101-008 to create a Farmland Security Zone and FSZ Contract (Continued FSZ Application No. 2017-011); and
3. No. 2018-007 (AgP) - George R. Work as Trustee of the WORK FAMILY ESTATE TRUST, George R. Work, Colleen M. Work, Jody L. Birks, Johnita A. Fisher Life Estate; APNs 424-161-020; 424-181-022 and 424-181-002 to establish an Agricultural Preserve and Land Conservation Contract (Continued AgP Application No. 2017-012) upon condition that a title company lot book report is timely submitted by September 15, 2018.

Approval of a continuance for the three (3) applications will preserve the application fees submitted with the corresponding applications.

WHEREAS, the Board of Supervisors finds that the parcels of the following property are consistent with the General Plan of the County of Monterey and are suitable for inclusion in an Agricultural Preserve or Farmland Security Zone, it being the intention to establish an Agricultural Preserve or create a Farmland Security Zone for these parcels, as expressly requested by the property owners of record, the Board hereby approves the following applications and corresponding contracts:

1. Application No. 2018-002 (AgP) - Kyler N. Hamann and Jamie Hamann and Kristan A. Hamann; APNs 423-151-059 and 423-151-060 to add the subject property to an existing Ag P and Land Conservation Contract No. 74-15 and establish an AgP and approve a Land Conservation Contract as applicable to the real property described in Exhibit A "Legal Description" to proposed new AgP Land Conservation Contract No. 2018-002 – 2018 Amendment to Agricultural Preserve No. 74-15 and Land Conservation Contract No. 74-15;
2. Application No. 2018-003 (FSZ) - Mechanics Bank, Sole Successor Trustee under and pursuant to the Decree of Distribution in the matter of the Estate of Edie Westphal Herold, deceased; APN 223-061-023-000 to create an FSZ and approve an FSZ Contract as applicable to the real property described in Exhibit A "Legal Description" to proposed new FSZ Contract No. 2018-003;
3. Application No. 2018-004 (FSZ) - Blackie Road Holdings, LLC, a California Limited Liability Company; APNs 133-013-001; 133-013-002; 133-013-003 to create an FSZ and approve an FSZ Contract as applicable to the real property described in Exhibit A

“Legal Description” to proposed new FSZ Contract No. 2018-004;

And

Rescind a portion of Agricultural Preserve and Land Conservation Contract No. 77-1 and simultaneously place the property in a new FSZ and FSZ Contract as applicable to the real property described in Exhibit A “Legal Description” to the proposed new FSZ Contract No. 2018-004; and

4. Application No. 2018-005 (FSZ) - Thomas M. Borchard, Sr. and Katherine V. Borchard; APN 253-011-006 to create an FSZ and approve an FSZ Contract as applicable to the real property described in Exhibit A “Legal Description” to proposed new FSZ Contract No. 2018-005 and/or reconfigured Parcel B which is the subject of an approved Lot Line Adjustment in PLN160515 (Borchard Lot Line Adjustment) subject to the approval and recordation of the Certificates of Compliance required per PLN160515 (Continued FSZ Application No. 2017-006)

DECISION

NOW, THEREFORE, BE IT RESOLVED, that the Board of Supervisors does hereby:

