

Recording Requested By and
When Recorded Return to:

State Coastal Conservancy
1330 Broadway, Suite 1100
Oakland, CA 94612

Attn: Legal Counsel: GA

Certified to be a true and exact
copy of the original documents
FIRST AMERICAN TITLE COMPANY
OF MENDOCINO COUNTY
By Bonnie Mallory
Recorded 11-1-06
Doc # 2006-21784

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2191948

**IRREVOCABLE OFFER TO DEDICATE TITLE IN FEE
AND DECLARATION OF RESTRICTIVE COVENANTS**

Hawthorne Forestlands Property, Mendocino County, California

This IRREVOCABLE OFFER TO DEDICATE TITLE IN FEE AND DECLARATION OF RESTRICTIVE COVENANTS ("the offer") is made this 31st day of October, 2006, by The Conservation Fund, a Maryland nonprofit corporation ("the offeror").

Pertinent Facts

- A. The offeror is the legal owner of the fee interest in real property ("the real property") in the County of Mendocino, State of California (described in Exhibit A, which is incorporated by reference and attached) and conveyed to the offeror under the grant deed recorded concurrently with this offer.
- B. The offeror is a private, nonprofit organization, existing under section 501(c)(3) of the United States Internal Revenue Code, and whose purposes are consistent with Division 21 of the California Public Resources Code.
- C. The offeror purchased the real property in part with funds from the California State Coastal Conservancy ("the Conservancy") provided under Division 21 of the California Public Resources Code for grants to nonprofit organizations for the acquisition of real property; and under unrecorded Grant Agreement No. 05-140, as amended, ("the grant agreement") between the offeror and the Conservancy. Specifically, the Conservancy provided funds from the "Safe Neighborhood Parks, Clean Water, Air and Coastal Protection Bond Act of 2000" (Proposition 12), adopted by the voters of California on March 7, 2000; and from the "Water Security, Clean Drinking Water, Coastal and Beach

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Protection Act of 2002” (Proposition 50), adopted by the voters of California on November 5, 2002—collectively, “the bond acts”. The Proposition 12 funds were allocated to the Conservancy for preservation, restoration, and enhancement of real property in coastal areas and watersheds. The Proposition 50 funds were allocated to the Conservancy for protection and restoration of coastal watershed resources.

- D. The grant agreement requires that the offeror comply with Public Resources Code Section 31116(b), which concerns Conservancy grants to nonprofit organizations for land acquisition.
- E. The offeror is executing this offer to comply with Public Resources Code Section 31116(b) and with the grant agreement, and to protect the public’s interest in the real property, which was acquired with the assistance of state funds.
- F. The offeror intends through this offer to bind itself and its assigns and successors in interest.

The offeror hereby irrevocably offers to dedicate fee title to the real property to the State of California, acting through the Conservancy, and agrees to the restrictive covenants, as follows, in light of the pertinent facts, above, and in consideration of the Conservancy’s grant to the offeror for the acquisition of the real property and the preservation of the public’s interest in the real property.

- 1. **ACCEPTANCE OF OFFER.** This offer may be accepted only if the Conservancy finds that the existence of the offeror has terminated; or that the offeror or its successor in interest in the real property has violated with respect to the real property or any portion of it or interest in it one or more of the following essential terms of the grant agreement or this offer:
 - a. The offeror has acquired the real property for the purposes of preventing fragmentation of forestlands; protecting, restoring and enhancing water quality and salmonid habitat; improving forest structure and increasing natural diversity; providing public access where appropriate; and the implementation of sustainable timber harvests certified under Forest Stewardship Council standards or a more protective standard approved by the Executive Officer of the Conservancy (collectively, “the acquisition purposes”), as provided in the bond acts; and no use of the real property inconsistent with these purposes is permitted. No development, as defined in California Public Resources Code section 30106, shall be permitted on the real property except for agricultural or natural resource restoration, protection, or

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enhancement purposes; and except further that in order to provide for the management and security of the real property, the offeror may develop on each of the two tracts that the real property comprises one single family residential use and ancillary facilities related to the acquisition purposes, limited to one acre in size, and approved by the Executive Officer.

- b. The offeror shall use, manage, operate and maintain the real property as provided in the grant agreement, and consistent with the bond acts.
- c. The real property may not be used as security for any debt, in violation of ¶ 2, below.
- d. The real property may not be transferred without the written approval of the Executive Officer of the Conservancy or its successor in violation of ¶ 3, below.
- e. The real property may not be used for mitigation in violation of ¶ 4, below.

In addition, the Conservancy may accept this offer where the real property is under a bona fide written threat of condemnation or has been condemned. Condemnation means a permanent taking through the exercise of any government power (by legal proceedings or otherwise) by any party having the right of eminent domain (“condemnor”); or through a voluntary sale or transfer by the offeror to any condemnor, either under a bona fide written threat of exercise of eminent domain by a condemnor or while legal proceedings for eminent domain are pending.

Upon a finding by the Conservancy, following written notice and a reasonable opportunity to cure, that any of the essential terms provided above has been violated; or that the existence of the offeror has terminated for any reason prior to a transfer of the real property in compliance with this offer; or that the property is under bona fide written threat of condemnation or has been condemned; the Conservancy, or another public agency or a nonprofit organization designated by the Conservancy and which has agreed to accept the obligations of the offeror under this offer, may accept this offer in accordance with law, by recording in the Official Records of Mendocino County a Certificate of Acceptance substantially in the form of the attached Exhibit B.

The subordinate lien of the State Water Resources Control Board in certain property revenues, in the form of the deed of trust recorded concurrently with this offer, securing repayment of the Board’s acquisition loan to the offeror, shall not be eliminated by the Conservancy’s acceptance of this offer—to the extent of loan repayments still actually owed by the offeror and not forgiven.

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2. **USE OF REAL PROPERTY AS SECURITY FOR DEBT.** The offeror shall not use the real property as security for any debt without the written approval of the Executive Officer of the Conservancy. However, the offeror may use the real property as security for a State Revolving Fund loan of up to \$25 million from the State Water Resources Control Board for the initial acquisition of the property, subordinate to this offer.
3. **TRANSFER OF REAL PROPERTY.** Transfer of the real property is subject to the prior written approval of the Executive Officer of the Conservancy. The transferee shall be subject to all provisions of this offer, including, without limitation, the use restrictions. The offeror may request, or if the Conservancy deems necessary, prior to the Conservancy's approval of any transfer of the real property, the Conservancy may require as a condition of approval, the creation or substitution of a conservation easement and/or a new agreement or dedication to protect the public interest and the acquisition purposes. In the case of a substitution requested by the offeror and approved by the Executive Officer, the Conservancy shall record a reconveyance of this offer, upon the offeror's request.

Notwithstanding the preceding paragraph, the real property may be transferred to an agency of the United States unencumbered by this offer or by the grant agreement (both of which shall automatically terminate and cease to burden the real property in that case), if the Conservancy and the offeror execute and record an agreement that supersedes this offer and provides substantially for all of the following:

- a. The real property shall be held and used consistent with the acquisition purposes and the bond acts, and administered in accordance with applicable federal laws, regulations, and plans.
 - b. The real property shall be held, used, occupied, sold, leased, and conveyed subject to the rights and obligations contained in the agreement, which shall be covenants running with the land that are binding on and inure to the benefit and burden of the parties.
 - c. Any subsequent transfer of the real property shall be subject to the written approval of the Executive Officer of the Conservancy, which shall not be unreasonably withheld.
4. **MITIGATION.** The real property shall not be used for mitigation (in other words, to compensate for adverse changes to the environment elsewhere) without the written permission of the Executive Officer. Unless the Executive Officer otherwise approves, all funds generated in connection with any authorized or allowable mitigation on the real

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property shall be promptly remitted to the Conservancy until the Conservancy has been fully paid for all its past, present and future costs with respect to the real property, including, without limitation, staff, planning, development, restoration, operation and maintenance, and monitoring costs, and acquisition costs at fair market value as of the time mitigation is to begin. This paragraph does not prohibit mitigation required in connection with timber harvest plans for the real property approved by the California Department of Forestry and otherwise consistent with the "USE MANAGEMENT, OPERATION AND MAINTENANCE" section of California State Coastal Conservancy Grant Agreement No. 05-140, as it may be amended from time to time; and complying with Forest Stewardship Council certifications or a more protective standard approved by the Executive Officer.

