

AGREEMENT TO CONVEY A CONSERVATION EASEMENT

This Agreement to Convey a Conservation Easement ("Agreement") is dated for reference purposes as of _____, 2022, between and among **YOLO LAND AND CATTLE CO.**, a limited partnership, and **SCOTT A. STONE AND KAREN K. STONE, TRUSTEES OF THE SCOTT A. AND KAREN K. STONE REVOCABLE TRUST** dated September 21, 2010 (collectively "Landowner"), **YOLO LAND TRUST**, a California nonprofit public benefit corporation ("YLT"), and the **COUNTY OF YOLO**, a political subdivision of the State of California ("County").

RECITALS

A. The addresses, telephone numbers and email addresses of the parties to this Agreement are as follows:

Landowner:

Yolo Land and Cattle Co.
Scott A. and Karen K. Stone Revocable Trust
Attn: Scott Stone
37870 County Road 28
Woodland, CA 95695
Tel: 530-681-1410
sastone57@gmail.com

Copy to:
boyeatsbeef@yahoo.com

YLT:

Yolo Land Trust
Attn: Michele Clark
P. O. Box 1196
Woodland, CA 95695
Tel 530-662-1110
mclark@theyololandtrust.org

Copy to:

Law Offices of Robin Jepsen
Attn; Robin Jepsen, Esq.
215 W. Franklin Street 5th Fl.
Monterey CA 93940
Tel 831-373-6060
robin@rjepsenlaw.com

County:

Ramin Yazdani
Director, Integrated Waste Management
44090 County Road 28H
Woodland, CA 95776
Ramin.Yazdani@yolocounty.org

Copy to:

Kimberly Hood
Assistant County Counsel
625 Court Street, Room 201
Woodland, CA 95695
Tel 530-666-8172
Kimberly.hood@yolocounty.org

B. Landowner is the owner of that certain real property, consisting of approximately 158 acres, in the unincorporated area of Yolo County, California, which real property is more particularly described in **Exhibit A** attached hereto ("Overall Property") and is also identified as Yolo County Assessor's Parcel Number 033-170-008. The conservation easement will cover a total of approximately 156.496 acre portion of Landowner's Overall Property (hereinafter referred to as "Easement Area") described in **Exhibit B-1** and depicted in **Exhibit B-2** attached hereto, is the subject of this Agreement.

C. County is obligated to provide for the conservation of Swainson's hawk habitat ("County's Project") in connection with obtaining authorization from the County of Yolo to satisfy mitigation requirements adopted by Yolo County in approving the Yolo County Central Landfill Soil Borrow Site Project, including but not limited to Mitigation Measure BIO-1b, which requires the County "to purchase comparable raptor foraging area in consultation with the California Department of Fish and Wildlife [CDFW] at a ratio of 1:1 (1 acre conserved for every acre that is lost)" or pay an in-lieu fee.

D. CDFW provided a letter to the County on July 29, 2021 in which CDFW determined that the Easement Area "is suitable [Swainson's hawk] foraging habitat and would be an appropriate mitigation site" because the Overall Property "is located in a highly favorable area adjacent to other conserved habitats."

E. Landowner desires to convey to YLT an agricultural conservation easement over and upon the Easement Area, to partially satisfy the mitigation referenced above in Recital C for the County's Project, substantially in the form of the conservation easement attached hereto as **Exhibit C** ("Conservation Easement" or "Easement").

THE PARTIES AGREE AS FOLLOWS:

1. **Conveyance of Conservation Easement; Purchase Price.** For and in consideration of the mutual covenants and promises contained in this Agreement, and in the Conservation Easement, and in acknowledgement of YLT's reliance on this Agreement and YLT's expenditure of funds and time in connection herewith, Landowner agrees to convey the Conservation Easement to YLT on the terms and conditions set forth in this Agreement. YLT shall not be obligated to accept title to the Conservation Easement if any of the following occur: (a) Landowner fails, refuses or is unable to perform any of Landowner's obligations under this Agreement; (b) YLT elects to terminate this Agreement because any of Landowner's representations or warranties cease to be true prior to the close of escrow; (c) YLT elects to terminate this Agreement because Landowner is unable to remove an unpermitted title exception; (d) YLT elects to terminate this Agreement in accordance with Section 8 of this Agreement because of unacceptable environmental conditions on the Easement Area; (e) YLT elects not to close by reason of damage to the Easement Area in accordance with Section 10 of this Agreement; or (f) County fails to comply with the terms of this Agreement and that certain "Services Agreement" described in Section 9(d), below, including, but not limited to, the failure to pay the purchase funds as described in Section 1.1 below, or failure to pay a "Conservation Services Payment" (as defined in the Services Agreement).

