

P

Type



Plans

LLA12-0041

Permit Number

32450

Street Number

HWY 1

Street Name

SEA

Community Code

122-250-004

APN

COUNTY OF SONOMA
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT
 2550 VENTURA AVENUE, SANTA ROSA, CA 95403-2829
 (707) 565-1900 FAX (707) 565-1103

Application Fees / Invoice for: LLA12-0041

Project Address: 32450 HWY 1 SEA

Cross Street: SKAGGS SPRNGS RD

APN: 122-250-004

Description: LLA BETWEEN 2 PARCELS, 1.2 AND 105.7 ACRES

Printed: Thursday, August 16, 2012
Initialized by: SSWEDENB
Activity Type: B-LLA 1201
PCAS #:

Owner: BRUCKNER HELGE H TR
 PO BOX 769
 GUALALA CA 95445

Applicant: ADOBE ASSOCIATES
 1220 N DUTTON AVE
 SANTA ROSA CA
 95401
 707 541 2300

Fees:

Item#	Description	Account Code	Tot Fee	Prev. Pmts	Cur. Pmts
140	TECH ENHANCEMENT FEE	025015-4040	48.00	.00	.00
336	EH REV LLA/ZPE-ALL OTHER	025015-3355	527.00	.00	.00
605	LLA PROCESSING FEE	025015-3327	215.00	.00	.00
1052	ENV REV CEQA EXEMPT DET	025015-3811	34.00	.00	.00
1061	LLA ADMIN (NO HEARING)	025015-3816	1,405.00	.00	.00
			\$2,229.00	\$0.00	
				Total Fees:	\$2,229.00
				Total Paid:	\$0.00
				Balance Due:	\$2,229.00

Refunds will not be authorized unless circumstances comply with established PRMD refund policy provisions.

When validated below, this is your receipt.

PAYMENT REC'D
 \$ 2,229.00 *W*
 AUG 16 2012
 PERMIT AND RESOURCE
 MANAGEMENT DEPARTMENT
 COUNTY OF SONOMA

CHECK REC'D
 \$ _____
 AUG 16 2012
 PERMIT AND RESOURCE
 MANAGEMENT DEPARTMENT
 COUNTY OF SONOMA

Indemnification Agreement

PJR-011

"As part of this application, applicant agrees to defend, indemnify, release and hold harmless the County, its agents, officers, attorneys, employees, boards and commissions from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or the adoption of the environmental document which accompanies it. This indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in conjunction with the approval of this application, whether or not there is concurrent passive or active negligence on the part of the County. If, for any reason any portion of this indemnification agreement is held to be void or unenforceable by a court of competent jurisdiction, the remainder of the agreement shall remain in full force and effect."

Helge H. Bruckner
Applicant Name

[Signature]
Applicant Signature

Helge H. Bruckner
Owner Name

[Signature]
Owner Signature

8-14-12
Date

LLA12-0041
File No.

NOTE: The purpose of the Indemnification Agreement is to allow the County to be held harmless in terms of potential legal costs and liabilities in conjunction with permit processing and approval.

Planning Application

PJR-001

File#: LLA 12-0041

Type of Application:

- | | | | |
|---|--|---|--------------------------------------|
| <input type="checkbox"/> Admin Cert. Compliance | <input type="checkbox"/> Design Review Comm./Ind. | <input type="checkbox"/> Minor Subdivision | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Ag./Timber Preserve/Contract | <input type="checkbox"/> Design Review Residential | <input type="checkbox"/> Mobile Home Zoning Permit | <input type="checkbox"/> Zone Change |
| <input type="checkbox"/> Cert. of Compliance | <input type="checkbox"/> Design Review Signs | <input type="checkbox"/> Ordinance Interpretation | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Cert. of Modification | <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Second Unit Permit | |
| <input type="checkbox"/> Coastal Permit | <input type="checkbox"/> Lot Line Adjustment | <input type="checkbox"/> Specific/Area Plan Amendment | |
| <input type="checkbox"/> Design Review Admin. | <input type="checkbox"/> Major Subdivision | <input type="checkbox"/> Use Permit | |

Applicant (Contact Person):

Owner, if other than Applicant:

Name: Helge H BRUCKNER
 Mailing Address: P.O. Box 769
GUALALA CA 95445
 City/Town: GUALALA State: CA Zip: 95445
 Phone: (707) 815-1102 Fax: (707) 785-1087
 Signature: [Signature] Date: 8-14-12

Name: Same
 Mailing Address: _____
 City/Town: _____ State: _____ Zip: _____
 Phone: _____ Fax: _____
 Signature: _____ Date: _____

Other Persons to be Notified: (Specify: Other Owner(s), Agent, Lender, Architect, Engineer, Surveyor) Seller

Name: Save The Redwoods League
 Mailing Address: 114 Sansome St. Suite 1200
San Francisco CA 94104
 City/Town: San Francisco State: CA Zip: 94104
 Title: _____
 Phone: (415) 362-2352 Fax: (415) 362-7017
 email: _____

Name: _____
 Mailing Address: _____
 City/Town: _____ State: _____ Zip: _____
 Title: _____
 Phone: _____ Fax: _____
 email: _____

Project Information:

Address(es): 32090 and 32450 Hwy #1
32450 Hwy. #1
 Assessor's Parcel Number(s): 122-270-001, 122-250-007
122-250-003, -004, 122-240-002
 Project Description: _____
 (Please attach additional sheet(s) if needed)
 Site Served by Public Water? Yes No
 Site Served by Public Sewer? Yes No

Sycamore Point
 City/Town: "
 Acreage: 872.6 ac & 1.765 ac

Number of new lots proposed: 0

DO NOT WRITE BELOW THIS LINE - To Be Completed by PRMD Staff

Planning Area: 1 Supervisorial District: 5 Current Zoning: LEACC B6 160/640 SR General Plan Land Use: LEAG40
 Specific Plan: Local Coastal S.P. Land Use: _____ Needs CEQA Review? yes no

Commercial/Industrial Uses: (Enter numbers where applicable)
 Bldg. sq. ft. Existing: _____ Proposed: _____ Existing Employees: _____ New Employees: _____
 New Manufactured Homes: _____ New Units For Sale: _____ New Units For Rent: _____ Density Bonus Units: _____

Violation? yes no; Application resolve planning violation? yes no; Penalty applicable? yes no; Civil Penalty Factor: N/A

Previous Files: CP14 04-0003
 Application accepted by: [Signature] Date: 8/16/12

Planning Application

PJR-001

Type of Application:

- Admin Cert. Compliance
- Ag./Timber Preserve/Contract
- Cert. of Compliance
- Cert. of Modification
- Coastal Permit
- Design Review Admin.
- Design Review Comm./Ind.
- Design Review Residential
- Design Review Signs
- General Plan Amendment
- Lot Line Adjustment
- Major Subdivision
- Minor Subdivision
- Mobile Home Zoning Permit
- Ordinance Interpretation
- Second Unit Permit
- Specific/Area Plan Amendment
- Use Permit
- Variance
- Zone Change
- Other:

File#: _____

Applicant (Contact Person):

Name: Helge H BRUCKNER
 P.O. Box 769
 Mailing Address: SUALALA HI 95445
 City/Town: SUALALA State: HI Zip: 95445
 Phone: (707) 815-1102 Fax: (707) 785-1087
 email: Helge.H.Bruckner@8-14-12
 Signature: _____ Date: _____

Owner, if other than Applicant:

Name: _____
 Mailing Address: _____
 City/Town: _____ State: _____ Zip: _____
 Phone: _____ Fax: _____
 email: _____
 Signature: _____ Date: _____

Other Persons to be Notified: (Specify: Other Owner(s), Agent, Lender, Architect, Engineer, Surveyor)

OWNER 2: Sara Tan Redwood's design

Name: Sara Tan Redwood's design
 Mailing Address: 114 Sansome St. Suite 1200
 City/Town: San Francisco State: CA Zip: 94104
 Title: Harry Pollack, General Council
 Phone: (415) 362-2352 Fax: (415) 362-7077
 email: hpollack@saveheredwoods.org

Name: _____
 Mailing Address: _____
 City/Town: _____ State: _____ Zip: _____
 Title: _____
 Phone: _____ Fax: _____
 email: _____

Project Information:

Address(es): 72400 Hwy #1 City/Town: Sheridan's Point
 Assessor's Parcel Number(s): 32450 Hwy #1 City/Town: HI
 Project Description: 122-250-003 and 122-250-004 Acreage: 1.141 & 1.165
 (Please attach additional sheets if needed)
 Site Served by Public Water? Yes No
 Site Served by Public Sewer? Yes No
 Number of new lots proposed: 0

DO NOT WRITE BELOW THIS LINE - To Be Completed by PRM Staff

Planning Area: _____ Supervisory District: _____ Current Zoning: _____ General Plan Land Use: _____
 Specific Plan: _____ S.P. Land Use: _____ Needs CEQA Review? yes no

Commercial/Industrial Uses: (Enter numbers where applicable)

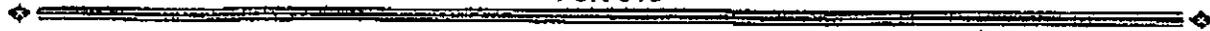
Bldg. sq. ft. Existing: _____ Proposed: _____ Existing Employees: _____ New Employees: _____
 New Manufactured Homes: _____ New Units For Sale: _____ New Units For Rent: _____ Density Bonus Units: _____
 Violation? yes no; Application resolve planning violation? yes no; Penalty applicable? yes no; Civil Penalty Factor: _____

Previous Files: _____
 Application accepted by: _____ Date: _____

Sonoma County Permit and Resource Management Department
 2550 Ventura Avenue ♦ Santa Rosa, CA ♦ 95403-2829 ♦ (707) 566-1900 ♦ Fax (707) 566-1103

Lot Line Adjustment Supplemental Application Information

PJR-016



Owner of Parcel A:
 Name: Steve & Radwood's Laguna Signature: [Signature] Day Phone: (415) 362-735
 Mailing Address: 114 Serrano St. Suite 1200 City: San Francisco State: CA Zip: 94104

Owner of Parcel B:
 Name: Helge H. Buckner Signature: [Signature] Day Phone: (707) 815-1102
 Mailing Address: 701 Box 769 City: Judaea State: CA Zip: 95445

Owner of Parcel C:
 Name: _____ Signature: _____ Day Phone: _____
 Mailing Address: _____ City: _____ State: _____ Zip: _____

Owner of Parcel D:
 Name: _____ Signature: _____ Day Phone: _____
 Mailing Address: _____ City: _____ State: _____ Zip: _____

Property Information:

Lot A Address: 32400 Hwy #1 City: Stewards Point Zip: 95480
 Assessor's Parcel No: 122-250-003 Existing Lot Size: 125.66 ac. Proposed Lot Size: 104.519 ac.
 Existing Use: Road/Agricultural Public Sewer? (Y/N) Provider: _____
 Public Water? (Y/N) Provider: _____

Lot B Address: 32450 Hwy #1 City: Stewards Point Zip: 95480
 Assessor's Parcel No: 122-250-004 Existing Lot Size: 1.161 Proposed Lot Size: 2.302
 Existing Use: Residential Public Sewer? (Y/N) Provider: _____
 Public Water? (Y/N) Provider: _____

Lot C Address: _____ City: _____ Zip: _____
 Assessor's Parcel No: _____ Existing Lot Size: _____ Proposed Lot Size: _____
 Existing Use: _____ Public Sewer? (Y/N) Provider: _____
 Public Water? (Y/N) Provider: _____

Lot D Address: _____ City: _____ Zip: _____
 Assessor's Parcel No: _____ Existing Lot Size: _____ Proposed Lot Size: _____
 Existing Use: _____ Public Sewer? (Y/N) Provider: _____
 Public Water? (Y/N) Provider: _____

Does any owner now own or has any owner formerly owned or held interest in adjacent land? Yes: _____ No: X
 If yes, identify Assessor's Parcel Numbers: _____

- 1. Will any parcel be completely relocated? Yes: _____ No: X
- 2. Will any parcel be reduced in size by more than 30% or enlarged by more than 100%? Yes: _____ No: X
- 3. Is an existing parcel subject to merger or otherwise undevelopable? Yes: _____ No: X
- 4. Is the proposal subject to the California Environmental Quality Act (CEQA)? Yes: _____ No: X
 - a) Will the adjustment have impacts, or increase the potential for impacts on a sensitive or a protected environment, or an area of hazardous or critical concern? Yes: _____ No: X
 - b) Does the request involve parcels which have been lot line adjusted in the previous two years? Yes: _____ No: X
 - c) Could the request result in cumulative or significant adverse impacts? Yes: _____ No: X

If any of the questions above are answered "yes", the project is a Major LLA and a CEQA Fee is required.

Sonoma County Permit and Resource Management Department
 2560 Ventura Avenue ♦ Santa Rosa, CA ♦ 95403-2829 ♦ (707) 565-1900 ♦ Fax (707) 565-1103

Lot Line Adjustment Supplemental Application Information

PJR-016

File#: LLA 12-0041

Owner of Parcel A:

Name: Save the Redwoods League Signature: X Day Phone: (415) 362-7352
Mailing Address: 114 Sansome St. Suite 1200 City: San Francisco State: CA Zip: 94104

Owner of Parcel B:

Name: Helge H. Buckner Signature: [Signature] Day Phone: (707) 815-1102
Mailing Address: P.O. Box 769 City: Judola State: CA Zip: 95445

Owner of Parcel C:

Name: _____ Signature: _____ Day Phone: _____
Mailing Address: _____ City: _____ State: _____ Zip: _____

Owner of Parcel D:

Name: _____ Signature: _____ Day Phone: _____
Mailing Address: _____ City: _____ State: _____ Zip: _____

Property Information:

Lot A Address: 32400 Hwy #1 City: Newark Point Zip: 95480
Assessor's Parcel No: 122-250-003 Existing Lot Size: 105.66 ac Proposed Lot Size: 104.519 ac
Existing Use: Rsd./Agricultural Public Sewer? (Y/N) (N) Provider: _____
Public Water? (Y/N) (N) Provider: _____

Lot B Address: 32450 Hwy #1 City: Newark Point Zip: 95480
Assessor's Parcel No: 122-250-004 Existing Lot Size: 1.161 Proposed Lot Size: 2.302
Existing Use: Residential Public Sewer? (Y/N) (N) Provider: _____
Public Water? (Y/N) (N) Provider: _____

Lot C Address: _____ City: _____ Zip: _____
Assessor's Parcel No: _____ Existing Lot Size: _____ Proposed Lot Size: _____
Existing Use: _____ Public Sewer? (Y/N) Provider: _____
Public Water? (Y/N) Provider: _____

Lot D Address: _____ City: _____ Zip: _____
Assessor's Parcel No: _____ Existing Lot Size: _____ Proposed Lot Size: _____
Existing Use: _____ Public Sewer? (Y/N) Provider: _____
Public Water? (Y/N) Provider: _____

Does any owner **now own** or has any owner **formerly owned** or **held interest** in adjacent land? Yes: _____ No: X
If yes, identify Assessor's Parcel Numbers: _____

- 1. Will any parcel be completely relocated? Yes: _____ No: X
- 2. Will any parcel be reduced in size by more than 30% or enlarged by more than 100%? Yes: _____ No: X
- 3. Is an existing parcel subject to merger or otherwise undevelopable? Yes: _____ No: X
- 4. Is the proposal subject to the California Environmental Quality Act (CEQA)? Yes: _____ No: X
 - a) Will the adjustment have impacts, or increase the potential for impacts on a sensitive or a protected environment, or an area of hazardous or critical concern? Yes: _____ No: X
 - b) Does the request involve parcels which have been lot line adjusted in the previous two years? Yes: _____ No: X
 - c) Could the request result in cumulative or significant adverse impacts? Yes: _____ No: X

If any of the questions above are answered "yes", the project is a **Major LLA** and a **CEQA Fee** is required.

Sonoma County Permit and Resource Management Department
2550 Ventura Avenue ❖ Santa Rosa, CA ❖ 95403-2829 ❖ (707) 565-1900 ❖ Fax (707) 565-1103

Indemnification Agreement

PJR-011

"As part of this application, applicant agrees to defend, indemnify, release and hold harmless the County, its agents, officers, attorneys, employees, boards and commissions from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or the adoption of the environmental document which accompanies it. This indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in conjunction with the approval of this application, whether or not there is concurrent passive or active negligence on the part of the County. If, for any reason any portion of this indemnification agreement is held to be void or unenforceable by a court of competent jurisdiction, the remainder of the agreement shall remain in full force and effect."