5. **CONDEMNATION**. If the real property is under a bona fide written threat of condemnation or has been condemned, as defined above, the offeror shall promptly notify the Conservancy in writing, and shall use its best efforts to obtain the maximum compensation possible. Upon receiving condemnation proceeds, the offeror shall promptly pay to the Conservancy a percentage of the condemnation proceeds equivalent to the percentage of the total acquisition cost originally contributed by the Conservancy.

If the Conservancy elects to accept this offer as a consequence of a bona fide written threat of condemnation as provided in paragraph 1, above, then the Conservancy shall use its best efforts to obtain the maximum compensation possible. Upon receiving condemnation proceeds, the Conservancy shall be entitled to a percentage of the condemnation proceeds equivalent to the percentage of the total acquisition cost originally contributed by the Conservancy and shall remit the balance to offeror.

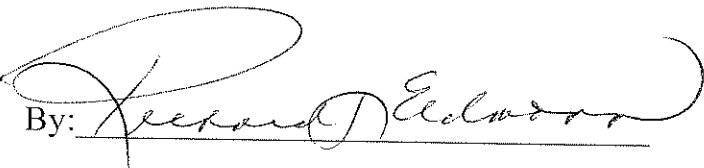
6. **BENEFIT AND BURDEN**. This offer shall run with and burden the real property. All obligations, terms, conditions, and restrictions imposed by this offer shall be deemed covenants and restrictions running with the land, shall be effective limitations on the use of the real property from the date of recordation of this document, and shall bind the offeror and all its successors and assigns. This offer shall benefit the State of California.
7. **SUCCESSORS AND ASSIGNS**. The provisions of this offer shall bind and inure to the benefit of the successors and assigns of both the offeror and the Conservancy, whether voluntary or involuntary.
8. **CONSTRUCTION OF VALIDITY**. If a court in a final determination holds any provision of these restrictions invalid, or if, for any other reason it becomes unenforceable, no other provision shall be affected.

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10. **TERM**. This offer is irrevocable (except to the extent provided to the contrary in ¶ 3, above), and upon recordation of an acceptance in the form of Exhibit B, this offer shall have the effect of a grant of the real property to the State of California or other accepting entity designated by the Conservancy and having executed a substantially similar acceptance, as provided in this offer.
11. **AMENDMENT**. No change in this offer shall be valid unless made in writing, signed by the offeror and the Conservancy, and recorded in the official records of Mendocino County, California.

The offeror executes this document on the date first written above.

THE CONSERVATION FUND, the offeror

By: 

RICHARD L. ERDMANN

Type or print name

Exec. VP

Title

COMMONWEALTH

STATE OF VIRGINIA)

COUNTY OF Arlington)

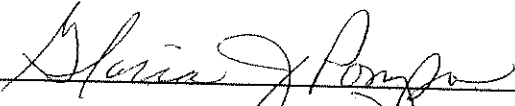
On October 25, 2006, before me, the undersigned, a notary public for the state,
personally appeared Richard L. Erdmann

+ personally known to me - **OR** -

+ ~~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.

WITNESS my hand and official seal.



Print Name: GLORIA J. POMPA

My COMMISSION EXPIRES: 3/31/10

NOTARY SEAL

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EXHIBIT A

The Real Property

Real property in the unincorporated area of the County of Mendocino, State of California,
described as follows:

TRACT A:

Tract One:

Township 16 North, Range 16 West, M.D.M.

Section 3 - All those portions of Lots 3, 4 and the S 1/2 Northwest 1/4 lying Easterly of the
following described line:

Commencing at the quarter section corner on the North line of Section 3, Township 16 North,
Range 16 West, M.D.M., proceed Southerly along the quarter section line 1,531 feet, more or
less, to a point that lies East 14 feet, more or less, of a survey disc stamped LS 3117, driven in a
redwood stump ten feet in diameter, said point on the quarter section line marking the true point
of beginning for the line to which this conveyance applies:

Thence along the line to which this conveyance applies, proceed West 14 feet, more or less, to
aforesaid survey disc in redwood stump ten feet in diameter, said point being called Reference
Corner A1; thence North 47° 24' 40" West 212.90 feet; North 61° 08' West 393.33 feet to a point

(Continued on next page)

from which bears a survey disc stamped LS 3117 in a 14" redwood tree at South 46° 36' West 14.4 feet; thence North 44° 31' 50" West 253.00 feet; thence North 67° 28' 50" West 271.07 feet; thence North 66° 21' 40" West 183.50 feet to a point from which bears a survey disc stamped LS 3117 in a 12" redwood tree at North 17° 37' East 15.7 feet; thence North 60° 06' 10" West 235.69 feet; thence North 76° 48' West 304.06 feet; thence North 58° 02' 06" West 253.34 feet to a redwood tree three feet in diameter with survey disc stamped LS 3117, said tree being called Reference Corner A2 for reference hereinafter; thence North 32° 23' 20" West 725.85 feet to a redwood tree 2 1/2 feet in diameter and called Reference Corner A3 for reference hereinafter, said point also bearing North 83° 54' 14" East 587.58 feet from the Southwest corner of Section 34, Township 17 North, Range 16 West, M.D.M. and shown on Record of Survey filed in Case 2, Drawer 5, Page 10, Mendocino County Records.

APN: 125-040-21

Township 17 North, Range 15 West, M.D.M.

Section 19 - All that part of Lot 4 and the Southeast quarter of Southwest quarter lying Southerly of the North Bank of Big River.

Section 30 - Lots 2 and 3 and all of that portion described as follows:

Beginning at the South 1/16 corner common to Sections 30 and 29 in Township 17 North, Range 15 West, Mount Diablo Base and Meridian as established by Richard A. Seale L.S. 4455 on map filed in Map Case 2, Drawer 47, page 49, Mendocino County Records; thence North 88° 51' 03" West, 3,858.49 feet to a fence intersection with fence lines bearing South and West; thence along said Westerly bearing fence, South 89° 17' 51" West, 1,327.86 feet, more or less, to the Range line between Sections 25 and 30 of Township 17 North, Ranges 16 and 15 West, Mount Diablo Base and Meridian; thence Northerly along said Range line to the Northerly bank of Big River, thence up-stream along the left-hand bank of Big River as viewed looking up-stream to the stream's intersection with the section line common to said Sections 30 and 29; thence Southerly along said section line to the point of beginning.

APN: 21-370-65

Township 17 North, Range 16 West, M.D.M.

Section 1 - N 1/2 S 1/2; SE 1/4 SE 1/4; N 1/2 SW 1/4 SW 1/4;

Those portions of the Southeast 1/4 Southwest 1/4 and the Southwest 1/4 Southeast 1/4 which lies within a strip of land described as the "Three Chop Road", in Deed from Caspar Lumber Company to Union Lumber Company dated September 10, 1951 and recorded in Volume 298 at Page 466, Mendocino County Records.

Also all those portions of the South 1/2 of the Southwest 1/4 of the Southwest 1/4, the Southeast 1/4 of the Southwest 1/4 and the Southwest 1/4 of the Southeast 1/4 lying Northerly and Easterly of that certain real property described in Quitclaim Deed from Georgia-Pacific Corporation to Gordon McGuire and Mary McGuire, husband and wife dated April 8, 1975 and recorded May 2, 1975 in Book 997 of Official Records at page 621, Mendocino County Records.