1.1 **Conveyance.** Purchase funds of Nine Hundred Thirty Two Thousand Nine Hundred Seventy-Six Dollars (\$932,976) (calculated based on 155.496 acres x \$6,000/ac), all

cash, shall be deposited into escrow by County in sufficient time for the Closing defined below in Section 2.

2. **Escrow and Closing.** The parties shall open an escrow with Placer Title Company, 30 West Main St., Ste. A Woodland, CA 95695, Escrow Officer Kristen Tadlock, Tel: (530)666-1213, ktadlock@placertitle.com ("Escrow Holder") for the purpose of closing the conveyance of the Conservation Easement. Escrow shall close no later than: **November 2, 2022**, ("Closing" or "Close of Escrow"). This Agreement shall terminate upon the Close of Escrow or earlier termination of this Agreement, except that the representations and/or obligations set forth in Sections 6, 7, 8, 9(d), 10, 12 and 14 shall survive the Close of Escrow or earlier termination as provided in those sections.

3. **Title.** Landowner shall convey the Conservation Easement by grant deed to YLT in substantially the form of the Conservation Easement attached hereto as **Exhibit C** subject only to the following exceptions to the extent they actually touch and concern the Easement Area ("Permitted Exceptions"): (a) the lien for nondelinquent real property taxes (taxes must be paid current); (b) standard pre-printed exceptions on the title insurance policy to be obtained pursuant to Section 4 below; (c) **exceptions numbers 1, 3, and 4** (subject to confirmation that no unpaid assessments remain outstanding, as confirmed in writing on YLT's title insurance policy that such assessments have been "**PAID CURRENT**"); **exception number 2** (subject to confirmation that no supplemental taxes have been assessed and that nothing has occurred prior to the closing date that will result in such assessment and with the added language "**with respect to events occurring on or after the date hereof**" on YLT's title insurance policy), and **exception numbers 5, 6, 7, 8, 9, 10 and 11**, as set forth in that certain preliminary report on Overall Property prepared by Escrow Holder, as Preliminary Report Order No.: P-387086 Update (Version 4), dated as of August 30, 2022 (the "Title Report"), copies of which Title Report have been received by all parties and is incorporated herein by this reference; (d) the provisions of the Conservation Easement; and (e) an exception for a "Notice of Payment of Transfer Fee Required" (described below). All outstanding encumbrances securing financial obligations, including any deeds of trust, mortgages, financing statements, as well as all leases, shall be subordinated to the Conservation Easement or released, terminated, or reconveyed by Close of Escrow. Landowner and YLT agree to execute and record at closing a Notice of Payment of Transfer Fee Required which reiterates the terms in the Conservation Easement requiring notice to YLT upon any sale of the Easement Area and payment of a Transfer Fee to YLT under certain circumstances.

4. **Title Insurance.** YLT will obtain, at County's expense, a CLTA owner's policy of title insurance, insuring that title to the Conservation Easement is vested in YLT upon Close of Escrow, subject only to the Permitted Exceptions, and containing an endorsement eliminating the standard exclusion from coverage for "3. [D]efects, liens, encumbrances, adverse claims or other matters:....(e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or estate or interest insured by this policy."

5. **Landowner's Promise to Maintain Property.** Landowner agrees to maintain the Easement Area during the term of this Agreement and deliver it at the Close of Escrow in the same order and condition as on the Effective Date (subject to ordinary agricultural operations).

6. **Landowner's Representations.** Landowner represents that:

(a) Landowner has full power and authority to enter into this Agreement and to transfer and convey the Conservation Easement to YLT in accordance with the terms of this Agreement and to transfer and convey all right, title and interest in and to the Conservation Easement, and Landowner shall provide YLT and the Escrow Holder at closing with California Secretary of State certificate of status confirming good standing as to Yolo Land and Cattle Co.