Save The Redwoods League
Applicant Name

[Signature]
Applicant Signature
General Counsel

Save The Redwoods League
Owner Name

[Signature]
Owner Signature
General Counsel

Date 8-15-12

File No.

LLA12-0041

NOTE: The purpose of the indemnification Agreement is to allow the County to be held harmless in terms of potential legal costs and liabilities in conjunction with permit processing and approval.

Sonoma County Permit and Resource Management Department
2650 Ventura Avenue ♦ Santa Rosa, CA ♦ 95403-2828 ♦ (707) 565-1900 ♦ Fax (707) 565-1103

LOT LINE ADJUSTMENT

PROJECT PROPOSAL STATEMENT

This is a proposal for a lot line adjustment for the combination of 1.1 acres, more or less of the lands of Save The Redwood League as described by deed recorded October 14, 2011 under Document Number 2011-088432, Sonoma County Records, property commonly known 32400 Highway 1, Jenner (APN 122-230-007, 122-240-002, 122-250-003, 122-270-001), with the lands of Helge H. Bruckner as described by deed recorded August 02, 2012 under Document Number 2012-074327, Sonoma County Records, property commonly known as 32450 Highway 1, Jenner (APN 122-250-004).

The area of proposed adjustment is the area described as “Parcel Two” in the deed to Helge H. Bruckner of a recorded August 02, 2012 under Document Number 2012-074327, Sonoma County Records, described as a “non-exclusive easement for the purpose of installing, maintaining, expanding and utilizing an underground sewage disposal system and for construction, maintaining, operating, replacing, removing, renewing or otherwise servicing a water well, and the placement, maintenance, operation, replacement, removal, renewal or enlargement of pipelines, conduit, cables, underground or overhead utility lines and other convenient structures, equipment and fixtures for the operation of a water well....”. The purpose of this adjustment is to encompass the existing private sewage disposal system and water well that serves the Bruckner parcel by way of this easement.

The Bruckner parcel is an existing developed residential property accessed by way of an existing paved access road and 20 foot wide easement from Highway 1.

This is also a voluntary request for a merger of any parcels or parcel fragments underlying the resultant parcels.

COUNTY ASSESSOR'S PARCEL MAP

TAX RATE AREA
100-003

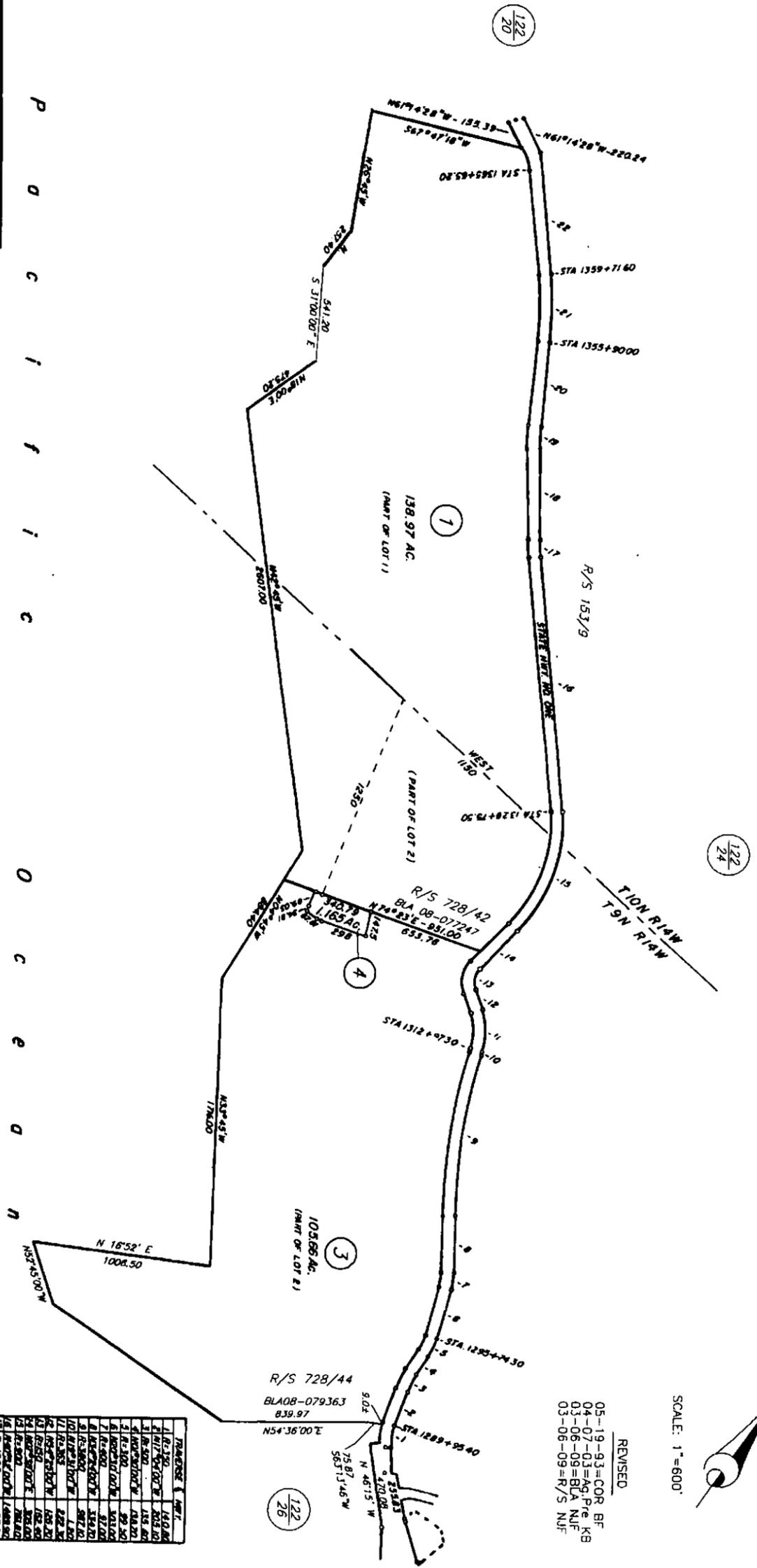
122-25

PTN. OF THE H.A. RICHARDSON SUBDIVISION OF THE GERMAN RANCHO
REC. 05-5-1897 IN BK. 11, MAPS, PGS. 18-00



SCALE: 1"=600'

REVISED
05-19-93=COR. BF
04-07-03=AG. Pre. KB
03-06-09=BLA. NJF
03-06-09=R/S. NJF



TRaverse	Length	Bearing	Area
1	16.0	N 45° 15' W	1.0
2	115.0	S 75° 15' E	1.0
3	115.0	N 45° 15' W	1.0
4	115.0	S 75° 15' E	1.0
5	115.0	N 45° 15' W	1.0
6	115.0	S 75° 15' E	1.0
7	115.0	N 45° 15' W	1.0
8	115.0	S 75° 15' E	1.0
9	115.0	N 45° 15' W	1.0
10	115.0	S 75° 15' E	1.0
11	115.0	N 45° 15' W	1.0
12	115.0	S 75° 15' E	1.0
13	115.0	N 45° 15' W	1.0
14	115.0	S 75° 15' E	1.0
15	115.0	N 45° 15' W	1.0
16	115.0	S 75° 15' E	1.0
17	115.0	N 45° 15' W	1.0
18	115.0	S 75° 15' E	1.0
19	115.0	N 45° 15' W	1.0
20	115.0	S 75° 15' E	1.0
21	115.0	N 45° 15' W	1.0
22	115.0	S 75° 15' E	1.0
23	115.0	N 45° 15' W	1.0
24	115.0	S 75° 15' E	1.0
25	115.0	N 45° 15' W	1.0
26	115.0	S 75° 15' E	1.0

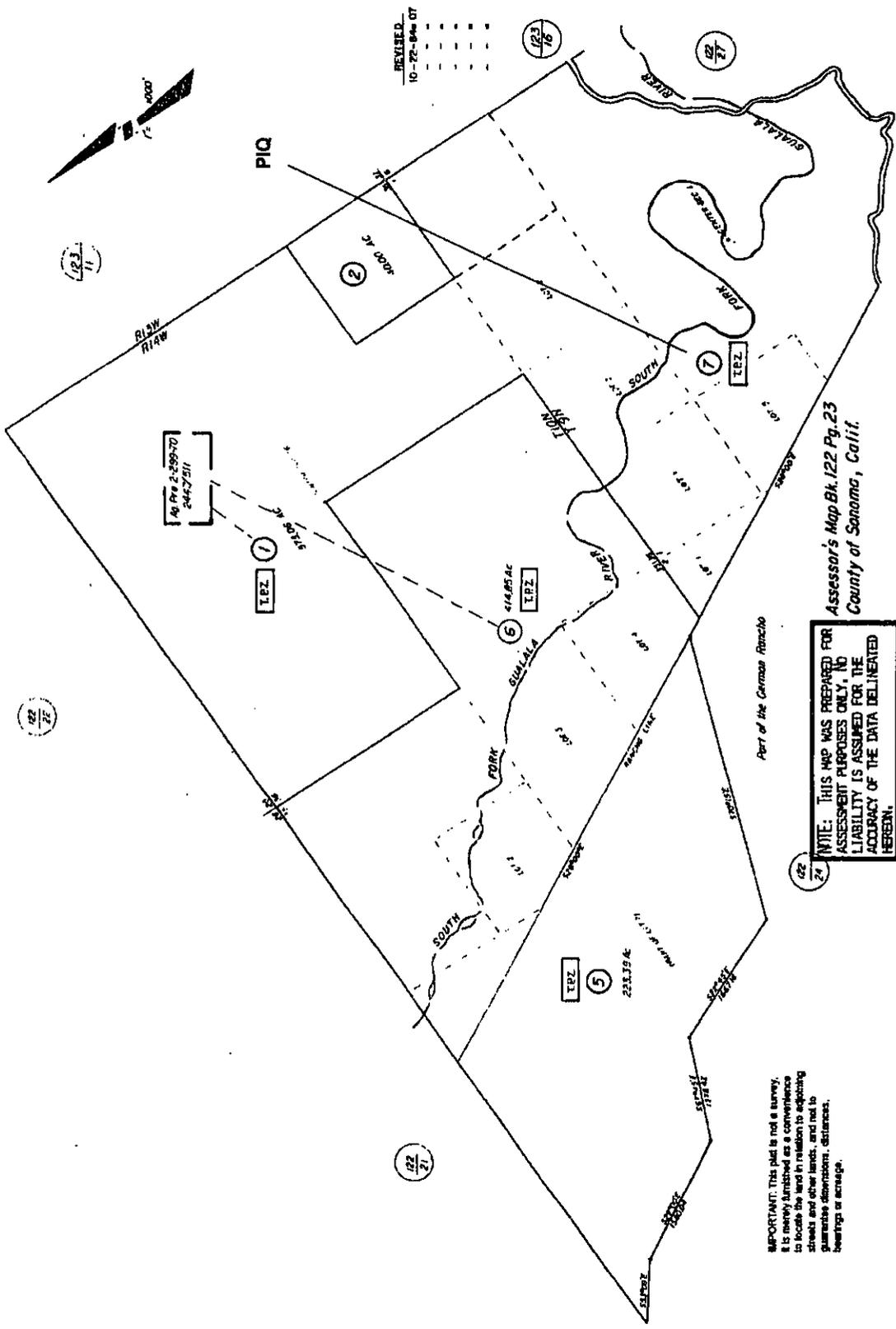
NOTE: This map was prepared for Assessment purposes only and does not indicate either parcel legality or a valid building site. No liability is assumed for the accuracy of the data delineated. The acreages are based on the information supplied to the Assessor (i.e. recorded survey maps, recorded deeds, prior assessment maps, etc.)

NOTE: Assessor's parcels do not necessarily constitute legal lots. To verify legal parcel status, check with the appropriate city or county community development or planning division.

COUNTY ASSESSOR'S PARCEL MAP

TAX CODE AREA
100-013

122-23



REVISED
10-22-84 BY

Ag Parc 2-289-70
24427511

NOTE: THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSES ONLY. NO
LIABILITY IS ASSUMED FOR THE
ACCURACY OF THE DATA DELINEATED
HEREIN.

IMPORTANT: This plat is not a survey.
It is merely furnished as a convenience
to locate the land in relation to adjoining
streets and other lands, and not to
determine dimensions, distances,
bearings or acreage.

Assessor's Map Bk. 122 Pg. 23
County of Sonoma, Calif.

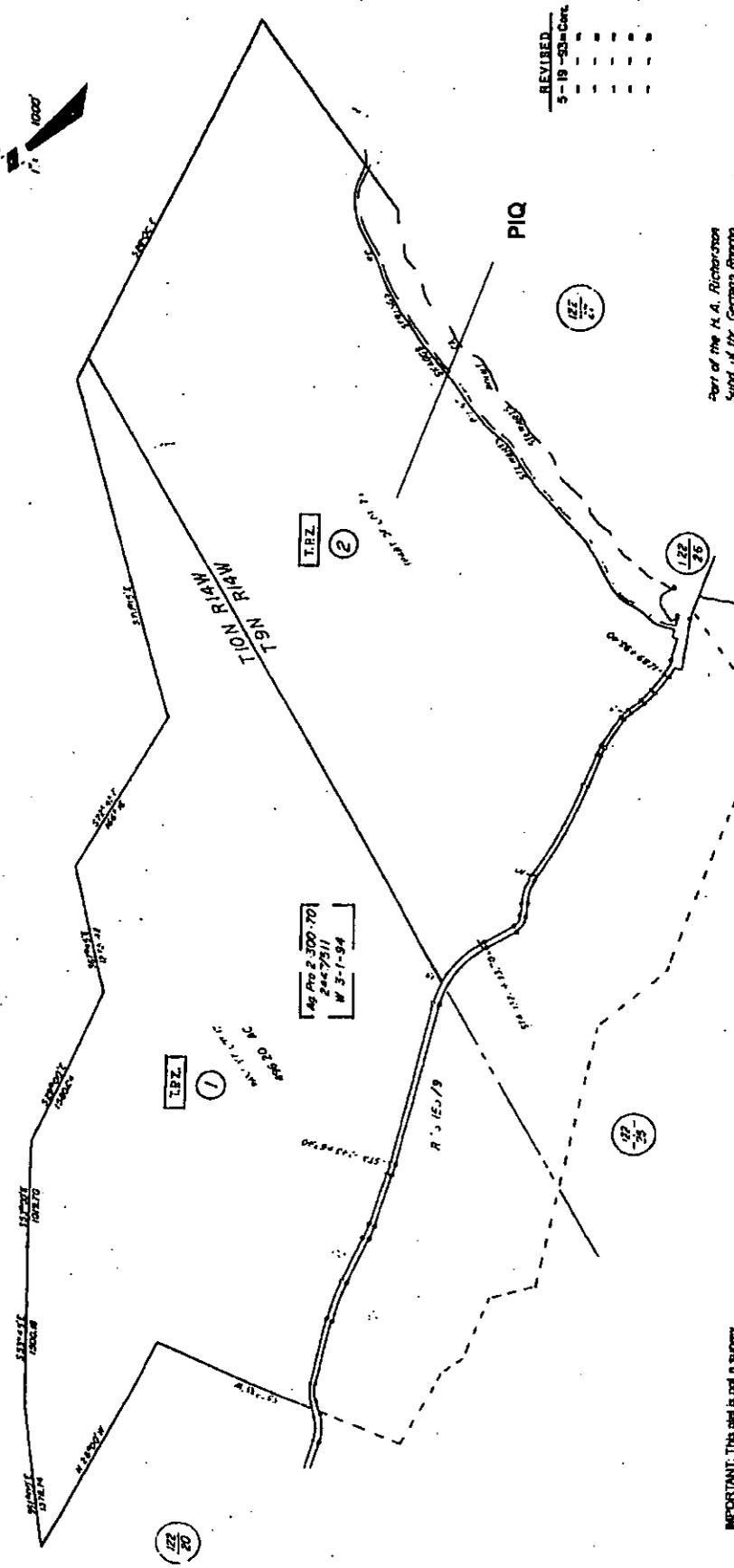
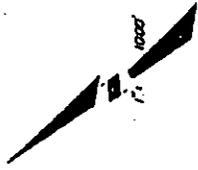
Part of the German Rancho

UNION ASSessor's PARCEL MAP

TAX CODE AREA
100-003

122-24

122-23



REVISED
5-19-93-Corr.