APN: 021-100-x81 and 021-100-x79

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Section 2 - Lots 1, 2, 3 and 4; S 1/2 North 1/2; NE 1/4 SE 1/4;

All those portions of the West 1/2 of the Southeast 1/4 and the Northeast 1/4 of the Southwest 1/4 which lies within a strip of land described as Parcel "L" in Deed from Caspar Lumber Company to Union Lumber Company dated September 10, 1951 and recorded September 15, 1951 in Volume 298 at page 466, Mendocino County Records.

Also all those portions of the South 1/2 of the Southeast 1/4, the Northwest 1/4 of the Southeast 1/4, the Northeast 1/4 of the Southwest 1/4 and the West 1/2 of the Southwest 1/4 lying Northerly of that certain real property described in Quitclaim Deed from Georgia-Pacific Corporation to Gordon McGuire and Mary McGuire, husband and wife, dated April 8, 1975 and recorded May 2, 1975 in Book 997 of Official Records at page 621, Mendocino County Records.

APN: 021-100-x81 and 021-100-x79

Section 3 - Lot 1; SE 1/4 NE 1/4; NE 1/4 SE 1/4;

All that portion of the SE 1/4 SE 1/4 which lies within a strip of land described as "Byrnes Camp Road" in Deed from Caspar Lumber Company to Union Lumber Company, dated September 10, 1951 and recorded September 15, 1951 in Volume 298 at Page 466, Mendocino County Records.

Also all that part of the SE 1/4 SE 1/4 lying Northerly and Westerly of that certain real property described in Quitclaim Deed from Georgia-Pacific Corporation to Gordon McGuire and Mary McGuire, husband and wife, dated April 8, 1975 and recorded May 2, 1975 in Book 997 of Official Records at page 621, Mendocino County Records.

Excepting all that portion thereof lying within "California State Highway #20".

APN: 021-100-x81

Section 8 - SE 1/4; S 1/2 SW 1/4.

APN: 21-070-19

Section 9 - SW 1/4 SE 1/4; SW 1/4;

Those portions of the SE 1/4 SE 1/4, N 1/2 SE 1/4 and the SW 1/4 NE 1/4 lying Southerly and Westerly of the meander line particularly described in the Indenture between Caspar Lumber Company and the Mendocino Lumber Company dated January 31, 1921 and recorded February 7, 1921 in Book 164 of Deeds at Page 88, Records of Mendocino County.

APN: 021-070-20

Section 10 - All that portion of the E 1/2 NE 1/4 which lies within a strip of land described as "Byrnes Camp Road" in Deed from Caspar Lumber Company to Union Lumber Company, dated September 10, 1951 and recorded September 15, 1951 in Volume 298 at Page 466, Mendocino County Records.

Also all those portions of the NE 1/4 NE 1/4 and the E 1/2 SE 1/4 NE 1/4 lying Westerly and

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Southerly of that certain real property described in Quitclaim Deed from Georgia-Pacific Corporation to Gordon McGuire and Mary McGuire, husband and wife, dated April 8, 1975 and recorded May 2, 1975 in Book 997 of Official Records at page 621, Mendocino County Records.

Also all that portion of the S 1/2 S 1/2 lying Southerly of the meander line particularly described in the Indenture between Caspar Lumber Company and the Mendocino Lumber Company dated January 31, 1921 and recorded February 7, 1921 in Book 164 of Deeds at Page 88, Records of Mendocino County.

APN: 021-100-x81 and 021-110-x28

Section 11 - SW 1/4 SW 1/4;

APN: 021-100-x72 and 21-110-x28

All those portions of the S 1/2 NW 1/4 and the N 1/2 SW 1/4 which lies within a strip of land described as "Byrnes Camp Road" in deed from Caspar Lumber Company to Union Lumber Company, dated September 10, 1951 and recorded September 15, 1951 in Volume 298 at Page 466, Mendocino County Records.

APN: 021-100-x81

Also all that portion of the N 1/2 NE 1/4 which lies Northerly of California State Highway #20 and is within a strip of land designated Parcel "L" in deed from Caspar Lumber Company to Union Lumber Company dated September 10, 1951 and recorded September 15, 1951 in Volume 298, Official Records, Page 466, Mendocino County Records.

APN: 021-100-x79

Also all those portions of the S 1/2 NW 1/4, N 1/2 SW 1/4 and the SE 1/4 SW 1/4 lying Southerly and Westerly of that certain real property described in Quitclaim Deed from Georgia-Pacific Corporation to Gordon McGuire and Mary McGuire, husband and wife, dated April 8, 1975 and recorded May 2, 1975 in Book 997 of Official Records at page 621, Mendocino County Records.

APN: 21-100-x72 and 21-110-x28

Also all that part of the S 1/2 SE 1/4 lying Southerly and Easterly of that certain real property described in Quitclaim Deed from Georgia-Pacific Corporation to Gordon McGuire and Mary McGuire, husband and wife, dated April 8, 1975 and recorded May 2, 1975 in Book 997 of Official Records at Page 621, Mendocino County Records.

APN: 021-100-x81

Also all those portions of the SE 1/4 NE 1/4 and the NE 1/4 SE 1/4 lying Easterly of that certain real property described in Quitclaim Deed from Georgia-Pacific corporation to Gordon McGuire and Mary McGuire, husband and wife, dated April 8, 1975 and recorded May 2, 1975 in Book 997 of Official Records at Page 621, Mendocino County Records.

APN: 021-100-x81

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Section 12 - E 1/2 E 1/2; SW 1/4 SE 1/4;

APN: 021-100-x81

All those portions of the N 1/2 NW 1/4, SE 1/4 NW 1/4 and the NW 1/4 NE 1/4 which lies within a strip of land described as the "Three Chop Road" in deed from Caspar Lumber Company to Union Lumber Company dated September 10, 1951 and recorded in Volume 298, Official Records, Page 466, Mendocino County Records.

APN: 021-100-x79

Also all those portions of the W 1/2 NE 1/4, E 1/2 NW 1/4 and the NW 1/4 SE 1/4 lying Easterly and Southerly of that certain real property described in Quitclaim Deed from Georgia-Pacific Corporation to Gordon McGuire and Mary McGuire, husband and wife, dated April 8, 1975 and recorded May 2, 1975 in Book 997 of Official Records at Page 621, Mendocino County Records.

Excepting that portion thereof lying within "California State Highway #20".

APN: 021-100-x81

Also all those portions of the SW 1/4 and the SW 1/4 NW 1/4 lying Southerly and Westerly of "California State Highway #20", as the same existed on June 9, 1965.

Excepting therefrom all that portion thereof as conveyed in Quitclaim Deed from Georgia-Pacific Corporation to Gordon McGuire and Mary McGuire, husband and wife, dated April 8, 1975 and recorded May 2, 1975 in Book 997 of Official Records at Page 621, Mendocino County Records.

APN: 021-100-x81

Section 13 - All that part lying Northerly of the survey meander line described in the deed between Caspar Lumber company and the Mendocino Lumber Company dated January 31, 1921 and recorded February 7, 1921 in Book 164 of Deeds at Page 88, Mendocino County Records and Westerly of the Easterly bank of Two Log Creek.

APN: 021-110-x28 and 29

Section 14 - N 1/2; SW 1/4;

APN: 021-110-x28

All that part of the SE 1/4 lying Northerly and Westerly of the Southerly and Easterly bank of Two Log Creek.

APN: 021-110-x28

Section 15 - S 1/2 NE 1/4; S 1/2; NW 1/4;

All that portion of the N 1/2 NE 1/4 lying Southerly of the meander line particularly described in the Indenture between Caspar Lumber Company and the Mendocino Lumber Company dated

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January 31, 1921 and recorded February 7, 1921 in Book 164 of Deeds at Page 88, Records of Mendocino County.

APN: 021-110-x28

Section 16 - All.

APN: 021-080-16

Section 17 - N 1/2; SE 1/4.

APN: 021-080-x23

Section 18 - E 1/2 E 1/2 NE 1/4.

APN: 021-080-x23

Section 21 - All, except W 1/2 NW 1/4.