- a. Find that the project is for Open Space Contracts or Easements which qualifies as Class 17 Categorical Exemption pursuant to CEQA Guidelines Section 15317, and there are no exemptions pursuant to CEQA Guidelines Section 15300.2;
- b. Continue the following three (3) applications to the 2019 round of applications:
 1. No. 2018-001 (FSZ) - Clinton F. Miller, Jr. and Karen V. Miller, Trustees of the Miller Family Trust dated December 9, 1999; APNs 117-411-012 and 117-411-024 to create a Farmland Security Zone and Contract (Continued FSZ Application No. 2017-010);
 2. No. 2018-006 (FSZ) - Linda S. De Santiago Living Trust dated December 21, 1998; APNs 165-101-006 and 165-101-008 to create a Farmland Security Zone and Contract (Continued FSZ Application No. 2017-011); and
 3. No. 2018-007 (AgP) - George R. Work as Trustee of the WORK FAMILY ESTATE TRUST, George R. Work, Colleen M. Work, Jody L. Birks, Johnita A. Fisher Life Estate; APNs 424-161-020; 424-181-022 and 424-181-002 to establish an Agricultural Preserve and Land Conservation Contract (Continued AgP Application No. 2017-012) upon condition that a title company lot book report is timely submitted by September 15, 2018.
- c. Approve the following four (4) applications to create three (3) Farmland Security Zones (FSZ) and FSZ Contracts and establish one (1) Agricultural Preserve (AgP) and Land Conservation Contract:
 1. No. 2018-002 (AgP) - Kyler N. Hamann and Jamie Hamann and Kristan A. Hamann; APNs 423-151-059 and 423-151-060 to establish an AgP and approve a Land Conservation Contract as applicable to the real property described in Exhibit A “Legal Description” to proposed new AgP Land Conservation Contract No. 2018-002;
 2. No. 2018-003 (FSZ) - Mechanics Bank, Sole Successor Trustee under and pursuant to the Decree of Distribution in the matter of the Estate of Edie Westphal Herold, deceased; APN 223-061-023-000 to create an FSZ and approve an FSZ Contract as applicable to the real property described in Exhibit A “Legal Description” to proposed new FSZ Contract No. 2018-003;

- 3. No. 2018-004 (FSZ) - Blackie Road Holdings, LLC, a California Limited Liability Company; APNs 133-013-001; 133-013-002; 133-013-003 to create an FSZ and approve an FSZ Contract as applicable to the real property described in Exhibit A "Legal Description" to proposed new FSZ Contract No. 2018-004;

And

Rescind a portion of Agricultural Preserve and Land Conservation Contract No. 77-1 and simultaneously place the property in a new Farmland Security Zone and Contract as applicable to the real property described in Exhibit A "Legal Description" to proposed new Farmland Security Zone Contract No. 2018-004; and

- 4. No. 2018-005 (FSZ) - Thomas M. Borchard, Sr. and Katherine V. Borchard; APN 253-011-006 to create an FSZ and approve an FSZ Contract as applicable to the real property described in Exhibit A "Legal Description" to proposed new FSZ Contract No. 2018-005 and/or the reconfigured Parcel B which is the subject of an approved Lot Line Adjustment in PLN160515 (Borchard Lot Line Adjustment) subject to the approval and recordation of the Certificates of Compliance required per PLN160515 (Continued FSZ Application No. 2017-006).

- d. Authorize the Chair to execute the recommended Farmland Security Zone Contracts and Agricultural Preserve Land Conservation Contract; and
- e. Direct the Clerk of the Board of Supervisors to record the Farmland Security Zone Contracts and Agricultural Preserve Land Conservation Contract prior to the January 1, 2018 property tax lien date subject to the submittal of the applicable recording fees by the property owners of record.

(REF170038 – Williamson Act Contract Applications 2018 – County-wide)

PASSED AND ADOPTED upon motion of Supervisor Alejo, seconded by Supervisor Salinas and carried this 5th day of December 2017, by the following vote, to wit:

AYES: Supervisors Alejo, Phillips, Salinas, Parker and Adams

NOES: None

ABSENT: None

I, Gail T. Borkowski, Clerk of the Board of Supervisors of the County of Monterey, State of California, hereby certify that the foregoing is a true copy of an original order of said Board of Supervisors duly made and entered in the minutes thereof of Minute Book 80 for the meeting on December 5, 2017

Dated: December 5, 2017
File Number: RES 17-191

Gail T. Borkowski, Clerk of the Board of Supervisors
County of Monterey, State of California

By Denise Hancock
Deputy

Legal descriptions:

Legal Description: SW1/4 OF SW1/4 SEC 24 T23S R13E 40 AC
County: MONTEREY, CA APN: 423-151-059-000

Legal Description: NE1/4 OF NW1/4 SEC 25 T23S R13E 40 AC
County: MONTEREY, CA APN: 423-151-060-000