Part of the H. A. Richardson
Squad of the German's Abasco

NOTE: THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSES ONLY. NO
LIABILITY IS ASSUMED FOR THE
ACCURACY OF THE DATA DELINEATED
HEREON.

IMPORTANT: This plat is not a survey.
It is merely furnished as a convenience
to locate the land in relation to adjoining
streets and other lands, and not to
guarantee dimensions, distances,
bearings or acreage.

Assessor's Map Bk. 122 Pg. 24
County of Sonoma, Calif.

JUL 14 1994

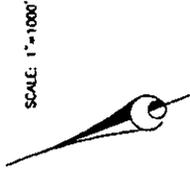
COUNTY ASSESSOR'S PARCEL MAP

122-27

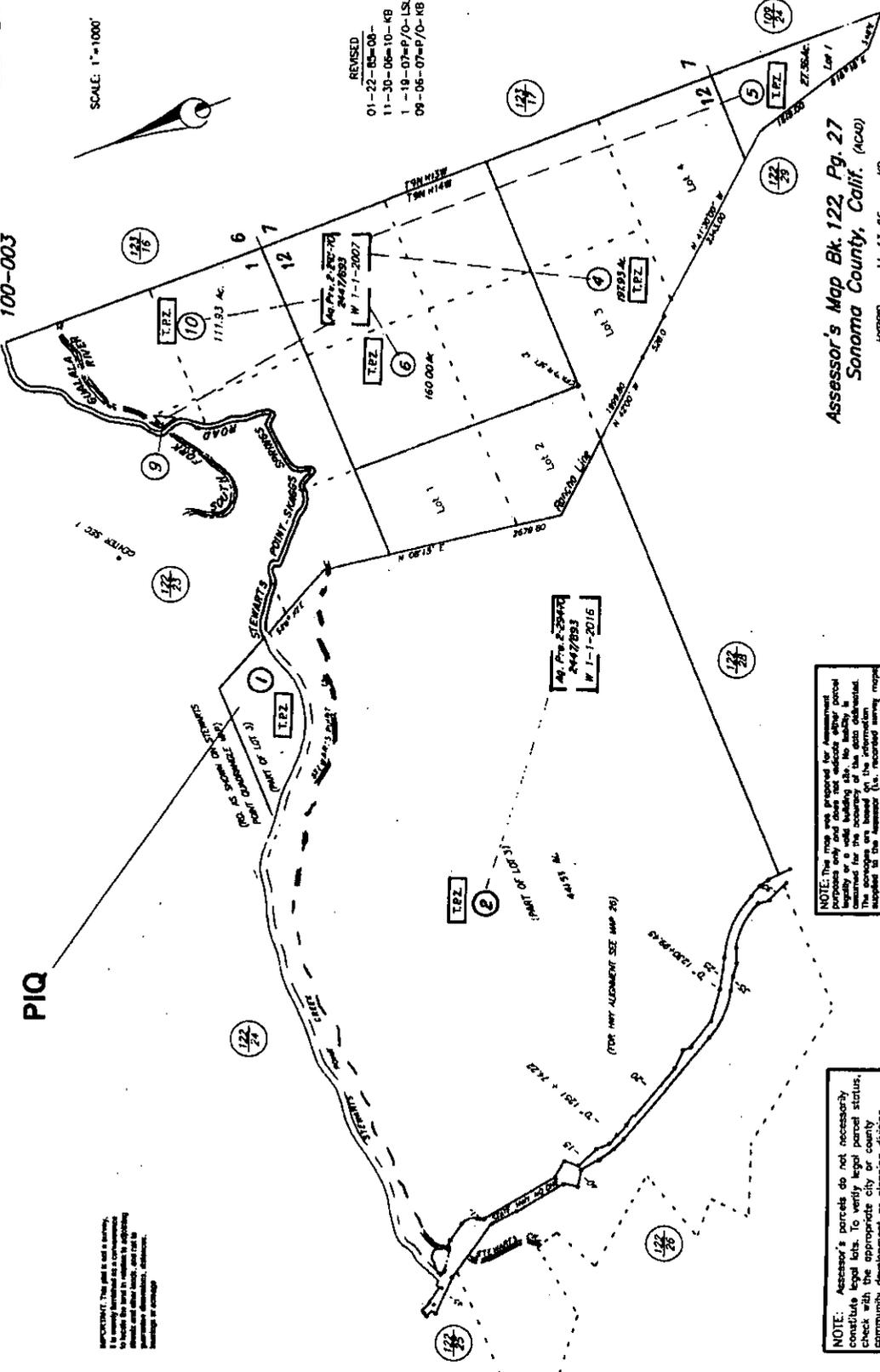
TAX RATE AREA
100-003

PIQ

IMPORTANT: The goal is not a survey. It is merely furnished as a convenience. The user should consult a professional surveyor and other maps for the primary boundary, distance, bearings or acreage.



REVISED
01-22-85-00-
11-30-06-10-KB
1-19-07-9/0-LSL
09-06-07-9/0-KB



Assessor's Map Bk. 122, Pg. 27
Sonoma County, Calif. (MCA)
HYBRID 11-13-06 KB

NOTE: This map was prepared for Assessment purposes only and does not indicate either parcel legality or a valid building site. No liability is assumed for the accuracy of the information. This map is for the use of the Assessor and is not to be used for any other purpose. (i.e., recorded survey, recorded debts, prior assessment maps, etc.)

NOTE: Assessor's parcels do not necessarily coincide legal lots. To verify legal parcel status, check with the appropriate city or county community development or planning division.

Lot Line Adjustment Worksheet
To Determine Applicability of New Ordinance (5154)

-
1. Is property zoned C0, C1, C2, C3, LC, K, MP, M1, M2, M3, or PF?
Yes _____ No ✓

 2. Do the resulting parcel sizes comply with the applicable General Plan densities and minimum lot sizes?
Yes _____ No ✓

 3. Were all lots subject to adjustment created on or after March 1, 1967?
Yes _____ No ✓

If the answer to any of the above questions (1 through 3) is yes, then the lot line adjustment is not subject to the new ordinance - no further analysis necessary.

_____ Not subject to the new ordinance, no further analysis necessary.

If all the answers were no to questions 1, 2 and 3 above, the lot line adjustment is subject to the new ordinance, unless exempted below:

1. Does each existing parcel contain a legal dwelling unit or formerly contained a legal dwelling unit destroyed by fire or other calamity within the last five years?
Yes _____ No ✓

If the answer is yes, the lot line adjustment meets the ordinance and no further analysis is needed.

-
2. a. Are all the existing parcels at least 10 acres in size and zoned LIA, LEA, or DA?
Yes _____ No ✓

If the answer is no, the lot line adjustment is subject to the new ordinance.

- b. If the answer to 2a is yes, is the owner willing to enter into a covenant prohibiting new residential development for ten years?

Yes _____ No _____ Maybe ✓

If the answer is yes, work with the applicant to secure the covenant. Once the covenant is signed by the applicant, the lot line adjustment can proceed forward, and the lot line adjustment will not be subject to the new ordinance.

If the answer is no, the lot line adjustment is subject to the new ordinance and further analysis is necessary.

If the answer is maybe, it will likely be necessary to do further analysis so the applicant can decide whether it is in their best interest to enter into a covenant.

Summary

_____ The proposed lot line adjustment is exempt from the new ordinance or all parcels already contain residences or the project qualifies, and the owner is willing to enter into a covenant to restrict new uses. No further analysis necessary.

_____ The proposed lot line adjustment is subject to the new ordinance. Further analysis necessary.

Further Analysis:

Step One: Does the proposed lot line adjustment have the potential for increasing the number of developable lots? Even though a lot line adjustment is subject to the ordinance as indicated in the above checklist, extensive analysis of the adjustment may not be necessary if it is clear that the application has no potential for increasing the number of developable parcels. For example, if a lot line adjustment proposes to reduce the size of a vacant parcel and add land to a developed parcel, there would clearly be no increase in the number of developable lots.

Step Two: If the proposed lot line adjustment may have the potential for increasing the number of developable lots, each existing parcel must be evaluated against the following ordinance criteria to determine if it is developable:

- a. Legal access to a public road or right-of-way (or existing road connection to such public road).
- b. Is served by public sewer or is likely to meet criteria for approval of an on-site sewage disposal system for a one-bedroom residence, as described in the ordinance.
- c. Can provide adequate water supply as described in the ordinance.

RECORDING REQUESTED BY
Financial Title Company
AND WHEN RECORDED MAIL TO

Name Helge H. Bruckner
Street P. O. Box 769
Address Gualala, CA 95445
City, Stat
Zip
Order No. 03500175-005-C9



2003144475

OFFICIAL RECORDS OF
SONOMA COUNTY
KEVE T. LEWIS

FINANCIAL TITLE CO.
07/15/2003 14:41 DEED
RECORDING FEE: 20.00
COUNTY TAX: 1952.50

4



SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(s) DECLARE(s)
City of _____ or Unincorporated Area
City Conveyance Tax is \$ _____
Parcel No. 122-250-004

Documentary Transfer Tax is \$ 1,952.50
 computed on full value of interest or property conveyed, or
 full value less value of liens or encumbrances remaining at
the time of sale

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
John K. Richardson, an unmarried man and Marilyn G. Stornetta, an unmarried woman, who
acquired title as husband and wife
hereby GRANT(s) to
Helge H. Bruckner, an unmarried man
the following real property:
See Exhibit A attached hereto and made a part hereof.

Dated: June 30, 2003

THIS DEED IS BEING EXECUTED IN COUNTERPART

STATE OF CALIFORNIA
COUNTY OF Mendocino } S.S.

On July 7, 2003 before me,

J. Glaze

John K. Richardson

Marilyn G. Stornetta
Marilyn G. Stornetta

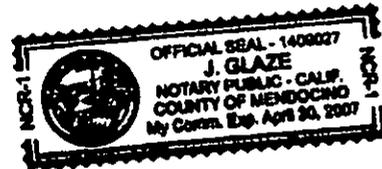
a Notary Public in and for said County and State, personally appeared

Marilyn G. Stornetta

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.

Signature J. Glaze



(This area for official notarial seal)

MAIL TAX STATEMENTS TO PARTY SHOWN ON THE FOLLOWING LINE: IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

RECORDING REQUESTED BY
Financial Title Company
AND WHEN RECORDED MAIL TO

Name **Helge H. Bruckner**
Street Address **P. O. Box 769**
Gualala, CA 95445
City, State
Zip
Order No. **03500175-005-CS**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
City of _____ or Unincorporated Area
City Conveyance Tax is \$ _____
Parcel No. **122-250-004**

Documentary Transfer Tax is \$ **1,952.50**
 computed on full value of interest or property conveyed, or
 full value less value of liens or encumbrances remaining at
the time of sale

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
John K. Richardson, an unmarried man and Marilyn G. Stornetta, an unmarried woman, who
acquired title as husband and wife
hereby GRANT(s) to
Helge H. Bruckner, an unmarried man
the following real property:
See Exhibit A attached hereto and made a part hereof.

Dated: **July 8, 2003**

THIS DEED IS BEING EXECUTED IN
COUNTERPART

STATE OF CALIFORNIA
COUNTY OF **SONOMA** } S.S.

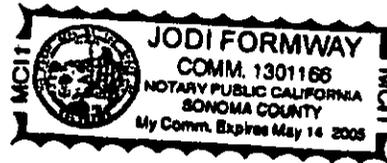

John K. Richardson

On **July 10, 2003** before me.

Marilyn G. Stornetta

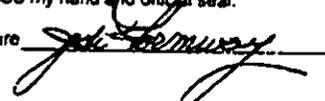
Jodi Formway
a Notary Public in and for said County and State, personally appeared

JOHN K. RICHARDSON



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.

Signature 

(This area for official notarial seal)

MAIL TAX STATEMENTS TO PARTY SHOWN ON THE FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

Exhibit "A"

All that certain real property situated in the Unincorporated Area, County of Sonoma, State of California, described as follows:

All that certain real property situated in the German Rancho, County of Sonoma, State of California, being a portion of the lands conveyed by Donald R. Richardson, et al, to Archer R. Richardson, et ux, by Joint Tenancy Deed dated November 22, 1954 and recorded January 12, 1955 in Book 1321 of Official Records, at page 50, Sonoma County Records, being also a portion of Lot 2 of the H. A. Richardson Subdivision in the German Rancho, Township 9 North, Range 14 West, M.D.B.&M., and being bounded and more particularly described as follows:

PARCEL ONE:

Beginning at a 3/8" iron bar, 10.00 feet Easterly of the bluff on the shore of the Pacific Ocean, from which a cross chiseled in a natural bowl in a flat rock bears South 49° 35' East, a distance of 22.00 feet; thence from said point of beginning, North 74° 23' East along the Northerly boundary line of said Lands of A. R. Richardson, a distance of 300.00 feet to a 3/4" iron pipe, from which a 3/8" iron bar on the Westerly right-of-way line of State Highway No. 1 bears North 74° 23' East, a distance of 653.76 feet; thence South 23° 37' East and leaving said Northerly boundary line, a distance of 147.50 feet to a 3/4" iron pipe; thence South 74° 23' West, parallel to the said North boundary line, a distance of 263.00 feet to a 3/4" iron pipe, from which the point of beginning bears North 37° 06' 50" West, 156.98 feet distant; thence continuing South 74° 23' 00" West to a point on the low water line of the Pacific Ocean; thence North 86° 25' 13" West along said low water line, a distance of 67.81 feet to a point; thence North 18° 22' 57" West along said high water line, a distance of 34.81 feet to a point; thence North 14° 04' 05" West along said high water line, a distance of 89.03 feet to a point; thence leaving said high water line, North 74° 23' 00" East along the Northerly boundary line of said Lands of A. R. Richardson to the point of beginning.

PARCEL TWO:

An easement, 20.00 feet in width, from State Highway No. 1 to the above described property for ingress and egress by grantee and grantee's guests and invitees over the existing roadway.

PARCEL THREE:

A non-exclusive easement for the purpose of installing, maintaining, expanding and utilizing an underground sewage disposal system and for the purpose of taking water and for construction, maintaining, operating, replacing, removing, renewing or otherwise servicing a water well and the placement, maintenance, operation, replacement, removal, renewal or enlargement of pipelines, conduits, cables, underground or overhead utility lines and other convenient structures, equipment and fixtures for the operation of a water well, together with the necessary right of ingress and egress in, over and upon Parcel One as described in that certain Deed from Archer R. Richardson to Archer R. Richardson as Trustee of the Elinor V. Richardson Testamentary-Trust A, dated May 14, 1992 and recorded under Document No. 1992-0058464, Official Records of Sonoma County for the benefit of that certain parcel conveyed by William G. Blackard to John K. Richardson and Marilyn S. Richardson by Executor's Deed, dated July 15, 1991 and recorded under Document No. 1991-0068770, Official Records of Sonoma County.

The boundary of said easement being more particularly described as follows:

Beginning at the Southeast corner of said Lands of John R. Richardson; thence Easterly on the projection of the Southerly line thereof, 330.00 feet; thence Northerly and perpendicular to the last named course, 147.00 feet, more or less, to a point laying on the Northerly line of said Lands of

Archer R. Richardson; thence Westerly along said Northerly line, 350.00 feet, more or less, to the Northeast corner of said Lands of John K. Richardson; thence Southerly along the Easterly line thereof, 147.50 feet, more or less, to the point of beginning.

PARCEL FOUR:

A non exclusive easement for a Single Family Dwelling for the purpose of installing, maintaining, expanding and utilizing water storage tanks and other convenient structures, equipment and fixtures for the operation of a water system together with the necessary right of ingress and egress in and over the following described lands.

All that certain real property situated in the County of Sonoma, State of California, being an easement for the benefit of Parcel One as described and conveyed by John K. Richardson et ux, to John K. Richardson and Marilyn S. Richardson, Trustees of The JOHN K. RICHARDSON AND MARILYN S. RICHARDSON REVOCABLE TRUST dated January 19, 1993 by Grant Deed recorded in Official Records of Sonoma County under Document No. 2000-113581; over and upon a portion of Lot 2 of the H.A. RICHARDSON SUBDIVISION of the German Rancho, Township 9 North, Range 14 West, M. D. B. & M., and being more particularly described as follows:

PARCEL "A":

BEGINNING at the most Northerly corner of Parcel Three as described in said Document No. 2000-113581, S.C.R.; thence North 74°23' 00" East 303.23 feet to a 3/8" Iron bar on the Westerly right-of-way line of California State Highway No. 1, hereinafter referred to as point "A"; thence along said Westerly right-of-way South 07°38' 00" West 21.77 feet; thence leaving said Westerly right-of-way South 74° 23' 00" West 164.57 feet; thence South 59° 07' 42" West 115.95 feet to the Easterly line of said Parcel Three; thence along said Easterly line North 15° 37' 00" West 50.00 feet to the point of beginning.

