

**CIBO PEAK, LLC**

RESOLUTION NO. \_\_\_\_\_

RESOLUTION ESTABLISHING AGRICULTURAL PRESERVE

WHEREAS, an application has been filed establishing an agricultural preserve within the meaning of the California Land Conservation Act of 1965 with respect to the following described property: (Either Assessor's parcel number (s) or legal description):

APN: 022-010-007, 022-110-002 & 003, 022-120-045, 022-120-049, 022-020-012, 022-020-013 and 022-020-014 - See attached legal description

WHEREAS, a public hearing has been had upon such application in the manner prescribed by the said Act. NOW THEREFORE, IT IS HEREBY RESOLVED as follows:

1. That the said land meets the requirements prescribed for eligibility for an agricultural preserve.
2. That the said land is hereby designated and established as an agricultural preserve within the meaning of and pursuant to the California Land Conservation Act of 1965 and shall be known as Preserve No. \_\_\_\_\_
3. That the compatible uses authorized for such preserve are those set forth in Chapter 19.01, Article II "Agricultural Preserves" of the San Benito County Code heretofore adopted by this Board.
4. The Chairman of the Board is hereby authorized to execute on behalf of the County of San Benito, a Land Conservation Contract with the owner of the lands within the agricultural preserve created hereby.

Passed and adopted by the Board of Supervisors of the County of San Benito, State of California, this \_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, by the following vote:

AYES: Supervisors:  
 NOES: Supervisors:  
 ABSENT: Supervisors:

\_\_\_\_\_  
Chairman of said Board

ATTEST:

\_\_\_\_\_  
Clerk of said Board

By: \_\_\_\_\_  
Deputy Clerk of the said Board

APPROVED AS TO LEGAL FORM  
SAN BENITO COUNTY COUNSEL

*Shirley L. Murphy* 7/22/20  
DEPUTY COUNTY COUNSEL DATE

**Cibo Peak, LLC (LCA #7 )  
Legal Description**

**PARCEL MRM QS 1**

All of Parcel 1 of Lot Line Adjustment No. 08-524, being also all of Parcel 1 described in the Grant Deed to Perfect Lot Line Adjustment in the County of San Benito, State of California, recorded December 23, 2008 as Instrument No's. 2008-0012022 and 2008-0012024 respectively, in the Office of the County Recorder of said County also being described as follows:

The Basis of Bearings for this Legal Description is the California Coordinate System, Zone 4 NAD 83 (Epoch 2002) as determined locally by a line between Continuous Operating Reference Stations (CORS) LNC1 (Lincoln 1) and PPT5 (Pigeon Point 5) being south 28°04'42" west as derived from geodetic values published by the California Spatial Reference Center (CSRC) and/or National Geodetic Survey (NGS), respectively.

Distances shown hereon are grid unless otherwise noted. To obtain ground distances multiply distances by 1.00013807794.

Lots 43 and 44 of the Santa Ana Rancho, per the map of said Rancho dated May 1868, by S.W. Smith, County Surveyor of Monterey County, in the County of San Benito, State of California, as described in items No. 5 and No. 6, respectively, of the Decree recorded July 6, 1887 in Book 1 of Decrees at page 204 in the Office of the County Recorder of said County and that portion of the Rancho Quien Sabe, being the same mentioned and described as Lot No. 2 in a Final Decree in Partition dated September 8th, A.D. 1870, of the District Court of the Third Judicial District of the State of California, in and for the County of Monterey, in the action of Joaquin Bolado ET AL VS. Fred A. McDougall, ET AL, according to a re-survey made by Vitus Wachenreunder in August 1879, located in the County of San Benito, State of California, lying northerly of the following described line:

Commencing at the northeast corner of said Rancho, being Corner Q.S. 22, marked by a found United States General Land Office Survey 2 ½" brass cap in a 2 inch iron pipe, according to the plat of the Bureau of Land Management dependent resurvey of said Rancho, dated April 12, 1932, filed in the District Land Office, from which a found United States General Land Office Survey 2 ½" brass cap in a 2 inch iron pipe marking the corner common to Sections 13 and 24, Township 13 South Range 7 East and Sections 18 and 19, Township 13 South Range 8 East as shown on said dependent resurvey bears, south 24°01'53" east 38,023.60 feet [south 25°21'25" east 38,019.13 feet (reduced to grid) calculated from data per said dependent resurvey];

Thence along the east line of said Rancho south 24°58'28" east 10,093.36 feet to the **True Point of Beginning of said line;**

Thence, south 69°00'20" west 4,774.42 feet to a point that bears south 1°02'01" west 10,861.92 feet from said Corner Q.S.22;

Thence south 56°59'44" west 2,644.47 feet;

Thence south 78°29'58" west 1,545.70 feet;

Thence south 30°54'53" west 3,363.09 feet;

Thence south 79°06'24" west 1,954.13 feet;

Thence south 88°28'56" west 5,319.28 feet to a **3-way-ranch-road-intersection**, northwesterly, northerly and southerly which bears south 38°51'13" west 20,551.21 feet from said Corner Q.S.22;

Thence south 70°01'32" west 813.89 feet;

Thence south 86°37'37" west 860.00 feet;

Thence south 89°42'14" west 1,510.00 feet;

Thence south 51°54'29" west 1,660 feet, more or less, to the easterly corner of said Lot 44.

**Excepting** therefrom that portion of said land lying easterly of the following described line:

Beginning at said **3-way-ranch-road-intersection**, northwesterly, northerly and southerly which bears south 38°51'13" west 20,551.21 feet from said Corner Q.S.22;

Thence northerly, along the center of an existing ranch road north 03°27'05" east 131.31 feet to the beginning of a curve concave to the east having a radius of 200.00 feet;

Thence continuing northerly, along the center of said existing ranch road the following 20 courses:

(1) northeasterly along the arc of said curve through a central angle of 38°02'29" a distance of 132.79 feet;

Thence north 41°29'34" east 705.94 feet;

Thence north 25°08'18" east 600.44 feet to the beginning of a curve concave to the west, having a radius of 50.00 feet;

Thence northerly and northwesterly along the arc of said curve through a central angle of 65°40'33" a distance of 57.31 feet;

(5) Thence north 40°32'15" west 180.69 feet;

Thence north 24°01'53" west 337.16 feet;

Thence north  $35^{\circ}45'37''$  west 166.42 feet;

Thence north  $17^{\circ}17'59''$  east 139.39 feet;

Thence north  $55^{\circ}12'47''$  east 65.15 feet;

(10) Thence north  $39^{\circ}36'33''$  east 131.59 feet;

Thence north  $28^{\circ}12'59''$  east 171.57 feet;

Thence north  $21^{\circ}35'24''$  west 129.64 feet;

Thence north  $64^{\circ}15'26''$  west 164.05 feet;

Thence north  $26^{\circ}34'24''$  west 128.27 feet;

(15) Thence north  $01^{\circ}35'06''$  east 134.19 feet;

Thence north  $15^{\circ}29'39''$  west 140.66 feet;

Thence north  $06^{\circ}51'08''$  west 182.46 feet;