For APN/Parcel ID(s): 223-061-023

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA IN COUNTY OF MONTEREY, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

All that certain real property situate in the Rancho Rincon de la Puente Del Monte, Monterey County, California described as follows:

That portion of that certain 707.127 acres, gross area, tract of land as shown and so designated on map filed for record in Volume 18 of "Surveys" at Page 87, Records of Monterey County, California, described as follows:

Beginning at the most northerly corner of said 707.127 acres tract of land, thence along the boundary of said 707.127 acres tract of land

- 1) South 44° 19' 21" East, 1049.57 feet; thence leave said boundary and run across said 707.127 acres tract of land with the following (5) courses
- 2) South 45° 40' 39" West, 1143.25 feet; thence
- 3) South 45° 01' 50" East, 1104.50 feet; thence
- 4) South 43° 29' 02" East, 312.88 feet; thence
- 5) South 44° 23' 31" East, 451.12 feet; thence
- 6) South 50° 57' 59" West, 1600.84 feet to the southeasterly boundary of said 707.127 acres tract of land; thence along said southeasterly boundary with the following six (6) courses
- 7) North 40° 05' 21" West, 902.47 feet; thence
- 8) South 52° 06' 17" West, 3938.08 feet; thence
- 9) North 41° 53' 52" West, 10.00 feet; thence
- 10) South 52° 04' 43" West, 2256.57 feet; thence
- 11) South 10° 39' 12" West, 944.39 feet; thence
- 12) South 00° 30' 48" East 43.43 feet; thence leave said boundary and run across said 707.127 acres tract of land with the following six (6) courses
- 13) North 88° 34' 25" West, 633.73 feet; thence
- 14) North 06° 55' 53" East, 833.23 feet; thence
- 15) South 67° 28' 00" West, 399.15 feet; thence
- 16) North 30° 28' 06" West, 1071.60 feet; thence
- 17) South 50° 40' 21" West, 497.32 feet; thence
- 18) North 44° 37' 30" West, 858.19 feet to the northerly boundary of said 707.127 acres tract of land; thence along said northerly boundary
- 19) North 32° 51' 28" East, 2822.96 feet; thence
- 20) North 38° 45' 40" East, 922.15 feet; thence
- 21) South 02° 28' 16" East, 255.97 feet; thence
- 22) South 07° 31' 44" West, 199.98 feet; thence
- 23) South 15° 27' 44" West, 521.94 feet; thence

EXHIBIT "A"
Legal Description

EXHIBIT A
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- 24) South 08° 11' 44" West, 299.96 feet; thence
- 25) South 02° 49' 16" East, 99.99 feet; thence
- 26) South 12° 12' 16" East, 586.93 feet; thence
- 27) North 47° 29' 37" East, 1384.88 feet; thence
- 28) North 51° 49' 40" East, 6406.32 feet to the point of beginning.

EXCEPTING THEREFROM all those portions granted to the City of Gonzales, a municipal corporation in Quitclaim Deeds recorded November 6, 2014, Instrument No. 2014055772 and in Instrument No. 2014055776, Monterey County Records.

FSZ 2018-004

EXHIBIT 'A'

The land referred to is situated in the County of Monterey, City of Salinas, State of California, and is described as follows:

Situate in Rancho Bolsa Nueva y Moro Cojo, Monterey County, California, being that certain 1170.082 acre, gross area, parcel of land, as said parcel is shown and so designated on that certain Map filed for record in Volume 6 of Surveys, at Page 137, Records of Monterey County as contained in the Certificate of Compliance recorded April 22, 2008 in Official Records under Recorder's Series Number 2008025134 and being more particularly described as follows:

Beginning at the Northeast corner of the aforesaid parcel, said point being on the centerline of Blackie Road, a county road,; thence from said point of beginning and leaving said road centerline and along the Easterly boundary of the aforesaid 1170.082 acre parcel