PARCEL "B"

COMMENCING at point "A", hereinabove described; thence North 74° 23' 00" East 85.30 feet, more or less to a point laying on the Easterly right-of-way line of California State Highway No. 1, the true point of beginning; thence along said Easterly right-of-way North 07° 38' 00" East 136.00 feet; thence leaving said Easterly right-of-way South 82° 22' 00" East 70.00 feet; thence South 07° 38' 00" West 70.00 feet; thence South 34° 45' 18" West 95.52 feet to the point of beginning.

Bearings based on and identical to said Document No. 2000-113581, S.C.R.

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL DOCUMENT TO:
Helge H. Bruckner
P.O. Box 769
Gualala, CA 95445



2012074327

FIRST AMERICAN TITLE CO.
08/02/2012 02:08 DEED
RECORDING FEE: \$22.00
PAID

OFFICIAL RECORDS OF
SONOMA COUNTY
JANICE ATKINSON

4 PGS



Space Above This Line for Recorder's Use Only

ACCOMMODATION ONLY

A.P.N.: 122-250-004

WITHOUT LIABILITY

File No.: 4906-4122515 (DJ)

GRANT DEED

The Undersigned Grantor(s) declare(s): DOCUMENTARY TRANSFER TAX \$0; CITY TRANSFER TAX \$0;
SURVEY MONUMENT FEE \$

This conveyance transfers Grantor's interest into or out of his/her revocable trust and is EXEMPT from the imposition of the Documentary Transfer Tax pursuant to § 11930 of the Revenue and Taxation Code.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Helge H. Bruckner, an unmarried man

hereby GRANT(s) to **Helge H. Bruckner, Trustee of The Helge H. Bruckner Trust UTA dated 10/12/94**

the following described property in the unincorporated area of **Sea Ranch**, County of **Sonoma**, State of **California**:

THIS DEED IS BEING RECORDED AS A CORRECTION TO THE GRANT DEED RECORDED 5/16/08, UNDER DOCUMENT NUMBER 2008045672, WHICH CONTAINED AN INCORRECT LEGAL DESCRIPTION.

See Exhibit A attached hereto for legal description.

Dated: 08/01/2012

Helge H. Bruckner

Mail Tax Statements To: **SAME AS ABOVE**

STATE OF California)SS
COUNTY OF Sonoma)

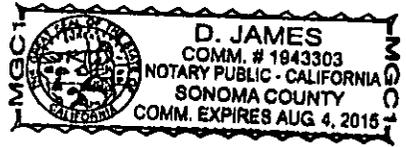
On 8/6/12 before me, D. James, Notary
Public, personally appeared Helge H. Buckner

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 [Handwritten Signature]



My Commission Expires: 8/4/15

This area for official notarial seal

Notary Name: D. James
Notary Registration Number: 1943303

Notary Phone: 707-938-1800
County of Principal Place of Business: Sonoma

A.P.N.: 122-250-004

File No.: 4906-4122515 (DJ)

EXHIBIT A

PARCEL ONE:

BEING A PORTION OF THE LANDS OF A.R. RICHARDSON, DESCRIBED BY DEED RECORDED IN BOOK 1321 OF OFFICIAL RECORDS, PAGE 50, LYING WITHIN THE GERMAN RANCHO, COUNTY OF SONOMA, STATE OF CALIFORNIA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/8" IRON BAR, 10.0 FEET EASTERLY OF THE BLUFF ON THE SHORE OF THE PACIFIC OCEAN, FROM WHICH A CROSS CHISELED IN A NATURAL BOWL IN A FLAT ROCK BEARS SOUTH 49_35' EAST A DISTANCE OF 22 FEET; THENCE FROM SAID POINT OF BEGINNING NORTH 74_23' EAST, ALONG THE NORTHERLY BOUNDARY LINE OF SAID LANDS OF A.R. RICHARDSON, A DISTANCE OF 300.00 FEET TO A 3/4" IRON PIPE FROM WHICH A 3/8" IRON BAR ON THE WESTERLY RIGHT OF WAY LINE OF STATE HIGHWAY NO. 1 BEARS NORTH 74_23' EAST A DISTANCE OF 653.76 FEET; THENCE SOUTH 23_37' EAST AND LEAVING SAID NORTHERLY BOUNDARY LINE A DISTANCE OF 147.50 FEET TO A 3/4" IRON PIPE; THENCE SOUTH 74_23' WEST, PARALLEL TO THE SAID NORTH BOUNDARY LINE, A DISTANCE OF 263.00 FEET TO A 3/4" IRON PIPE; THENCE CONTINUING SOUTH 74_23' 00" WEST A DISTANCE OF 35.00 FEET TO A POINT ON THE HIGH WATER LINE OF THE PACIFIC OCEAN; THENCE NORTH 86_25'13" WEST ALONG SAID HIGH WATER MARK LINE A DISTANCE OF 67.81 FEET TO A POINT; THENCE NORTH 18_22' 57" WEST ALONG SAID HIGH WATER LINE A DISTANCE OF 34.81 FEET TO A POINT; THENCE NORTH 14_04'05" WEST ALONG SAID HIGH WATER LINE A DISTANCE OF 89.03 FEET TO A POINT; THENCE NORTH 74_23' 00" EAST AND LEAVING SAID HIGH WATER MARK LINE A DISTANCE OF 40.79 FEET TO THE POINT OF BEGINNING.

PARCEL TWO:

A NON-EXCLUSIVE EASEMENT FOR THE PURPOSE OF INSTALLING, MAINTAINING, EXPANDING AND UTILIZING AN UNDERGROUND SEWAGE DISPOSAL SYSTEM AND FOR CONSTRUCTION, MAINTAINING, OPERATING, REPLACING, REMOVING, RENEWING OR OTHERWISE SERVICING A WATER WELL AND THE PLACEMENT, MAINTENANCE, OPERATION, REPLACEMENT, REMOVAL, RENEWAL OR ENLARGEMENT OF PIPELINES, CONDUIT, CABLES, UNDERGROUND OR OVERHEAD UTILITY LINES AND OTHER CONVENIENT STRUCTURES, EQUIPMENT AND FIXTURES FOR THE OPERATION OF A WATER WELL TOGETHER WITH THE NECESSARY RIGHT OF INGRESS AND EGRESS IN, OVER AND UPON PARCEL ONE AS DESCRIBED IN THAT CERTAIN DEED FROM ARCHER R. RICHARDSON TO ARCHER R. RICHARDSON AS TRUSTEE OF THE ELINOR V. RICHARDSON TESTAMENTARY-TRUST A, DATED MAY 14, 1992 AND RECORDED UNDER DOCUMENT NO. 1992-0058464, OFFICIAL RECORDS OF SONOMA COUNTY FOR THE BENEFIT OF THAT CERTAIN PARCEL CONVEYED BY WILLIAM G. BLACKARD TO JOHN K. RICHARDSON AND MARILYN S. RICHARDSON BY EXECUTOR'S DEED DATED JULY 15, 1991 AND RECORDED UNDER DOCUMENT NO. 1991-0068770 OFFICIAL RECORDS OF SONOMA COUNTY.

THE BOUNDARY OF SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING AT THE SOUTHEAST CORNER OF SAID LAND OF JOHN R. RICHARDSON; THENCE
EASTERLY ON THE PROJECTION OF THE SOUTHERLY LINE THEREOF 330.00 FEET; THENCE
NORTHERLY-AND PERPENDICULAR TO THE LAST NAMED COURSE 147.00 FEET, MORE OR LESS TO A
POINT LAYING ON THE NORTHERLY LINE OF SAID LAND OF ARCHER R. RICHARDSON; THENCE
WESTERLY ALONG SAID NORTHERLY LINE 350.00 FEET MORE OR LESS TO THE NORTHEAST
CORNER OF SAID LANDS OF JOHN K. RICHARDSON; THENCE SOUTHERLY ALONG THE EASTERLY
LINE THEREOF 147.50 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.**

**RECORDING REQUESTED BY and
WHEN RECORDED MAIL TO:**

Save the Redwoods League
114 Sansome Street, Suite 1200
San Francisco, CA 94104-3823

MAIL TAX STATEMENTS TO:

Save the Redwoods League
114 Sansome Street, Suite 1200
San Francisco, CA 94104-3823



2011088432

FIDELITY NAT'L TITLE CO. JANICE ATKINSON
10/14/2011 02:18 DEED
RECORDING FEE: \$81.00
PAID

7 PGS



SPACE ABOVE THIS LINE FOR RECORDER'S USE.

APN: 122-260-005 Portion
APN: 122-230-007-000, 122-240-002-000, 122-
250-003-000, and 122-270-001-000

*Confirming title to extinguish unrecorded agreement

QUITCLAIM DEED



THE PACIFIC FOREST TRUST, A CALIFORNIA NONPROFIT CORPORATION
("Grantor"),

hereby remises, releases and forever quitclaims any and all right, title or interest of Grantor to:

SAVE THE REDWOODS LEAGUE, A CALIFORNIA NON-PROFIT CORPORATION
("Grantee"),

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

**SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY
REFERENCE.**

TOGETHER WITH all buildings, improvements and fixtures thereon; all oil, gas, hydrocarbon and minerals and all rights and claims of rights therein, all surface and groundwater, all rights, licenses and permits and claims of right to either surface or ground water whether riparian, appropriative or otherwise existing; all timber and trees whether standing, severed or downed and all rights and interest therein; and all other surface or subsurface rights, licenses, permits, hereditaments, easements, incidents and appurtenances belonging or incident to said land and all leases, subleases, rents and profits therefrom,

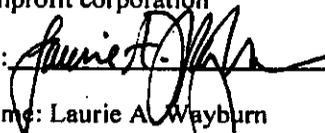
ALSO INCLUDED THEREWITH any and all access to said land that Grantor has whether deeded, recorded, written, verbal, implied, prescriptive or any other type of access.

Nothing herein shall constitute or cause a severance of any riparian rights possessed by the land granted hereby or a severance of any riparian right possessed by any other real property contiguous to the land granted hereby from any spring, river, watercourse, channel or water source of any nature.

Dated: 9.28., 2011

Grantor

The Pacific Forest Trust, Inc., a California nonprofit corporation

By: 

Name: Laurie A. Wayburn

Title: President and Co-CEO

[ATTACH NOTARY ACKNOWLEDGEMENT]

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of San Francisco

On September 28 ²⁰¹¹ before me, Sean O'Sullivan Notary Public
(here insert name and title of the officer)

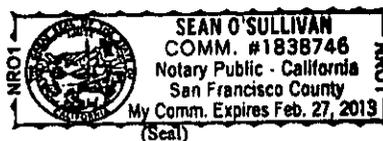
personally appeared Laurie A. Wayburn

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.

Sean O'Sullivan
Signature of Notary Public



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Quit Claim Deed
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

(Additional information)

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~ is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ◆ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ◆ Indicate title or type of attached document, number of pages and date.
 - ◆ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

CAPACITY CLAIMED BY THE SIGNER

Individual (s)

Corporate Officer
President
(Title)

Partner(s)

Attorney-in-Fact

Trustee(s)

Other _____

**EXHIBIT A to QUITCLAIM DEED.
LEGAL DESCRIPTION**

The land referred to herein is situated in the State of California, County of Sonoma, Unincorporated Area, and is described as follows:

Parcel One:

Beginning at a stake on the shores of the Pacific Ocean, which stake is South 53° West and 844 feet distant from a point in the Westerly line of the Jenner-Mendocino County Line Highway opposite Engineer's Station 1289+29.9 thereof; thence from said point of beginning, North 53° West, 844 feet to aforesaid point opposite Engineer's Station 1289+29.9; thence along the Westerly line of said highway and curving to the left from a tangent the course of which is South 27° 45' East with a radius of 375 feet for a distance of 80.7 feet; thence South 40° 05' East, 166.7 feet; thence curving to the right with a radius of 425 feet a distance of 40.5 feet to a point which is opposite Engineer's Station 1286+45 of said Jenner Mendocino County Line Highway and 25 feet distant therefrom; thence leaving the Westerly line of said highway, South 63° West, 24 feet; thence South 26° East, 256 feet, more or less, to a point in the Westerly line of said highway; thence following said line Southerly and Easterly to a point in the center of Stewart Creek at or near a point opposite Engineer's Station 1279+85; thence along said stream, North 18° East, 330.0 feet to the site of an old log dam; thence leaving said stream, North 27° West, 154 feet to an iron stake in the Northerly line of the Stewart's Point to Skaggs Springs Road from which stake a 36" pine tree bears North 27° West, 8.75 feet distant; thence along the Northerly line of said road to its intersection with the center line of the South fork of the Gualala River; thence Northwesterly, along the center line of said Gualala River, to its intersection with the East-West Township line between Township 9 North and 10 North M. D. B. & M.; thence West and along the Township line and its extension to the bluff shore of the Pacific Ocean; thence Southerly along the shore of the Pacific Ocean to the point of beginning.

Excepting therefrom all that portion described as follows:

Beginning at an iron stake on the bluff shore of the Pacific Ocean, approximately 1/2 mile Northwest of the Stewart's Point Post Office, from which stake an X chiseled in the natural bowl in a flat rock bears South 49° 35' East, a distance of 22 feet and from which stake a 1/2 inch pipe concreted in a rock by U. S. Geodetic Survey bears North 63° 06' West, 274 feet and from which iron stake the U. S. Coast Geodetic Triangulation Station "Sheep" bears North 80° 19' East; thence North 74° 23' East, a distance of 951 feet, more or less, to an iron stake in the West boundary fence of the California State Highway No. 1; thence Northerly, along the West boundary of the State Highway, a distance of 800 feet, more or less, to the intersection of the West boundary of the State Highway with the East-West Township line extension between Township 9 North and 10 North M. D. B. & M.; thence West, along the Township line extension, a distance of 1150 feet, more or

less, to the bluff shore of the Pacific Ocean; thence Southerly, along the shore of the Pacific Ocean, a distance of 1250 feet, more or less, to the point of beginning.

Also excepting therefrom all that certain real property situated in the German Rancho, County of Sonoma, State of California, being the same lands shown on that certain Record of Survey filed in Book 153 of Maps, at Page 21, Sonoma County Records; and being more particularly described as follows:

Beginning at a 6 inch by 6 inch concrete monument lying on the Westerly right of way of the California State Highway No. 1, at Engineer's Station 1282+19.5 and running thence along said right of way, North 46° 15' 00" West, 183.26 feet; thence leaving said right of way, South 62° 01' 00" West, 32.11 feet; thence South 28° 19' 00" West, 228.62 feet; thence South 10° 05' 00" East, 20.40 feet; thence along a tangent curve to the left having a radius of 160.00 feet and a subtended arc of 98° 35' 28", a distance of 275.32 feet to a point lying on said right of way; thence along said right of way, North 34° 27' 15" West, 282.88 feet to the point of beginning. Said property is also set forth in the Certificate of Compliance recorded as Instrument No. 1992-0017800, Sonoma County Records.

Also excepting therefrom all that property conveyed to Iris Noble by Deed recorded April 26, 1966 in Book 2203 of Official Records, Page 765, Sonoma County Records and as described in the Correction Quitclaim Deed recorded December 7, 2001 under Instrument No. 2001-167945, Sonoma County Records.

Also excepting therefrom all that property conveyed to the County of Sonoma, June 6, 1890 in Book 127 of Deeds, Page 233 and August 5, 1891 in Book 132 of Deeds, Page 426, Sonoma County Records.

Also excepting therefrom all that portion condemned to the State of California on August 14, 1942 in Book 559 of Official Records, Page 90, Sonoma County Records.

Also excepting therefrom all that portion conveyed to the County of Sonoma, June 20, 1984 under Instrument No. 84-041856, Sonoma County Records.

Also excepting therefrom all that portion of land as described in that certain Certificate of Compliance recorded February 20, 1992 as Instrument No. 1992-0017799, Sonoma County Records.

Also excepting therefrom all that portion of land as described in that certain Certificate of Compliance recorded February 20, 1992 as Instrument No. 1992-0017801, Sonoma County Records.