(b) There is no lease, license, permit, other option, right of first refusal or other similar agreement, written or oral, which encumbers the Easement Area, except for the lease referenced as exception 12 in the Title Report which lease is not a Permitted Exception and must be removed at or prior to closing and before the issuance of the title policy;

(c) To the best of Landowner's knowledge, there is no suit, action, arbitration, legal, administrative or other proceeding or inquiry pending or threatened against the Easement Area or pending or threatened against Landowner that could affect Landowner's title to the Overall Property, or any portion thereof, or affect the value of the Conservation Easement;

(d) To the best of Landowner's knowledge, there are no encroachments by third parties on the Easement Area, and to the best of Landowner's knowledge, Landowner does not encroach upon the real property of any third party adjoining the Easement Area;

(e) To the best of Landowner's knowledge, there are no or has been no: (i) uncured notices that have been served upon Landowner from any governmental agency notifying Landowner of any violations of law, ordinance, rule or regulation that would affect the Easement Area; (ii) unpaid bills for labor or materials because of any repairs, works of improvements or materials furnished to Overall Property; (iii) unpaid bills for Reclamation District 2068 fees or assessments which pertain to the Easement Area, or (iv) production, use, treatment, storage, transportation, or disposal of any "Hazardous Materials" (as defined in the Conservation Easement), except for the lawful and proper above ground storage and use of farm chemicals and fuel, on Overall Property and Landowner has completed, executed and delivered to YLT an "Environmental Questionnaire and Disclosure Statement," dated 9/7/2022, describing the condition and history of use of the Easement Area and said Environmental Questionnaire is incorporated herein by this reference; and

(f) This Agreement will not constitute a breach or default under any agreement to which Landowner is bound or to which Overall Property is subject.

YLT has indicated that each of the above representations is material and is relied upon by YLT and all of the above Landowner representations and warranties will be deemed to have been made or affirmed as of the Close of Escrow and will survive the Close of Escrow.

7. **Remedies Upon Breach.** In the event of Landowner's default under this Agreement, except as may be otherwise provided in this Agreement, YLT shall retain the right to reimbursement from County for YLT's reasonable costs and expenses incurred in attempting to carry out this Agreement *in excess of* Sixty Thousand Dollars (\$60,000.00), the amount County previously paid to YLT to reimburse YLT for its costs and expenses in connection with the conveyance of the Conservation Easement, in accord with that certain "Services Agreement" described in Section 9(d), below. The exercise of any remedy provided by law and the provisions of this Agreement for any remedy shall not exclude other remedies unless they are expressly excluded. YLT shall not have the right of specific performance with respect to the enforcement of this Agreement as to the conveyance of the Conservation Easement, provided that, if the

conveyance of the Conservation Easement closes escrow, YLT shall have the right of specific performance against County with respect to the contributions and payments specified in Sections 8 and 9.

8. **Right to Inspect Property; Baseline Conditions Report**. During the term of this Agreement, YLT through its employees and agents may enter upon Landowner's Overall Property for the purpose of making inspections and investigations as YLT deems appropriate and for the purposes of preparing a baseline conditions report containing an inventory of the Easement Area's relevant features and conditions, its improvements and some of its natural resources ("Baseline Conditions Report"). County shall pay the actual cost of preparing the Baseline Conditions Reports, which payments shall be made on or before the Close of Escrow. In the event this Agreement is terminated, this payment obligation shall survive the termination.

The Baseline Conditions Report is required to establish the condition of the Easement Area at the time of the conveyance of the Conservation Easement and without limitation may consist of the following: maps showing the Easement Area lines and other contiguous or nearby protected areas; a scaled map of the area showing all existing man-made improvements, such as roads, and fences and any applicable building envelopes, vegetation, land use history and distinct natural features; aerial photo(s) of the Easement Area; and on-site photographs keyed to specific locations on the Easement Area. YLT shall undertake to prepare the Baseline Conditions Report with Landowner's reasonable cooperation and review.

On or before the Close of Escrow, Landowner and YLT will sign a statement acknowledging that the Baseline Conditions Report accurately represents the condition of the Easement Area at the time of the conveyance of the Conservation Easement.

Should YLT determine, based on its investigation of the Easement Area, that the conditions on the Easement Area are unacceptable to YLT and Landowner is unwilling or unable to remediate or cure any such unacceptable conditions, YLT may elect to terminate this Agreement in which case YLT shall have no obligation to accept title to the Conservation Easement. In the event this Agreement is terminated, County's obligation to pay YLT under the Services Agreement and Sections 7 and 9(d) of this Agreement shall not be affected and those obligations will survive the termination of this Agreement.