Thence north  $13^{\circ}52'55''$  west 192.78 feet;

Thence north  $23^{\circ}02'50''$  west 169.20 feet;

(20) Thence north  $02^{\circ}46'26''$  east 50.49 feet to a 3 way ranch road intersection, northerly, southwesterly and southerly;

Thence continuing northerly, along the center of said existing ranch road the following 61 courses:

(1) Thence north  $07^{\circ}51'14''$  east 193.60 feet;

Thence north  $05^{\circ}29'31''$  west 415.14 feet to the beginning of a curve concave to the southwest, having a radius of 225.00 feet;

Thence northwesterly along the arc of said curve through a central angle of  $35^{\circ}22'38''$  a distance of 138.93 feet;

Thence north  $40^{\circ}52'09''$  west 188.38 feet to the beginning of a curve concave to the east, having a radius of 105.00 feet;

(5) Thence northerly along the arc of said curve through a central angle of  $62^{\circ}59'22''$  a

distance of 115.43 feet;

Thence north  $22^{\circ}07'13''$  east 171.04 feet;

Thence north  $11^{\circ}39'00''$  east 179.23 feet;

Thence north  $08^{\circ}04'59''$  east 167.42 feet;

Thence north  $26^{\circ}06'13''$  east 50.44 feet;

(10) Thence north  $14^{\circ}51'45''$  east 109.03 feet;

Thence north  $88^{\circ}41'06''$  west 59.97 feet;

Thence south  $79^{\circ}21'05''$  west 51.87 feet to the beginning of a curve concave to the northeast, having a radius of 200.00 feet;

Thence northwesterly along the arc of said curve through a central angle of  $65^{\circ}06'45''$  a distance of 227.29 feet;

Thence north  $35^{\circ}32'10''$  west 47.02 feet;

(15) Thence north  $70^{\circ}02'17''$  west 131.26 feet;

Thence south  $83^{\circ}23'48''$  west 52.96 feet;

Thence south  $63^{\circ}06'31''$  west 68.88 feet to the beginning of a curve concave to the north, having a radius of 90.00 feet;

Thence westerly along the arc of said curve through a central angle of  $68^{\circ}37'24''$  a distance of 107.79 feet;

Thence north  $48^{\circ}16'06''$  west 86.38 feet to the beginning of a curve concave to the south, having a radius of 125.00 feet;

(20) Thence westerly along the arc of said curve through a central angle of  $61^{\circ}49'56''$  a distance of 134.90 feet;

Thence south  $69^{\circ}53'58''$  west 74.12 feet;

Thence south  $78^{\circ}14'52''$  west 120.69 feet to the beginning of a curve concave to the northeast, having a radius of 190.00 feet;

Thence westerly and northwesterly along the arc of said curve through a central angle of  $78^{\circ}09'23''$  a distance of 259.18 feet;

Thence north  $23^{\circ}35'45''$  west 103.31 feet to the beginning of a curve concave to the southwest, having a radius of 125.00 feet;

(25) Thence northwesterly along the arc of said curve through a central angle of  $31^{\circ}44'47''$  a distance of 69.26 feet;

Thence north  $55^{\circ}20'32''$  west 91.85 feet;

Thence north  $47^{\circ}15'27''$  west 53.36 feet;

Thence north  $24^{\circ}58'49''$  west 167.92 feet to the beginning of a curve concave to the east, having a radius of 200.00 feet;

Thence northerly along the arc of said curve through a central angle of  $31^{\circ}59'29''$  a distance of 111.67 feet;

(30) Thence north  $07^{\circ}00'41''$  east 270.50 feet to the beginning of a curve concave to the southeast, having a radius of 325.00 feet;

Thence northeasterly along the arc of said curve through a central angle of  $25^{\circ}25'08''$  a distance of 144.18 feet;

Thence north  $32^{\circ}25'49''$  east 323.85 feet;

Thence north  $26^{\circ}15'40''$  east 64.28 feet;

Thence north  $36^{\circ}58'49''$  east 66.42 feet;

(35) Thence north  $50^{\circ}17'49''$  east 72.42 feet;

Thence north  $56^{\circ}28'40''$  east 78.52 feet;

Thence north  $26^{\circ}30'17''$  east 61.01 feet;

Thence north  $23^{\circ}18'13''$  west 107.37 feet to the beginning of a curve concave to the southwest, having a radius of 325.00 feet;

Thence northwesterly along the arc of said curve through a central angle of  $09^{\circ}23'59''$  a

distance of 53.32 feet;

(40) Thence north  $32^{\circ}42'11''$  west 500.70 feet to the beginning of a curve concave to the southeast, having a radius of 65.00 feet;

Thence northerly and northeasterly along the arc of said curve through a central angle of  $111^{\circ}13'33''$  a distance of 126.18 feet to the beginning of a compound curve concave to the south, having a radius of 150.00 feet;

Thence southeasterly along the arc of said curve through a central angle of  $56^{\circ}53'46''$  a distance of 148.95 feet;

Thence south  $44^{\circ}34'52''$  east 189.34 feet;

Thence north  $68^{\circ}12'55''$  east 53.33 feet;

(45) Thence north  $56^{\circ}18'59''$  east 105.42 feet;

Thence north  $40^{\circ}26'30''$  east 51.61 feet;

Thence north  $53^{\circ}45'37''$  east 188.07 feet;

Thence north  $56^{\circ}09'02''$  east 187.02 feet;

Thence north  $69^{\circ}10'06''$  east 57.58 feet;

(50) Thence north  $52^{\circ}52'44''$  east 54.71 feet;

Thence north  $43^{\circ}37'34''$  east 55.11 feet;

Thence north  $30^{\circ}18'04''$  east 105.15 feet;

Thence north  $60^{\circ}57'29''$  west 62.81 feet to the beginning of a curve concave to the northeast, having a radius of 80.00 feet;

Thence northerly along the arc of said curve through a central angle of  $81^{\circ}29'07''$  a distance of 113.77 feet;

(55) Thence north  $20^{\circ}31'37''$  east 195.06 feet to the beginning of a curve concave to the southwest, having a radius of 80.00 feet;

Thence northerly and northwesterly along the arc of said curve through a central angle of  $95^{\circ}21'09''$  a distance of 133.14 feet;

Thence north 74°49'32" west 53.33 feet;

Thence south 89°02'24" west 297.18 feet;

Thence south 62°42'12" west 135.40 feet to the beginning of a curve concave to the north, having a radius of 175.00 feet;

(60) Thence westerly along the arc of said curve through a central angle of 73°29'46" a distance of 224.48 feet;

(61) Thence north 43°48'02" west 276.02 feet, a spring with a cattle trough bears north 20° west 100 feet;

Thence, leaving said road, north 23°17'13" west 1,240.30 feet;

Thence north 00°00'00" west 880.43 feet;

Thence north 14°02'11" west 340.32 feet;

Thence north 31°36'27" west 419.97 feet;

Thence north 41°00'33" west 419.30 feet;

Thence north 31°27'00" west 659.95 feet;

Thence north 00°24'05" east 2,286.89 feet, more or less, to the north line of the Rancho Quien Sabe.

