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RECORDED

COUNTY OF MONTEREY

REEL 962 PAGE 127

FEB 27 9 39 AM '75

OFFICE OF RECORDER
COUNTY OF MONTEREY
SALINAS, CALIFORNIA

REEL 962 PAGE 127

LAND CONSERVATION CONTRACT

THIS CONTRACT made and entered into this _____ day of
February 19 75, by and between the COUNTY OF
MONTEREY, a political subdivision of the State of California,
hereinafter called "County" and Herman W. Twisselmann and
Anna M. Twisselmann
hereinafter called "Owner".

WITNESSETH:

WHEREAS, Owner possesses certain real property located within
the County of Monterey, State of California, which is presently
devoted to the production of food and fibre and is described in
Exhibit A attached hereto and made a part hereof; and

WHEREAS, the property is located in an agricultural preserve
(No. 75-16) heretofore established by County by Resolution
No. 75-28-16; and

WHEREAS, both Owner and County desire to limit the use of the
property to agricultural and compatible uses;

NOW, THEREFORE, County and Owner agree as follows:

1. CONTRACT SUBJECT TO CALIFORNIA LAND CONSERVATION ACT
OF 1965, AS AMENDED.

This contract is entered into pursuant to Chapter 7 (commencing with Section 51200) of Part 1, Division 1, Title 5 of the Government Code, which is known as the California Land Conservation Act of 1965, or as the Williamson Act. This contract is subject to all of the provisions of this act including any amendments thereto which may be enacted from time to time.

2. RESTRICTION ON USE OF PROPERTY

During the term of this contract, and any and all renewals thereof, the property described in Exhibit A shall not be used by Owner, or Owner's successors in interest, for any purpose other than the production of food and fibre for commercial purposes and uses compatible thereto. A list of all such compatible uses is set forth in Exhibit B, attached hereto and by this reference incorporated herein. County, by uniform rule adopted by the Board of Supervisors of County, may from time to time during the term of this contract and all renewals thereof, add to the list of compatible uses which shall be uniform throughout the agricultural preserve in which the property in Exhibit A is located; provided, however, County may not during the term of this contract or any renewal thereof, without the prior written consent of Owner, remove any of the compatible uses for the subject property which are set forth in Exhibit B. The provisions of this contract and any uniform rule supplementing the list of compatible uses are not intended to limit or supersede the planning and zoning powers of County.

3. TERM OF CONTRACT

This contract shall become effective on the 28th day of

February, 1975, and shall remain in full force and effect for an initial term of twenty years. The initial term of twenty years shall be measured commencing as of the first day of January next succeeding the date of execution. Each succeeding first day of January shall be deemed to be the annual renewal date of this contract. This contract shall be automatically renewed on each succeeding January 1 and one additional year shall be added automatically to the initial term unless notice of nonrenewal is given as provided in paragraph 4.

4. NOTICE OF NONRENEWAL

(a) If either party desires in any year not to renew this contract, that party shall serve written notice of nonrenewal upon the other party in advance of the annual renewal date of this contract. Unless such written notice of nonrenewal is served by Owner at least 90 days prior to the renewal date, or by County at least 60 days prior to the renewal date, this contract shall be considered renewed as provided in paragraph 3 above.

(b) If either party serves written notice of nonrenewal in any year within the time limits of (a) above, this contract shall remain in effect for the balance of the period remaining since the original execution or the last renewal of this contract, as the case may be.

5. NO COMPENSATION

Owner shall not receive any payment from County in consideration of the obligations imposed under this contract, it being recognized and agreed that the consideration for the execution of this contract is the substantial benefit to be derived therefrom, and the advantage that may accrue to Owner as a result of the effect upon the assessed value of the property on account of the restrictions on the use of the property contained herein.

6. SUCCESSORS IN INTEREST

This contract and the restrictions imposed hereunder shall run with the property described in Exhibit A and shall be binding upon the heirs, executors, administrators, trustees, successors, and assigns of Owner. This contract shall also be transferred from County to any succeeding city or county acquiring jurisdiction over the property described in Exhibit A. On the completion of annexation proceedings by a city, that city shall succeed to all rights, duties and powers of the County under this contract for that portion of the property described in Exhibit A annexed to the city.