APN: 021-080-22

Section 22 - All.

APN: 021-110-x28

Section 23 - W 1/2;

That part of the E 1/2 lying Westerly of a line described as follows: Beginning at point of intersection of South line of the SE 1/4 SE 1/4 with the East bank of Big River; thence downstream along said bank in a Northerly and Westerly direction to the East bank of Two Log Creek; thence Northerly along the East bank of Two Log Creek to the North line of the NE 1/4 of said Section 23.

APN: 021-110-x28

Section 24 - That part of the NW 1/4 SW 1/4 lying Westerly of the Easterly bank of Big River.

APN: 21-110-x28

Section 25 - That portion described as follows:

Beginning at a point of the Range line common to Section 25 and 30 of Township 17 North, Ranges 16 and 15 West, Mount Diablo Base and Meridian, said point bears North 00° 22' 45" East, 6.09 feet from the South 1/16 corner common to said Sections 25 and 30 as established by Richard A. Seale L.S. 4455 on map filed in Map Case 2, Drawer 47, Page 49, Mendocino County Records; thence South 89° 17' 51" West, 11.36 feet along a redwood picket fence to an intersection with a redwood picket fence from the South; thence South 00° 06' 46" East, along said fence from the South to the crest of the main dividing ridge between Big River and Albion River drainages; thence Westerly along said ridge crest to the section line common to Sections 26 and 25, Township 17 North, Range 16 West, Mount Diablo Base and Meridian; thence Northerly

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along said section line to the North bank of Big River; thence Easterly and up-stream along said North bank to the Range line common to said Sections 25 and 30; thence Southerly along said Range line to the point of beginning.

All that part of the N ½ N ½ lying South of the north bank of Big River.

APN: 021-120-X91

Section 26 - N 1/2 NW 1/4; NW 1/4 NE 1/4; Those portions of the S 1/2 NE 1/4, SE 1/4, S 1/2 NW 1/2 and the N 1/2 SW 1/4 lying Northerly of the crest of the main dividing ridge of Big River and Albion River drainages.

APN: 021-120-X91

Also that portion of the SW 1/4 SW 1/4 lying Southwesterly of a line described in deed recorded in Book 547 of Official Records at Page 131, and conveyed to Boise Cascade Corporation by deed recorded in Book 826 of Official Records at Page 553, Mendocino County Records, said line being more particularly described as follows: Beginning at a point on Section line between Sections 26 and 35, distant 15.26 chains more or less East of corner of Sections 26, 27, 34 and 35, Township 17 North, Range 16 West, Mount Diablo Meridian; thence North 58° 20' West, 3.17 chains North 42° 55' West, 3.05 chains; North 58° 20' West, 3.71 chains; North 62° 25' West, 4.00 chains; North 45° 39' West, 4.47 chains; North 62° 55' West, 1.85 chains to a point on Section line between Sections 26 and 27 distant 12.56 chains North of corner to Sections 26, 27, 34 and 35.

Also all that part of the NE 1/4 NE 1/4 lying Southerly of the North bank of Big River.

Sections 26, 27 and 35 - All that certain real property situated in the County of Mendocino, State of California, and being a portion of the Surprise Valley Ranch, Inc., as conveyed in Book 625 of Official Records at Page 482 and Book 679 of Official Records at Page 411, Mendocino County Records more particularly described as follows:

The Bearings used in this description are based upon that certain Record of Survey Map filed in Map Case 2, Drawer 14, Page 89, Mendocino County Records.

Beginning at a 3/4 inch steel rod on the Northerly boundary of said Surprise Valley Ranch, Inc., from which the Southeast corner of Section 25, Township 17 North, Range 16 West, bears South 75° 22' 55" East, 6,482.07 feet; thence along the said Northerly, Westerly and Southerly boundary, being also the watershed between Big River and Albion River, the following approximate courses and distances;

North 38° 56' 04" West, 233.29 feet; North 74° 58' 57" West, 192.04 feet; North 15° 24' 31" West, 159.40 feet; North 50° 14' 43" West, 128.22 feet; North 16° 25' 38" West, 284.99 feet; North 47° 09' 27" West, 1,507.40 feet; South 01° 36' 01" East, 258.28 feet; North 43° 02' 39" West, 256.81 feet; South 72° 37' 20" West, 257.69 feet; North 76° 31' 44" East, 298.34 feet; South 82° 06' 40" West, 192.73 feet; South 51° 27' 12" West, 412.52 feet; North 86° 03' 37" West, 288.40 feet; South 64° 41' 42" West, 147.94 feet; South 42° 19' 58" West, 316.44 feet; South 89° 03' 03" West, 137.91 feet; South 51° 01' 50" West, 183.88 feet; North 82° 11' 51" West, 320.28 feet; South 62° 14' 54" West, 98.87 feet; South 34° 41' 53" West, 207.44 feet; South 01° 36' 56" West, 157.98 feet; South 04° 37' 24" West 260.02 feet; South 00° 06' 42" West, 65.83 feet; South 16° 55' 56" East, 188.95 feet; South 01° 53' 37" East, 208.01 feet;

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South 30° 27' 50" East, 116.56 feet; South 12° 25' 15" East, 197.50 feet; South 60° 54' 09" East, 280.20 feet; South 43° 26' 52" East, 291.78 feet; South 60° 23' 50" East, 261.25 feet; South 56° 16' 14" East, 242.26 feet; South 40° 41' 03" East, 199.08 feet; South 56° 16' 14" East, 233.11 feet; South 35° 12' 27" East, 183.43 feet; South 61° 29' 32" East, 194.64 feet; South 48° 44' 21" East, 186.70 feet; South 52° 57' 06" East, 247.44 feet; South 51° 50' 23" East, 250.70 feet; South 46° 48' 05" East, 208.89 feet; South 10° 47' 16" East, 205.27 feet; South 08° 44' 07" East, 171.97 feet; South 08° 57' 36" West, 146.14 feet; South 03° 33' 19" East, 122.34 feet; South 08° 42' 05" East, 213.82 feet to a 3/4" steel rod; thence leaving said watershed, North 37° 22' 56" East, 1,423.41 feet; thence North 26° 53' 00" West, 416.83 feet; thence North 37° 52' 18" West, 83.66 feet; thence North 44° 52' 08" East, 1,855.52 feet to the point of beginning.

APN: 021-120-x92 and 021-120-x91

Section 27 - N 1/2; W 1/2 SE 1/4; SW 1/4;

All that part of the E 1/2 SE 1/4 lying Westerly of a line described as follows:

Beginning at a point on Section line between Sections 26 and 27, distant 12.56 chains North of corner to Sections 26, 27, 34 and 35, Township 17 North, Range 16 West, Mount Diablo Meridian; thence North 62° 55' West, 2.44 chains; North 06° 30' West, 3.00 chains; North 24° 30' West, 1.77 chains; North 04° 00' East, 3.16 chains; North 11° 00' West, 2.87 chains; North 06° 00' East, 1 chain; thence North 10° 30' East, 3.95 chains; thence North 07° 30' East, 2.40 chains; thence North 40° 30' East, 3.15 chains to a point on the line between Sections 26 and 27, 34.50 chains, more or less, North of corner Sections 26, 27, 34 and 35.

APN: 021-120-x91 and 021-120-x92

Section 28 - The E 1/2.

APN: 021-090-41

Section 33 - NW 1/4 NE 1/4; N 1/2 NW 1/4; SW 1/4 NW 1/4; E 1/2 NE 1/4, excepting therefrom that portion thereof described as follows:

From the one-quarter section corner on the East boundary of Section 33, Township 17 North, Range 16 West, Mount Diablo Meridian, which is also the point of beginning, proceed South 81° 35' West 405 feet along the quarter section line; thence North 06° 25' West 477 feet; thence North 02° 45' West 383 feet; thence North 07° 40' West 132 feet; thence North 05° West 266 feet; thence North 39° 25' West 111 feet; thence North 18° West 172 feet; thence North 18° 50' East 220 feet; thence North 11° 30' East 455 feet; thence North 18° 05' East 576 feet to the North boundary of said Section 33; thence North 88° 00' East along the North boundary of said Section 33 to the Northeast corner thereof; thence South 01° 00' 15" West 2,656.44 feet along the East boundary of said Section 33 to the point of beginning.