Containing 3,400 acres more or less.

APN 022-010-007

**PARCEL MRM QS 2**

Parcel 1 (Lot 1):

That portion of the Rancho Santa Ana Y Quien Sabe located in San Benito County, California, described as follows:

Beginning at post marked R1 on summit of small ridge, 30 chains south of the northwest corner of Santa Ana Ranch, thence due south along its western boundary line 65 chains to a stake in the fence; 23 links south of a large oak tree; thence due east 96 chains to a post No. 3, northeast corner of lot 3; thence south 37 1/2° east 18 chains to a stake; corner of lots 7 and 3, thence north 52 1/2° east 30 chains to the division line of the ranchos Santa Ana and Quien Sabe, thence northerly following the course of said division line to the

southeast corner of the 220 acre tract known as Michael Tynan's Land; thence due west along the south line of the last mentioned tract, 90 chains to the place of beginning.

APN 022-110-002 and 003

(See below, at the bottom of MRM QS 4 for acreage)

***PARCEL MRM QS 3***

Parcel 3 (Portion Lot 8):

That portion of the Rancho Santa Ana Y Quien Sabe located in San Benito County, California, described as follows;

Beginning at a stake in the Santa Ana Valley, marked 6, 7, and 8 and running thence along the line of Lot "7" north 52°30' east 125 chains to a post marked "7" and "8"; thence south 37°30' east 45 chains to a post marked "8" and "9"; thence along the line of "9" south 52° 30' west 125 chains to a post in the valley marked "8", "9" and "6"; thence north 37° 30' west 45 chains to the place of beginning. Courses all true magnetic variations 13 1/2° east; the same being a portion of the Rancho Santa Ana in said county; also known as the Santa Ana Valley Lot.

Excepting therefrom the land described in the Grant Deed from 9700243:

Being a portion of the Rancho Quien Sabe and a part of Lots 8 & 9 of the Bolado Arques Subdivision (unrecorded) and lying within the County of San Benito, State of California, bound and more particularly described as follows:

Beginning at a point on the Northeasterly right of way line of Santa Ana Valley Road with the dividing line between Lots "8" & "9" of the Bolado Arques Subdivision, (unrecorded); Thence from said point of beginning, North 37°30' West, 30.00 feet; Thence North 52°30' East, 257.00 feet; Thence South 37°30' East 130.00 feet; Thence South 52°30' West, 257.00 feet to the Northeasterly line of Santa Ana Valley Road; Thence along said Northeasterly line, North 37° 30' West, 100.00 feet to the point of beginning.

APN 022-120-045

(See below, at the bottom of MRM QS 4 for acreage)

**PARCEL MRM QS 4**

Parcel 4 (Lot 18):

Lot 18 of the Santa Anna Rancho, per the map of said Rancho made May 1868, by S.W. Smith, County Surveyor of Monterey County, in the County of San Benito, State of California, described in item No. 4 of the Decree recorded July 6, 1887 in Book 1 of Decrees at page 204 in the Office of the County Recorder of said County and described in said Decree as follows:

Lot 18 back of Lot 8, beginning at the corner of Lots 7 and 8, thence North 52 ½ degrees East 22 chains and 36 links to a post on the division line of the Ranchos Santa Ana and Quien Sabe, thence along said line South 37 degrees East 44 90/100 chains, thence South 52 ½ degrees West 21 80/100 chains, thence along the Northeastern boundary line of Lot 8 to the point of beginning, containing 98 92/100 acres more or less, being portion of the Santa Ana Rancho, as shown on the Smith map and conveyed by Joaquin Bolado and Clemente Arques to Estanislao Hernandez by deed dated Sept. 1, 1873 and recorded in San Benito County in Book 2 of Deeds page 74, to Sanford Nash and Co. for the sum of Fifteen Hundred and Eight 53/100 Dollars they being the highest and best bidders, and said sum being the highest and best sum bid for said tract of land.

APN 022-120-049

Total acreage for Parcels MRM 2,3, and 4 is 1,410.73 acres more or less.

**PARCEL MRM QS 20**

All of Parcel 1 of Lot Line Adjustment No. 16-588 in the County of San Benito, State of California, recorded October 6, 2016 as Instrument No. 2016-0010850 in the Office of the County Recorder of said County also being described as follows:

The Basis of Bearings for this Legal Description is the California Coordinate System, Zone 4 NAD 83 (Epoch 2002) as determined locally by a line between Continuous Operating Reference Stations (CORS) LNC1 (Lincoln 1) and PPT5 (Pigeon Point 5) being south 28 °04'42" west as derived from geodetic values published by the California Spatial Reference Center (CSRC) and/or National Geodetic Survey (NGS), respectively.

Distances shown hereon are grid unless otherwise noted. To obtain ground distances multiply distances by 1.00013807794.

That portion of Parcel 3 of Lot Line Adjustment 08-524 in the County of San Benito, State of California, recorded December 23, 2008 as Instrument No. 2008-0012022 in the office of the County Recorder of said County lying westerly of the following described line:

Commencing at a ¾" galvanized iron pipe with aluminum cap LS 6964 marking the westerly terminus of the course in the north line of said Parcel 3 having a bearing and distance of

north 88°28'56" east 5,319.28 feet, also being the corner common to Parcels 1, 2, and 3 said Lot Line Adjustment 08-524, per the Record of Survey filed in Book 15 of Maps at page 4 in the Office of the County Recorder of said County,

Thence along said course, north 88°28'56" east 5,319.28 feet to its easterly terminus, and the True Point of Beginning;

Thence south 10°21'51" west 1,490.10 feet;

Thence south 70°35'00" west 992.20 feet;

Thence south 51°06'55" west 237.54 feet;

Thence north 78°45'33" west 499.08 feet;

Thence south 41°38'06" west 1,052.07 feet to the southeasterly terminus of the course in the southerly line of said Parcel 3 having a bearing and distance of south 51°43'17" east 352.62 feet, "L70" per said Record of Survey.

Containing 540 acres more or less.

APN 022-020-012

***PARCEL MRM QS 21***

All of Parcel 2 of Lot Line Adjustment No. 16-588 in the County of San Benito, State of California, recorded October 6, 2016 as Instrument No. 2016-0010850 in the Office of the County Recorder of said County also being described as follows:

The Basis of Bearings for this Legal Description is the California Coordinate System, Zone 4 NAD 83 (Epoch 2002) as determined locally by a line between Continuous Operating Reference Stations (CORS) LNC1 (Lincoln 1) and PPT5 (Pigeon Point 5) being south 28°04'42" west as derived from geodetic values published by the California Spatial Reference Center (CSRC) and/or National Geodetic Survey (NGS), respectively.

Distances shown hereon are grid unless otherwise noted. To obtain ground distances multiply distances by 1.00013807794.