7. DIVISION OF LAND

The property described in Exhibit A shall not be divided without the written approval of the County first had and obtained. This contract is divisible in the event the property described in Exhibit A is divided. Owner agrees to submit any proposed division to County for its approval and County, if it approves said division, shall, as a condition of its approval of the division, require the execution by Owner of contract identical to this contract on each parcel created by the division. Owner agrees to execute such contract.

8. CONDEMNATION

When any action in eminent domain for the condemnation of the fee title of any land described in Exhibit A is filed or when such

land is acquired in lieu of eminent domain for a public improvement by a public agency or person, or whenever there is any such action or acquisition by the federal government, or any person, instrumentality or agency acting under authority or power of the federal government, this contract becomes null and void as to the land actually being condemned or so acquired as of the date the action is filed or so acquired.

9. CANCELLATION

This contract may be cancelled by the mutual agreement of the parties hereto and the approval of the State of California in the manner provided in this paragraph. It is understood by the parties hereto that the existence of an opportunity for another use of the property shall not be sufficient reason for the cancellation of this contract. A potential alternative use of the property may be considered only if there is no proximate non-contracted land suitable for the use to which it is proposed that this property be put. The parties further understand that the uneconomic character of an existing agricultural use shall not be sufficient reason for cancellation of this contract, but may be considered only if there is no other reasonable or comparable agricultural use to which the land may be put.

(a) Upon the written request of Owner to cancel this contract, the Board of Supervisors of the County of Monterey may adopt a resolution consenting to such request. Prior to the adoption of a resolution consenting to the request of the landowner to cancel this contract, the Board of Supervisors of County shall hold a public hearing on the matter. Notice of the hearing shall be mailed to each and every owner of property under contract within the agricultural preserve in which the property described in Exhibit A is located, and shall be published pursuant to Section 6061 of the Government Code. If at the hearing, or prior thereto, the owners of 51 percent of the acreage under contract in the agricultural preserve protest the cancellation of this contract, the Board of Supervisors shall not consent to cancel this contract.

(b) If the Board of Supervisors adopts a resolution consenting to the request of Owner to cancel this contract, the parties shall request that the cancellation be approved by the State Director of Agriculture upon the recommendation of the State Board of Agriculture. The State Board of Agriculture may recommend and the State Director of Agriculture may approve the cancellation only if they find: (1) The cancellation is not inconsistent with the purposes of the California Land Conservation Act of 1965 as amended; and (2) the cancellation is in the public interest.

(c) The provisions of sub-paragraph (b) of this paragraph 9 relating to the State Board of Agriculture and the Director of Agriculture shall be applicable only if both the State Board and the State Director consent to act as described herein. If either the State Board or the State Director fail or refuse to act within 60 days after being requested to do so, the Board of Supervisors of the County of Monterey shall act in the place and stead of the State Board and State Director and shall make all findings and decisions required by sub-paragraph (b).

10. LIABILITY OF OWNER UPON CANCELLATION

(a) Prior to any action by the Board of Supervisors giving tentative approval to the cancellation of this contract, the County Assessor shall determine the full cash value of the land as though it were free of the contractual restrictions imposed by this contract. The Assessor shall multiply such value by the most recent county ratio announced pursuant to Section 401 of the Revenue and Taxation Code, and shall certify the product to the Board of Supervisors as the cancellation valuation of the land for the purpose of determining the cancellation fee. The Board of Supervisors shall thereafter and prior to giving tentative approval to the cancellation of this contract determine and certify to the County Auditor the amount of the cancellation fee which the Owner must pay the County Treasurer as deferred taxes upon cancellation. That fee shall be an amount equal to 50 percent of the cancellation value of the property; provided, however, if after the date this contract was initially entered into the publicly announced County ratio of assessed to full cash value is changed, the percentage payment shall be changed so no greater percent of full cash value will be paid than would have been paid had there been no change in ratio. It is agreed by the parties hereto that the publicly announced County ratio at the time this contract is executed is 25 percent of full cash value.

(b) If the State Board of Agriculture recommends that it is in the public interest to do so, and the State Director of Agriculture so finds, the Director may waive any such payment or any portion thereof, or may make such payment or portion thereof, contingent upon the future use made of the property and its economic return to Owner for a period of time not to exceed the unexpired term of the contract had it not been cancelled, provided: (i) the cancellation is caused by an involuntary transfer or change in the use which may be made of the property and the property is not immediately suitable, nor will be immediately used, for a purpose which produces a greater economic return to Owner; and (ii) County has recommended to the State Board of Agriculture that no such payment be required or that the deferment of such payment or portion thereof be allowed, and the board of Supervisors has determined it is in the best interests of the public conservation of agricultural land and that such payment be either deferred or not required.