SW 1/4 NE 1/4 and SE 1/4 NW 1/4, excepting therefrom that portion thereof described as follows:

Beginning at the one-quarter section corner at the center of Section 33, Township 17 North, Range 16 West, Mount Diablo Meridian, proceed South 82° 12' 01" West 68.0 feet along the quarter section line to the center of the Comptche Road; thence along the center of said Comptche Road the following courses:

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North 44° 24' East 265.0 feet; North 14° 13' East 195.0 feet; North 02° 20' West 199.0 feet; North 16° 22' East 142.0 feet; North 83° 55' East 193.0 feet; South 58° 50' East 195.0 feet; South 35° 16' East 196.0 feet; South 28° 03' East 200.0 feet; South 22° 30' East 187.0 feet to the quarter section line; thence South 82° 12' 01" West 843.19 feet along said quarter section line to the center of said Section 33 and the point of beginning.

APN: 021-090-20

Sections 34 and 35 - A parcel of real property in Sections 34 and 35, Township 17 North, Range 16 West, Mount Diablo Meridian, Mendocino County, California, described as follows:

All those portions of those certain parcels described in the deeds to Frank M. Tunzi and Nancy A. Tunzi, husband and wife, from Mary Tunzi recorded in Book 547 of Official Records at Page 131, and from Frank M. Tunzi recorded in Book 479 of Official Records at Page 71, Mendocino County Official Records, that lies Easterly of the following-described line:

Commencing at the quarter section corner on the North line of Section 3, Township 16 North, Range 16 West, Mount Diablo Meridian, proceed Southerly along the quarter section line 1,531 feet, more or less, to a point that lies East 14 feet, more or less, of a survey disc stamped LS 3117, driven in a redwood stump ten feet in diameter, said point on the quarter section line marking the true point of beginning for the line to which this conveyance applies: Thence along the line to which this conveyance applies proceed West 14 feet, more or less, to aforesaid survey disc in redwood stump ten feet in diameter, said point being called Reference Corner A1; thence North 47° 24' 40" West 212.90 feet; North 61° 08' West 393.33 feet to a point from which bears a survey disc stamped LS 3117 in a 14" redwood tree at South 46° 36' West 14.4 feet; thence North 44° 31' 50" West 253.00 feet; thence North 67° 28' 50" West 271.07 feet; thence North 66° 21' 40" West 183.50 feet to a point from which bears a survey disc stamped LS 3117 on a 12" redwood tree at North 17° 37' East 15.7 feet; thence North 60° 06' 10" West 235.69 feet; thence North 76° 48' West 304.06 feet; thence North 58° 02' 06" West 253.34 feet to a redwood tree 3 feet in diameter with survey disc stamped LS 3117, said tree being called Reference Corner A2 for reference hereinafter; thence North 32° 23' 20" West 725.85 feet to a redwood tree 2 ½ feet in diameter and called Reference Corner A3 for reference hereinafter, said point also bearing North 83° 54' 14" East 587.58 feet from the Southwest Corner of Section 34, Township 17 North, Range 16 West, Mount Diablo Meridian and shown on Record of Survey filed in Map Case 2, Drawer 5, Page 10, Mendocino County Records; thence continuing on the line to which this conveyance applies North 07° 55' 59" East 357.14 feet to a redwood tree 2 ½ feet in diameter; thence North 36° 46' 15" East 593.51 feet to a redwood tree 2 feet in diameter; thence North 13° 19' 42" West 121.89 feet to a redwood stump two feet in diameter; thence North 17° 55' 48" East 210.94 feet; thence North 15° 26' 18" West 292.22 feet; thence North 23° 02' 48" West 238.66 feet to a Douglas fir tree 20 inches in diameter; thence North 73° 39' 47" East 196.95 feet to a redwood tree 16 inches in diameter; thence North 46° 48' 43" East 92.81 feet across Coombs Gulch to a redwood tree 2 feet in diameter and called Reference Corner A4 for reference; thence North 01° 55' 29" West 319.77 feet to an 18 inch redwood tree; thence North 23° 54' 41" East 268.63 feet to a 3 ½ foot redwood tree; thence North 58° 17' 19" East 199.78 feet to a redwood double 12 and 16 inches diameter, and called Reference Corner A5 for reference hereinafter; thence North 70° 30' 38" East 262.71 feet to a 30 inch redwood tree; thence North 78° 25' 52" East 153.58 feet to a two-foot Douglas fir tree; thence North 62° 39' 42" East 138.86 feet to a two-foot Douglas fir tree; thence North 76° 32' 18" East 155.54 feet to a two foot redwood tree; thence North 54° 46' 12" East 319.85 feet to an 18 inch redwood tree;

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thence North 76° 28' 12" East 338.40 feet to an 18 inch redwood tree; thence North 67° 26' 40" East 485.51 feet to a 16 inch redwood tree; thence North 62° 08' 10" East 219.97 feet to Reference Corner A6 for reference hereinafter; thence North 21° 05' West 325.83 feet across Laguna Creek to a rebar monument with brass disc stamped LS 3117; thence North 52° 08' 14" West 333.84 feet; thence North 57° 36' 34" West 307.55 feet to a two foot redwood tree; thence North 24° 21' 16" West 201.85 feet; thence North 16° 31' 08" West 204.66 feet; thence North 22° 25' 58" West 309.57 feet; thence North 00° 22' 07" East 91.70 feet; thence North 48° 13' 45" East 344.84 feet; thence North 34° 23' 15" East 140.80 feet; thence North 62° 05' 16" West 314.00 feet to a rebar monument with brass disc stamped LS 3117, located on the watershed ridge between Laguna Creek and Big River, thence in a general Northerly and Easterly direction along the divide of the watersheds of Laguna Creek and Tramway Gulch of Big River as described in the deed to Frank M. Tunzi, et ux recorded August 10, 1960 in Book 547 of Official Records at Page 131, Mendocino County Records to the Easterly terminus of course "North 65° 15' West, 215.9 feet" as described in said deed (Book 547, Page 131), thence South 11° 00' East, 2.87 chains; thence South 04° 00' West, 3.16 chains; thence South 24° 30' East, 1.77 chains; thence South 06° 30' East, 3.00 chains; thence South 62° 55' East, 2.44 chains to a point on Section line between Sections 26 and 27, distant 12.56 chains North of corner to Sections 26, 27, 34 and 35, Township 17 North, Range 16 West, Mount Diablo Base and Meridian.

APN: 021-120-x92

Excepting therefrom,

A parcel of real property in Sections 34 and 35, Township 17 North, Range 16 West, Mount Diablo Meridian, Mendocino County, California, described as follows:

Parcel No. 1, as designated on the Parcel Map filed June 14, 1974 in Map Case 2, Drawer 24, Page 30, Mendocino County Records.

Section 34 - All those portions of the NW 1/4 NE 1/4 and the N 1/2 NW 1/4 lying Northerly of the common boundary line described as follows:

Beginning at the Northwest corner of Section 34, Township 17 North, Range 16 West, Mount Diablo Meridian, proceed along the line to which this agreement applies South 88° 57' 29" East, 1,315.98 feet to a rebar monument with brass disc stamped LS 3117; thence South 26° 15' 23" East, 571.81 feet; thence South 63° 11' 13" East, 162.19 feet; thence South 65° 37' East, 190.41 feet; thence South 26° 32' 38" East, 267.88 feet; thence South 62° 05' 19" East, 150.54 feet to Reference Corner A7 marked by a rebar monument with brass disc stamped LS 3117, said Corner being on the watershed ridge between Laguna Creek and Big River.

