

Lo FORUST, INC., a corporation,

GRANT S

HOWARD MELLHORPER

all that real property situate in the County of Monterey described as follows:

State of California.

For Recorder's Use Only

17166 MONTEREY COUNTY OFFICIAL RECORDS RECORDED AT REQUEST JP

COAST COUNTIES LAND TITLE COMPANY JUN 21 PM 2 48

BOOK 1799 PAGE 262 RECORDED

PARCEL I:

Beginning at a concrete highway monument standing on the easterly line of California State Highway No. 1, said monument being shown on Sheet 17 of that certain highway plat entitled "State of California, Department of Public Works, Division of Highways, Plan and Profile of State Highway in Monterey County Running between Rocky Creek and San Remo Divide, V-MON-56-H," approved June 20, 1931, said monument being on said easterly line at an equation in stationing of 222 + 94.30 E. C. = 223 + 41.00, at which point there is also an equation of bearing of N. 7° 57' W. = N. 8° 05' W.; thence, running northerly along said easterly line of said state highway

- (1) N. 8° 05' W., 487.73 feet, to a point on said easterly line as shown on Sheet 18 of said plat, said point being S. 8° 05' E., 650.00 feet, from the southwesterly corner of that certain 6.10 acre tract of land described in that certain deed of partial reconveyance from Coast Counties Land Title Co. to Charles G. Sawyer et ux, dated November 2, 1953 and recorded November 2, 1953 in Volume 1488, Official Records of Monterey County, California, at Page 276; thence, leaving said easterly line
- (2) N. 81° 55' E., 1146.98 feet; thence
- (3) S. 8° 05' E., 727.86 feet, to a point in a canyon; thence, following the approximate centerline of said canyon
- (4) S. 65° 22' W., 158.74 feet; thence
- (5) S. 89° 40' W., 278.07 feet; thence
- (6) S. 85° 06' W., 255.97 feet; thence
- (7) N. 60° 42' 30" W., 240.69 feet; thence
- (8) S. 59° 06' 30" W., 214.13 feet; thence
- (9) S. 90° 02' 30" W., 61.24 feet, to a point on said easterly line of said highway as shown on said Sheet 17; thence, following said easterly line
- (10) 233.09 feet along the arc of a curve shown on said map, the center of which bears N. 75° 06' 10" E., 1960.00 feet (long chord bears N. 11° 29' 25" W., 232.96 feet) to the point of beginning and containing 20.000 acres and being a portion of the Victorine Ranch as shown and delineated on that certain map entitled "Survey of a Portion of the Victorine Ranch, South of Malpaso Creek" filed for record on July 30, 1928 with the Recorder of Monterey County, California in Volume 3 of Surveys at Page 26. Basis of bearings: said easterly line of said highway as shown on said sheet 18.

PARCEL II:

Beginning at the southwesterly corner of said 6.10 acre tract of land described in said deed of partial reconveyance, said corner being S. 8° 05' E., 615.74 feet along said easterly line of said state highway from a concrete monument standing on said easterly line at Station 240 + 95.16, as said easterly line and said monument at said station are shown on Sheet 18 of said highway plat; running thence from said point of beginning along the easterly line of said highway as shown on said sheet 18 and the easterly line of said 6.10 acre tract of land

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- (1) S. 80° 29' E., 1203.29 feet; thence
- (2) S. 8° 05' E., 200.16 feet, to the northeasterly corner of said 20,000 acre tract of land hereinafore described as Parcel I; thence, following the northerly line of said 20,000 acre tract of land
- (3) S. 81° 58' W., 1140.98 feet, to the northwesterly corner of said 20,000 acre tract of land, said corner being a point on said easterly line of said state highway; thence, following said easterly line

(4) N. 8° 05' W., 650.00 feet, to the point of beginning and containing 10.325 acres, more or less, and being a portion of said Victorine Ranch as shown on said map. Basis of bearings: The easterly line of said Highway between Stations 223 + 41.69 and Station 240 + 95.16 as shown on said Sheet 18 of said highway plat.

PARCEL III:

beginning at the southwesterly corner of said 20,000 acre tract of land described hereinafore as Parcel I, said southwesterly corner being a point on the easterly line of highway V-MON-50-H, as shown on said Sheet 17 of the plat of said highway, said point being more particularly S. 75° 00' 10" W., 1900.00 feet from the center of a curve shown on said plat; thence, following southerly along said easterly line of said State Highway

