



COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING
MARVIN A. ROSE, INTERIM DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE: 6/12/2018
TO: 5th District Legislative Assistant, Agricultural Commissioner, Building Division,
Cal Fire/County Fire, Public Works, CA Fish and Wildlife, Cal Trans, RWQCB,
U.S. Fish and Wildlife, AB 52
FROM: Brandi Cummings (bcummings@co.slo.ca.us or 805-781-1006)

PROJECT NUMBER & NAME: DRC2018-00077 Beltran

PROJECT DESCRIPTION: Proposed Minor Use Permit for 3 one acre outdoor cannabis
cultivations and 22,000 sq/ft indoor cannabis cultivation to be located at 8710 Carissa Hwy,
Santa Margarita, CA 93453

APN(s): 072-301-011

**Return this letter with your comments attached no later than 14 days from receipt of this referral.
CACs please respond within 60 days. Thank you.**

PART I: IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- ☐ YES (Please go on to PART II.)
- ☐ NO (Call me ASAP to discuss what else you need. We have only 10 days in which
we must obtain comments from outside agencies.)

PART II: ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA
OF REVIEW?

- ☐ YES (Please describe impacts, along with recommended mitigation measures to
reduce the impacts to less-than-significant levels, and attach to this letter.)
- ☐ NO (Please go on to PART III.)

PART III: INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the
project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

Date

Name

Phone



GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

APPLICATION TYPE - CHECK ALL THAT APPLY

- ☐ Emergency Permit
 ☐ Tree Permit
 ☒ Minor Use Permit
☐ Conditional Use Permit/Development Plan
 ☐ Plot Plan
☐ Curb, Gutter & Sidewalk Waiver
 ☐ Other
 ☐ Site Plan
☐ Surface Mining/Reclamation Plan
 ☐ Zoning Clearance
☐ Amendment to approved land use permit
 ☐ Variance

DRC2018-00077

Minor Use Permit
 072-301-011 / 8710 CARRISA HWY
 CARLOS M BELTRAN
 OUTDOOR CANNABIS CULTIVATION (3 ACRES); INDOOR
 CULTIVATION 22,000 SQFT GREENHOUSE

APPLICANT INFORMATION Check box for contact

person assigned to this project

☐ Landowner Name Richard Forth Daytime Phone (805) 610-7612
 Mailing Address 8710 Carrisa Highway, Santa Margarita, CA 93453 Zip Code 93453
 Email Address: rdforth@yahoo.com

☐ Applicant Name Carlos Beltran Daytime Phone (805) 540-8153
 Mailing Address P.O.Box 3016, California Valley, CA 93453 Zip Code 93453
 Email Address: chivobeltran77@gmail.com

☒ Agent Name Scott McKenzie, AGZONE Services, LLC; Mandi Pickens ANGLE Land Use Entitlement Daytime Phone (805) 591-4404; 805-459-5334
 Mailing Address P.O. Box 3002, Paso Robles, CA 93447 Zip Code 93447
 Email Address: scott@agzone.services@gmail.com; angle.planning@gmail.com

PROPERTY INFORMATION

Total Size of Site: 42 acres Assessor Parcel Number(s): 072-301-011
 Legal Description: PM 23/87 LT 17
 Address of the project (if known): 8710 Carrisa Highway, Santa Margarita, CA 93453
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: East on Hwy 58, Turn left on Tule Elk Ln (at bend in road)
 Describe current uses, existing structures, and other improvements and vegetation on the property:
Private Residence, Farming

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Outdoor Cannabis Cultivation (3 Acres); Indoor Cultivation 22,000sf greenhouse

LEGAL DECLARATION

I, the owner of record of this property, have completed this form accurately and declare that all statements here are true. I do hereby grant official representatives of the county authorization to inspect the subject property.

Property owner signature Mandi Pickens Date 5/25/2018 11:35:31 AM PDT
DocuSigned by: 326790CDA0744D9...

FOR STAFF USE ONLY



ENVIRONMENTAL DESCRIPTION FORM

San Luis Obispo County Department of Planning and Building

File No

The California Environmental Quality Act (CEQA) requires all state and local agencies to consider and mitigate environmental impacts for their own actions and when permitting private projects. The Act also requires that an environmental impact report (EIR) be prepared for all actions that may significantly affect the quality of the environment. The information you provide on this form will help the Department of Planning and Building determine whether or not your project will significantly affect the quality of the environment.

To ensure that your environmental review is completed as quickly as possible, please remember to:

- a. Answer **ALL** of the questions as accurately and completely as possible.
- b. Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.
- c. If you are requesting a land division or a re-zoning, be sure to include complete information about future development that may result from the proposed land division or rezoning.
- d. Include references to any reports or studies you are aware of that might be relevant to the questions asked or the answers you provide.

Should a determination be made that the information is inaccurate or insufficient, you will be required to submit additional information upon request.