(c) The provisions of sub-paragraph (b) of this paragraph 10 relating to the State Board of Agriculture and the Director of Agriculture shall be applicable only if the State Board and the State Director both consent to act as described herein. If either the State Board or the State Director fail or refuse to act within 60 days after being requested to do so, the Board of Supervisors of the County of Monterey shall act in the place and stead of the State Board and the State Director and shall make all findings and decisions required by sub-paragraph (b).

(d) Owner shall make payment of the cancellation fee in full prior to the cancellation becoming effective.

11. NOTICES

All notices required or permitted by this contract shall be given in writing and may be mailed or delivered in person. If mailed the address of Owner shall be the last known address on the assessment records of County, and County's address shall be in Care of Board of Supervisors, Courthouse, Salinas, California, and deposit in the mail, postage prepaid, shall be deemed receipt thereof.

12. COSTS OF LITIGATION

In case County shall, without any fault on its part, be made a party to any litigation commenced by or against Owner, then Owner shall and will pay all costs and reasonable attorneys' fees incurred by or imposed upon County by or in connection with such litigation, and owner shall and will pay all costs and reasonable attorneys' fees which may be incurred or paid by County in enforcing the covenants and agreements of this contract.

IN WITNESS WHEREOF the parties hereto have caused this contract to be executed: by Owner on February 18, 1975 and by County on February 25, 1975.

COUNTY OF MONTEREY

By  Chairman, Board of Supervisors

STATE OF CALIFORNIA } ss
COUNTY OF MONTEREY }

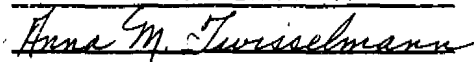
On this 25th day of February, 19 75, before me, ERNEST A. MAGGINI, County Clerk of the County of Monterey, and ex-officio Clerk of the Board of Supervisors and of the Superior Court, in and for said County and State, personally appeared ROGER W. POYNER, known to me to be the Chairman of said Board of Supervisors of the County of Monterey, and known to me to be the person who executed the within instrument on behalf of said political subdivision, and acknowledged to me that such County of Monterey executed the same.

ERNEST A. MAGGINI, County Clerk
and ex-officio Clerk of the Board
of Supervisors of Monterey County,
State of California.

By _____
Deputy



Herman W. Twisselmann



Anna M. Twisselmann

Owner

STATE OF CALIFORNIA }
COUNTY OF _____ } ss

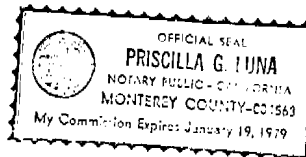
On this 18th day of February, 1975, before me
Priscilla G. Luna, A Notary Public in and for
the County of Monterey, State of California,
residing therein, duly commissioned and sworn, personally appeared
HERMAN W. TWISSELMANN and ANNA M. TWISSELMANN

known to me to be the person^s whose name^s are subscribed to the
within instrument and acknowledged to me that th^h he executed the same.

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

Priscilla G. Luna
Notary Public in and for the _____ County of Monterey
State of California.

My Commission Expires _____



All that certain real property situate in TOWNSHIP 16 SOUTH, RANGE 5 EAST, and TOWNSHIP 16 SOUTH, RANGE 6 EAST, MOUNT DIABLO MERIDIAN, in the County of Monterey, State of California, and being described as follows, according to the United States Township Plats and Surveys thereof:

PARCEL 1:

ALL of Fractional Section 11, of TOWNSHIP 16 SOUTH, RANGE 5 EAST, comprised of the following:

- (1) The East one-half of the Northeast one-quarter, containing 80 acres.
- (2) The Northwest one-quarter of the Northeast one-quarter, containing 40 acres.
- (3) The Northeast one-quarter of the Southeast one-quarter, containing 40 acres.
- (4) U.S. LOT 1, containing 11.87 acres.
- (5) U.S. LOT 2, containing 34.06 acres.
- (6) U.S. LOT 3, containing 16.25 acres.
- (7) U.S. LOT 4, containing 38.40 acres.