- (1) 601.00 feet along the arc of said curve shown on said map (center bears N. 75° 00' 10" E., 1900.00 feet, long chord bears S. 24° 01' 30" E., 678.17 feet) to a point from which said center bears N. 85° 10' 40" E., thence, leaving said line of said highway and following the approximate centerline of a canyon
- (2) N. 45° 40' 40" E., 65.64 feet; thence
- (3) N. 30° 43' 30" E., 347.17 feet; thence
- (4) S. 75° 50' 30" E., 104.97 feet; thence
- (5) N. 30° 49' 30" E., 450.00 feet; thence
- (6) N. 37° 05' 30" E., 62.30 feet; thence, leaving said canyon
- (7) N. 8° 05' W., 102.78 feet, to a point in a second canyon; thence, following the approximate centerline of said second canyon
- (8) S. 65° 22' W., 100.04 feet; thence
- (9) S. 65° 40' W., 278.07 feet; thence
- (10) S. 65° 00' W., 250.87 feet; thence
- (11) N. 60° 42' 30" W., 240.69 feet; thence
- (12) S. 59° 06' 30" W., 214.13 feet; thence
- (13) S. 80° 02' 30" W., 61.24 feet, to the point of beginning and containing 9.354 acres, more or less, and being a portion of said Victorine Ranch as shown on said map. Basis of bearings: The easterly line of said highway between Stations 223 + 41.69 and Station 240 + 95.16 as shown on said Sheet 18 of said highway plat.

Seller reserves the right and buyer herewith gives seller option to repurchase a part of this land if needed to establish county roads, in consultation between buyer, seller and county Engineer excepting that land which will be in the immediate proximity of any existing buildings or buildings that are definitely planned by virtue of existing plans so that it would conflict with any set-back or sideline ordinances of the County of Monterey. The repurchase price of land if this option is exercised will be \$1,000.00 per net acre. This option will accrue to the seller's successors or assigns. Seller agrees to repurchase at \$1,000.00 per acre any land used for road purposes to give access to any real property belonging to any one other than seller. Seller reserves to itself, successors or assigns, the right to locate right-of-ways end/ or easements for the installation and maintenance of needed public utility services for the development of adjacent and contiguous land, excepting that no power poles or wires will be placed between any homes or buildings erected or contemplated and the Pacific Ocean.

No part of the subject property will be used for any commercial use requiring a C-zoning without written authorization from seller.

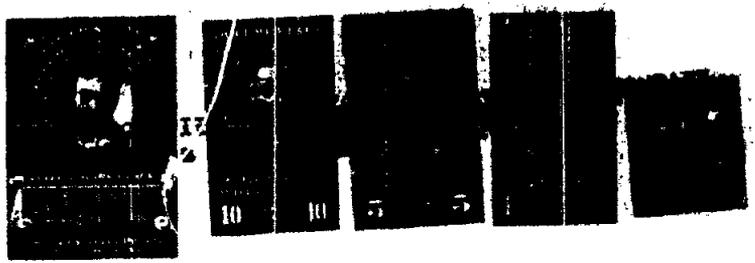
Seller reserves to itself, its successors and/or assigns, a 60 foot right-of-way for road purposes over the existing road; or its relocation on property with agreement of buyer. The right-of-way to be determined 30 feet each way from the center of existing road. Seller also reserves a 60 foot right of way giving access to the existing road from seller's property to the East, and giving access to existing road from State Highway No. 1, said rights of way to be determined by a Licensed Engineer in consultation with buyer and seller. If buyer provides an adequate road from Highway No. 1 to existing road, and grants an easement for such purposes as stipulated above, then the access easement will cease on the right-of-way from Highway No. 1 to the existing road.

Buyer is not to be held responsible for any personal injury or property damage occurring on this property while being used in the interest of the sellers.

Buyer, his heirs and/or assigns, agree that it will be the sole responsibility of the Buyer, his heirs and/or assigns, to keep horses and cattle off this property if he so wishes, and to build at his own expense any fence desired by buyer, his heirs and/or assigns.

It is understood by the buyer that there exists two Deeds of Trust encumbering the subject property described herein and that said Deeds of Trust have provisions for partial reconveyances upon payment of certain sums to beneficiaries of said Deeds of Trust. It is further understood and agreed that all proceeds accruing to seller from this sale will be paid to said beneficiaries of said Deeds of Trust to free said encumbrances, so that the above described property will be without encumbrance upon the payment of the final purchase price.

Handwritten initials:
JJP
MM



S. C. L. T. CO. # 326

IN WITNESS WHEREOF said corporation has caused its corporate name and seal to be affixed hereto and this instrument to be executed by its duly authorized officers.

DATED: January 18, 1957

Lo FORUST, INC., a corporation

By *[Signature]*
And By *[Signature]*

STATE OF CALIFORNIA
County of Monterey

On this 18th day of January in the year one thousand nine hundred and fifty seven before me,
Rosemarie Reifsteck a Notary Public in and for the County of
Monterey, State of California residing therein, duly commissioned and sworn, personally appeared
D. J. Rust and H. M. Pforsich known to me to be the President & Vice President
of the corporation described in and that executed the within instrument, and also known to me to be the person who executed
the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation 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.

[Signature]
Notary Public in and for the County of Monterey State of California.
My Commission Expires September 25, 1960

Monterey—Coast Counties Land Title Company—Sellers