9. **Contributions to Yolo Land Trust by County; Services Agreement**.

(a) County hereby subscribes, pledges, and promises to make a contribution to YLT in the amount of Fifty Thousand Two Hundred Forty-Six Dollars (\$50,246) ("Stewardship Contribution"). The Stewardship Contribution shall be paid to YLT as a stewardship fund contribution to support YLT's efforts to uphold its duties and responsibilities as the steward of its portfolio of conservation easements and the undertaking of any enforcement actions.

(b) County hereby subscribes, pledges, and promises to make a contribution to YLT in the amount of Eighteen Thousand Six Hundred Sixty Dollars (\$18,660) ("Sustainability Contribution") to support YLT's land conservation mission and activities.

(c) YLT understands that the contributions outlined in Section 9(a)-(b) shall be payable by County at the Close of Escrow and only in such event. County and Landowner understand that YLT will act in reliance on County's obligations under this Section 9, provided that Landowner's conveyance of the Conservation Easement to YLT at the Close of Escrow is a

condition precedent to the contributions becoming due and payable by County. If the Closing does not occur for any reason whatsoever, then County's obligations under Section 9(a) – (b) shall become null and void.

(d) County and YLT entered into that certain Conservation Services Agreement dated as of May 27, 2021, as amended ("Services Agreement"). County has paid to YLT as a Conservation Services Payment the amount of Sixty Thousand Dollars (\$60,000.00) as described in the Services Agreement. County hereby promises to pay any additional amount as is necessary to reimburse YLT for all Conservation Services (as that term is described in Section 2 of the Services Agreement) and all costs of acquiring the conservation easement interest from Landowner, including, but not limited to, the cost to purchase the conservation easement, recording fees, escrow and title charges and all of YLT's transaction costs, including the preparation of the Baseline Conditions Report and any surveys. At Close of Escrow or within 45 days after the Close of Escrow, YLT will prepare an accounting of all Conservation Services and reconcile the Conservation Services Payments, either refunding any excess amount received by YLT or invoicing County at Closing for any deficit. County's obligation to pay YLT under the Services Agreement and under Sections 7, 8 and 9(d) shall not be affected by termination of this Agreement and the obligations will survive the Closing or any earlier termination of this Agreement.

10. **Risk of Loss.** All risk of loss shall remain with Landowner until Closing. In the event the conservation values of the Easement Area, as identified in the Conservation Easement, are materially destroyed or damaged prior to Close of Escrow, either party may rescind this Agreement. In the event this Agreement is rescinded, County's obligation to pay YLT under the Services Agreement and under Sections 7, 8 and 9(d) of this Agreement shall not be affected and the obligation will survive any rescission or termination of this Agreement.

11. **Notices.** All notices, claims, demands or other communications under this Agreement (each such, a "notice") shall be in writing delivered by hand, email, commercial express courier service, or by registered or certified mail, postage prepaid, to the parties at the addresses set forth in Recital A or such other addresses as the parties may designate by notice. Notices delivered by hand or by commercial express courier service shall be deemed given when received, as evidenced by written receipt. Notices delivered by registered or certified mail shall be deemed given upon mailing. Notices transmitted by email, shall be deemed given when transmitted.

12. **Legal Costs; Indemnity.** If any legal action is brought by any party to enforce any provision of this Agreement, or is based upon any matter arising out of or related in any way to this Agreement, the prevailing party shall be entitled to recover from the nonprevailing party(ies) reasonable attorneys' fees and court costs in such amounts as shall be allowed by the court. This Section shall survive the Close of Escrow or any earlier termination of this Agreement. County shall indemnify, defend with counsel of YLT's choice, and hold YLT harmless from, all expense, loss, liability, damages and claims, including YLT's reasonable attorneys' fees, if necessary, related to or arising out of County's Project, including, but not limited to, County's mitigation and other obligations pertaining thereto. County's indemnity obligation shall survive the Close of Escrow or earlier termination of this Agreement.

13. **Prorations and Fees.** Real property taxes and assessments, including any penalties and interest, on the Easement Area shall be paid current as of the Close of Escrow. The escrow fee, any documentary tax or real property transfer tax arising out of the conveyance of the

Conservation Easement and/or fees charged pursuant to Government Code section 27388.1 (Building Homes and Jobs Act), the premium for the title insurance policy, notary fee, recording fee and any other fees and charges shall be paid by County. County or Landowner will pay for any escrow fees or costs that relate to Landowner's delivery of title in the condition required by this Agreement.