APN: 122-230-007, 122-240-002, 122-250-003, 122-270-001

Parcel Two:

All that certain real property situate within the German Rancho, County of Sonoma, State of California, being the same property conveyed by Donald R. Richardson, et al to Donald M. Richardson, et ux, by Deed dated November 22, 1954 and recorded in Book 1309 of Official Records, at Page 608, State of California, and being more particularly described as follows:

Beginning at a concrete hub and center, which is a property corner on the Easterly boundary of the California State Highway No. 1 and is furthermore located approximately 100 feet Southeast of the intersection of the Easterly boundary of the California State Highway No. 1 and the Sonoma County Road from Stewarts Point to Healdsburg; thence North 46° 15' 00" West, 24.15 feet along the Easterly boundary of the California State Highway No. 1 to an iron stake; thence North 88° 00' 00" East, a distance of 88.50 feet; thence North 42° 00' 00" East, 16.00 feet along a board fence; thence North 05° 00' 00" West, 46.00 feet along the West side of a garage to an iron pipe stake about one foot beyond the front of said garage; thence North 84° 34' 00" East, 90.85 feet to an iron pipe stake; thence South 53° 00' 00" East, 109.19 feet, more or less, to Stewarts Creek and the intersection of the property line of property formerly owned by F. H. Richardson; thence South 18° 00' 00" West, 163.25 feet, more or less, following downstream along Stewarts Creek and along the property line of Mr. F. H. Richardson to an intersection with the Easterly boundary of the California State Highway No. 1; thence on a curve along the Easterly boundary of the California State Highway No. 1, the chord of said curve being 16.35 feet, more or less, and bearing South 78° 45' 00" West; thence North 53° 41' 00" West, a distance of 233.26 feet along the Easterly boundary of the California State Highway No. 1 to the point of beginning.

Said description is pursuant to Certificate of Compliance (File: ACC 88-814.1) recorded February 20, 1992 as Instrument No. 1992-0017801, Sonoma County Records.

Parcel Three:

All that certain real property situated in the German Rancho, County of Sonoma, State of California, being the same property conveyed by Archie M. Richardson to Herbert A. Richardson by Deed dated March 26, 1934 and recorded in Book 419 of Official Records, at Page 205, Sonoma County, and being more particularly described as follows:

Beginning at the Southeast corner of store in Stewarts Point, Sonoma County, California; thence running Easterly, 200 feet, to the Southwest corner of the lot formerly occupied by Mrs. M. Paulson; thence North 82° 00' 00" East, 98.00 feet; thence North 42° 00' 00" East, 16.00 feet; thence North 3° 00' 00" West, 39.00 feet; thence North 50° West, 109 feet; thence Southwest, 50.00 feet to the point of beginning.

Together with a strip of land along North side of said Lot, 10.00 feet wide and 109 feet long.

Said description is pursuant to Certificate of Compliance (File: ACC 88-814.2) recorded February 20, 1992 as Instrument No. 1992-0017799, Sonoma County Records,

APN: 122-260-005 Portion



COUNTY OF SONOMA

PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 FAX (707) 565-1103

Referrals

September 14, 2012

To: Interested Agencies

Response

The following application has been filed with the Sonoma County Permit and Resource Management Department.

File Number: LLA12-0041
Applicant Name: Helge Bruckner
Owner Name: Helge Bruckner and Save the Redwoods League
Site Address: 32450 and 32090 Highway 1, Stewarts Point
APN: 122-250-004, 122-230-007, 122-240-002, 122-250-003, and 122-270-001

Project Description: Request for a minor Lot Line Adjustment between two parcels (five APN's) of 1.2 acres and 872.6 acres in size resulting in two parcels of 2.3 acres and 871.5 acres in size.

We are submitting the above application for your review and recommendation. Additional information is on file in this office.

Responses to referrals should include: (1) statement of any environmental concerns or uncertainties your agency may have with the project; (2) any comments you wish to make regarding the merits of the project; and (3) your proposed conditions and mitigations for this project. Responsible agencies under CEQA are requested to indicate whether permits will be required for this project.

Your comments will be appreciated by October 5, 2012, and should be sent to the attention of:

LLA12-0041, Cynthia Demidovich (Cynthia.Demidovich@sonoma-county.org). The Project Planner can also be reached at 707-565-1754.

Please send a copy of your comments to the applicant(s) or their representatives as indicated on the attached Planning Application.

- | | |
|--|---|
| <input checked="" type="checkbox"/> PRMD County Surveyor | <input type="checkbox"/> Board of Supervisors Aide to District 5 |
| <input checked="" type="checkbox"/> Health Specialist - <i>no c</i> | <input type="checkbox"/> BOS Dist 1 Director and SVCAC |
| <input type="checkbox"/> Sanitation | <input type="checkbox"/> Valley of the Moon Alliance and Kenwood Press |
| <input type="checkbox"/> Grading and Storm Water | <input type="checkbox"/> NW Information Center, S.S.U. |
| <input type="checkbox"/> SUSMP | <input type="checkbox"/> Milo Baker Chapter Conservation Committee |
| <input type="checkbox"/> Building Inspection | <input type="checkbox"/> PG&E |
| <input type="checkbox"/> Code Enforcement | <input type="checkbox"/> School District - |
| <input type="checkbox"/> Road Naming | <input type="checkbox"/> Water District - |
| <input type="checkbox"/> General Plan Section | <input type="checkbox"/> North Bay Corporation (Disposal) |
| <input type="checkbox"/> So County Environmental Health | <input type="checkbox"/> U.S. Army Corps of Engineers |
| <input type="checkbox"/> DTPW, Land Development | <input checked="" type="checkbox"/> State Coastal Commission - Not Appealable |
| <input type="checkbox"/> DTPW, Drainage | <input type="checkbox"/> State Dept of Transportation (Caltrans) |
| <input type="checkbox"/> Ag Commissioner | <input type="checkbox"/> State Dept of Fish & Game |
| <input type="checkbox"/> Regional Parks Dept | <input type="checkbox"/> State Dept of Forestry |
| <input type="checkbox"/> Fire and Emergency Services/Fire District - | <input type="checkbox"/> State Dept of Health |
| <input type="checkbox"/> Fire District - | <input type="checkbox"/> State Parks and Recreation |
| <input checked="" type="checkbox"/> Treasurer/Special Assessment - <i>no c</i> | <input type="checkbox"/> State SF Bay / North Coast Regional Water QCB |
| <input type="checkbox"/> Assessor | <input type="checkbox"/> Bay Area Air Quality Management |
| <input type="checkbox"/> Landmarks Commission | <input type="checkbox"/> City of _____ Dept |
| <input type="checkbox"/> Transit/BPAC | <input checked="" type="checkbox"/> Sonoma MOAG |
| <input type="checkbox"/> Communications | <input checked="" type="checkbox"/> Sea ranch HOA |
| <input checked="" type="checkbox"/> SCTA/RCPA | <input checked="" type="checkbox"/> Coastwalk California |
| <input type="checkbox"/> Sheriff Community Service Officer | <input type="checkbox"/> |
| <input type="checkbox"/> LAFCO | <input type="checkbox"/> |
| <input type="checkbox"/> ALUC/CLUP | <input type="checkbox"/> |

Cynthia Demidovich

From: William Passaretti
Sent: Friday, September 14, 2012 5:11 PM
To: Susan Upchurch; Jon Tracy; Nancy Loomis; Rex Dengler; Nancy Joe French; Suzanne Smith; 'Hannah Faire Scott'; 'Kathy Pons (sonomamoag@gmail.com)'
Cc: Cynthia Demidovich
Subject: Referral for LLA12-0041, 32450 and 32090 Highway 1, Stewarts Point
Attachments: LLA12-0041 Referral.pdf

Contacts: Susan Upchurch; Jon Tracy; Nancy Loomis; Rex Dengler; Nancy Jo French; Suzanne Smith; CCT Program Manager Hannah Faire Scott; Laurel Kellner; Kathy Pons

Attached is the Referral for LLA12-0041, 32450 and 32090 Highway 1, Stewarts Point

Please respond to project planner, Cynthia Demidovich at Cynthia.Demidovich@sonoma-county.org by October 5, 2012

NOTE: Hard copy sent to State Coastal Commission

Thank you

William (Bill) Passaretti
PRMD Project Review Division Secretary
William.Passaretti@sonoma-county.org
(707) 565-1935

PLEASE NOTE

PRMD is open Monday through Thursday from 8:00 a.m. until 4:00 p.m.

The lobby is closed on Friday.

PRMD staff will continue to work in the field and will be in the office five days a week working on permitting and planning projects.

Cynthia Demidovich

From: Rex Dengler
Sent: Wednesday, September 19, 2012 9:38 AM
To: Cynthia Demidovich
Subject: FW: Referral for LLA12-0041, 32450 and 32090 Highway 1, Stewarts Point
Attachments: LLA12-0041 Referral.pdf

Contacts: Susan Upchurch; Jon Tracy; Nancy Loomis; Rex Dengler; Nancy Jo French; Suzanne Smith; CCT Program Manager Hannah Faire Scott; Laurel Kellner; Kathy Pons

No comments from Special Assessments on this referral.

Thanks,
Rex

Rex Dengler
Accounting Assistant
County of Sonoma
ACTTC - Tax Collection Division
585 Fiscal Dr, Ste. 100
Santa Rosa, CA 95403
Ph: 707-565-3206
Fax: 707-565-2610

Sometimes when we are generous in small, barely detectable ways it can change someone else's life forever

From: William Passaretti
Sent: Friday, September 14, 2012 5:11 PM
To: Susan Upchurch; Jon Tracy; Nancy Loomis; Rex Dengler; Nancy Joe French; Suzanne Smith; 'Hannah Faire Scott'; 'Kathy Pons (sonomamoag@gmail.com)'
Cc: Cynthia Demidovich
Subject: Referral for LLA12-0041, 32450 and 32090 Highway 1, Stewarts Point

Attached is the Referral for LLA12-0041, 32450 and 32090 Highway 1, Stewarts Point

Please respond to project planner, Cynthia Demidovich at Cynthia.Demidovich@sonoma-county.org by October 5, 2012

NOTE: Hard copy sent to State Coastal Commission

Thank you

William (Bill) Passaretti
PRMD Project Review Division Secretary
William.Passaretti@sonoma-county.org
(707) 565-1935



COUNTY OF SONOMA

PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 FAX (707) 565-1103

October 31, 2012

Helge Bruckner
PO Box 769
Gualala CA 95445

Re: LLA12-0041; 32450 and 32090 Highway One, Stewarts Point

Dear Helge Bruckner:

Your application for Lot Line Adjustment LLA12-0041 was approved on October 24, 2012. This approval will be complete once you have complied with measures (a) through (f) below. You have twenty four (24) months from the approval date to record the deed which finalizes this application. The 24 month period may be extended for one year by applying for an extension prior to the expiration date and payment of the applicable fees. If recordation is not completed or an extension of time is not applied for within 24 months, the lot line adjustment approval/application expires. This administrative determination is appealable within 10 calendar days of the date of this letter.

Again, you are advised that you must comply with the following measures before you may record the deed:

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- (a) Submit verification to the Permit and Resource Management Department that taxes, which are a lien and termed as payable, are paid to the Treasurer/Tax Collector's Department on all parcels affected by the adjustment. The Treasurer/Tax Collector knows the amount of the tax due.
 - (b) Submit a draft description of the parcel(s) being transferred to the County Surveyor for approval. The following note shall be placed on the deed or deeds: "The purpose of this deed is for a Lot Line Adjustment for the combination of a portion of the Lands of Save The Redwoods League, A California Non-Profit Corporation, as described by deed recorded under Document No. 2011-088432, Sonoma County Records, APN 122-250-004, with the Lands of Helge H. Bruckner, Trustee of The Helge H. Bruckner Trust UTA 10/12/94, as described by deed recorded under Document No. 2012-074327, Sonoma County Records, APN 122-250-004. This deed is pursuant to LLA12-0041 on file in the office of the Sonoma County Permit and Resource Management Department. It is the express intent of the signators hereto that the recordation of this deed extinguishes any underlying parcels or portions of parcels." It is the responsibility of the surveyor/engineer preparing the deeds to insure that the information contained within the combination note is correct. Note: The County Surveyor may modify the above described note.
 - (c) Deed of Trust agreements, which encumber only portions of accepted legal lots, are violations of the Subdivision Map Act; therefore, prior to Permit and Resource Management Department approval of the deed for recordation, the applicant shall submit either recorded documents or documents to be recorded concurrently with the lot line adjustment deeds, showing that any Deed of Trust agreements on the subject properties will conform with the adjusted lot boundaries.

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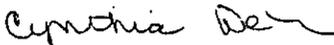
11

- (d) After approval of the deed description by the County Surveyor, a grant deed or deeds shall be prepared and submitted to the Permit and Resource Management Department for approval prior to recording.
- (e) The property owner(s) shall execute a Right-to-Farm Declaration on a form provided by PRMD to be submitted before the lot line adjustment is cleared by PRMD for recordation. The Right-to-Farm Declaration shall be recorded concurrently with the PRMD approved lot line adjustment grant deed(s) to reflect the newly configured parcels.
- (f) A site plan map of the Lot Line Adjustment shall be prepared by a licensed surveyor or civil engineer and attached to the deed(s) to be recorded. The site plan shall be subject to the review and approval of the County Surveyor. The following note shall be placed on said plan: "THIS EXHIBIT IS FOR GRAPHIC PURPOSES ONLY. Any errors or omissions on this exhibit shall not affect the deed description."

Once you have accomplished the items above, the Permit and Resource Management Department will authorize you to record the deed. An approval stamp will be placed on the face of each grant deed. You will then be informed that the deed or deeds are ready for you take to the Recorder's Office for recordation.

After recordation, you must submit a conformed copy of the deed or deeds to the Permit and Resource Management Department. This will complete your application file. If you have any questions, please call me at 565-1754.

Sincerely,



Cynthia Demidovich
Project Planner

:ch

Enclosures

c: County Surveyor
LLA12-0041
Save the Redwoods League
Adobe Associates Inc.

**TREASURER-TAX COLLECTOR
REFERRAL**

DATE: May 30, 2013 FILE # LLA12-0041
TO: PERMIT AND RESOURCE MANAGEMENT DEPT. ATTN: Cynthia Demidovich
FROM: TREASURER-TAX COLLECTOR

SUBJECT: Lot Line Adjustment ASSESSOR'S PARCEL # 122-250-003

WITH ASSESSOR'S PARCEL # 122-250-004

PROPERTY ADDRESS: 32450 & 32090 Highway One, Stewarts Point (Per LLA application)

APPLICANT: Helge Bruckner

MAILING ADDRESS: P. O. Box 769, Gualala, CA 95445

PROPERTY OWNER'S NAME (Receiving land to be combined):
Helge Bruckner

MAILING ADDRESS: P. O. Box 769, Gualala, CA 95445

FISCAL YEAR'S TAXES ARE NOW A LIEN, NOT YET DUE AND PAYABLE. NOTE: THE REGULAR SECURED TAX BILL WILL BE ISSUED ON THE OLD PARCEL NUMBER. IF YOU WOULD LIKE THE BILL TO BE DIVIDED, YOU MUST CONTACT OUR OFFICE PRIOR TO NOVEMBER 30 TH TO REQUEST A FORMAL OR AN INFORMAL SEGREGATION.

FISCAL YEAR'S TAXES AND/OR DELINQUENT TAXES ON THESE PARCELS HAVE BEEN PAID.

NO SPECIAL ASSESSMENTS.

Walter Ames
SONOMA COUNTY TREASURER

5/30 2013
DATE

Walter Ames
SONOMA COUNTY TAX COLLECTOR

5/30 2013
DATE

2012/2013

HA

Updated



First American Title

First American Title Company

651 First Street West
Sonoma, CA 95476

Escrow Officer: Debbie James
Phone: (707)938-1800
Fax No.: (866)440-2065
E-Mail: debjames@firstam.com

Title Officer: Debbie James
Phone: (707)938-1800
Fax No.: (866)440-2065
E-Mail: debjames@firstam.com

E-Mail Loan Documents to: Please contact the Escrow Officer for email address for sending loan documents.

Buyer: Bruckner
Property: 31010 Skaggs Springs Road, The Sea Ranch, CA
32025 & 32400 State Highway 1, Jenner, CA
30955 State Highway 1, Petaluma, CA

PRELIMINARY REPORT

In response to the above referenced application for a policy of title insurance, this company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Exhibit A attached. *The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties.* Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Exhibit A. Copies of the policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Dated as of March 25, 2013 at 7:30 A.M.