Total area of land in Fractional Section 11 is 260.58 acres, more or less.

EXCEPTING THEREFROM all that portion conveyed to Michel de Dampierre, by Deed dated December 27, 1971 and recorded April 17, 1972 on Reel 766 Official Records, at Page 29.

PARCEL 2:

Portions of Section 12 of TOWNSHIP 16 SOUTH, RANGE 5 EAST, being described as follows:

- (1) The Southwest one-quarter, containing 160 acres.
- (2) The Southerly one-half of the Northwesterly one-quarter, containing 80 acres.
- (3) The triangular Southwest one-half of the Northwest one-quarter of the Northwest one-quarter, being all land lying Southwest of a line running from the Northwest corner to the Southeast corner of said Northwest one-quarter of Northwest one-quarter, containing 20 acres.
- (4) The Southeast one-quarter of the Northeast one-quarter of the Northwest one-quarter, containing 10 acres.
- (5) The triangular Southeast one-half of the Southwest one-quarter of the Northeast one-quarter of the Northwest one-quarter, being all the land lying Southeast of a line running from the Northeast corner to the Southwest corner of said Southwest one-quarter of Northeast one-quarter of Northwest one-quarter, containing 5 acres.
- (6) The Southerly three-quarters of the Northeasterly one-quarter, containing 120 acres.

Total area of lands in Section 12 is 395 acres, more or less.

PARCEL 3:

All of Fractional Section 14 of TOWNSHIP 16 SOUTH, RANGE 5 EAST, comprised of the following:

- (1) U.S. LOT 1, containing 20.64 acres.
- (2) U.S. LOT 2, containing 3.86 acres.

Total area of land in Fractional Section 14 is 24.50 acres.

(Continued)

PARCEL 4:

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Portions of Fractional Section 2 of TOWNSHIP 16 SOUTH, RANGE 5 EAST, being described as follows:

(1) The Southwest one-quarter of the Southeast one-quarter, lying Southerly of the center line of the Johnson Canon Road, as same existed in the year 1914, containing 40 acres, more or less.

(2) All that Part of U.S. LOT 4 lying Easterly of the center line of the Johnson Canon Road as same existed in the year 1914, said part being described as follows:

BEGINNING at the one-quarter section corner between Sections 2 and 11 in T. 16 S., R. S.E. thence N. 1° E., 19.50 chains to the center of the Johnson Canon Road; thence following said center line S. 9° 20' W., 7.20 chains; thence S. 14° 30' W. 3.90 chains; thence S. 4° E., 3.10 chains; thence S. 0° 15' W., 3.05 chains; thence continue Southerly to the line between Sections 2 and 11; thence leave said center line and run along said Section Line N. 89° 45' E., 2.30 chains to the place of beginning. CONTAINING a gross area of 3.00 acres of land, of which 0.90 acres are in said road.

(3) All that portion of the Northwest one-quarter of the Southeast one-quarter, lying Southeasterly of the center line of the Johnson Canon Road as same existed in the year 1914; said portion being described as follows:

BEGINNING at the center of the Southeast one-quarter of Section 2, T. 16 S., R. S. E., thence N. 1° E., 7.40 chains to the center line of the Johnson Canon Road; thence following said center line S. 33° 30' W., 0.80 chains; thence S. 50° W., 8.20 chains; thence S. 57° 45' W., 2.35 chains; thence S. 75° 45' W., 1.35 chains to the East and West line through the center of the Southeast one-quarter of Section 2; thence leaving said center line and run S. 89° E., 9.90 chains to the place of beginning. Containing 3.15 acres of land, of which 0.60 acres are in said road.

(4) The triangular Southwest one-half of the Southeast one-quarter of the Southeast one-quarter of Section 2, being all the land lying Southwest of a line running from the Northwest corner to the Southeast corner of said Southeast one-quarter of the Southeast one-quarter, containing 20 acres.

Total area of lands in Fractional Section 2 is 66.15 acres, more or less.

EXCEPTING FROM PARCELS 1, 2 and 4 above all that portion contained in the Quit Claim Deed to Henry M. Twisselmann, a single man, dated May 25, 1970 and recorded October 1, 1970 on Reel 668 Official Records, at Page 962.