14. **Broker's Commission.** Each party warrants and represents to the others that no broker's commission or "finder's fee" or the like is due or payable as a result of the conservation easement transaction. In the event any person asserts a claim for a broker's commission or finder's fee or the like, the party on account of whose conduct or actions the claim is asserted shall indemnify, defend, and hold the other party(ies) harmless from said claim, including attorneys' fees. This Section shall survive the Close of Escrow or any earlier termination of this Agreement.

15. **Binding on Successors.** This Agreement shall be binding not only upon the parties but also upon their heirs, personal representatives, assigns, and other successors in interest.

16. **Effective Date.** This Agreement shall be effective on that date on which this Agreement is last signed by the parties hereto (the "Effective Date").

17. **Exhibits and Recitals.** All exhibits attached to this Agreement are incorporated herein by this reference. All recitals in this Agreement are accurate and shall constitute an integral part of this Agreement, and this Agreement shall be construed in light of those recitals.

18. **Entire Agreement; Modification.** Except for that certain Services Agreement, this Agreement constitutes the entire agreement between and among Landowner, County and YLT pertaining to the subject matter contained herein and supersedes all prior and contemporaneous agreements, representations, and understandings. No supplement, modification, waiver, or amendment of this Agreement shall be binding unless specific and in writing executed by the party against whom such supplement, modification, waiver, or amendment is sought to be enforced.

19. **Counterparts.** This Agreement and any documents required to be executed hereunder may be executed in counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same instrument.

Signatures appear on the next page.

IN WITNESS of the foregoing provisions the parties have signed this Agreement below:

LANDOWNER:

YLT:

Yolo Land and Cattle Co., a California limited partnership

YOLO LAND TRUST, a California nonprofit public benefit corporation

By: _____
Scott A. Stone, General Partner

By: _____
Michele Clark, Executive Director

Date: _____

Date: _____

By: _____
Kenneth C. Stone, General Partner

Date: _____

Scott A. and Karen K. Stone Revocable Trust dated September 21, 2010

By: _____
Scott A. Stone, Trustee

Date: _____

By: _____
Karen K. Stone, Trustee

Date: _____

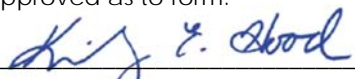
COUNTY:

COUNTY OF YOLO, a political subdivision of the State of California

By: _____
Name: Ramin Yazdani
Its: Director, Integrated Waste Management

Date: _____

Approved as to form:



Kimberly Hood
Assistant County Counsel

EXHIBIT A

**Legal Description of
Overall Property**

The land described herein is situated in the State of California, County of Yolo, unincorporated area, described as follows:

The East one-half of the South one-half of Section 18, Township 7 North, Range 3 East, M.D.B. & M.

Excepting therefrom, all oil, gas and minerals now or at any time hereafter situate therein or thereunder, together with all easements and rights necessary or convenient for the production, storage and transportation thereof and the exploration and testing of said real property and also the right to drill for, produce and use water from the said real property in connection with its drilling and mining operations thereon, as reserved in that certain Deed from Alfred Fentzling to Mary Louise Thronson, recorded January 7, 1946, in Book 229 of Official Records, Page 85.

APN: 033-170-008-000

EXHIBIT B-1
Legal Description of
Easement Area

(Attached)

EXHIBIT "A"
EASEMENT PROPERTY

THAT portion of real property situate in the County of Yolo, State of California, and being a portion of Section 18, Township 7 North, Range 3 East, Mount Diablo Base and Meridian, also being a portion of that certain Parcel of Land, as described in Document No. 2014-0018197-00, said County Records, and being more particularly described as follows:

BEGINNING at the Southeast corner of said Section 18, said point being distant from National Geodetic Survey designation "WILSON" the following two (2) courses and distances: 1) South 38°09'01" East 16,463.49 feet to National Geodetic Survey designation "CALDWELL"; and 2) South 44°57'00" West 7,464.81 feet to said Southeast corner of said Section 18; thence, from said POINT OF BEGINNING, and along the South line of said Section 18, North 89°50'09" West 2,640.50 feet to the South Quarter corner of said Section 18; thence, along the West line of the Southeast Quarter of said Section 18, North 00°03'41" West 2,424.98 feet; thence, leaving said West line, South 88°06'47" East 234.46 feet; thence North 00°34'27" West 183.53 feet; thence South 89°39'25" East 2,407.05 feet to the East line of said Southeast Quarter; thence, along said East line, South 00°04'46" East 2,593.95 feet to the POINT OF BEGINNING.