The form of Policy of title insurance contemplated by this report is:

To Be Determined

A specific request should be made if another form or additional coverage is desired.

Title to said estate or interest at the date hereof is vested in:

SAVE THE REDWOODS LEAGUE, A CALIFORNIA NON-PROFIT CORPORATION

The estate or interest in the land hereinafter described or referred to covered by this Report is:

A fee.

The Land referred to herein is described as follows:

(See attached Legal Description)

At the date hereof exceptions to coverage in addition to the printed Exceptions and Exclusions in said policy form would be as follows:

1. General and special taxes and assessments for the fiscal year 2013-2014, a lien not yet due or payable.

2. General and special taxes and assessments for the fiscal year 2012-2013.

First Installment:	\$6.37, PAID
Penalty:	\$0.00
Second Installment:	\$6.37, PAID
Penalty:	\$0.00
Tax Rate Area:	100-003
A. P. No.:	122-230-007

3. General and special taxes and assessments for the fiscal year 2012-2013.

First Installment:	\$1,509.06, PAID
Penalty:	\$0.00
Second Installment:	\$1,509.06, PAID
Penalty:	\$0.00
Tax Rate Area:	100-003
A. P. No.:	122-240-002

4. General and special taxes and assessments for the fiscal year 2012-2013.
First Installment: \$126.52, PAID
Penalty: \$0.00
Second Installment: \$126.52, PAID
Penalty: \$0.00
Tax Rate Area: 100-003
A. P. No.: 122-250-003
5. General and special taxes and assessments for the fiscal year 2012-2013.
First Installment: \$0.75, DELINQUENT (AMOUNT INCLUDES PENALTY AND/OR COST)
Penalty: \$0.00
Second Installment: \$0.69, DUE
Penalty: \$0.00
Tax Rate Area: 100-003
A. P. No.: 122-270-001
6. Intentionally Deleted
7. Intentionally Deleted
8. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.
9. Rights of the public in and to that portion of the land lying within State Highway No. 1 and Stewarts Point Skaggs Springs Road.
10. An easement for private road, right of way and incidental purposes, recorded March 10, 1894 in Book 149 of Deeds, Page 534.
In Favor of: James R. Porter
Affects: As described therein
11. An easement for private road, right of way and incidental purposes, recorded June 1, 1894 in Book 152 of Deeds, Page 279.
In Favor of: Beniamino Franchini
Affects: As described therein
12. An easement for public utilities and incidental purposes, recorded June 4, 1953 as Instrument No. 1211 in Book 1211, Page 566 of Official Records.
In Favor of: Pacific Gas and Electric Company, a California corporation
Affects: As described therein
13. An easement for public utilities and incidental purposes, recorded August 11, 1964 in Book 2065, Page 789 of Official Records.
In Favor of: The Pacific Telephone and Telegraph Company, a corporation
Affects: APN 122-250-003, as described therein

14. An easement for ingress, egress and the transmitting of water and incidental purposes, recorded April 26, 1966 in Book 2203, Page 765 of Official Records.
In Favor of: Iris Noble, a widow
Affects: APN 122-250-003, as described therein
15. An easement for public utilities and incidental purposes, recorded August 22, 1966 in Book 2227, Page 388 of Official Records.
In Favor of: San Miguel Telephone Company of California, a corporation operating through its Redwood Empire Telephone Company Division
Affects: As described therein
16. A document entitled "Right of Entry" recorded February 3, 1984 as Instrument No. 84-007258 of Official Records.
17. An easement for access for construction, reconstruction, maintenance, repair of the bridge and incidental purposes, recorded June 20, 1984 as Instrument No. 84-041856 of Official Records.
In Favor of: The County of Sonoma, a political subdivision of the State of California
Affects: APN 122-230-007, as described therein
18. An easement for construction, improvement, maintenance, repairs for ingress, egress, utility and incidental purposes, recorded February 11, 1988 as Instrument No. 88-010778 of Official Records.
In Favor of: Archer J. Richardson
Affects: APN 122-250-003, as described therein
19. Covenants, conditions, restrictions and easements in the document recorded February 11, 1988 as Instrument No. 88-010779 of Official Records, but deleting any covenant, condition, or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, sexual orientation, familial status, disability, handicap, national origin, genetic information, gender, gender identity, gender expression, source of income (as defined in California Government Code § 12955(p)) or ancestry, to the extent such covenants, conditions or restrictions violation 42 U.S.C. § 3604(c) or California Government Code § 12955. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.
20. An easement for construction, improvement, maintenance, repairs for ingress, egress, utility and incidental purposes, recorded February 11, 1988 as Instrument No. 88-010780 of Official Records.
In Favor of: Archer R. Richardson
Affects: APN 122-250-003, as described therein
21. An easement for underground sewage disposal system and incidental purposes, recorded May 17, 1993 as Instrument No. 1993-0061023 of Official Records.
In Favor of: John K. Richardson and Marilyn S. Richardson, husband and wife
Affects: APN 122-250-003, as described therein

Document(s) declaring modifications thereof recorded May 21, 1998 as Instrument No. 1998-0055632 of Official Records.

22. Timber rights as contained in the "Amendment to Judgment Settling First and Final Account and Report and Directing Final Distribution and Approval of Payment of Attorneys Fees", for the Estate of Elinor V. Richardson, deceased and distributed to Archer R. Richardson, as Trustee of the Elinor V. Richardson Trust B, recorded July 13, 1994 as Instrument No. 1994-0085979, Sonoma County Records.
23. An unrecorded lease dated June 23, 2000, executed by Archer R. Richardson as lessor and United States Post Office as lessee, as disclosed by a Memorandum of Lease recorded August 16, 2000 as Instrument No. 2000-082344 of Official Records.

Defects, liens, encumbrances or other matters affecting the leasehold estate, whether or not shown by the public records.

24. An easement for water storage tanks and incidental purposes, recorded July 15, 2003 as Instrument No. 2003-144474 of Official Records.
In Favor of: John K. Richardson and Marilyn G. Stornetta, husband and wife,
as community property
Affects: APN 122-250-003, as described therein
25. The terms and provisions contained in the document entitled "Boundary Line Agreement" recorded August 29, 2008 as Instrument No. 2008079363 of Official Records.

Affects: APN 122-250-003, as described therein

26. The terms and provisions contained in the document entitled "Boundary Line Agreement" recorded August 6, 2008 as Instrument No. 2008072247 of Official Records.

Affects: APN 122-230-007, 122-240-002, 122-250-003, as described therein

27. The effect of a map purporting to show the land and other property, filed in Book 728, Page 42 of Record of Surveys.
28. The effect of a map purporting to show the land and other property, filed in Book 728, Page 44 of Record of Surveys.
29. Rights of parties in possession.
30. Any claim that any portion of the land is or was formerly tidelands within the bed of any tidal slough.
31. Any adverse claim based upon the assertion that some portion of said land is tide or submerged lands, or has been created by artificial means or has accreted to such portion so created.

32. Any adverse claim based upon the assertion that:
 - a. Some portion of said land is tide or submerged land, or has been created by artificial means or has accreted to such portion so created.
 - b. Some portion of said land has been brought within the boundaries thereof by an avulsive movement of the Gualala River and Stewart Creek or has been formed by accretion to any such portion.
33. Rights and easements for commerce, navigation and fishery which may exist over that portion of said land lying beneath the waters of the Pacific Ocean, Gualala River and Stewart Creek.
34. Any rights in favour of the public which may exist on said land if said land or portions thereof are or were at any time used by the public.

Prior to the issuance of any policy of title insurance, the Company will require:

35. With respect to Save the Redwoods League, a California non-profit corporation:
 - a. A certificate of good standing of recent date issued by the Secretary of State of the corporation's state of domicile.
 - b. A certified copy of a resolution of the Board of Directors authorizing the contemplated transaction and designating which corporate officers shall have the power to execute on behalf of the corporation.
 - c. Other requirements which the Company may impose following its review of the material required herein and other information which the Company may require.

INFORMATIONAL NOTES

Note: The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than the certain dollar amount set forth in any applicable arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. If you desire to review the terms of the policy, including any arbitration clause that may be included, contact the office that issued this Commitment or Report to obtain a sample of the policy jacket for the policy that is to be issued in connection with your transaction.

1. The property covered by this report is vacant land.

Affects: APN 122-230-007 and 122-270-001

2. According to the latest available equalized assessment roll in the office of the county tax assessor, there is located on the land a(n) Commercial Structure known as 32025 and 32400 State Highway 1, Jenner, California.

Affects: APN 122-240-002 and 122-250-003

3. According to the public records, there has been no conveyance of the land within a period of twenty four months prior to the date of this report, except as follows:

A document recorded October 14, 2011 as Instrument No. 2011088432 of Official Records.

From: The Pacific Forest Trust, a California nonprofit corporation

To: Save the Redwoods League, a California non-profit corporation

4. The following additional parcel or parcels has/have appeared in a recorded document or documents describing the land referred to in this preliminary report/commitment:

Also included therewith any and all access to said land that grantor has, whether deeded, recorded, written, verbal, implied, prescriptive or any other type of access.

No insurance will be provided as to these parcels, but the parties to the transaction contemplated by this preliminary report/commitment may wish to consider whether these parcels should be included in the documents to be recorded.

5. We find no open deeds of trust. Escrow please confirm before closing.

The map attached, if any, may or may not be a survey of the land depicted hereon. First American expressly disclaims any liability for loss or damage which may result from reliance on this map except to the extent coverage for such loss or damage is expressly provided by the terms and provisions of the title insurance policy, if any, to which this map is attached.

LEGAL DESCRIPTION

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

BEGINNING AT A STAKE ON THE SHORES OF THE PACIFIC OCEAN, WHICH STAKE IS SOUTH 53° WEST AND 844 FEET DISTANT FROM A POINT IN THE WESTERLY LINE OF THE JENNER-MENDOCINO COUNTY LINE HIGHWAY OPPOSITE ENGINEER'S STATION 1289+29.9 THEREOF; THENCE FROM SAID POINT OF BEGINNING, NORTH 53° WEST, 844 FEET TO AFORESAID POINT OPPOSITE ENGINEER'S STATION 1289+29.9; THENCE ALONG THE WESTERLY LINE OF SAID HIGHWAY AND CURVING TO THE LEFT FROM A TANGENT THE COURSE OF WHICH IS SOUTH 27° 45' EAST WITH A RADIUS OF 375 FEET FOR A DISTANCE OF 80.7 FEET; THENCE SOUTH 40° 05' EAST, 166.7 FEET; THENCE CURVING TO THE RIGHT WITH A RADIUS OF 425 FEET A DISTANCE OF 40.5 FEET TO A POINT WHICH IS OPPOSITE ENGINEER'S STATION 1286+45 OF SAID JENNER MENDOCINO COUNTY LINE HIGHWAY AND 25 FEET DISTANT THEREFROM; THENCE LEAVING THE WESTERLY LINE OF SAID HIGHWAY, SOUTH 63° WEST, 24 FEET; THENCE SOUTH 26° EAST, 256 FEET, MORE OR LESS, TO A POINT IN THE WESTERLY LINE OF SAID HIGHWAY; THENCE FOLLOWING SAID LINE SOUTHERLY AND EASTERLY TO A POINT IN THE CENTER OF STEWART CREEK AT OR NEAR A POINT OPPOSITE ENGINEER'S STATION 1279+85; THENCE ALONG SAID STREAM, NORTH 18° EAST, 330.0 FEET TO THE SITE OF AN OLD LOG DAM; THENCE LEAVING SAID STREAM, NORTH 27° WEST, 154 FEET TO AN IRON STAKE IN THE NORTHERLY LINE OF THE STEWART'S POINT TO SKAGGS SPRINGS ROAD FROM WHICH STAKE A 36" PINE TREE BEARS NORTH 27° WEST, 8.75 FEET DISTANT; THENCE ALONG THE NORTHERLY LINE OF SAID ROAD TO ITS INTERSECTION WITH THE CENTER LINE OF THE SOUTH FORK OF THE GUALALA RIVER; THENCE NORTHWESTERLY, ALONG THE CENTER LINE OF SAID GUALALA RIVER, TO ITS INTERSECTION WITH THE EAST-WEST TOWNSHIP LINE BETWEEN TOWNSHIP 9 NORTH AND 10 NORTH M. D. B. & M.; THENCE WEST AND ALONG THE TOWNSHIP LINE AND ITS EXTENSION TO THE BLUFF SHORE OF THE PACIFIC OCEAN; THENCE SOUTHERLY ALONG THE SHORE OF THE PACIFIC OCEAN TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON STAKE OF THE BLUFF SHORE OF THE PACIFIC OCEAN, APPROXIMATELY ½ MILE NORTHWEST OF THE STEWART'S POINT POST OFFICE, FROM WHICH STAKE AN X CHISELED IN THE NATURAL BOWL IN A FLAT ROCK BEARS SOUTH 49° 35' EAST, A DISTANCE OF 22 FEET AND FROM WHICH STAKE A ½ INCH PIPE CONCRETED IN A ROCK BY U. S. GEODETIC SURVEY BEARS NORTH 63° 06' WEST, 274 FEET AND FROM WHICH IRON STAKE THE U. S. COAST GEODETIC TRIANGULATION STATION "SHEEP" BEARS NORTH 80° 19' EAST; THENCE NORTH 74° 23' EAST, A DISTANCE OF 951 FEET, MORE OR LESS, TO AN IRON STAKE IN THE WEST BOUNDARY FENCE OF THE CALIFORNIA STATE HIGHWAY NO. 1; THENCE NORTHERLY, ALONG THE WEST BOUNDARY OF THE STATE HIGHWAY, A DISTANCE OF 800 FEET, MORE OR LESS, TO THE INTERSECTION OF THE WEST BOUNDARY OF THE STATE HIGHWAY WITH THE EAST-WEST TOWNSHIP LINE EXTENSION BETWEEN TOWNSHIP 9 NORTH AND 10 NORTH M. D. B. & M.; THENCE WEST, ALONG THE TOWNSHIP LINE EXTENSION, A DISTANCE OF 1150 FEET, MORE OR LESS, TO THE BLUFF SHORE OF THE PACIFIC OCEAN; THENCE SOUTHERLY, ALONG THE SHORE OF THE PACIFIC OCEAN, A DISTANCE OF 1250 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE GERMAN RANCHO, COUNTY OF SONOMA, STATE OF CALIFORNIA, BEING THE SAME LANDS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED IN BOOK 153 OF MAPS, AT PAGE 21, SONOMA COUNTY RECORDS; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 6 INCH BY 6 INCH CONCRETE MONUMENT LYING ON THE WESTERLY RIGHT OF WAY OF THE CALIFORNIA STATE HIGHWAY NO. 1, AT ENGINEER'S STATION 1282+19.5 AND RUNNING THENCE ALONG SAID RIGHT OF WAY, NORTH 46° 15' 00" WEST, 183.26 FEET; THENCE LEAVING SAID RIGHT OF WAY, SOUTH 62° 01' 00" WEST, 32.11 FEET; THENCE SOUTH 28° 19' 00" WEST, 228.62 FEET; THENCE SOUTH 10° 05' 00" EAST, 20.40 FEET; THENCE ALONG A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 160.00 FEET AND A SUBTENDED ARC OF 98° 35' 28", A DISTANCE OF 275.32 FEET TO A POINT LYING ON SAID RIGHT OF WAY; THENCE ALONG SAID RIGHT OF WAY, NORTH 34° 27' 15" WEST, 282.88 FEET TO THE POINT OF BEGINNING. SAID PROPERTY IS ALSO SET FORTH IN THE CERTIFICATE OF COMPLIANCE RECORDED AS INSTRUMENT NO. 1992-0017800, SONOMA COUNTY RECORDS.

ALSO EXCEPTING THEREFROM ALL THAT PROPERTY CONVEYED TO IRIS NOBLE BY DEED RECORDED APRIL 26, 1966 IN BOOK 2203 OF OFFICIAL RECORDS, PAGE 765, SONOMA COUNTY RECORDS AND AS DESCRIBED IN THE CORRECTION QUITCLAIM DEED RECORDED DECEMBER 7, 2001 UNDER INSTRUMENT NO. 2001-167945, SONOMA COUNTY RECORDS.

