

EXHIBIT B-1

METES AND BOUNDS LEGAL DESCRIPTION OF
“OPEN SPACE AND REMAINDER AREAS”

Description of "Open Space" (APN 249-221-019-000)

Certain real property designated, "Open Space", situate in Rancho San Jose y Sur Chiquito and being a portion of that certain 36.03 acre parcel shown and so designated on the map entitled "Record of Survey for Le Forest, Inc., 36.03 Acre Parcel, Victorino Ranch", filed October 24, 1958, in Book 5 of Surveys at Page 193, Monterey County, State of California, said Open Space area being all that real property described in Exhibit A, herein, EXCEPTING THEREFROM that portion, designated herein as "Remainder Area", being more particularly described as follows:

BEGINNING AT a 1/2" steel bar on the easterly boundary of said 36.03 acre parcel, distant North 01°25'21" West, 422.59 feet from a 1-1/2" iron pipe, set in concrete, said pipe marking the southeasterly corner of said 36.03 acre parcel; thence from said steel bar

- 1) South 23°59'51" West, 508.09 feet; thence
- 2) South 88°31'32" West, 75.65 feet; thence
- 3) North 25°58'17" West, 166.18 feet to a 1/2 iron bar; thence
- 4) South 52°25'59" West, 188.01 feet; thence
- 5) North 72°48'44" West, 63.73 feet; thence
- 6) North 14°02'42" East, 59.73 feet; thence
- 7) North 48°01'54" East, 253.47 feet; thence
- 8) North 09°10'06" East, 136.47 feet; thence
- 9) North 77°28'46" West, 53.46 feet; thence
- 10) South 17°24'15" West, 126.01 feet; thence
- 11) South 54°14'53" West, 166.12 feet; thence
- 12) North 85°19'02" West, 88.73 feet; thence
- 13) North 00°53'27" West, 92.40 feet to a 1/2" iron bar; thence
- 14) North 47°02'12" West, 168.40 feet; thence
- 15) North 09°39'16" West, 146.95 feet; thence

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- 16) North 38°01'03" West, 58.84 feet; thence
- 17) South 80°03'26" West, 59.20 feet; thence
- 18) North 41°49'25" West, 58.77 feet; thence
- 19) North 27°22'54" West, 87.42 feet to a 1/2" iron bar; thence
- 20) North 06°05'26" East, 39.14 feet; thence
- 21) North 60°32'26" East, 47.03 feet; thence
- 22) South 88°36'14" East, 36.51 feet; thence
- 23) South 64°48'49" East, 125.43 feet; thence
- 24) North 70°51'22" East, 44.76 feet; thence
- 25) South 39°03'52" East, 103.12 feet; thence
- 26) North 62°46'45" East, 64.80 feet to a 1/2" iron bar; thence
- 27) North 18°48'48" East, 38.84 feet; thence
- 28) North 44°42'13" East, 74.72 feet; thence
- 29) North 60°05'00" East, 93.13 feet; thence
- 30) North 29°05'35" East, 67.67 feet; thence
- 31) North 49°11'29" East, 85.48 feet; thence
- 32) North 14°11'38" East, 56.69 feet; thence
- 33) North 49°36'54" East, 51.61 feet; thence
- 34) North 11°42'48" East, 14.61 feet; thence
- 35) North 73°00'00" East, 22.80 feet; thence
- 36) South 11°42'48" West, 32.43 feet; thence
- 37) South 49°36'54" West, 52.09 feet; thence
- 38) South 14°11'38" West, 56.60 feet; thence

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- 39) South 49°11'29" West, 88.24 feet; thence
- 40) South 29°05'35" West, 69.67 feet; thence
- 41) South 60°08'28" West, 95.51 feet; thence
- 42) South 44°43'47" West, 67.72 feet; thence
- 43) South 17°48'36" West, 16.49 feet to a 1/2" iron bar; thence
- 44) North 88°18'25" East, 30.06 feet; thence
- 45) South 33°10'20" East, 55.18 feet; thence
- 46) North 45°51'21" East, 82.04 feet; thence
- 47) South 23°30'56" East, 40.05 feet; thence
- 48) North 56°17'46" East, 43.81 feet; thence
- 49) North 88°27'52" East, 25.47 feet; thence
- 50) North 23°03'21" East, 109.38 feet; thence
- 51) South 89°23'50" West, 73.61 feet; thence
- 52) North 41°29'38" East, 104.89 feet; thence
- 53) North 55°58'01" East, 132.75 feet; thence
- 54) South 84°04'24" East, 235.39 feet; thence
- 55) South 01°25'21" East, 471.88 feet; to the Point of Beginning.

