

EXHIBIT D-1

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

Description of "Open Space" (APNs 243-211-025-000 & 243-211-026-000)

Certain real property designated, "Open Space", situate in Rancho San Jose y Sur Chiquito and being a portion of the Victorino Ranch, South of Mal Paso Creek, as shown in Volume 3 of Surveys at Page 126, filed for record in the Office of the County Recorder, July 30, 1928, records of the County of Monterey, 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 in three parts as follows:

"REMAINDER AREA"

FIRST

BEGINNING AT a 1/2" diameter iron bar on the boundary common to that certain 36.03 acre parcel of land, 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, records of said County and State and that certain 17.75 acre parcel of land described in the grant deed from Charles and Marian Sawyer to Bar-Bar, Inc., a California Corporation, recorded September 24, 1959, in Volume 1992 of Official Records, also of said County and State, said point of beginning being distant North 01°25'21" West, 422.59 feet from a 1-1/2" diameter iron pipe, set in concrete, marking the southeasterly corner of said 36.03 acre parcel and the southwesterly corner of said 17.75 acre parcel; thence from said steel bar

- 1) North 01°25'21" West, 471.88 feet to a 1/2" iron bar; thence
- 2) South 80°42'00" East, 320.51 feet; thence
- 3) South 02°15'49" West, 79.98 feet; thence
- 4) South 67°10'09" East, 83.24 feet to a 1/2" iron bar; thence
- 5) North 89°48'58" East, 109.61 feet; thence
- 6) North 48°32'35" East, (at 117.03 feet, the easterly boundary of said 17.75 acre parcel) a total distance of 154.31 feet; thence
- 7) North 78°39'59" East, 88.97 feet; thence
- 8) South 27°17'31" East, 98.54 feet to a 1/2" iron bar; thence
- 9) South 12°54'51" East, 247.72 feet; thence

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- 10) South 75°28'29" West, 121.20 feet; thence
- 11) South 23°58'23" West, 180.02 feet to the southerly boundary of the real property described in the grant deed from Cecile V. Nation, Trustee, to the State of California, an undivided 1/2 interest, recorded April 21, 1987 in Reel 2087, Page 738, records of said County and State and from William and Catherine Craven, an undivided 1/2 interest, recorded April 21, 1987 in Reel 2087, Page 744, records of said County and State; thence along said boundary
- 12) South 61°04'00" West, (at 14.39 feet, to the southeasterly corner of said 17.75 acre parcel) a total distance of 204.92 feet; thence leaving said southerly boundary
- 13) North 03°38'09" West, 165.80 feet; thence
- 14) North 49°42'48" West, 78.12 feet to a 1/2" iron bar; thence
- 15) South 63°16'22" West, 116.76 feet; thence
- 16) South 19°27'07" West, 216.04 feet; thence
- 17) South 02°51'18" East, 93.47 feet to said southerly boundary; thence along said boundary
- 18) South 61°04'00" West, 129.22 feet; thence leaving said boundary
- 19) North 09°39'16" West, 397.07 feet to the Point of Beginning.

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

CONTAINING 8.8 acres, more or less.

SECOND

BEGINNING AT a 1/2" iron bar, distant 947.02 feet north and 881.60 feet east 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 iron bar

- 1) North 08°24'36" West, 21.56 feet; thence
- 2) North 51°48'35" East, 234.03 feet to a 1/2" iron bar; thence
- 3) South 24°54'57" East, 109.26 feet; thence
- 4) South 73°33'37" West, 236.48 feet to the Point of Beginning.

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

CONTAINING 0.4 acres, more or less.

THIRD

BEGINNING AT a 1/2" iron bar, distant 1043.76 feet north and 1217.68 feet east 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 iron bar

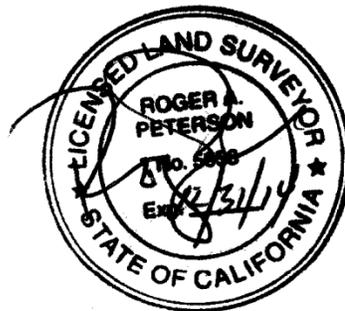
- 1) North 43°54'40" West, 40.89 feet; thence
- 2) North 07°59'10" East, 86.27 feet; thence
- 3) North 70°35'38" East, 32.61 feet; thence
- 4) North 56°10'47" East, 125.74 feet; thence
- 5) North 75°34'22" East, 111.56 feet; thence
- 6) South 70°53'54" East, 103.73 feet; thence
- 7) South 38°20'48" West, 217.92 feet to a 1/2" iron bar; thence
- 8) South 84°23'07" West, 190.62 feet to the Point of Beginning.