That portion of Parcel 3 of Lot Line Adjustment 08-524 in the County of San Benito, State of California, recorded December 23, 2008 as Instrument No. 2008-0012022 in the office of the County Recorder of said County lying easterly of the following described line:

Commencing at a  $\frac{3}{4}$ " galvanized iron pipe with aluminum cap LS 6964 marking the westerly terminus of the course in the north line of said Parcel 3 having a bearing and distance of north 88°28'56" east 5,319.28 feet, also being the corner common to Parcels 1, 2, and 3 said Lot Line Adjustment 08-524, per the Record of Survey filed in Book 15 of Maps at

page 4 in the Office of the County Recorder of said County;

Thence along said course, north  $88^{\circ}28'56''$  east 5,319.28 feet to its easterly terminus, and the True Point of Beginning;

Thence south  $10^{\circ}21'51''$  west 1,490.10 feet;

Thence south  $70^{\circ}35'00''$  west 992.20 feet;

Thence south  $51^{\circ}06'55''$  west 237.54 feet;

Thence north  $78^{\circ}45'33''$  west 499.08 feet;

Thence south  $41^{\circ}38'06''$  west 1,052.07 feet to the southeasterly terminus of the course in the southerly line of said Parcel 3 having a bearing and distance of south  $51^{\circ}43'17''$  east 352.62 feet, "L70" per said Record of Survey.

Excepting therefrom that portion lying northeasterly of the following described line:  
Commencing at the east most corner of said Parcel 3, thence along the southerly line of said Parcel the following eight courses:

(1) South  $57^{\circ}12'53''$  west 2,609.67 feet more or less to a  $\frac{3}{4}$ " galvanized iron pipe with aluminum cap LS 6964 per the Record of Survey filed in Book 15 of Maps at page 4 in the Office of the County Recorder of said County,

(2) Thence south  $35^{\circ}32'16''$  west 464.89 feet;

(3) Thence south  $01^{\circ}32'53''$  west 666.76 feet;

(4) Thence south  $25^{\circ}51'59''$  west 660.65 feet;

(5) Thence south  $00^{\circ}00'00''$  east 594.46 feet;

(6) Thence south  $14^{\circ}02'11''$  west 445.64 feet;

(7) Thence south  $01^{\circ}14'43''$  east 828.84 feet;

(8) Thence south  $05^{\circ}49'35''$  east 387.07 feet to the True Point of Beginning;

Thence north  $89^{\circ}31'11''$  west 3376.27 feet;

Thence south  $77^{\circ}36'03''$  west 1486.21 feet;

Thence south  $16^{\circ}45'01''$  west 414.53 feet;

(A) Thence north  $75^{\circ}15'33''$  west 260.36 feet;

Thence north 19°10'42" east 349.11 feet;  
Thence north 23°49'10" west 2263.90 feet;  
Thence north 11°09'42" east 1636.42 feet;  
Thence north 50°17'16" west 1958.94 feet;  
Thence south 11°49'39" west 1115.43 feet;  
Thence north 84°08'54" west 544.29 feet;

Thence north 20°09'15" west 892.94 feet to a point on the northerly line of said Parcel 3 which bears south 30°54'53" west 1845.25 feet along said line from the northerly terminus of the course of said line having a bearing and distance of north 30°54'53" east 3363.09 feet, shown on said Record of Survey filed in Book 15 of Maps at page 4 in the Office of the County Recorder of said County.

Also excepting therefrom that portion lying easterly of the centerline of the road easement described in Exhibit D2 of the grant deed recorded December 23, 2008 as Instrument No. 2008-0012026 in the office of the County Recorder of said County.

Containing 1,325 acres more or less.

APN 022-020-013

***PARCEL MRM QS 22***

All of Parcel 3 of Lot Line Adjustment No. 16-588 in the County of San Benito, State of California, recorded October 6, 2016 as Instrument No. 2016-0010850 in the Office of the County Recorder of said County also being described as follows:

The Basis of Bearings for this Legal Description is the California Coordinate System, Zone 4 NAD 83 (Epoch 2002) as determined locally by a line between Continuous Operating Reference Stations (CORS) LNC1 (Lincoln 1) and PPT5 (Pigeon Point 5) being south 28°04'42" west as derived from geodetic values published by the California Spatial Reference Center (CSRC) and/or National Geodetic Survey (NGS), respectively.

Distances shown hereon are grid unless otherwise noted. To obtain ground distances multiply distances by 1.00013807794.

That portion of Parcel 3 of Lot Line Adjustment 08-524 in the County of San Benito, State of California, recorded December 23, 2008 as Instrument No. 2008-0012022 in the office of the County Recorder of said County lying southerly and easterly of the following described

line:

Commencing at the east most corner of said Parcel 3, thence along the southerly line of said Parcel the following eight courses:

(1) South 57°12'53" west 2,609.67 feet more or less to a ¾" galvanized iron pipe with aluminum cap LS 6964 per the Record of Survey filed in Book 15 of Maps at page 4 in the Office of the County Recorder of said County,

(2) Thence south 35°32'16" west 464.89 feet;

(3) Thence south 01°32'53" west 666.76 feet;

(4) Thence south 25°51'59" west 660.65 feet;

(5) Thence south 00°00'00" east 594.46 feet;

(6) Thence south 14°02'11" west 445.64 feet;

(7) Thence south 01°14'43" east 828.84 feet;

(8) Thence south 05°49'35" east 387.07 feet to the True Point of Beginning;

Thence north 89°31'11" west 3376.27 feet;

Thence south 77°36'03" west 1486.21 feet;

Thence south 16°45'01" west 414.53 feet;

(AA) Thence north 75°15'33" west 210.07 feet to the centerline of the road easement described in Exhibit D2 of the grant deed recorded December 23, 2008 as Instrument No. 2008-0012026 in the office of the County Recorder of said County,

Thence southerly, along said centerline, to its southerly terminus at the northwesterly terminus of course L84 of the southerly line of said Parcel 3 shown on Exhibit C of said grant deed, marked by a #5 rebar with plastic cap L 6964, per the Record of Survey filed in Book 15 of Maps at page 4 in the Office of the County Recorder of said County.

Containing 885 acres more or less.

APN 022-020-014

End of Legal Descriptions

**SAN BENITO COUNTY  
LAND CONSERVATION CONTRACT**

THIS CONTRACT made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 20 20,  
by and between Cibo Peak, LLC, a California limited liability company

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\_\_\_\_\_, hereinafter referred to as "Owner (s)", and the COUNTY OF SAN BENITO, a political subdivision of the State of California, hereinafter referred to as "County":

WITNESSETH:

The purpose of this contract is to qualify the land subject hereto for land assessment purposes as provided in the Land Conservation Act of 1965, as amended, as said Act existed at the time of execution of this contract.