Physical Site Characteristic Information

Your site plan will also need to show the information requested here:

1. Describe the topography of the site:
Level to gently rolling, 0-10% slopes: 42 acres
Moderate slopes - 10-20%: 0 acres
20-30%: 0 acres
Steep slopes over 30%: 0 acres
2. Are there any springs, streams, lakes or marshes on or near the site? ☒ Yes ☐ No
If yes, please describe: Stream -northeastern corner. See site map for detail.
3. Are there any flooding problems on the site or in the surrounding area? ☐ Yes ☒ No
If yes, please describe: _____
4. Has a drainage plan been prepared? ☐ Yes ☒ No
If yes, please include with application.
5. Has there been any grading or earthwork on the project site? ☐ Yes ☒ No
If yes, please explain: _____
6. Has a grading plan been prepared? ☐ Yes ☒ No
If yes, please include with application.
7. Are there any sewer ponds/waste disposal sites on/adjacent to the project? ☐ Yes ☒ No
8. Is a railroad or highway within 300 feet of your project site? ☒ Yes ☐ No
9. Can the proposed project be seen from surrounding public roads? ☒ Yes ☐ No
If yes, please list: Project is partially visible from highway 58.

Solid Waste Information

1. What type of solid waste will be generated by the project?
☐ Domestic ☐ Industrial ☒ Agricultural ☐ Other, please explain? _____
2. Name of Solid Waste Disposal Company: West Coast Construction and Clean-up
3. Where is the waste disposal storage in relation to buildings? 500' west of buildings
4. Does your project design include an area for collecting recyclable materials and/or composting materials? ☒ Yes ☐ No

Community Service Information

1. Name of School District: Atascadero Unified School District
2. Location of nearest police station: 356 N Main St, Templeton, CA 93465
3. Location of nearest fire station: 13080 Soda Lake Rd, Santa Margarita, CA 93453
4. Location of nearest public transit stop: None
5. Are services (grocery/other shopping) within walking distance (1/2 mile or closer) of the project? ☐ Yes ☒ No

Historic and Archeological Information

1. Please describe the historic use of the property: Farming
2. Are you aware of the presence of any historic, cultural or archaeological materials on the project site or in the vicinity? ☐ Yes ☒ No
If yes, please describe: N/A
3. Has an archaeological surface survey been done for the project site? ☐ Yes ☒ No
If yes, please include two copies of the report with the application.

Commercial/Industrial Project Information

Only complete this section if you are proposing a commercial or industrial project or zoning change.

1. Days of Operation: Thursdays Hours of Operation: 6:00am-3:00pm
2. How many people will this project employ? 3 FTE
3. Will employees work in shifts? ☐ Yes ☒ No
If yes, please identify the shift times and number of employees for each shift N/A
4. Will this project produce any emissions (i.e., gasses, smoke, dust, odors, fumes, vapors)?
☒ Yes ☐ No If yes, please explain: 4 weeks during flowering, an odor may be detected.
5. Will this project increase the noise level in the immediate vicinity? ☒ Yes ☐ No
If yes, please explain: One day of tractor noise and one day of destemming machine noise per season.
 (If loud equipment is proposed, please submit manufacturers estimate on noise output.)
6. What type of industrial waste materials will result from the project? Explain in detail: None
7. Will hazardous products be used or stored on-site? ☐ Yes ☒ No
If yes, please describe in detail: N/A
8. Has a traffic study been prepared? ☐ Yes ☒ No If yes, please attach a copy.
9. Please estimate the number of employees, customers and other project-related traffic trips to or from the project: Between 7:00 - 9:00 a.m. 0 Between 4:00 to 6:00 p.m. 0

3. Are you aware of any previous environmental determinations for all or portions of this property?

☐ Yes ☒ No

If yes, please describe and provide "ED" number(s): _____

Other Related Permits

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): 1 x Medium, 9 x Small California Cultivation Permits, CA State Sellers Permit,

SLO County Business License

(If you are unsure if additional permits are required from other agencies, please ask a member of the Planning Department staff currently assigned to the project



COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING
CANNABIS APPLICATION SUPPLEMENT

PLN-2018
12/8/2017

The following information is required in addition to the Land Use Permit Application.

Cannabis Activities Proposed

- | | | |
|---|-------------------------------------|---|
| <input checked="" type="checkbox"/> Cultivation | <input type="checkbox"/> Nursery | <input type="checkbox"/> Manufacturing Facility |
| <input type="checkbox"/> Testing Facility | <input type="checkbox"/> Dispensary | <input type="checkbox"/> Distribution Facility |

For Cultivation and Nurseries ONLY

Approved Cooperative/Collective Registration number. *Note: If you do not hold an approved cooperative/collective registration, you cannot apply for cultivation until 2019.*

Approved registration number: CCM2016- 00146

What is the applicant on the approved registration? *Note: The applicant name on the registration must match the applicant name on the land use permit.*

Name of applicant: Carlos Beltran

Are you planning on cultivating on the same site that a registration was approved for?

- ☐ Yes ☒ No

What type of State cultivation license are you seeking?