PARCEL 5:

All that portion of the Southwest quarter of Southwest quarter of Section 1; and of the East 3/4 of Section 2; and of North one-half of Section 12, and of the Northeast quarter of Northeast quarter of Section 11, Township 16 South, Range 5 East, lying Southerly and Westerly of a line described as:

BEGINNING at the Northeast corner of Section 12, T. 16 S., Range 5 East, M. D. M.; thence along Easterly line of said Section 12, S. 0° 01' 15" E., 634.5 feet; thence S. 89° 53' 44" W., 3209.6 feet; thence S. 44° 52' 30" W., 868.2 feet; thence N. 44° 44' 15" W., 3582.5 feet; thence N. 0° 03' 15" E., 307.3 feet; thence N. 10° 44' 15" W., 63.0 feet more or less to center line of Johnson Canyon Road.

EXCEPTING FROM PARCEL 5 all that portion included within PARCELS 1, 2 and 4 above.

(Continued)

PARCEL 6:

LOT ONE and the Northeast one-quarter of the Northwest one-quarter of Section 7, in TOWNSHIP 16 SOUTH, RANGE 6 EAST, containing 82.09 acres, more or less.

EXCEPTING AND RESERVING, however to the United States, all the coal and other minerals in the lands so entered and patented, together with the right to prospect for, mine and remove the same pursuant to the provisions and limitations of the Act of December 29, 1916 (39 Stat., 862).

Total area of all lands conveyed by this document is 828.32 acres, more or less.

PARCEL 7:

North half of the Northwest quarter and the Southeast quarter of the Northwest quarter of Section 13, in TOWNSHIP 16 SOUTH, RANGE 5 EAST of MOUNT DIABLO MERIDIAN in California, containing 160 acres.

PARCEL 8:

US. LOT 1 of Fractional Section 13 in T. 16 S., R. 5 E., M.D.M, Monterey County, California, containing 38.97 acres of land, more or less, according to the government survey thereof.

PARCEL 9:

Certain real property situate in the Rancho Rincon de la Puente del Monte, Monterey County, California, particularly described as follows: BEGINNING at the intersection of the centerline of Johnson Canyon Road (a County Road 60 feet wide) as now constructed and travelled with the Northeastly boundary of said Rancho from which a 1½" diameter iron pipe standing at the North closing corner of Fractional Section 11 bears along said Rancho boundary N. 24° 04' W., 976.0 feet distant and running thence along said road centerline

- (1) S. 4° 27' W., 52.78 feet; thence
- (2) S. 5° 32' 30" W., 52.32 feet; thence leave said centerline and running
- (3) S. 24° 42' 30" E., 120.05 feet, at 59.9 feet a 2" diameter iron pipe, 120.05 feet to nail top of 4" x 4" fence post; thence continuing along a fence
- (4) S. 24° 03' 12" E., 194.55 feet to a nail top of a 4" x 5" fence post; thence
- (5) S. 23° 43' 18" E., 124.31 feet to a nail top of a 4" x 4" fence post; thence
- (6) S. 23° 30' 50" E., 796.39 feet to a nail top of a 4" x 4" fence post; thence
- (7) S. 23° 20' 30" E., 656.85 feet to a nail top of a 4" x 4" corner fence post; thence
- (8) S. 88° 19' 32" E., 73.81 feet to an old 4" x 4" post standing in said Rancho boundary; thence along said boundary
- (9) N. 24° 04' W., 2,015.97 feet to the place of beginning.

CONTAINING an area of 2.51 acres of land of which 0.07 acres lies within the limits of said County Road.
Courses all true.

EXHIBIT "B"

LAND CONSERVATION AGREEMENT

COMPATIBLE USES

The following is a list of land uses determined to be compatible with the agricultural use of the land subject to this agreement:

1. The drying, packing or other processing of an agricultural commodity usually performed on the premises where it is produced but not including slaughter houses, fertilizer yards, bone yards or plants for the reduction of animal or vegetable matter.

2. Structures necessary and incidental to the agricultural use of the land.

3. Single family dwellings incidental to the agricultural use of the land for the residence of the owner, and the family of the owner.

Single family dwellings incidental to the agricultural use of the land for the residence of the lessee of the land and the family of the lessee.

4. Dwellings for persons employed by owner or lessee in the agricultural use of the land.

5. An aircraft landing strip incidental to the agricultural use of the land.

6. The erection, construction, alteration or maintenance of gas, electric, water or communication utility facilities.

7. The erection, construction, alteration or maintenance of radio, television or microwave antennas, transmitters and related facilities.