APN: 021-120-x91

Township 18 North, Range 16 West, Mount Diablo Base and Meridian.

Section 34 - E 1/2 SE 1/4.

APN: 021-060-09

Section 35 - W 1/2 SW 1/4; SE 1/4 SW 1/4.

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APN: 021-060-05

Tract Two:

A parcel of real property in Sections 34 and 35, Township 17 North, Range 16 West, Mount Diablo Meridian, Mendocino County, California, described as follows:

Parcel No. 1, as designated on the Parcel Map filed June 14, 1974 in Map Case 2, Drawer 24, Page 30, Mendocino County Records.

APN: 021-120-62

Tract Three:

All that certain real property situated in the County of Mendocino, State of California more particularly described as follows:

The Southwest quarter of Section 17; the East half of the Northeast quarter of the Southeast quarter; the Southeast quarter of the Southeast quarter of Section 18; the East half of Section 19; all of Section 20; the West half of the Northwest quarter of Section 21; the West half of Section 28; the North half of Section 29, all in Township 17 North, Range 16 West, Mount Diablo Base and Meridian, lying generally Northerly and Easterly of the following described line:

Commencing at the Southwest corner of the East half of the Northeast quarter of the Southeast quarter of Section 18 as shown on a map recorded in Map Case 2, Drawer 22, Page 97, Mendocino County Records; thence along the West line of said East half North 0°49'00" East (Record: North 0°46'46" East), 360.78 feet to the point of beginning of this description; thence leaving said West line and along the boundary as follows:

North 87°32'36" East, 37.66 feet; thence South 42°24'48" East, 88.52 feet; thence South 17°42'50" East, 81.30 feet; thence South 18°31'09" East, 129.62 feet; thence South 37°16'16" East, 160.01 feet; thence South 25°40'31" East, 219.51 feet; thence South 56°49'28" East, 85.86 feet; thence South 20°51'04" East, 72.40 feet; thence South 43°04'43" East, 130.62 feet; thence South 53°31'24" East, 42.57 feet; thence South 12°58'41" West, 85.06 feet; thence South 09°53'06" East, 143.51 feet; thence South 24°17'09" East, 83.73 feet; thence South 09°10'41" East, 132.47 feet; thence South 28°48'29" East, 78.00 feet; thence South 00°53'09" East, 125.27 feet; thence South 40°28'00" East, 220.56 feet; thence South 69°11'31" East, 105.32 feet; thence South 48°36'29" East, 119.85 feet; thence South 57°55'06" East, 257.63 feet; thence South 69°08'49" East, 52.90 feet; thence South 06°23'57" East, 28.07 feet; thence South 19°16'57" West, 257.25 feet; thence South 05°58'52" East, 235.93 feet; thence South 15°57'13" West, 88.85 feet; thence South 27°10'10" West, 166.99 feet; thence South 09°41'34" West, 127.50 feet; thence South 19°22'10" West, 33.71 feet; thence South 63°27'23" West, 149.93 feet; thence South 46°31'12" West, 567.20 feet; thence South 07°00'00" East, 153.98 feet; thence South 31°00'00" West, 165.79 feet; thence South 29°35'15" East, 344.28 feet; thence South 35°28'48" East, 290.74 feet; thence South 24°49'04" East, 31.96 feet; thence South 02°50'18" West, 110.89 feet; thence South 16°52'12" East, 188.59 feet; thence South 34°56'02" East, 208.33 feet; thence South 27°28'09" East, 79.43 feet to a point from which said Southwest corner of the East half of the Northeast quarter of the Southeast quarter bears North 13°37'03" West, 4399.34 feet; thence South 81°23'40" West, 120 feet, more or less, to the centerline of Big River; thence along the centerline of Big River generally Southeasterly, 9500 feet, more or less,

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to the East line of the West half of said Section 28 and end of this description.

Pursuant to BLA # B-13-02

APN: 021-080-21, 26 and 021-090-42

Tract Four:

All that certain real property situated in the County of Mendocino, State of California, more particularly described as follows:

The Northwest quarter and the South half of Section 29 and the North half of Section 32, Township 17 North, Range 16 West, Mount Diablo Base and Meridian lying within the following described line:

Beginning at the one-quarter corner common to Sections 32 and 33, Township 17 North, Range 16 West, Mount Diablo Base and Meridian as described on a Record of Survey filed in Map Case 2, Drawer 4, Page 65, Mendocino County Records; thence along the South line of the North half of said Section 32, North 79°20'39" West, 1778.27 feet; thence North 41°25'29" West, 433.86 feet; thence North 25°50'31" West, 96.22 feet; thence North 38°34'21" West, 244.23 feet; thence North 48°56'56" West, 171.39 feet; thence North 09°35'14" West, 697.70 feet; thence North 00°06'00" East, 175.55 feet; thence North 42°41'31" East, 165.46 feet; thence North 04°14'14" East, 60.08 feet; thence North 19°50'42" East, 100.60 feet; thence North 14°29'53" West, 66.02 feet; thence North 00°14'18" West, 79.71 feet; thence North 56°35'00" West, 47.52 feet; thence North 30°58'14" West, 168.84 feet; thence North 39°05'42" West, 118.78 feet; thence North 20°29'33" West, 279.03 feet; thence North 24°46'55" West, 103.62 feet; thence North 08°05'13" West, 92.41 feet; thence North 49°10'01" West, 40.09 feet; thence North 58°54'52" West, 60.97 feet; thence North 68°59'00" West, 390.46 feet; thence North 11°02'55" East, 423.33 feet; thence North 11°07'38" West, 122.54 feet; thence North 08°35'27" East, 96.24 feet; thence North 09°30'33" West, 33.09 feet; thence North 18°49'50" West, 100.98 feet; thence North 07°34'05" West, 74.18 feet; thence North 28°14'43" West, 116.83 feet; thence North 01°29'17" East, 310.37 feet; thence North 56°45'12" West, 153.12 feet; thence North 22°44'48" West, 270.15 feet; thence North 02°01'35" East, 173.40 feet; thence North 18°01'35" East, 41.57 feet; thence North 08°58'25" West, 80.77 feet; thence North 18°31'35" East, 223.84 feet; thence North 34°01'35" East, 76.01 feet; thence North 07°25'47" West, 56.24 feet; thence North 01°26'33" West, 77.70 feet; thence North 17°28'30" West, 94.44 feet; thence North 08°09'40" East, 135.43 feet; thence North 01°42'04" East, 125.84 feet; thence North 20°13'08" West, 49.96 feet; thence North 28°36'38" West, 18.81 feet; thence North 65°25'57" West, 188.41 feet; thence North 44°52'43" West, 215.42 feet; thence North 15°39'07" West, 145.20 feet; thence North 38°59'35" West, 40.13 feet; thence North 29°01'16" West, 80.48 feet; thence North 41°01'16" West, 162.00 feet; thence North 00°58'44" East, 373.86 feet; thence North 49°58'44" East, 174.13 feet; thence North 00°09'18" West, 107.92 feet; thence North 80°58'23" East, 62.55 feet; thence North 17°00'30" West, 6.94 feet; thence North 26°49'26" West, 36.85 feet; thence North 45°46'08" West, 27.43 feet; thence North 68°03'03" West, 123.18 feet; thence North 57°06'47" West, 201.49 feet; thence North 44°05'33" West, 153.93 feet to a point from which the Southwest corner of the East half of the Northeast quarter of the Southeast quarter of Section 18 as shown on a map recorded in Map Case 2, Drawer 22, Page 97, Mendocino County Records bears North 8°49'32" West, 7869.03 feet; thence Easterly, 1850 feet, more or less to the Northeast corner of the Southeast quarter of the Northwest quarter of said Section 29; thence along the West line of the Northeast quarter of said section Southerly, 1320

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feet to the Southwest corner of said Northeast quarter; thence along the South line of said Northeast quarter Easterly, 2640 feet to the West one-quarter corner of Section 28; thence along the West line of said Section 28 Southerly, 2640 feet to the Southwest corner of said Section 28; thence along the East line of said Section 32 Southerly to the point of beginning and the end of this description.