WHEREAS, OWNER possesses certain real property located within County, which property is presently devoted to agricultural use and is described as follows:

(Either Assessor's parcel number (s) or legal description)

APN: 022-010-007, 022-110-002 & 003, 022-120-045, 022-120-049, 022-020-012, 022-020-013 and 022-020-014 - See attached legal description

WHEREAS, said property is situated within an agricultural preserve heretofore established by County as Preserve No \_\_\_\_\_, and,

WHEREAS, both Owner and County desire to limit the use of said property to agricultural and compatible uses in order to discourage premature and unnecessary conversion of such land to urban use, recognize that such land has substantial value to the public as open space and the preservation of such land in such use constitutes an important physical, social, esthetic, and economic asset to County,

Now, therefore, the parties, in consideration of the mutual covenants and conditions set forth herein and the substantial public benefits to be derived therefrom, do hereby agree as follows:

1. The within Contract is made and entered into pursuant to the Land Conservation Act of 1965, as amended at the time of execution of this Contract, and is subject to the applicable provisions thereof.
2. During the term of this Contract the above described land shall not be used for any purpose, other than agricultural and compatible uses. No structures shall be erected upon said land except such structures as may be directly related to and compatible with allowed uses hereunder.
3. If any action in eminent domain for the condemnation of any land described herein is hereafter filed, or any portion of the property is acquired in lieu of condemnation, the provisions of Sections 51290-51295 of the California Government Code shall apply.
4. This contract shall be effective commencing on the 31<sup>st</sup> day of December, 20\_\_\_\_ and shall remain in effect for an initial period of ten (10) years therefrom. Each year, on the anniversary date of this Contract, one year shall be automatically added to the initial term, unless notice of non-renewal is given as provided in Section 51245 of the California Government Code.

5. Owner shall not receive any payment from County in consideration of the obligations imposed hereunder, inasmuch as the parties recognize and agree that the consideration for the execution of the within Contract is the substantial public benefit to be derived therefrom and the advantage which will accrue to Owner as a result of the method of calculating the assessed value of the subject land due to the restrictions placed thereon.

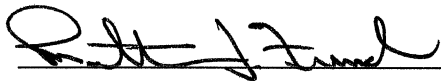
6. This contract may not be cancelled except in the manner provided in Sections 51280 through 51287 of the Government Code of California.

7. The within contract shall run with the land described herein and shall be binding upon the heirs, successors, and assigns of the parties hereto.

8. In the event the land under this contract is divided, a contract identical to the contract then covering said land shall be executed by the Owner (s) of each parcel created by the division at the time of the division. Any such division shall be made only upon approval of County and upon condition that each parcel after division meets the requirements for an agricultural preserve. County shall require, as a condition of the approval, the execution of the contracts provided for in this paragraph.

IN WITNESS WHEREOF, the parties hereto have executed the within Agreement the day and year first above written.

OWNERS SIGNATURE

  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NAME (TYPEWRITTEN)

AMJ Hollister Management, LLC,  
\_\_\_\_\_  
a Delaware limited liability company, Manager  
By: Milton J. French, Manager  
\_\_\_\_\_  
\_\_\_\_\_

NOTE: Each Signature Must Be Notarized

COUNTY OF SAN BENITO

By \_\_\_\_\_  
Chairman of the Board of  
Supervisors of said County.

ATTEST:

\_\_\_\_\_  
Clerk of said Board

BY: \_\_\_\_\_  
Deputy Clerk of the said Board

APPROVED AS TO LEGAL FORM  
SAN BENITO COUNTY COUNSEL

Shirley L. Murphy 7/22/20  
DEPUTY COUNTY COUNSEL DATE

(attach acknowledgements)

## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of San Benito)

On April 20<sup>th</sup>, 2020 before me, Raquel Pryor, Notary Public  
(insert name and title of the officer)

personally appeared Milton J. French,  
who 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.

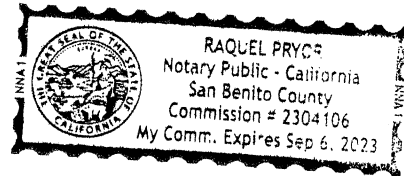
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Raquel Pryor

(Seal)



**Cibo Peak, LLC (LCA #7 )  
Legal Description**

**PARCEL MRM QS 1**

All of Parcel 1 of Lot Line Adjustment No. 08-524, being also all of Parcel 1 described in the Grant Deed to Perfect Lot Line Adjustment in the County of San Benito, State of California, recorded December 23, 2008 as Instrument No's. 2008-0012022 and 2008-0012024 respectively, in the Office of the County Recorder of said County also being described as follows:

The Basis of Bearings for this Legal Description is the California Coordinate System, Zone 4 NAD 83 (Epoch 2002) as determined locally by a line between Continuous Operating Reference Stations (CORS) LNC1 (Lincoln 1) and PPT5 (Pigeon Point 5) being south 28°04'42" west as derived from geodetic values published by the California Spatial Reference Center (CSRC) and/or National Geodetic Survey (NGS), respectively.

Distances shown hereon are grid unless otherwise noted. To obtain ground distances multiply distances by 1.00013807794.

Lots 43 and 44 of the Santa Ana Rancho, per the map of said Rancho dated May 1868, by S.W. Smith, County Surveyor of Monterey County, in the County of San Benito, State of California, as described in items No. 5 and No. 6, respectively, of the Decree recorded July 6, 1887 in Book 1 of Decrees at page 204 in the Office of the County Recorder of said County and that portion of the Rancho Quien Sabe, being the same mentioned and described as Lot No. 2 in a Final Decree in Partition dated September 8th, A.D. 1870, of the District Court of the Third Judicial District of the State of California, in and for the County of Monterey, in the action of Joaquin Bolado ET AL VS. Fred A. McDougall, ET AL, according to a re-survey made by Vitus Wachenreunder in August 1879, located in the County of San Benito, State of California, lying northerly of the following described line:

Commencing at the northeast corner of said Rancho, being Corner Q.S. 22, marked by a found United States General Land Office Survey 2 ½" brass cap in a 2 inch iron pipe, according to the plat of the Bureau of Land Management dependent resurvey of said Rancho, dated April 12, 1932, filed in the District Land Office, from which a found United States General Land Office Survey 2 ½" brass cap in a 2 inch iron pipe marking the corner common to Sections 13 and 24, Township 13 South Range 7 East and Sections 18 and 19, Township 13 South Range 8 East as shown on said dependent resurvey bears, south 24°01'53" east 38,023.60 feet [south 25°21'25" east 38,019.13 feet (reduced to grid) calculated from data per said dependent resurvey];

Thence along the east line of said Rancho south 24°58'28" east 10,093.36 feet to the **True Point of Beginning of said line;**

Thence, south 69°00'20" west 4,774.42 feet to a point that bears south 1°02'01" west 10,861.92 feet from said Corner Q.S.22;

Thence south 56°59'44" west 2,644.47 feet;

Thence south 78°29'58" west 1,545.70 feet;

Thence south 30°54'53" west 3,363.09 feet;

Thence south 79°06'24" west 1,954.13 feet;

Thence south 88°28'56" west 5,319.28 feet to a **3-way-ranch-road-intersection**, northwesterly, northerly and southerly which bears south 38°51'13" west 20,551.21 feet from said Corner Q.S.22;

Thence south 70°01'32" west 813.89 feet;

Thence south 86°37'37" west 860.00 feet;

Thence south 89°42'14" west 1,510.00 feet;

Thence south 51°54'29" west 1,660 feet, more or less, to the easterly corner of said Lot 44.