8. Public or private hunting of wildlife or fishing.

9. Public or private hunting clubs and accessory structures.

10. Public or private rifle and pistol practice range, trap or skeet field, archery range or other similar use.

11. Public or private riding or hiking trails.

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

REEL 962 PAGE 137

RESOLUTION NO. 75-56 FEB 27 9 39 AM '75

Establishing an Agricultural)
Preserve with Uniform Rules)
Including Compatible Uses. . .)

OFFICE OF RECORDER
COUNTY OF MONTEREY
SALINAS, CALIFORNIA

WHEREAS, the County of Monterey has been requested to establish the herein agricultural preserve; and

WHEREAS, the County of Monterey is authorized to establish agricultural preserves pursuant to the California Land Conservation Act of 1965; and

WHEREAS, the procedural requirements to establish an agricultural preserve as required by the Act have been followed; and

WHEREAS, the land to be included within the agricultural preserve is used for the purpose of producing agricultural commodities for commercial purposes and compatible uses; and

WHEREAS, no land is within one mile of any city in the County of Monterey at the time this preserve is created; and

WHEREAS, the following uniform rules shall apply within this preserve:

Compatible uses for land to be included within the agricultural preserve are found to be those set out in Exhibit "B" attached hereto, and made a part hereof.

Grounds for cancellation are those set out in the Land Conservation Act and no other.

NOW, THEREFORE, BE IT RESOLVED, that the following real property located in the County of Monterey, State of California, being within Monterey County Assessor's Parcel Number(s) 223-042-15, 602-892-00, 602-893-01, 602-894-00, 602-895-00, 602-895-01 and 602-896-01

and being more particularly described in Exhibit "A" attached hereto and made a part hereof, is hereby designated and established as an agricultural preserve within the meaning of and pursuant to the Land Conservation Act of 1965 and shall be known as and referred to as Agricultural Preserve No. 75-16.

On motion of Supervisor Norris Petrovic, seconded by Supervisor Petrovic, the foregoing resolution is adopted this 4th day of February, 1975, by the following vote:

AYES: Supervisors Church, Norris, Petrovic, Poyner,
COUNTY OF MONTEREY, } NOES: None. & Bolman.
STATE OF CALIFORNIA. } ABSENT: None.

I, ERNEST A. MAGGINI, County Clerk and ex-officio Clerk of the Board of Supervisors of the County of Monterey, State of California, hereby certify that the foregoing is a full, true and correct copy of an original order of said Board of Supervisors duly made and entered in the minutes thereof at page 31 of Minute Book 31, on the 4th day of February, 19 75, and now remaining of record in my office.

Witness my hand and the seal of said Board of Supervisors this 4th day of February, 19 75.

ERNEST A. MAGGINI,
County Clerk and ex-officio Clerk of the Board
of Supervisors, County of Monterey, State of
California

By [Signature] Deputy.



All that certain real property situate in TOWNSHIP 16 SOUTH, RANGE 5 EAST, and TOWNSHIP 16 SOUTH, RANGE 6 EAST, MOUNT DIABLO MERIDIAN, in the County of Monterey, State of California, and being described as follows, according to the United States Township Plats and Surveys thereof:

PARCEL 1:

ALL of Fractional Section 11, of TOWNSHIP 16 SOUTH, RANGE 5 EAST, comprised of the following:

- (1) The East one-half of the Northeast one-quarter, containing 80 acres.
- (2) The Northwest one-quarter of the Northeast one-quarter, containing 40 acres.
- (3) The Northeast one-quarter of the Southeast one-quarter, containing 40 acres.
- (4) U.S. LOT 1, containing 11.87 acres.
- (5) U.S. LOT 2, containing 34.06 acres.
- (6) U.S. LOT 3, containing 16.25 acres.
- (7) U.S. LOT 4, containing 38.40 acres.

Total area of land in Fractional Section 11 is 260.58 acres, more or less.

EXCEPTING THEREFROM all that portion conveyed to Michel de Dampierre, by Deed dated December 27, 1971 and recorded April 17, 1972 on Reel 766 Official Records, at Page 29.