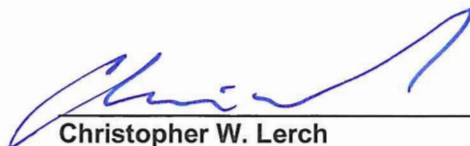
Containing 156.496 acres of land, more or less.

The basis of bearings for this description is the grid bearing between National Geodetic Survey designations "WILSON" and "CALDWELL"; said "WILSON" (PID-AE9857) having coordinates of North (Y) 1,942,224.66 sft and East (X) 6,649,792.95 sft with an epoch date of 2010.00; said "CALDWELL" (PID-AE9863) having coordinates of North (Y) 1,929,278.19 sft and East (X) 6,659,962.59 sft with an epoch date of 2010.00; said grid bearing being South 38°09'01" East as determined from National Geodetic Survey data sheets.

All bearings and coordinates described herein are grid and are based on the California Coordinate System of 1983, Zone 2. All distances described herein are ground and shown in United States survey feet (sft) and decimals thereof. To obtain grid distances, multiply ground distances by the combination factor of 0.99997429.

End of description.




Christopher W. Lerch

11-04-2021
Date

EXHIBIT B-2
Survey of
Easement Area

(Attached)

LANDS OF BIG
J RANCH, LLC
DOC-2015-0027455

LANDS OF PEARSON
DOC 2021-0038267

60.00'

ROAD 105
COUNTY

2001 MAPS 68

COUNTY ROAD 38A

50.00'

S89°39'25"E 2407.05'

N0°34'27"W 183.53'

S88°06'47"E 234.46'

CONSERVATION EASEMENT
156.496 ACRES±

DOC-2014-0018197-00

LANDS OF RED WATER
MANAGEMENT COMPANY
DOC-2008-00000003

N0°03'41"W 2424.98'

LANDS OF
STATE OF CALIFORNIA

S0°04'46"E 2593.95'

POINT OF BEGINNING

18

17

N89°50'09"W 2640.50'

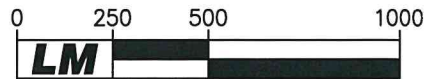
19

20

N44°57'00"E 7464.81'

LANDS OF STONE
DOC-2014-0018196

SEE SHEET 2



SCALE: 1"=500'