ALSO EXCEPTING THEREFROM ALL THAT PROPERTY CONVEYED TO THE COUNTY OF SONOMA, JUNE 6, 1890 IN BOOK 127 OF DEEDS, PAGE 233 AND AUGUST 5, 1891 IN BOOK 132 OF DEEDS, PAGE 426, SONOMA COUNTY RECORDS.

ALSO EXCEPTING THEREFROM ALL THAT PORTION CONDEMNED TO THE STATE OF CALIFORNIA ON AUGUST 14, 1942 IN BOOK 559 OF OFFICIAL RECORDS, PAGE 90, SONOMA COUNTY RECORDS.

ALSO EXCEPTING THEREFROM ALL THAT PORTION CONVEYED TO THE COUNTY OF SONOMA, JUNE 20, 1984 UNDER INSTRUMENT NO. 84-041856, SONOMA COUNTY RECORDS.

ALSO EXCEPTING THEREFROM ALL THAT PORTION OF LAND AS DESCRIBED IN THAT CERTAIN CERTIFICATE OF COMPLIANCE RECORDED FEBRUARY 20, 1992 AS INSTRUMENT NO. 1992-0017799, SONOMA COUNTY RECORDS.

ALSO EXCEPTING THEREFROM ALL THAT PORTION OF LAND AS DESCRIBED IN THAT CERTAIN CERTIFICATE OF COMPLIANCE RECORDED FEBRUARY 20, 1992 AS INSTRUMENT NO. 1992-0017801, SONOMA COUNTY RECORDS.

APN: 122-230-007
122-240-002
122-250-003
122-270-001

Bruckner

Updated



First American Title

First American Title Company

651 First Street West
Sonoma, CA 95476

Escrow Officer: Debbie James
Phone: (707)938-1800
Fax No.: (866)440-2065
E-Mail: debjames@firstam.com

Title Officer: Debbie James
Phone: (707)938-1800
Fax No.: (866)440-2065
E-Mail: debjames@firstam.com

E-Mail Loan Documents to: Please contact the Escrow Officer for email address for sending loan documents.

Buyer:
Owner: Bruckner
Property: 32450 Highway 1
Stewart Point, CA 95480

PRELIMINARY REPORT

In response to the above referenced application for a policy of title insurance, this company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Exhibit A attached. *The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties.* Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Exhibit A. Copies of the policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Dated as of March 25, 2013 at 7:30 A.M.

The form of Policy of title insurance contemplated by this report is:

ALTA/CLTA Homeowner's (EAGLE) Policy of Title Insurance (2010) and ALTA Ext Loan Policy 1056.06 (06-17-06) if the land described is an improved residential lot or condominium unit on which there is located a one_to_four family residence; or ALTA Standard Owner's Policy 2006 (WRE 06-17-06) and the ALTA Loan Policy 2006 (06-17-06) if the land described is an unimproved residential lot or condominium unit

A specific request should be made if another form or additional coverage is desired.

Title to said estate or interest at the date hereof is vested in:

HELGE H. BRUCKNER, TRUSTEE OF THE HELGE H. BRUCKNER TRUST UTA DATED 10/12/94

The estate or interest in the land hereinafter described or referred to covered by this Report is:

A FEE AS TO PARCEL(S) ONE, AN EASEMENT AS TO PARCEL(S) TWO, THREE AND FOUR

The Land referred to herein is described as follows:

(See attached Legal Description)

At the date hereof exceptions to coverage in addition to the printed Exceptions and Exclusions in said policy form would be as follows:

1. General and special taxes and assessments for the fiscal year 2013-2014, a lien not yet due or payable.
2. General and special taxes and assessments for the fiscal year 2012-2013.

First Installment:	\$9,335.65, PAID
Penalty:	\$0.00
Second Installment:	\$9,335.65, PAID
Penalty:	\$0.00
Tax Rate Area:	100-003
A. P. No.:	122-250-004
3. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.
4. Rights of the public in and to that portion of the land lying within HIGHWAY 1.
5. An easement for POLES and incidental purposes in the document recorded June 04, 1953 as BOOK 1211, PAGE 566 of Official Records.

6. Covenants, conditions, restrictions and easements in the document recorded July 08, 1964 as BOOK 2057, PAGE 552 of Official Records, but deleting any covenant, condition, or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, sexual orientation, familial status, disability, handicap, national origin, genetic information, gender, gender identity, gender expression, source of income (as defined in California Government Code § 12955(p)) or ancestry, to the extent such covenants, conditions or restrictions violation 42 U.S.C. § 3604(c) or California Government Code § 12955. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.
7. The terms and provisions contained in the document entitled "DECLARATION ACKNOWLEDGING RIGHT TO FARM" recorded June 30, 2004 as INSTRUMENT NO. 2004100408 of Official Records.
8. A Deed of Trust to secure an original indebtedness of \$500,000.00 recorded April 16, 2007 as INSTRUMENT NO. 2007042926 of Official Records.
Dated: March 22, 2007
Trustor: HELGE H BRUCKNER
Trustee: PRLAP, INC.
Beneficiary: BANK OF AMERICA, N.A.

The above deed of trust states that it secures an equity line/revolving line of credit.

A document recorded September 24, 2009 as INSTRUMENT NO. 2009092453 OF OFFICIAL RECORDS provides that the deed of trust or the obligation secured thereby has been modified.

9. Any easements and/or servitudes affecting easement parcel(s) TWO, THREE AND FOUR herein described.

Prior to the issuance of any policy of title insurance, the Company will require:

10. With respect to the trust referred to in the vesting:
 - a. A certification pursuant to Section 18100.5 of the California Probate Code in a form satisfactory to the Company.
 - b. Copies of those excerpts from the original trust documents and amendments thereto which designate the trustee and confer upon the trustee the power to act in the pending transaction.
 - c. Other requirements which the Company may impose following its review of the material required herein and other information which the Company may require.

INFORMATIONAL NOTES

Note: The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than the certain dollar amount set forth in any applicable arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. If you desire to review the terms of the policy, including any arbitration clause that may be included, contact the office that issued this Commitment or Report to obtain a sample of the policy jacket for the policy that is to be issued in connection with your transaction.

1. This report is preparatory to the issuance of an ALTA Loan Policy. We have no knowledge of any fact which would preclude the issuance of the policy with CLTA endorsement forms 100 and 116 and if applicable, 115 and 116.2 attached.

When issued, the CLTA endorsement form 116 or 116.2, if applicable will reference a(n) Single Family Residence known as 32450 HIGHWAY 1, SEA RANCH, CA.

2. According to the public records, there has been no conveyance of the land within a period of twenty four months prior to the date of this report, except as follows:

A document recorded August 02, 2012 as INSTRUMENT NO. 2012074327 of Official Records.

From: HELGE H. BRUCKNER, AN UNMARRIED MAN

To: HELGE H. BRUCKNER, TRUSTEE OF THE HELGE H. BRUCKNER TRUST
UTA DATED 10/12/94

The map attached, if any, may or may not be a survey of the land depicted hereon. First American expressly disclaims any liability for loss or damage which may result from reliance on this map except to the extent coverage for such loss or damage is expressly provided by the terms and provisions of the title insurance policy, if any, to which this map is attached.

WIRING INSTRUCTIONS

PAYABLE TO: FIRST AMERICAN TITLE COMPANY
BANK: First American Trust, FSB
ADDRESS: 5 First American Way, Santa Ana, CA 92707
ACCOUNT NO: 3005360000
ROUTING NUMBER: 122241255

PLEASE REFERENCE THE FOLLOWING:

CUSTOMER NAME: HELGE H. BRUCKNER
FILE NUMBER: 4906-4122515 (DJ)
ATTENTION: DEBBIE JAMES

PLEASE USE THE ABOVE INFORMATION WHEN WIRING FUNDS TO **FIRST AMERICAN TITLE COMPANY. FUNDS MUST BE WIRED FROM A UNITED STATES BANK.** PLEASE NOTIFY **DEBBIE JAMES** AT (707)938-1800 OR debjames@firstam.com WHEN YOU HAVE TRANSMITTED YOUR WIRE. FAX NUMBER: (866)440-2065

FIRST AMERICAN TRUST CONTACT INFO: Banking Services 1-877-600-9473

ALL WIRES WILL BE RETURNED IF THE FILE NUMBER AND/OR NAME(S) ARE NOT INCLUDED

LEGAL DESCRIPTION

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

PARCEL ONE:

BEING A PORTION OF THE LANDS OF A.R. RICHARDSON, DESCRIBED BY DEED RECORDED IN BOOK 1321 OF OFFICIAL RECORDS, PAGE 50, LYING WITHIN THE GERMAN RANCHO, COUNTY OF SONOMA, STATE OF CALIFORNIA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/8" IRON BAR, 10.0 FEET EASTERLY OF THE BLUFF ON THE SHORE OF THE PACIFIC OCEAN, FROM WHICH A CROSS CHISELED IN A NATURAL BOWL IN A FLAT ROCK BEARS SOUTH 49_35' EAST A DISTANCE OF 22 FEET; THENCE FROM SAID POINT OF BEGINNING NORTH 74_23' EAST, ALONG THE NORTHERLY BOUNDARY LINE OF SAID LANDS OF A.R. RICHARDSON, A DISTANCE OF 300.00 FEET TO A 3/4" IRON PIPE FROM WHICH A 3/8" IRON BAR ON THE WESTERLY RIGHT OF WAY LINE OF STATE HIGHWAY NO. 1 BEARS NORTH 74_23' EAST A DISTANCE OF 653.76 FEET; THENCE SOUTH 23_37' EAST AND LEAVING SAID NORTHERLY BOUNDARY LINE A DISTANCE OF 147.50 FEET TO A 3/4" IRON PIPE; THENCE SOUTH 74_23' WEST, PARALLEL TO THE SAID NORTH BOUNDARY LINE, A DISTANCE OF 263.00 FEET TO A 3/4" IRON PIPE; THENCE CONTINUING SOUTH 74_23' 00" WEST A DISTANCE OF 35.00 FEET TO A POINT ON THE HIGH WATER LINE OF THE PACIFIC OCEAN; THENCE NORTH 86_25'13" WEST ALONG SAID HIGH WATER MARK LINE A DISTANCE OF 67.81 FEET TO A POINT; THENCE NORTH 18_22' 57" WEST ALONG SAID HIGH WATER LINE A DISTANCE OF 34.81 FEET TO A POINT; THENCE NORTH 14_04'05" WEST ALONG SAID HIGH WATER LINE A DISTANCE OF 89.03 FEET TO A POINT; THENCE NORTH 74_23' 00" EAST AND LEAVING SAID HIGH WATER MARK LINE A DISTANCE OF 40.79 FEET TO THE POINT OF BEGINNING.

PARCEL TWO:

A NON-EXCLUSIVE EASEMENT FOR THE PURPOSE OF INSTALLING, MAINTAINING, EXPANDING AND UTILIZING AN UNDERGROUND SEWAGE DISPOSAL SYSTEM AND FOR CONSTRUCTION, MAINTAINING, OPERATING, REPLACING, REMOVING, RENEWING OR OTHERWISE SERVICING A WATER WELL AND THE PLACEMENT, MAINTENANCE, OPERATION, REPLACEMENT, REMOVAL, RENEWAL OR ENLARGEMENT OF PIPELINES, CONDUIT, CABLES, UNDERGROUND OR OVERHEAD UTILITY LINES AND OTHER CONVENIENT STRUCTURES, EQUIPMENT AND FIXTURES FOR THE OPERATION OF A WATER WELL TOGETHER WITH THE NECESSARY RIGHT OF INGRESS AND EGRESS IN, OVER AND UPON PARCEL ONE AS DESCRIBED IN THAT CERTAIN DEED FROM ARCHER R. RICHARDSON TO ARCHER R. RICHARDSON AS TRUSTEE OF THE ELINOR V. RICHARDSON TESTAMENTARY-TRUST A, DATED MAY 14, 1992 AND RECORDED UNDER DOCUMENT NO. 1992-0058464, OFFICIAL RECORDS OF SONOMA COUNTY FOR THE BENEFIT OF THAT CERTAIN PARCEL CONVEYED BY WILLIAM G. BLACKARD TO JOHN K. RICHARDSON AND MARILYN S. RICHARDSON BY EXECUTOR'S DEED DATED JULY 15, 1991 AND RECORDED UNDER DOCUMENT NO. 1991-0068770 OFFICIAL RECORDS OF SONOMA COUNTY.

THE BOUNDARY OF SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LAND OF JOHN R. RICHARDSON; THENCE EASTERLY ON THE PROJECTION OF THE SOUTHERLY LINE THEREOF 330.00 FEET; THENCE NORTHERLY-AND PERPENDICULAR TO THE LAST NAMED COURSE 147.00 FEET, MORE OR LESS TO A POINT LAYING ON THE NORTHERLY LINE OF SAID LAND OF ARCHER R. RICHARDSON; THENCE WESTERLY ALONG SAID NORTHERLY LINE 350.00 FEET MORE OR LESS TO THE NORTHEAST CORNER OF SAID LANDS OF JOHN K. RICHARDSON; THENCE SOUTHERLY ALONG

THE EASTERLY LINE THEREOF 147.50 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL THREE:

AN EASEMENT 20 FEET IN WIDTH, FROM STATE HIGHWAY NO. 1 TO THE ABOVE DESCRIBED PROPERTY FOR INGRESS AND EGRESS BY GRANTEE AND GRANTEE'S GUESTS AND INVITEES OVER THE EXISTING ROADWAY.

PARCEL FOUR:

A NON EXCLUSIVE EASEMENT FOR A SINGLE FAMILY DWELLING FOR THE PURPOSE OF INSTALLING, MAINTAINING, EXPANDING AND UTILIZING WATER STORAGE TANKS AND OTHER CONVENIENT STRUCTURES, EQUIPMENT AND FIXTURES FOR THE OPERATION OF A WATER SYSTEM TOGETHER WITH THE NECESSARY RIGHT OF INGRESS AND EGRESS IN AND OVER THE FOLLOWING DESCRIBED LANDS.

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF SONOMA, STATE OF CALIFORNIA, BEING AN EASEMENT FOR THE BENEFIT OF PARCEL ONE AS DESCRIBED AND CONVEYED BY JOHN K. RICHARDSON ET UX, TO JOHN K. RICHARDSON AND MARILYN S. RICHARDSON, TRUSTEES OF THE JOHN K. RICHARDSON AND MARILYN S. RICHARDSON REVOCABLE TRUST DATED JANUARY 19, 1993 BY GRANT DEED RECORDED IN OFFICIAL RECORDS OF SONOMA COUNTY UNDER DOCUMENT NO. 2000-113581; OVER AND UPON A PORTION OF LOT 2 OF THE H.A. RICHARDSON SUBDIVISION OF THE GERMAN RANCHO, TOWNSHIP 9 NORTH, RANGE 14 WEST, M.D.B.&M., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL "A":

BEGINNING AT THE MOST NORTHERLY CORNER OF PARCEL THREE AS DESCRIBED IN SAID DOCUMENT NO. 2000- 113581, S.C.R.; THENCE NORTH 74 DEG 23' 00" EAST 303.23 FEET TO A 3/8" IRON BAR ON THE WESTERLY RIGHT -OF-WAY LINE OF CALIFORNIA STATE HIGHWAY NO. 1, HEREINAFTER REFERRED TO AS POINT "A"; THENCE ALONG SAID WESTERLY RIGHT-OF WAY SOUTH 07 DEG 38' 00" WEST 21.77 FEET; THENCE LEAVING SAID WESTERLY RIGHT-OF WAY SOUTH 74 DEG 23' 00" WEST 164.57 FEET; THENCE SOUTH 59 DEG 07' 42 WEST 115.95 FEET TO THE EASTERLY LINE OF SAID PARCEL THREE; THENCE ALONG SAID EASTERLY LINE NORTH 15 DEG 37' 00" WEST 50.00 FEET TO THE POINT OF BEGINNING.

PARCEL "B"

COMMENCING AT POINT "A", HEREINABOVE DESCRIBED; THENCE NORTH 74 DEG 23' 00" EAST 65.30 FEET, MORE OR LESS TO A POINT LAYING ON THE EASTERLY RIGHT-OF-WAY LINE OF CALIFORNIA STATE HIGHWAY NO. 1, THE TRUE POINT OF BEGINNING; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY NORTH 07 DEG 38' 00" EAST 136.00 FEET; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY SOUTH 82 DEG 22' 00" EAST 70.00 FEET; THENCE SOUTH 07 DEG 38' 00" WEST 70.00 FEET; THENCE SOUTH 34 DEG 45' 18" WEST 95.52 FEET TO THE POINT OF BEGINNING.