Pursuant to BLA #B 13-02

APN: 021-090-45

Tract Five:

All that certain real property situated in the County of Mendocino, State of California, more particularly described as follows:

The Southeast quarter of Section 19; the South half of Section 20; the West half of Section 28 and the North half of Section 29, all in Township 17 North, Range 16 West, Mount Diablo Base and Meridian lying within the following described line:

Commencing at the Southwest corner of the East half of the Northeast quarter of the Southeast quarter of Section 18 as shown on a map recorded in Map Case 2, Drawer 22, Page 97, Mendocino County Records; thence South 2°27'50" West, 4465.60 feet to the point of beginning of this description; thence North 81°23'40" East, 1120 feet, more or less, to the centerline of Big River; thence along the centerline of Big River generally Southeasterly, 9500 feet, more or less, to the East line of the West half of said Section 28; thence leaving said centerline and along said East line Southerly, 2000 feet, more or less, to the South one-quarter corner of Section 28; thence along the South line of said section Westerly 2640 feet, more or less, to the Southwest corner of said Section 28; thence along the West line of said section Northerly, 2640 feet to the West one-quarter corner of said section; thence along the South line of the Northeast quarter of Section 29 Westerly, 2640 feet to the Southwest corner of said Northeast quarter; thence along the West line of said Northeast quarter Northerly, 1320 feet to the Northeast corner of the Southeast quarter of the Northwest quarter of said section; thence Westerly, 1850 feet, more or less, to a point from which said Southwest corner of the East half of the Northeast quarter of the Southeast quarter of Section 18 bears North 8°49'32" West, 7869.03 feet; thence along the boundary as follows:

North 31°03'10" West, 275.71 feet; thence North 54°14'42" West, 67.26 feet; thence North 40°01'52" West, 170.55 feet; thence North 13°14'05" West, 313.32 feet; thence North 04°26'40" West, 222.00 feet; thence North 19°03'08" West, 422.84 feet; thence North 61°28'35" West, 259.23 feet; thence North 11°28'35" West, 54.37 feet; thence South 58°31'25" West, 136.93 feet; thence North 63°15'14" West, 223.25 feet; thence North 76°15'14" West, 68.68 feet; thence North 58°15'14" West, 140.57 feet; thence North 59°15'14" West, 190.65 feet; thence North 10°15'14" West, 160.06 feet; thence North 32°37'31" West, 30.22 feet; thence North 51°45'08" West, 74.94 feet; thence North 44°00'06" West, 261.61 feet; thence North 05°11'42" West, 152.27 feet; thence North 14°56'03" West, 191.69 feet; thence North 16°47'51" East, 222.08 feet; thence North 36°51'38" East, 231.77 feet; thence North 24°13'11" East, 130.86 feet; thence North 22°25'00" East, 342.63 feet to the point of beginning and the end of this description.

Pursuant to BLA #B 13-02.

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APN: 021-080-27 and 021-090-43, 44

TRACT B:

Tract One:

The Southeast quarter of the Northeast quarter, the Southwest quarter of the Northeast quarter, the Northeast quarter of the Southeast quarter; the Northwest quarter of the Southeast quarter; the Northwest quarter of the Southwest quarter; the South half of the Northwest quarter and Lots 1, 2, 3 and 4, all in Section 1, Township 15 North, Range 17 West, Mount Diablo Base and Meridian.

EXCEPTING THEREFROM the South one-half of the Northeast one-quarter of the Southeast one-quarter of said Section 1.

TOGETHER WITH the following described parcels:

1) All that portion of the Northwest one-quarter of the Southeast one-quarter and that portion of the South half of the Northeast one-quarter, southerly of Salmon Creek, and that portion of the Northeast one-quarter of the Southeast one-quarter of Section 2, Township 15 North, Range 17 West, Mount Diablo Base and Meridian in Mendocino County, California being described as follows:

Beginning at the center one-quarter section corner of said Section 2 as per Parcel Map filed in Map Case 2, Drawer 25, Page 48, Mendocino County Records; thence North 00° 29'28" East, 1,000 feet more or less along the North-South centerline of said Section 2, to the centerline of Salmon Creek; thence upstream and Easterly along said Salmon Creek to the section line common to Sections 1 and 2 of hereinbefore mentioned township and range; thence South 00° 19' 30" West, 1,800 feet, more or less, along said section line to the South 1/16 corner common to said Sections 1 and 2; thence North 33° 15' 53" West, 551.63 feet to a 3/4" rebar tagged L.S. 5121 per Record of Survey filed in Map Case 2, Drawer 44, Page 39, Mendocino County Records; thence North 87° 53' 47" West, 153.33 feet to a 3/4" rebar tagged L.S. 5121 per said Record of Survey; thence South 00° 29' 43" West, 450.00 feet to a 3/4" rebar tagged L.S. 3709 at the Southwest corner of Parcel 3 as shown on hereinbefore mentioned Parcel Map; thence North 87° 53' 47" West, 968.60 feet to a 3/4" rebar tagged L.S. 3709 at the Southeast corner of Parcel 2 per said Parcel Map; thence North 00° 29'43" East, 1,313.69 feet to a 3/4" rebar tagged L.S. 3709 at the Northeast corner of said Parcel 2; thence North 87° 47' 34" West, 904.00 feet along the East-West centerline of said Section 2 to a 3/4" rebar with plastic cap stamped L.S. 5940; thence North 00° 29'28" East, 45.00 feet to a 3/4" rebar with plastic cap stamped L.S. 5940; thence North 87° 47' 34" West, 170.00 feet to a 3/4" rebar with plastic cap stamped L.S. 5940; thence South 00° 29'28" West, 45.00 feet to a 3/4" rebar with plastic cap stamped L.S. 5940 on the herein before mentioned East-West centerline Section 2; thence continuing South 00° 29'28" West, 80.00 feet to a 3/4" rebar with plastic cap stamped L.S. 5940; thence North 87° 47'34" West, 54.00 feet to a 3/4" rebar with plastic cap stamped L.S. 5940 on the North-South centerline of said Section 2; thence North 00° 29' 28" East, 80.00 feet along said centerline to the Point of Beginning.

Basis of bearings of this description is the same as the hereinbefore mentioned Parcel Map filed in Map Case 2, Drawer 25, Page 48, Mendocino County Records.

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2) All that portion of the South half of Section 36, Township 16 North, Range 17 West, Mount Diablo Base and Meridian, lying westerly and southerly of the following described parcel of land:

Beginning at the Northwest corner of the Southeast quarter of said Section 36; thence along the West line of said Southeast quarter, South $0^{\circ} 01' 39''$ East (Record per M.C. 2, D.32, P.24, M.C.R.: South $01^{\circ} 06' 34''$ West) 1,393.01 feet to a 5/8" rebar with aluminum cap stamped "P/CPLS 4805" then leaving said West line North $88^{\circ} 29' 08''$ East, 2463.71 feet to a 5/8" rebar with aluminum cap stamped "P/C PLS 4805" for the Southwest corner of Lot 3, Section 31, Township 16 North, Range 16 West, Mount Diablo Base and Meridian and the end of this description.

The basis of bearings for this description is North $14^{\circ} 04' 18''$ West between found monuments marking the South quarter corner and the center quarter corner of Section 31, Township 16 North, Range 16 West, Mount Diablo Base and Meridian as shown on a map recorded in Map Case 2, Drawer 16, Page 81, Mendocino County Records.

Pursuant to BLA #B105-2003.