PARCEL 2:

Portions of Section 12 of TOWNSHIP 16 SOUTH, RANGE 5 EAST, being described as follows:

- (1) The Southwest one-quarter, containing 160 acres.
- (2) The Southerly one-half of the Northwesterly one-quarter, containing 80 acres.
- (3) The triangular Southwest one-half of the Northwest one-quarter of the Northwest one-quarter, being all land lying Southwest of a line running from the Northwest corner to the Southeast corner of said Northwest one-quarter of Northwest one-quarter, containing 20 acres.
- (4) The Southeast one-quarter of the Northeast one-quarter of the Northwest one-quarter, containing 10 acres.
- (5) The triangular Southeast one-half of the Southwest one-quarter of the Northeast one-quarter of the Northwest one-quarter, being all the land lying Southeast of a line running from the Northeast corner to the Southwest corner of said Southwest one-quarter of Northeast one-quarter of Northwest one-quarter, containing 5 acres.
- (6) The Southerly three-quarters of the Northeasterly one-quarter, containing 120 acres.

Total area of lands in Section 12 is 395 acres, more or less.

PARCEL 3:

All of Fractional Section 14 of TOWNSHIP 16 SOUTH, RANGE 5 EAST comprised of the following:

- (1) U.S. LOT 1, containing 20.64 acres.
- (2) U.S. LOT 2, containing 3.86 acres.

Total area of land in Fractional Section 14 is 24.50 acres.

(Continued)

75-16

Portions of Fractional Section 2 of TOWNSHIP 16 SOUTH, RANGE 5 EAST, being described as follows:

(1) The Southwest one-quarter of the Southeast one-quarter, lying Southerly of the center line of the Johnson Canon Road, as same existed in the year 1914, containing 40 acres, more or less.

(2) All that Part of U.S. LOT 4 lying Easterly of the center line of the Johnson Canon Road as same existed in the year 1914, said part being described as follows:

BEGINNING at the one-quarter section corner between Sections 2 and 11 in T. 16 S., R. S.E. thence N. 1° E., 19.50 chains to the center of the Johnson Canon Road; thence following said center line S. 9° 20' W., 7.20 chains; thence S. 14° 30' W. 3.90 chains; thence S. 4° E., 3.10 chains; thence S. 0° 15' W., 3.05 chains; thence continue Southerly to the line between Sections 2 and 11; thence leave said center line and run along said Section Line N. 89° 45' E., 2.30 chains to the place of beginning. CONTAINING a gross area of 3.00 acres of land, of which 0.90 acres are in said road.

(3) All that portion of the Northwest one-quarter of the Southeast one-quarter, lying Southeasterly of the center line of the Johnson Canon Road as same existed in the year 1914; said portion being described as follows:

BEGINNING at the center of the Southeast one-quarter of Section 2, T. 16 S., R. S. E., thence N. 1° E., 7.40 chains to the center line of the Johnson Canon Road; thence following said center line S. 33° 30' W., 0.80 chains; thence S. 50° W., 8.20 chains; thence S. 57° 45' W., 2.35 chains; thence S. 75° 45' W., 1.35 chains to the East and West line through the center of the Southeast one-quarter of Section 2; thence leaving said center line and run S. 89° E., 9.90 chains to the place of beginning. Containing 3.15 acres of land, of which 0.60 acres are in said road.

(4) The triangular Southwest one-half of the Southeast one-quarter of the Southeast one-quarter of Section 2, being all the land lying Southwest of a line running from the Northwest corner to the Southeast corner of said Southeast one-quarter of the Southeast one-quarter, containing 20 acres.

Total area of lands in Fractional Section 2 is 66.15 acres, more or less.

EXCEPTING FROM PARCELS 1, 2 and 4 above all that portion contained in the Quit Claim Deed to Henry M. Twisselmann, a single man, dated May 25, 1970 and recorded October 1, 1970 on Reel 668 Official Records, at Page 962.

PARCEL 5:

All that portion of the Southwest quarter of Southwest quarter of Section 1; and of the East 3/4 of Section 2; and of North one-half of Section 12, and of the Northeast quarter of Northeast quarter of Section 11, Township 16 South, Range 5 East, lying Southerly and Westerly of a line described as:

BEGINNING at the Northeast corner of Section 12, T. 16 S., Range 5 East, M. D. M.; thence along Easterly line of said Section 12, S. 0° 01' 15" E., 634.5 feet; thence S. 89° 53' 44" W., 3209.6 feet; thence S. 44° 52' 30" W., 868.2 feet; thence N. 44° 44' 15" W., 3582.5 feet; thence N. 0° 03' 15" E., 307.3 feet; thence N. 10° 44' 15" W., 63.0 feet more or less to center line of Johnson Canyon Road.