BEARINGS BASED ON AND IDENTICAL TO SAID DOCUMENT NO. 2000-113581, S.C.R. WITH THE APPURTENANCES THERETO.

APN: 122-250-004

RECORDING REQUESTED BY
FIRST AMERICAN TITLE COMPANY

AND WHEN RECORDED MAIL DOCUMENT
AND TAX STATEMENT TO:

HELGE H. BRUCKNER
P. O. Box 769
Gualala, CA 95445



2013061351

OFFICIAL RECORDS OF
SONOMA COUNTY

FIRST AMERICAN TITLE CO. WILLIAM F ROUSSEAU
08/13/2013 08:34 DEED
RECORDING FEE: \$35.00
COUNTY TAX: \$8.50
PAID

5

DCC



SPACE ABOVE THIS LINE FOR RECORDING OF DEED ONLY

LOT LINE ADJUSTMENT

A Portion of 122-250-003
Combined with AP# 122-250-004

File No. 4906-4122508 &
4122515

GRANT DEED

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$5.50
SURVEY MONUMENT FEE \$10.00

- computed on the consideration or full value of property conveyed, OR
- computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,
- unincorporated area; City of _____, and
- Exempt from transfer tax; Reason: N/A

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

SAVE THE REDWOODS LEAGUE, a California Non-Profit Corporation

hereby GRANT(s) to

HELGE H. BRUCKNER, Trustee of the Helge H. Bruckner Trust UTA Dated 10/12/94

the following described property in the unincorporated area of the County of **Sonoma**, State of **California**:

**SEE LOT LINE ADJUSTMENT LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF
MARKED EXHIBIT "A" AND LOT LINE ADJUSTMENT PLAT MARKED EXHIBIT "B".**

This Lot Line Adjustment
LLA 12-0044 has been approved
by the County of Sonoma in
accordance with Section 66412(d)
of the subdivision Map Act.

Approved by Cynthia Deen Date 6-6-13
Permit and Resource Management Department

**SIGNATURE PAGE AND
NOTARY ACKNOWLEDGEMENT ATTACHED**

Mail Tax Statements To: SAME AS ABOVE

Lot Line Adjustment Grant Deed continued

A Portion of A. P. No. 122-250-003

Dated: March 14, 2013

**SAVE THE REDWOODS LEAGUE,
A California Non-Profit Corporation**

By: *[Signature]*
Harry Pollack
or His Chief Operating Officer & Secretary

STATE OF CALIFORNIA)SS
COUNTY OF San Francisco)

On March 14, 2013, before me, LAUREN HACHEMEISTER, Notary Public
personally appeared HARRY POLLACK

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]
Signature



My Commission Expires: Dec. 1, 2016

This area for official notarial seal

LOT LINE ADJUSTMENT LLA12-0041

Exhibit A

All that real property situated in the unincorporated area of the County of Sonoma, State of California, lying in the German Rancho, and being particularly described as follows:

Beginning at the northeasterly corner of the lands of The Helge H. Bruckner Trust UTA dated 10/12/94, as said lands are described by deed recorded August 2, 2012 under Document Number 2012-074327, Sonoma County Records, said corner now being marked by a 6 inch by 6 inch fence post (deed referenced ¾ inch iron pipe found destroyed); thence from said point of beginning and along the easterly line of said lands of The Helge H. Bruckner Trust, S 23°54'51" E, 147.45 feet (called S 23°37'00" E, 147.50 feet in said Document Number 2012-047327), to an untagged ¾ inch iron pipe, marking the southeasterly corner of said lands of The Helge H. Bruckner Trust; thence along the easterly extension of the southerly line of said lands of The Helge H. Bruckner Trust, N 74°04'14" E (N 74°23'00" E in said Document Number 2012-074327), 330.00 feet, to a ¾ inch iron pipe tagged PLS 5087; thence northerly at right angles, N 15°55'46" W, 145.96 feet (called N 15°37'00" W, 147.00 feet, more or less, in said Document Number 2012-074327), to a ¾ inch iron pipe tagged PLS 5087, marking a point on "Line 1" described in that "Boundary Line Agreement" recorded August 6, 2008 under Document Number 2008-072247, Sonoma County Records; thence along said "Line 1", S 74°04'54" W, 350.48 feet, to the point of beginning.

A Portion of APN 122-250-003

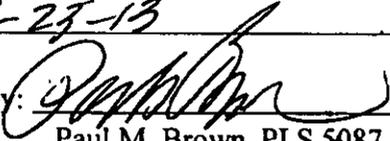
(It is the intent of the herein above described parcel of real property to follow the perimeter of the "Sewage Disposal System" easement described in "Parcel Two" of that deed to The Helge H. Bruckner Trust UTA dated 10/12/94 described in that deed recorded August 02, 2012 under Document Number 2012-074327, Sonoma County Records)

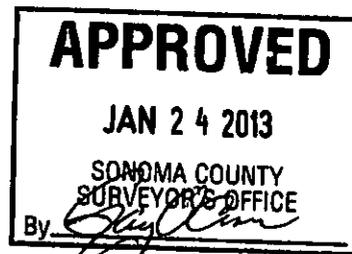
The purpose of this deed is for a lot line adjustment for the combination of a portion of the lands of Save The Redwood League, A California Non-Profit Corporation as described by deed recorded October 14, 2011 under Document Number 2011-088432, Sonoma County Records (APN 122-250-003), with the lands of The Helge H. Bruckner Trust UTA dated 10/12/94 as said lands are described by deed recorded August 2, 2012 under Document Number 2012-074327, Sonoma County Records (APN 122-250-004). This deed is pursuant to LLA12-0041 on file in the office of the Sonoma County Permit & Resource Management Department. It is the express intent of the signators hereto that

the recordation of this deed extinguishes any underlying parcels or portions of parcels, except it is the express intent of the signators hereto that recordation of this deed does NOT extinguish any parcels or portions of parcels encompassing the lands of Save The Redwood League, A California Non-Profit Corporation described by deed recorded October 14, 2011 under Document Number 2011-088432, Sonoma County Records, other than that specifically described above.

The Basis of Bearings of the this description is N 74°04'54" E, being the bearing of the monumented "Line 1" as described in that "Boundary Line Agreement" deed recorded under Document Number 2008-072247, Sonoma County Records, and reflected on that "Record of Survey" filed November 26, 2008 in Book 728 of Maps, Page 42, Sonoma County Records.

A "Record of Survey" is being processed for recording reflecting the monummentation described in the above described lot line adjustment deed.

Dated: 1-23-13
prepared by: 
Paul M. Brown, PLS 5087
my license expires 06/30/13

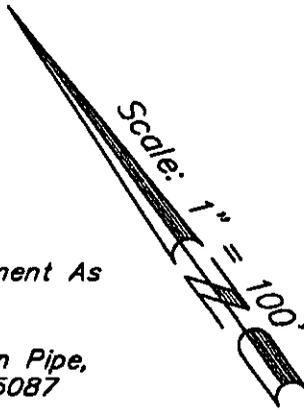
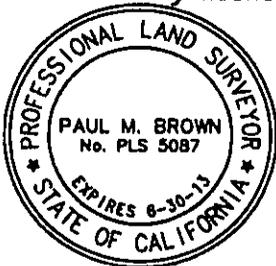


Date: 1-23-13

Exhibit B

Found 1/2" Iron Pin,
No Tag, Book 153
Maps, Page 9; Book
728 Maps, Page 42

prepared by: *Paul M. Brown*
Paul M. Brown, PLS 5087
my license expires 06/30/13



- Found Monument As Shown
- Set 3/4" Iron Pipe, tagged PLS 5087

Found 3/4" Iron Pipe, No Tag, destroyed, 6"x6" Newer Fence Post at Corner Position

Found 3/8" Square Iron Bar, No Tag (DN2012-074327)

Pacific Ocean

Lands of the Helge H. Bruckner Trust UTA dated 10/12/94 DN 2012-074327 APN 122-250-004

Found 3/4" Iron Pipe, No Tag (DN2012-074327)

Lands of Save The Redwood League, DN 2011-088432 to be combined with the Lands of Bruckner Portion APN 122-250-003

Save The Redwood League DN 2011-088432 APN 122-250-003 & others

Existing 20' Easement for Ingress and Egress DN 2003-144475

Found 3/4" Iron Pipe, No Tag (DN2012-074327)

This exhibit is for graphic purposes only. Any errors or omissions on this exhibit shall not affect the deed description.

LLA12-0041 SITE MAP



adobe associates, inc.
civil engineering | land surveying | wastewater
1220 N. Dutton, Ave., Santa Rosa, Ca. 95401
P (707) 541-2300; F (707) 541-2301

RECORDING REQUESTED BY:
FIRST AMERICAN TITLE COMPANY
4906-4122508



2013061349

OFFICIAL RECORDS OF
SONOMA COUNTY

FIRST AMERICAN TITLE CO. WILLIAM F ROUSSEAU
08/13/2013 08:34 DCL
RECORDING FEE: \$19.00
PAID

3

DRS



WHEN RECORDED MAIL TO:

Permit & Resource Management Dept.
2550 Ventura Avenue
Santa Rosa, CA 95403

File No. LLA12-0041

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DECLARATION ACKNOWLEDGING RIGHT TO FARM

The undersigned do hereby certify to be the owner(s) of certain real property located in Sonoma County, California, and more particularly described in Exhibit "A", attached hereto and incorporated herein by this reference ("the subject property").

The undersigned do hereby acknowledge that the subject property is located on or adjacent to agricultural land, as defined in the Sonoma County Right to Farm Ordinance (Sonoma County Code, Chapter 30, Article II). The undersigned do hereby further acknowledge that the County of Sonoma permits the operation of properly conducted agricultural operations on agricultural land within the unincorporated area of Sonoma County, and has declared it County policy in the Sonoma County Right to Farm Ordinance to conserve, protect, enhance, and encourage such operations. The undersigned do hereby further acknowledge that if the subject property is located near an agricultural operation on agricultural land, residents or users of the subject property may at times be subject to inconvenience or discomfort arising from that operation, including, without limitation, noise, odors, fumes, dust, smoke, insects, operation of machinery during any time of day or night, storage and disposal of manure, and ground or aerial application of fertilizers, soil amendments, seeds, and pesticides. The undersigned do hereby further acknowledge that one or more of these inconveniences or discomforts may occur as a result of any properly conducted agricultural operation on agricultural land. The undersigned do hereby further acknowledge that the County of Sonoma has determined in Sonoma County Right to Farm Ordinance that inconvenience or discomfort arising from a properly conducted agricultural operation on agricultural land will not be considered a nuisance for purposes of the Sonoma County Code or County regulations and that residents or users of nearby property should be prepared to accept such inconvenience or discomfort as a normal and necessary aspect of living in a county with a strong rural character and an active agricultural sector.

This Declaration shall run with the subject property in perpetuity and shall be binding upon the undersigned and the undersigned's heirs, personal representatives, lessees, executors, successors, and assigns. This Declaration and the acknowledgments contained herein shall be disclosed to prospective transferees of any interest in the subject property, including, without limitation, a leasehold interest, prior to any such transfer.

IN WITNESS WHEREOF, the undersigned has executed this Declaration this 14th day of March, 2013.

DECLARANT(S)

SAVE THE REDWOODS LEAGUE,
a California Non-Profit Corporation

By: [Signature]
Harry Pollack
Its Chief Operating Officer & Secretary

NOTE: ACKNOWLEDGMENTS MUST BE ATTACHED FOR ALL SIGNATORIES.

EXHIBIT "A"

All that Real Property situated in the unincorporated area of the County of Sonoma, and being more particularly described as follows:

All of the Lands of **SAVE THE REDWOODS LEAGUE**

32090 Highway 1

Site Address

114 Sansome Street - Suite 1200

Mailing Address

Stewarts Point (Sea Ranch)

City/Town

San Francisco, CA 94104-3823

City/Town

State/Zip

122-250-003

Assessor's Parcel Number(s)

LLA 12-0041

File Number

and as described in

Document Number: 2011-088432, Sonoma County Records.

-OR-

Book _____ of Official Records, Page _____, Sonoma County Records.

Date: _____

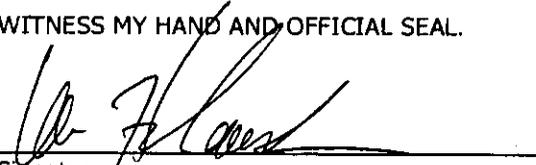
STATE OF CALIFORNIA)
)ss.
COUNTY OF San Francisco)

On March 14, 2013, before me, LAUREN HACHEMEISTER, Notary Public,
personally appeared HARRY POLLACK

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



RECORDING REQUESTED BY:
FIRST AMERICAN TITLE COMPANY
4906-4122515



2013061350

OFFICIAL RECORDS OF
SONOMA COUNTY

FIRST AMERICAN TITLE CO. WILLIAM F ROUSSEAU
06/13/2013 08:34 DCL
RECORDING FEE: \$19.00
PAID

3

ARC



WHEN RECORDED MAIL TO:

Permit & Resource Management Dept.
2550 Ventura Avenue
Santa Rosa, CA 95403

File No. LLA12-0041

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DECLARATION ACKNOWLEDGING RIGHT TO FARM

The undersigned do hereby certify to be the owner(s) of certain real property located in Sonoma County, California, and more particularly described in Exhibit "A", attached hereto and incorporated herein by this reference ("the subject property").

The undersigned do hereby acknowledge that the subject property is located on or adjacent to agricultural land, as defined in the Sonoma County Right to Farm Ordinance (Sonoma County Code, Chapter 30, Article II). The undersigned do hereby further acknowledge that the County of Sonoma permits the operation of properly conducted agricultural operations on agricultural land within the unincorporated area of Sonoma County, and has declared it County policy in the Sonoma County Right to Farm Ordinance to conserve, protect, enhance, and encourage such operations. The undersigned do hereby further acknowledge that if the subject property is located near an agricultural operation on agricultural land, residents or users of the subject property may at times be subject to inconvenience or discomfort arising from that operation, including, without limitation, noise, odors, fumes, dust, smoke, insects, operation of machinery during any time of day or night, storage and disposal of manure, and ground or aerial application of fertilizers, soil amendments, seeds, and pesticides. The undersigned do hereby further acknowledge that one or more of these inconveniences or discomforts may occur as a result of any properly conducted agricultural operation on agricultural land. The undersigned do hereby further acknowledge that the County of Sonoma has determined in Sonoma County Right to Farm Ordinance that inconvenience or discomfort arising from a properly conducted agricultural operation on agricultural land will not be considered a nuisance for purposes of the Sonoma County Code or County regulations and that residents or users of nearby property should be prepared to accept such inconvenience or discomfort as a normal and necessary aspect of living in a county with a strong rural character and an active agricultural sector.

This Declaration shall run with the subject property in perpetuity and shall be binding upon the undersigned and the undersigned's heirs, personal representatives, lessees, executors, successors, and assigns. This Declaration and the acknowledgments contained herein shall be disclosed to prospective transferees of any interest in the subject property, including, without limitation, a leasehold interest, prior to any such transfer.

IN WITNESS WHEREOF, the undersigned has executed this Declaration this 13th day of MARCH, 2013.

DECLARANT(S)

THE HELGE H. BRUCKNER TRUST UTA
DATED 10/12/94

By: 
Helge H. Bruckner, Trustee

NOTE: ACKNOWLEDGMENTS MUST BE ATTACHED FOR ALL SIGNATORIES.

EXHIBIT "A"

All that Real Property situated in the unincorporated area of the County of Sonoma, and being more particularly described as follows:

All of the Lands of **THE HELGE H. BRUCKNER TRUST**

32450 Highway 1
Site Address

P. O. Box 769
Mailing Address

Stewarts Point (Sea Ranch)
City/Town

Gualala, CA 95445
City/Town State/Zip

122-250-004
Assessor's Parcel Number(s)

LLA 12-0041
File Number

and as described in

Document Number: 2012-074327, Sonoma County Records.

-OR-

Book _____ of Official Records, Page _____, Sonoma County Records.

Date: _____

STATE OF CALIFORNIA)
)ss.
COUNTY OF SONOMA)

On MARCH 13, 2013, before me, GAIL DYE, Notary Public,
personally appeared HELGE H. BRUCKNER
who proved to me on the basis of satisfactory evidence to be the person(e) whose name(e) 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(e) 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