- 1) South 34° 50' 30" East, 30.24 feet; thence
- 2) South 09° 32' 00" East, 485.70 feet; thence
- 3) South 11° 04' 40" East, 2213.20 feet; thence
- 4) South 10° 04' 00" East, 326.80 feet; thence
- 5) South 07° 08' 00" East, 520.88 feet; thence
- 6) South 04° 50' 30" East, 76.30 feet; thence
- 7) South 13° 58' 30" East, 183.40 feet; thence
- 8) South 10° 23' 00" East, 222.95 feet; thence
- 9) South 10° 02' 00" East, 363.50 feet; thence
- 10) South 12° 23' 00" East, 497.80 feet; thence
- 11) South 14° 09' 30" East, 1050.4 feet to a point on the centerline of Reclamation Ditch #1665; thence along said centerline
- 12) South 24° 08' 30" West, 1625.8 feet; thence
- 13) South 26° 03' 00" West, 239.6 feet; thence
- 14) South 40° 53' 00" West, 66.7 feet; thence
- 15) South 74° 50' 30" West, 62.7 feet; thence
- 16) South 80° 37' 30" West, 211.5 feet; thence

EXHIBIT **A**
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- 17) South 79° 13' 00" West, 265.0 feet; thence
- 18) South 78° 29' 30" West, 300.0 feet; thence
- 19) South 79° 49' 30" West, 299.7 feet; thence
- 20) South 78° 08' 30" West, 467.9 feet; thence
- 21) South 79° 02' 30" West, 234.0 feet; thence
- 22) South 79° 37' 30" West, 797.2 feet; thence
- 23) South 78° 53' 00" West, 300.0 feet; thence
- 24) South 81° 12' 00" West, 299.3 feet; thence
- 25) South 78° 38' 30" West, 570.2 feet; thence
- 26) South 81° 16' 30" West, 84.8 feet; thence
- 27) North 69° 40' 30" West, 60.0 feet; thence
- 28) North 60° 42' 30" West, 36.1 feet; thence
- 29) North 57° 02' 30" West, 997.7 feet; thence
- 30) North 56° 25' 30" West, 1800.4 feet; thence leaving the centerline of Reclamation Ditch #1665
- 31) North 26° 13' 30" East, 193.3 feet; thence
- 32) North 66° 12' 00" West, 1038.5 feet; thence
- 33) North 63° 45' 30" West, 90.0 feet; thence
- 34) North 37° 22' 30" West, 47.6 feet; thence
- 35) North 27° 24' 00" West, 57.0 feet; thence
- 36) North 25° 23' 30" West, 256.4 feet; thence
- 37) North 26° 29' 30" West, 300.3 feet; thence
- 38) North 10° 20' 30" West, 81.0 feet; thence
- 39) North 04° 42' 00" East, 157.0 feet; thence
- 40) North 02° 05' 30" East, 206.77 feet; thence
- 41) North 08° 01' 30" East, 134.7 feet; thence
- 42) North 05° 34' 30" East, 450.0 feet; thence

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FTGIS 2TSGX

- 43) North 18° 06' 00" West, 203.4 feet; thence
- 44) North 26° 31' 45" West, 168.72 feet; thence
- 45) North 29° 41' 15" West, 1301.93 feet; thence
- 46) North 05° 47' 45" West, 1290.64 feet; thence
- 47) North 01° 47' 20" East, 2.83 feet to the Northwest corner of the aforesaid 1170.082 acre parcel of land, said point also being on the centerline of the aforesaid Blackie Road; thence along said centerline
- 48) South 78° 50' 15" East, 96.67 feet; thence
- 49) South 68° 26' 45" East, 119.27 feet; thence
- 50) South 63° 59' 45" East, 508.86 feet; thence
- 51) South 66° 26' 45" East, 100.84 feet; thence
- 52) South 72° 25' 45" East, 149.77 feet; thence
- 53) South 82° 18' 45" East, 157.30 feet; thence
- 54) North 88° 58' 15" East, 142.40 feet; thence
- 55) North 80° 29' 15" East, 141.53 feet; thence
- 56) North 76° 28' 45" East, 189.68 feet; thence
- 57) North 80° 55' 45" East, 154.98 feet; thence
- 58) North 89° 58' 45" East, 157.93 feet; thence
- 59) South 81° 39' 15" East, 127.69 feet; thence
- 60) South 78° 43' 15" East, 275.94 feet; thence
- 61) South 81° 09' 15" East, 165.17 feet; thence
- 62) South 89° 52' 15" East, 200.95 feet; thence
- 63) North 83° 33' 45" East, 173.52 feet; thence
- 64) North 76° 38' 15" East, 149.73 feet; thence
- 65) North 70° 32' 15" East, 145.61 feet; thence
- 66) North 64° 05' 15" East, 155.31 feet; thence
- 67) North 59° 57' 15" East, 202.26 feet; thence
- 68) North 59° 00' 15" East, 1021.92 feet; thence