EXCEPTING FROM PARCEL 5 all that portion included within PARCELS 1, 2 and 4 above.

(Continued)

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PARCEL 6:

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LOT ONE and the Northeast one-quarter of the Northwest one-quarter of Section 7, in TOWNSHIP 16 SOUTH, RANGE 6 EAST, containing 82.09 acres, more or less.

EXCEPTING AND RESERVING, however to the United States, all the coal and other minerals in the lands so entered and patented, together with the right to prospect for, mine and remove the same pursuant to the provisions and limitations of the Act of December 29, 1916 (39 Stat., 862).

Total area of all lands conveyed by this document is 828.32 acres, more or less.

PARCEL 7:

North half of the Northwest quarter and the Southeast quarter of the Northwest quarter of Section 13, in TOWNSHIP 16 SOUTH, RANGE 5 EAST of MOUNT DIABLO MERIDIAN in California, containing 160 acres.

PARCEL 8:

US. LOT 1 of Fractional Section 13 in T. 16 S., R. 5 E., M.D.M, Monterey County, California, containing 38.97 acres of land, more or less, according to the government survey thereof.

PARCEL 9:

Certain real property situate in the Rancho Rincon de la Puente del Monte, Monterey County, California, particularly described as follows:

BEGINNING at the intersection of the centerline of Johnson Canyon Road (a County Road 60 feet wide) as now constructed and travelled with the Northeasterly boundary of said Rancho from which a 1½" diameter iron pipe standing at the North closing corner of Fractional Section 11 bears along said Rancho boundary N. 24° 04' W., 976.0 feet distant and running thence along said road centerline

- (1) S. 4° 27' W., 52.78 feet; thence
- (2) S. 5° 32' 30" W., 52.32 feet; thence leave said centerline and running
- (3) S. 24° 42' 30" E., 120.05 feet, at 59.9 feet a 2" diameter iron pipe, 120.05 feet to nail top of 4" x 4" fence post; thence continuing along a fence
- (4) S. 24° 03' 12" E., 194.55 feet to a nail top of a 4" x 5" fence post; thence
- (5) S. 23° 43' 18" E., 124.31 feet to a nail top of a 4" x 4" fence post; thence
- (6) S. 23° 30' 50" E., 796.39 feet to a nail top of a 4" x 4" fence post; thence
- (7) S. 23° 20' 30" E., 656.85 feet to a nail top of a 4" x 4" corner fence post; thence
- (8) S. 88° 19' 32" E., 73.81 feet to an old 4" x 4" post standing in said Rancho boundary; thence along said boundary
- (9) N. 24° 04' W., 2,015.97 feet to the place of beginning.

CONTAINING an area of 2.51 acres of land of which 0.07 acres lies within the limits of said County Road.

Courses all true.

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EXHIBIT "B"

LAND CONSERVATION AGREEMENT

COMPATIBLE USES

The following is a list of land uses determined to be compatible with the agricultural use of the land subject to this agreement:

1. The drying, packing or other processing of an agricultural commodity usually performed on the premises where it is produced but not including slaughter houses, fertilizer yards, bone yards or plants for the reduction of animal or vegetable matter.
2. Structures necessary and incidental to the agricultural use of the land.
3. Single family dwellings incidental to the agricultural use of the land for the residence of the owner, and the family of the owner.
Single family dwellings incidental to the agricultural use of the land for the residence of the lessee of the land and the family of the lessee.
4. Dwellings for persons employed by owner or lessee in the agricultural use of the land.
5. An aircraft landing strip incidental to the agricultural use of the land.
6. The erection, construction, alteration or maintenance of gas, electric, water or communication utility facilities.
7. The erection, construction, alteration or maintenance of radio, television or microwave antennas, transmitters and related facilities.
8. Public or private hunting of wildlife or fishing.
9. Public or private hunting clubs and accessory structures.
10. Public or private rifle and pistol practice range, trap or skeet field, archery range or other similar use.
11. Public or private riding or hiking trails.

END OF DOCUMENT