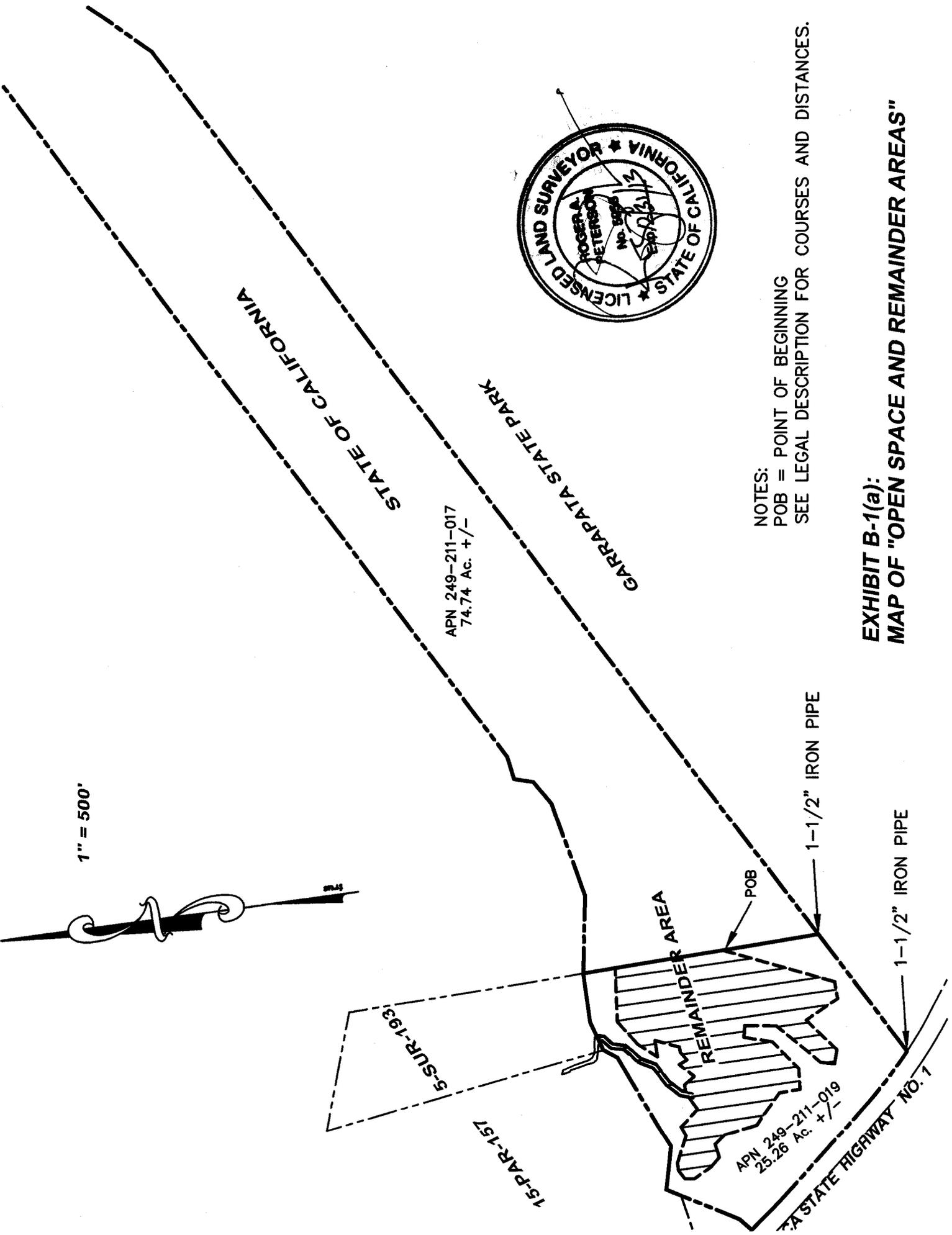
SUBJECT TO building and zoning restrictions of said County and State.

CONTAINING 11.8 acres, more or less.

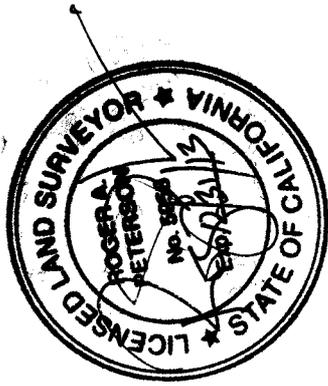
SEE EXHIBIT B-1(a)

END OF OPEN SPACE DESCRIPTION





1" = 500'



NOTES:
 POB = POINT OF BEGINNING
 SEE LEGAL DESCRIPTION FOR COURSES AND DISTANCES.

**EXHIBIT B-1(a):
 MAP OF "OPEN SPACE AND REMAINDER AREAS"**