**Excepting** therefrom that portion of said land lying easterly of the following described line:

Beginning at said **3-way-ranch-road-intersection**, northwesterly, northerly and southerly which bears south 38°51'13" west 20,551.21 feet from said Corner Q.S.22;

Thence northerly, along the center of an existing ranch road north 03°27'05" east 131.31 feet to the beginning of a curve concave to the east having a radius of 200.00 feet;

Thence continuing northerly, along the center of said existing ranch road the following 20 courses:

(1) northeasterly along the arc of said curve through a central angle of 38°02'29" a distance of 132.79 feet;

Thence north 41°29'34" east 705.94 feet;

Thence north 25°08'18" east 600.44 feet to the beginning of a curve concave to the west, having a radius of 50.00 feet;

Thence northerly and northwesterly along the arc of said curve through a central angle of 65°40'33" a distance of 57.31 feet;

(5) Thence north 40°32'15" west 180.69 feet;

Thence north 24°01'53" west 337.16 feet;

Thence north  $35^{\circ}45'37''$  west 166.42 feet;

Thence north  $17^{\circ}17'59''$  east 139.39 feet;

Thence north  $55^{\circ}12'47''$  east 65.15 feet;

(10) Thence north  $39^{\circ}36'33''$  east 131.59 feet;

Thence north  $28^{\circ}12'59''$  east 171.57 feet;

Thence north  $21^{\circ}35'24''$  west 129.64 feet;

Thence north  $64^{\circ}15'26''$  west 164.05 feet;

Thence north  $26^{\circ}34'24''$  west 128.27 feet;

(15) Thence north  $01^{\circ}35'06''$  east 134.19 feet;

Thence north  $15^{\circ}29'39''$  west 140.66 feet;

Thence north  $06^{\circ}51'08''$  west 182.46 feet;

Thence north  $13^{\circ}52'55''$  west 192.78 feet;

Thence north  $23^{\circ}02'50''$  west 169.20 feet;

(20) Thence north  $02^{\circ}46'26''$  east 50.49 feet to a 3 way ranch road intersection, northerly, southwesterly and southerly;

Thence continuing northerly, along the center of said existing ranch road the following 61 courses:

(1) Thence north  $07^{\circ}51'14''$  east 193.60 feet;

Thence north  $05^{\circ}29'31''$  west 415.14 feet to the beginning of a curve concave to the southwest, having a radius of 225.00 feet;

Thence northwesterly along the arc of said curve through a central angle of  $35^{\circ}22'38''$  a distance of 138.93 feet;

Thence north  $40^{\circ}52'09''$  west 188.38 feet to the beginning of a curve concave to the east, having a radius of 105.00 feet;

(5) Thence northerly along the arc of said curve through a central angle of  $62^{\circ}59'22''$  a

distance of 115.43 feet;

Thence north  $22^{\circ}07'13''$  east 171.04 feet;

Thence north  $11^{\circ}39'00''$  east 179.23 feet;

Thence north  $08^{\circ}04'59''$  east 167.42 feet;

Thence north  $26^{\circ}06'13''$  east 50.44 feet;

(10) Thence north  $14^{\circ}51'45''$  east 109.03 feet;

Thence north  $88^{\circ}41'06''$  west 59.97 feet;

Thence south  $79^{\circ}21'05''$  west 51.87 feet to the beginning of a curve concave to the northeast, having a radius of 200.00 feet;

Thence northwesterly along the arc of said curve through a central angle of  $65^{\circ}06'45''$  a distance of 227.29 feet;

Thence north  $35^{\circ}32'10''$  west 47.02 feet;

(15) Thence north  $70^{\circ}02'17''$  west 131.26 feet;

Thence south  $83^{\circ}23'48''$  west 52.96 feet;

Thence south  $63^{\circ}06'31''$  west 68.88 feet to the beginning of a curve concave to the north, having a radius of 90.00 feet;

Thence westerly along the arc of said curve through a central angle of  $68^{\circ}37'24''$  a distance of 107.79 feet;

Thence north  $48^{\circ}16'06''$  west 86.38 feet to the beginning of a curve concave to the south, having a radius of 125.00 feet;

(20) Thence westerly along the arc of said curve through a central angle of  $61^{\circ}49'56''$  a distance of 134.90 feet;

Thence south  $69^{\circ}53'58''$  west 74.12 feet;

Thence south  $78^{\circ}14'52''$  west 120.69 feet to the beginning of a curve concave to the northeast, having a radius of 190.00 feet;

Thence westerly and northwesterly along the arc of said curve through a central angle of  $78^{\circ}09'23''$  a distance of 259.18 feet;

Thence north  $23^{\circ}35'45''$  west 103.31 feet to the beginning of a curve concave to the southwest, having a radius of 125.00 feet;

(25) Thence northwesterly along the arc of said curve through a central angle of  $31^{\circ}44'47''$  a distance of 69.26 feet;

Thence north  $55^{\circ}20'32''$  west 91.85 feet;

Thence north  $47^{\circ}15'27''$  west 53.36 feet;

Thence north  $24^{\circ}58'49''$  west 167.92 feet to the beginning of a curve concave to the east, having a radius of 200.00 feet;

Thence northerly along the arc of said curve through a central angle of  $31^{\circ}59'29''$  a distance of 111.67 feet;

(30) Thence north  $07^{\circ}00'41''$  east 270.50 feet to the beginning of a curve concave to the southeast, having a radius of 325.00 feet;

Thence northeasterly along the arc of said curve through a central angle of  $25^{\circ}25'08''$  a distance of 144.18 feet;

Thence north  $32^{\circ}25'49''$  east 323.85 feet;

Thence north  $26^{\circ}15'40''$  east 64.28 feet;

Thence north  $36^{\circ}58'49''$  east 66.42 feet;

(35) Thence north  $50^{\circ}17'49''$  east 72.42 feet;

Thence north  $56^{\circ}28'40''$  east 78.52 feet;

Thence north  $26^{\circ}30'17''$  east 61.01 feet;

Thence north  $23^{\circ}18'13''$  west 107.37 feet to the beginning of a curve concave to the southwest, having a radius of 325.00 feet;

Thence northwesterly along the arc of said curve through a central angle of  $09^{\circ}23'59''$  a

distance of 53.32 feet;

(40) Thence north  $32^{\circ}42'11''$  west 500.70 feet to the beginning of a curve concave to the southeast, having a radius of 65.00 feet;

Thence northerly and northeasterly along the arc of said curve through a central angle of  $111^{\circ}13'33''$  a distance of 126.18 feet to the beginning of a compound curve concave to the south, having a radius of 150.00 feet;

Thence southeasterly along the arc of said curve through a central angle of  $56^{\circ}53'46''$  a distance of 148.95 feet;

Thence south  $44^{\circ}34'52''$  east 189.34 feet;

Thence north  $68^{\circ}12'55''$  east 53.33 feet;

(45) Thence north  $56^{\circ}18'59''$  east 105.42 feet;

Thence north  $40^{\circ}26'30''$  east 51.61 feet;

Thence north  $53^{\circ}45'37''$  east 188.07 feet;

Thence north  $56^{\circ}09'02''$  east 187.02 feet;

Thence north  $69^{\circ}10'06''$  east 57.58 feet;