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FTGIS 2TSGX

- 69) North 59° 02' 15" East, 715.79 feet; thence
- 70) North 70° 36' 45" East, 831.20 feet; thence
- 71) North 69° 37' 15" East, 123.04 feet; thence
- 72) North 72° 21' 45" East, 165.22 feet; thence
- 73) North 72° 51' 30" East, 1086.74 feet; thence
- 74) North 72° 23' 35" East, 925.55 feet; thence
- 75) North 89° 21' 15" East, 158.90 feet to the point of beginning.

EXCEPTING THEREFROM all of that portion of Blackie Road, a county road, lying Southerly of the centerline of said road.

ALSO EXCEPTING the interest of Reclamation District No. 1665, a body politic and corporate.

APN: 133-013-001-000, 133-013-002-000 and 133-013-003-000

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EXHIBIT "A"
PROPERTY DESCRIPTION

CERTAIN real property situate in the County of Monterey, State of California, being a portion of Lot III of Santa Rita Rancho, according to Lou G. Hare's "Map showing land in Santa Rita and Sausal Ranchos, as subdivided and sold by Chris Thorup" filed August 28, 1911, in Volume 1 of Surveys at page 76, records of said county, and being also a portion of Parcel I and Parcel II as said parcels are described in the deed from Thomas M. Borchard to Thomas M. Borchard, Sr. and Katherine V. Borchard, dated May 3, 2012 and recorded in document No. 2012026527 on May 3, 2012, said portions being more particularly described as follows:

BEGINNING at a point of the Southerly line of Espinosa Road, a county road on the Westerly boundary of the herein before mentioned Parcel II and running thence; along the boundary of that certain 0.410 gross acre, tract of land described in the Grant Deed from Edward M. Borchard, to the County of Monterey, dated May 1, 1974 and recorded on Reel 912 at Page 93 and following, on May 9, 1974, Official Records of Monterey County, California,

- 1.) South 70° 47' 57" East, 105.63 feet; thence
- 2.) South 58° 32' 27" East, 45.39 feet; thence
- 3.) South 16° 16' 10" West, 200.25 feet; thence
- 4.) South 13° 25' 38" West, 150.75 feet; thence
- 5.) South 70° 51' 44" East, 30.00 feet; thence leaving the boundary of the last mentioned 0.410 gross acre, tract of land, and running along the boundary of said Parcel II
- 6.) South 19° 08' 11" West, 210.43 feet; thence running along the boundary of said Parcel I
- 7.) South 19° 08' 19" West, 181.76 feet; thence leaving the boundary of said Parcel I
- 8.) North 70° 51' 49" West, 324.98 feet; thence
- 9.) North 19° 08' 11" East, 317.00 feet; thence
- 10.) South 70° 51' 49" East, 120.00 feet; thence
- 11.) North 19° 08' 11" East, 435.00 feet to the Point of Beginning.

CONTAINING an area of 4.04 acres of land, more or less.

COURSES ALL TRUE.

SUBJECT TO however, current taxes, liens & covenants, conditions, restrictions, rights-of-way, easements and other defects or instruments now of record, or apparent on the ground.

Dated: September 14, 2016



This real property description has been prepared by me, or under my direction, in conformance with the requirements of the Professional Land Surveyors Act.

Philip L. Pearman

Philip L. Pearman, L.S. 4448
License expires 9/30/17

END OF DESCRIPTION