*SEE SHEET 2 FOR BASIS OF BEARINGS

EXHIBIT
FOR
YOLO LAND TRUST
CONSERVATION EASEMENT

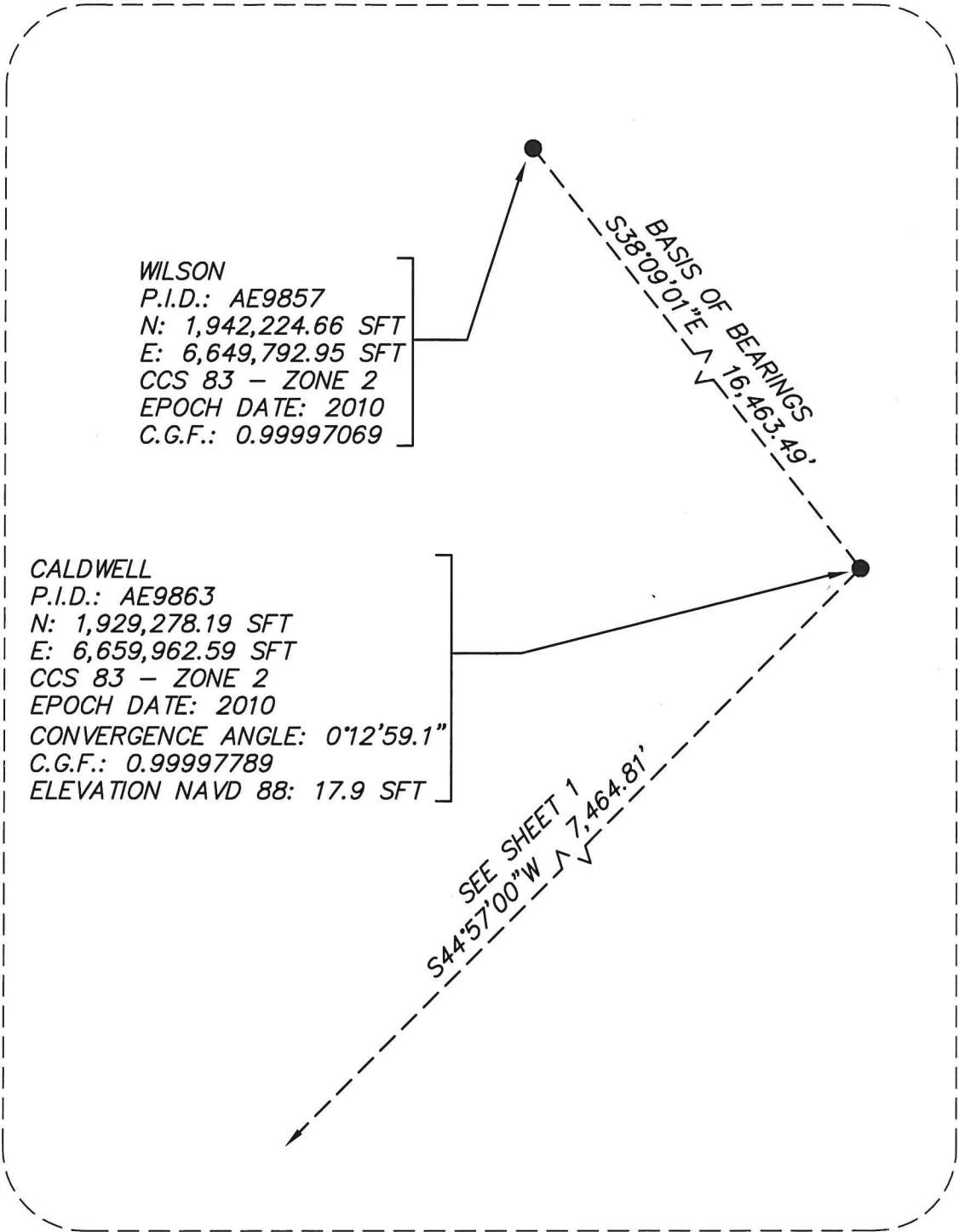
BEING A PORTION OF THE SOUTHEAST QUARTER OF
SECTION 18, TOWNSHIP 7 NORTH, RANGE 3 EAST
MOUNT DIABLO BASE AND MERIDIAN
YOLO COUNTY CALIFORNIA

SHEET 1 OF 2

NOVEMBER 2, 2021

LM LAUGENOUR AND MEIKLE
CIVIL ENGINEERING · LAND SURVEYING · PLANNING
608 COURT STREET, WOODLAND, CALIFORNIA 95695 · PHONE: (530) 662-1755
P.O. BOX 828, WOODLAND, CALIFORNIA 95776 · FAX: (530) 662-4602

#3849-3



WILSON
 P.I.D.: AE9857
 N: 1,942,224.66 SFT
 E: 6,649,792.95 SFT
 CCS 83 - ZONE 2
 EPOCH DATE: 2010
 C.G.F.: 0.99997069

CALDWELL
 P.I.D.: AE9863
 N: 1,929,278.19 SFT
 E: 6,659,962.59 SFT
 CCS 83 - ZONE 2
 EPOCH DATE: 2010
 CONVERGENCE ANGLE: 0°12'59.1"
 C.G.F.: 0.99997789
 ELEVATION NAVD 88: 17.9 SFT

SEE SHEET 1
 S44°57'00"W 7,464.81'

BASIS OF BEARINGS
 S38°09'01"E 16,463.49'

DETAIL "A"
 NTS



EXHIBIT
 FOR
YOLO LAND TRUST
CONSERVATION EASEMENT

BEING A PORTION OF THE SOUTHEAST QUARTER OF
 SECTION 18, TOWNSHIP 7 NORTH, RANGE 3 EAST
 MOUNT DIABLO BASE AND MERIDIAN
 YOLO COUNTY CALIFORNIA

SHEET 2 OF 2

NOVEMBER 2, 2021

EXHIBIT C

Grant Deed of Conservation Easement and Permanent Restrictions on Use

(Attached)