(50) Thence north  $52^{\circ}52'44''$  east 54.71 feet;

Thence north  $43^{\circ}37'34''$  east 55.11 feet;

Thence north  $30^{\circ}18'04''$  east 105.15 feet;

Thence north  $60^{\circ}57'29''$  west 62.81 feet to the beginning of a curve concave to the northeast, having a radius of 80.00 feet;

Thence northerly along the arc of said curve through a central angle of  $81^{\circ}29'07''$  a distance of 113.77 feet;

(55) Thence north  $20^{\circ}31'37''$  east 195.06 feet to the beginning of a curve concave to the southwest, having a radius of 80.00 feet;

Thence northerly and northwesterly along the arc of said curve through a central angle of  $95^{\circ}21'09''$  a distance of 133.14 feet;

Thence north 74°49'32" west 53.33 feet;

Thence south 89°02'24" west 297.18 feet;

Thence south 62°42'12" west 135.40 feet to the beginning of a curve concave to the north, having a radius of 175.00 feet;

(60) Thence westerly along the arc of said curve through a central angle of 73°29'46" a distance of 224.48 feet;

(61) Thence north 43°48'02" west 276.02 feet, a spring with a cattle trough bears north 20° west 100 feet;

Thence, leaving said road, north 23°17'13" west 1,240.30 feet;

Thence north 00°00'00" west 880.43 feet;

Thence north 14°02'11" west 340.32 feet;

Thence north 31°36'27" west 419.97 feet;

Thence north 41°00'33" west 419.30 feet;

Thence north 31°27'00" west 659.95 feet;

Thence north 00°24'05" east 2,286.89 feet, more or less, to the north line of the Rancho Quien Sabe.

Containing 3,400 acres more or less.

APN 022-010-007

**PARCEL MRM QS 2**

Parcel 1 (Lot 1):

That portion of the Rancho Santa Ana Y Quien Sabe located in San Benito County, California, described as follows:

Beginning at post marked R1 on summit of small ridge, 30 chains south of the northwest corner of Santa Ana Ranch, thence due south along its western boundary line 65 chains to a stake in the fence; 23 links south of a large oak tree; thence due east 96 chains to a post No. 3, northeast corner of lot 3; thence south 37 1/2° east 18 chains to a stake; corner of lots 7 and 3, thence north 52 1/2° east 30 chains to the division line of the ranchos Santa Ana and Quien Sabe, thence northerly following the course of said division line to the

southeast corner of the 220 acre tract known as Michael Tynan's Land; thence due west along the south line of the last mentioned tract, 90 chains to the place of beginning.

APN 022-110-002 and 003

(See below, at the bottom of MRM QS 4 for acreage)

***PARCEL MRM QS 3***

Parcel 3 (Portion Lot 8):

That portion of the Rancho Santa Ana Y Quien Sabe located in San Benito County, California, described as follows;

Beginning at a stake in the Santa Ana Valley, marked 6, 7, and 8 and running thence along the line of Lot "7" north 52°30' east 125 chains to a post marked "7" and "8"; thence south 37°30' east 45 chains to a post marked "8" and "9"; thence along the line of "9" south 52° 30' west 125 chains to a post in the valley marked "8", "9" and "6"; thence north 37° 30' west 45 chains to the place of beginning. Courses all true magnetic variations 13 1/2° east; the same being a portion of the Rancho Santa Ana in said county; also known as the Santa Ana Valley Lot.

Excepting therefrom the land described in the Grant Deed from 9700243:

Being a portion of the Rancho Quien Sabe and a part of Lots 8 & 9 of the Bolado Arques Subdivision (unrecorded) and lying within the County of San Benito, State of California, bound and more particularly described as follows:

Beginning at a point on the Northeasterly right of way line of Santa Ana Valley Road with the dividing line between Lots "8" & "9" of the Bolado Arques Subdivision, (unrecorded); Thence from said point of beginning, North 37°30' West, 30.00 feet; Thence North 52°30' East, 257.00 feet; Thence South 37°30' East 130.00 feet; Thence South 52°30' West, 257.00 feet to the Northeasterly line of Santa Ana Valley Road; Thence along said Northeasterly line, North 37° 30' West, 100.00 feet to the point of beginning.

APN 022-120-045

(See below, at the bottom of MRM QS 4 for acreage)

**PARCEL MRM QS 4**

Parcel 4 (Lot 18):

Lot 18 of the Santa Anna Rancho, per the map of said Rancho made May 1868, by S.W. Smith, County Surveyor of Monterey County, in the County of San Benito, State of California, described in item No. 4 of the Decree recorded July 6, 1887 in Book 1 of Decrees at page 204 in the Office of the County Recorder of said County and described in said Decree as follows:

Lot 18 back of Lot 8, beginning at the corner of Lots 7 and 8, thence North 52 ½ degrees East 22 chains and 36 links to a post on the division line of the Ranchos Santa Ana and Quien Sabe, thence along said line South 37 degrees East 44 90/100 chains, thence South 52 ½ degrees West 21 80/100 chains, thence along the Northeastern boundary line of Lot 8 to the point of beginning, containing 98 92/100 acres more or less, being portion of the Santa Ana Rancho, as shown on the Smith map and conveyed by Joaquin Bolado and Clemente Arques to Estanislao Hernandez by deed dated Sept. 1, 1873 and recorded in San Benito County in Book 2 of Deeds page 74, to Sanford Nash and Co. for the sum of Fifteen Hundred and Eight 53/100 Dollars they being the highest and best bidders, and said sum being the highest and best sum bid for said tract of land.

APN 022-120-049

Total acreage for Parcels MRM 2,3, and 4 is 1,410.73 acres more or less.

**PARCEL MRM QS 20**

All of Parcel 1 of Lot Line Adjustment No. 16-588 in the County of San Benito, State of California, recorded October 6, 2016 as Instrument No. 2016-0010850 in the Office of the County Recorder of said County also being described as follows:

The Basis of Bearings for this Legal Description is the California Coordinate System, Zone 4 NAD 83 (Epoch 2002) as determined locally by a line between Continuous Operating Reference Stations (CORS) LNC1 (Lincoln 1) and PPT5 (Pigeon Point 5) being south 28 °04'42" west as derived from geodetic values published by the California Spatial Reference Center (CSRC) and/or National Geodetic Survey (NGS), respectively.

Distances shown hereon are grid unless otherwise noted. To obtain ground distances multiply distances by 1.00013807794.

That portion of Parcel 3 of Lot Line Adjustment 08-524 in the County of San Benito, State of California, recorded December 23, 2008 as Instrument No. 2008-0012022 in the office of the County Recorder of said County lying westerly of the following described line:

Commencing at a ¾" galvanized iron pipe with aluminum cap LS 6964 marking the westerly terminus of the course in the north line of said Parcel 3 having a bearing and distance of

north 88°28'56" east 5,319.28 feet, also being the corner common to Parcels 1, 2, and 3 said Lot Line Adjustment 08-524, per the Record of Survey filed in Book 15 of Maps at page 4 in the Office of the County Recorder of said County,

Thence along said course, north 88°28'56" east 5,319.28 feet to its easterly terminus, and the True Point of Beginning;

Thence south 10°21'51" west 1,490.10 feet;

Thence south 70°35'00" west 992.20 feet;

Thence south 51°06'55" west 237.54 feet;

Thence north 78°45'33" west 499.08 feet;

Thence south 41°38'06" west 1,052.07 feet to the southeasterly terminus of the course in the southerly line of said Parcel 3 having a bearing and distance of south 51°43'17" east 352.62 feet, "L70" per said Record of Survey.