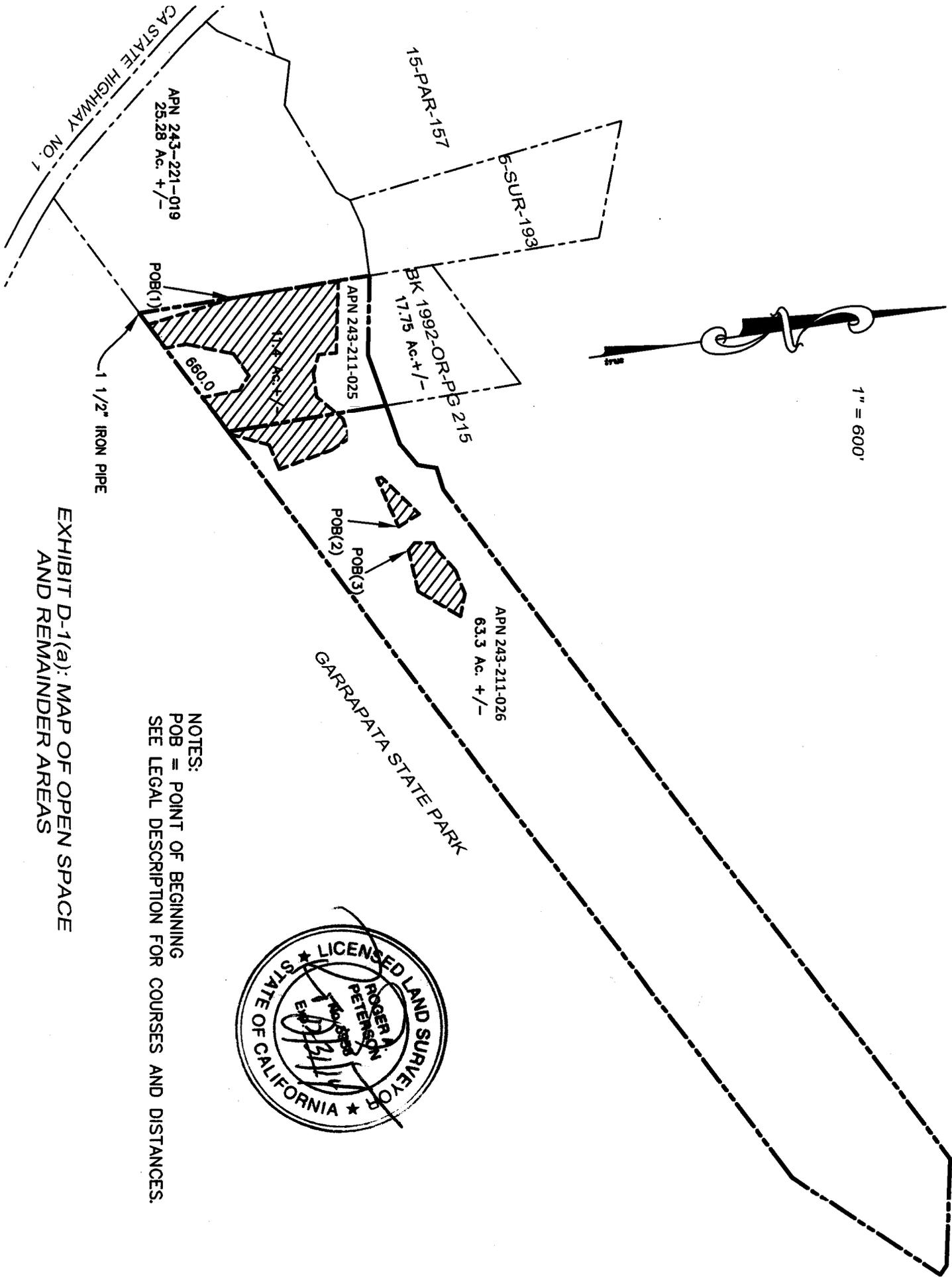
SUBJECT TO building and zoning restrictions of said County and State.

CONTAINING 1.1 acres, more or less.

SEE EXHIBIT D-1(a)

END OF OPEN SPACE DESCRIPTION





1" = 600'

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

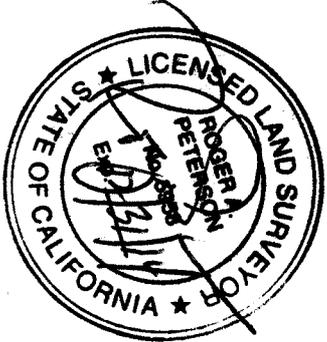


EXHIBIT D-1(a): MAP OF OPEN SPACE AND REMAINDER AREAS