APNo.: 123-430-12; 126-260-03; 126-270-01, 06; 126-220-08; 126-230-25 & 26

Tract Two:

Lots 3 and 4 of Section 6 in Township 15 North, Range 16 West, Mount Diablo Base and Meridian; the Southeast quarter; the South half of the Southwest quarter and the Southeast quarter of the Northeast quarter of Section 31 in Township 16 North, Range 16 West, Mount Diablo Base and Meridian; the South half of the Southeast quarter, the Northeast quarter of the Southeast quarter, the South half of the Southwest quarter, the Northwest quarter of the Southwest quarter, the East half of the Northeast quarter and the Southwest quarter of the Northwest quarter of Section 32 in Township 16 North, Range 16 West, Mount Diablo Base and Meridian.

Excepting therefrom that portion of the Southeast quarter of Section 32, Township 16 North, Range 16 West, Mount Diablo Base and Meridian, lying Southeasterly of the Southeasterly line of the Navarro Ridge Road, County Road No. 518.

Pursuant to BLA #B29-2003.

APNo.: 125-340-21; 128-010-02, 128-020-01

Tract Three:

The East half of the Southwest quarter of Section 1, Township 15 North, Range 17 West, Mount Diablo Base and Meridian, according to the official plat thereof.

Excepting therefrom:

1. That portion thereof lying South of the North line of Parcel 4 as shown on Parcel Map MD 82-72 filed for record August 23, 1972 in the office of the County Recorder of Mendocino County in Map Case 2, Drawer 18, Page 45, Mendocino County Records, and

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2. That portion lying within the lines of Parcels 1 and 2 of Parcel Map MD 82-72 above referred to, and

3. That portion commencing at the intersection of the Westerly line of the East half of the Southwest quarter of Section 1, Township 15 North, Range 17 West, Mount Diablo Meridian; with the Northerly line of the County Road; thence running Easterly along said Northerly line 1,110 feet to the point of beginning; thence from said point of beginning running Easterly along the Northerly line of said County Road 210 feet to the Easterly line of the East half of the Southwest quarter of said Section 1; thence Northerly along said Easterly line 120 rods, more or less, to the Northeast corner thereof; thence Westerly along the Northerly line of said subdivision 210 feet; thence Southerly 120 rods to the point of beginning.

Pursuant to Certificate of Compliance recorded October 18, 2004 as Series No. 2004-23459.

APNo.: 126-270-07

Tract Four:

Township 15 North, Range 17 West Mount Diablo Base and Meridian.

Section 2: Lots 1, 2, 3; the Southeast quarter of the Northwest quarter and those portions of Lot 4 and South half of the Northeast quarter, lying North of Big Salmon Creek.

Section 3: That portion of Lot 1 lying North of Big Salmon Creek.

APNo.: 126-220-02, 05, 06

Township 16 North, Range 17 West, Mount Diablo Base and Meridian.

Section 35: The Southeast quarter, excepting therefrom, all that portion thereof conveyed to Fred Shandel by Deed recorded February 25, 1982 in Book 1342 at Page 102, Mendocino County Records.

APNo.: 123-430-17

Tract Five:

Township 16 North, Range 16 West, Mount Diablo Base and Meridian.

Section 20: West half Southeast quarter; Southeast quarter Southeast quarter; South half Southwest quarter, subject to Boundary Line Agreement recorded in Book 2386 of Official Records, Page 470.

APNo.: 125-230-15

Section 21: Southwest quarter Southwest quarter; Southwest half Southeast quarter Southwest quarter. Subject to the Boundary Line Agreement recorded in Book 2386 of Official Records at Page 470.

APNo.: 125-230-17

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Section 27: South half Southwest quarter Northwest quarter; Southwest quarter Northeast quarter; West half Southeast quarter; Southwest quarter.

APNo.: 125-350-04

Section 28: All except North half Northeast quarter Northeast quarter.

APNo.: 125-350-01

Section 29: North half; Southeast quarter; Northeast quarter Southwest quarter.

APNo.: 125-340-04

Section 32:

All that portion being more particularly described as follows:

Beginning at a point established by Surveyor Savage as the Northeast corner of the Northwest quarter of Section 32, Township 16 North, Range 16 West, Mount Diablo Meridian; thence West 47 rods to center of ridge between Salmon Creek and Shingle Mill Gulch; thence South bearing East along center of ridge 198 rods to stake along side of road; thence North to point of beginning, it being all lands lying East of above described line of said ridge.

The West half of the Northeast quarter; the Northwest quarter of the Southeast quarter.

APNo.: 125-340-17

Township 16 North, Range 16 West, Mount Diablo Meridian.

Section 33: All those portions lying North of the center line of the Navarro Ridge and Anderson Valley Public Road.

Together with that portion of Section 34 described in Exhibit C of Deed to Rex Timber, Inc. recorded April 24, 1986 in Book 1555 at Page 367, Mendocino County Records.

Excepting therefrom, all that portion thereof described in Exhibit A of Deed to Helen Hamby recorded April 24, 1986 in Book 1555 at Page 362, Mendocino County Records.

APNo.: 125-350-19

Section 34: North half of Northwest quarter;

All that portion of the South half Northwest quarter described as follows:

Beginning at a point on North boundary of the South half of the Northwest quarter of Section 34 in Township 16 North, Range 16 West of Mount Diablo Base and Meridian in an old road leading from what is known as the Pullen Mill on the Upper Salmon Creek to what used to be known as the Ray Half Way House which point of beginning is distant three chains Easterly from a stake on West boundary of said Section set for the Northwest corner of said South half of Northwest

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quarter; thence from said point of beginning running in said road South 30° East 2.00 chains, South 57° East 1.20 chains, South 60° East 1.75 chains, South 45° East 1.30 chains, South 70° East 85 links, South 02° East 2.00 chains, South 20° East 2.60 chains, South 39° East 1.30 chains, South 65° East 2.45 chains, South 50° East 3.25 chains, South 27° East 1.25 chains, South 46° East 1.10 chains, South 50° East 2.25 chains, South 72° East 1.50 chains, South 46° East 1.30 chains; thence leaving said road North 60 3/4° East 10.80 chains to the point from which the most Northerly corner of the land heretofore conveyed to Mrs. Ray Bears South 29 1/4° East and is distant 76 links; thence North 60 3/4° East 11.73 chains to point on ridge between Salmon Creek and Flynn Creek, said Flynn Creek being a tributary of the Navarro River; thence on said ridge North 23 3/4° East 5.30 chains, more or less, to the North boundary of said South half of the Northwest quarter; thence on such North boundary North 87 1/4° West 39 chains and to the point of beginning.

Together with all that portion thereof described in Exhibit D of Deed to Rex Timber, Inc. recorded April 24, 1986 in Book 1555 at Page 367, Mendocino County Records.

Excepting therefrom, all that portion thereof, described in Exhibit B of Deed to Helen Hamby recorded April 24, 1986 in Book 1555 at Page 362, Mendocino County Records.

APNo.: 125-350-20

Irrevocable Offer to Dedicate Title in Fee, and Declaration of Restrictive Covenants
Hawthorne Forestlands Property, Mendocino County

EXHIBIT B

SAMPLE ONLY. NOT FOR SIGNATURE OR RECORDATION

Recording Requested By and
When Recorded Return to:

State Coastal Conservancy
1330 Broadway, Suite 1100
Oakland, CA 94612

Attn: Legal Counsel: [initials]
Project:

EXEMPT FROM RECORDING FEES -- GOV. CODE SECTION 6103

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property offered to the State of California, acting by and through the State Coastal Conservancy, in the IRREVOCABLE OFFER TO DEDICATE TITLE IN FEE AND DECLARATION OF RESTRICTIVE COVENANTS ("the offer") executed by the _____ on _____, and recorded on _____ as Instrument No. _____ in the Official Records of the County of _____, State of California, is hereby accepted by the undersigned officer on behalf of the State of California, pursuant to the authorization of the State Coastal Conservancy, Resources Agency, State of California, adopted on _____ on the basis of findings made in accordance with paragraph 1 of the offer.

STATE OF CALIFORNIA
Resources Agency
State Coastal Conservancy

By: XXXXXX
Executive Officer

Date