Containing 540 acres more or less.

APN 022-020-012

***PARCEL MRM QS 21***

All of Parcel 2 of Lot Line Adjustment No. 16-588 in the County of San Benito, State of California, recorded October 6, 2016 as Instrument No. 2016-0010850 in the Office of the County Recorder of said County also being described as follows:

The Basis of Bearings for this Legal Description is the California Coordinate System, Zone 4 NAD 83 (Epoch 2002) as determined locally by a line between Continuous Operating Reference Stations (CORS) LNC1 (Lincoln 1) and PPT5 (Pigeon Point 5) being south 28°04'42" west as derived from geodetic values published by the California Spatial Reference Center (CSRC) and/or National Geodetic Survey (NGS), respectively.

Distances shown hereon are grid unless otherwise noted. To obtain ground distances multiply distances by 1.00013807794.

That portion of Parcel 3 of Lot Line Adjustment 08-524 in the County of San Benito, State of California, recorded December 23, 2008 as Instrument No. 2008-0012022 in the office of the County Recorder of said County lying easterly of the following described line:

Commencing at a ¾" galvanized iron pipe with aluminum cap LS 6964 marking the westerly terminus of the course in the north line of said Parcel 3 having a bearing and distance of north 88°28'56" east 5,319.28 feet, also being the corner common to Parcels 1, 2, and 3 said Lot Line Adjustment 08-524, per the Record of Survey filed in Book 15 of Maps at

page 4 in the Office of the County Recorder of said County;

Thence along said course, north 88°28'56" east 5,319.28 feet to its easterly terminus, and the True Point of Beginning;

Thence south 10°21'51" west 1,490.10 feet;

Thence south 70°35'00" west 992.20 feet;

Thence south 51°06'55" west 237.54 feet;

Thence north 78°45'33" west 499.08 feet;

Thence south 41°38'06" west 1,052.07 feet to the southeasterly terminus of the course in the southerly line of said Parcel 3 having a bearing and distance of south 51°43'17" east 352.62 feet, "L70" per said Record of Survey.

Excepting therefrom that portion lying northeasterly of the following described line:  
Commencing at the east most corner of said Parcel 3, thence along the southerly line of said Parcel the following eight courses:

(1) South 57°12'53" west 2,609.67 feet more or less to a ¾" galvanized iron pipe with aluminum cap LS 6964 per the Record of Survey filed in Book 15 of Maps at page 4 in the Office of the County Recorder of said County,

(2) Thence south 35°32'16" west 464.89 feet;

(3) Thence south 01°32'53" west 666.76 feet;

(4) Thence south 25°51'59" west 660.65 feet;

(5) Thence south 00°00'00" east 594.46 feet;

(6) Thence south 14°02'11" west 445.64 feet;

(7) Thence south 01°14'43" east 828.84 feet;

(8) Thence south 05°49'35" east 387.07 feet to the True Point of Beginning;

Thence north 89°31'11" west 3376.27 feet;

Thence south 77°36'03" west 1486.21 feet;

Thence south 16°45'01" west 414.53 feet;

(A) Thence north 75°15'33" west 260.36 feet;

Thence north 19°10'42" east 349.11 feet;  
Thence north 23°49'10" west 2263.90 feet;  
Thence north 11°09'42" east 1636.42 feet;  
Thence north 50°17'16" west 1958.94 feet;  
Thence south 11°49'39" west 1115.43 feet;  
Thence north 84°08'54" west 544.29 feet;

Thence north 20°09'15" west 892.94 feet to a point on the northerly line of said Parcel 3 which bears south 30°54'53" west 1845.25 feet along said line from the northerly terminus of the course of said line having a bearing and distance of north 30°54'53" east 3363.09 feet, shown on said Record of Survey filed in Book 15 of Maps at page 4 in the Office of the County Recorder of said County.

Also excepting therefrom that portion lying easterly of the centerline of the road easement described in Exhibit D2 of the grant deed recorded December 23, 2008 as Instrument No. 2008-0012026 in the office of the County Recorder of said County.

Containing 1,325 acres more or less.

APN 022-020-013

**PARCEL MRM QS 22**

All of Parcel 3 of Lot Line Adjustment No. 16-588 in the County of San Benito, State of California, recorded October 6, 2016 as Instrument No. 2016-0010850 in the Office of the County Recorder of said County also being described as follows:

The Basis of Bearings for this Legal Description is the California Coordinate System, Zone 4 NAD 83 (Epoch 2002) as determined locally by a line between Continuous Operating Reference Stations (CORS) LNC1 (Lincoln 1) and PPT5 (Pigeon Point 5) being south 28°04'42" west as derived from geodetic values published by the California Spatial Reference Center (CSRC) and/or National Geodetic Survey (NGS), respectively.

Distances shown hereon are grid unless otherwise noted. To obtain ground distances multiply distances by 1.00013807794.

That portion of Parcel 3 of Lot Line Adjustment 08-524 in the County of San Benito, State of California, recorded December 23, 2008 as Instrument No. 2008-0012022 in the office of the County Recorder of said County lying southerly and easterly of the following described

line:

Commencing at the east most corner of said Parcel 3, thence along the southerly line of said Parcel the following eight courses:

(1) South 57°12'53" west 2,609.67 feet more or less to a ¾" galvanized iron pipe with aluminum cap LS 6964 per the Record of Survey filed in Book 15 of Maps at page 4 in the Office of the County Recorder of said County,

(2) Thence south 35°32'16" west 464.89 feet;

(3) Thence south 01°32'53" west 666.76 feet;

(4) Thence south 25°51'59" west 660.65 feet;

(5) Thence south 00°00'00" east 594.46 feet;

(6) Thence south 14°02'11" west 445.64 feet;

(7) Thence south 01°14'43" east 828.84 feet;

(8) Thence south 05°49'35" east 387.07 feet to the True Point of Beginning;

Thence north 89°31'11" west 3376.27 feet;

Thence south 77°36'03" west 1486.21 feet;

Thence south 16°45'01" west 414.53 feet;

(AA) Thence north 75°15'33" west 210.07 feet to the centerline of the road easement described in Exhibit D2 of the grant deed recorded December 23, 2008 as Instrument No. 2008-0012026 in the office of the County Recorder of said County,

Thence southerly, along said centerline, to its southerly terminus at the northwesterly terminus of course L84 of the southerly line of said Parcel 3 shown on Exhibit C of said grant deed, marked by a #5 rebar with plastic cap L 6964, per the Record of Survey filed in Book 15 of Maps at page 4 in the Office of the County Recorder of said County.

Containing 885 acres more or less.

APN 022-020-014

End of Legal Descriptions