- | | | | |
|--------------------------------------|--|--|---|
| <input type="checkbox"/> Type 1 | <input type="checkbox"/> Type 2 | <input checked="" type="checkbox"/> Type 3 | <input type="checkbox"/> Type 4 |
| <input type="checkbox"/> Type 5 | <input type="checkbox"/> Microbusiness | <input type="checkbox"/> Indoor | <input checked="" type="checkbox"/> Outdoor |
| <input type="checkbox"/> Mixed-light | | | |

Designate the total square footage of your cultivation canopy area(s). This is not necessarily the maximum canopy size allowed by the tier of license for which you are applying, but the amount of canopy area you intend to produce. If you intend to have multiple canopy area locations, include only the total square footage of the total canopy.

130,680

Check one or more of the following that apply and attach a detailed diagram of your designated canopy area. Include specific dimensions, in feet and inches, in the diagram. If you have only a single canopy area, clearly indicate that. If you are designating multiple canopy areas, clearly identify the square footage and dimensions of each area and how it is separated from other canopy areas. Note that if you are designating multiple canopy areas you must separate each area by a physical boundary such as an interior wall. Vertically stacked canopy areas must be identified as such in the detailed diagram submitted by applicants.

I have designated the specific area and dimensions of my newly designated canopy area(s):

CANNABIS APPLICATION SUPPLEMENT

Do you plan on using pesticides?

☐ Yes ☒ No

List of pesticides anticipated to be used: _____

For Manufacturing ONLY

What type of State manufacturing license are you seeking? *Note: Volatile manufacturing is prohibited.*

☐ Type 6 ☐ Type 7 ☐ Type N ☐ Type P
☐ Microbusiness

What type of products do you plan on manufacturing?

☐ Oils ☐ Edibles ☐ Topicals ☐ Other _____

Will the facility be utilizing a closed-loop extraction system?

☐ Yes ☐ No

(If extracting) What types of extraction will you be performing?

☐ Butane ☐ Propane ☐ Hexane ☐ Carbon Dioxide
☐ Ethanol ☐ Mechanical ☐ None
☐ Other _____

For Distribution ONLY

What type of State distribution license are you seeking?

☐ Type 11 ☐ Type 11 – Transport Only

Will you be operating a storage-only business?

☐ Yes ☐ No

How many vehicles do you anticipate transporting/distributing product?

☐ 1-5 ☐ 6-10 ☐ 11+ ☐ N/A Storage Only/Other



CARLOS BELTRAN
MINOR USE PERMIT- CANNABIS CULTIVATION
PROJECT DESCRIPTION

PROPOSAL

- ❖ Minor Use Permit:
 - Outdoor Cultivation (3ac)
 - Indoor Cultivation (22,000sf greenhouse)
- ❖ Landowner: Richard Forth
- ❖ Applicants (Leasee): Carlos Beltran
- ❖ Agents: AGZONE Services, LLC and ANGLE Land Use Entitlement

The following application is for a Minor Use Permit to establish an outdoor and indoor cannabis cultivation operation. The outdoor cultivation involves three acres within hoop house structures and indoor cultivation within a 22,000sf (+/-) greenhouse.

SITE

- ❖ Address: 8710 Carrisa Highway Santa Margarita, CA 93453
- ❖ APN: 072-301-011
- ❖ Acreage: 42 acres
- ❖ Land Use Designation: Agriculture

EXISTING USES

One residence, two barns and a small accessory structure occupy the property. Existing access is from a shared, private road (Tule Elk Lane,) that is gravel based. The remainder of the site is dry farmed. The topography is flat and a blue line creek crosses the northeast corner.



Photo: Tule Elk Road access off of HWY 58



Outdoor Cultivation

The applicants have a combined 3-acre canopy for their outdoor cultivation operation under CCM's noted above. They are proposing to relocate this operation to the subject site in order to operate under the recent medical and adult cannabis use state and county regulations.

The site for cultivation is vacant and tilled. Outdoor cultivation will occur in hoop houses. There will be a total of four hoop houses per acre, which are each 24' wide and 454' in length. This area will be enclosed with an 8' high chain link fence (slatted and gated for security purposes).

Cal Fire visited the site on 5/10/18 and provided recommendations for access and water supply for the cultivation operation. As a result, a 16' wide gravel road will be installed on the inside and outside of the perimeter fence line. A 16' wide gravel road will also divide the 3-acre grow site into 1-acre sections.



Photo: Hoop house example

Land Preparation

The ground is prepared by first disking three times, chiseling (ripping) (3 feet deep) four times and disking again three times. Six tons of well-composted organic green-waste (manure) is applied and incorporated into the soil coincident with the disking operations. Planting beds are then listed and shaped.

Plant Stock

Several cannabis strains are selected for high yields and high oil production quality. A mix of stains for each specific site is selected and planted.

Planting

Cannabis is planted by hand in early June (they can be planted later, but later plantings produce lower yields). Two plants are spaced 3-feet apart on 5-foot-wide raised beds (which are spaced 3-feet apart, edge-to-edge). Every 5 feet, two more plants are similarly placed. This results in a total of plant density of 2,178 plants per acre. Labor required for planting is estimated at 24 man-hours per acre.

Trellising

Each acre of cannabis production operation will have 22 rows per acre on 8-foot rows (square acre basis is 200 ft x 218 ft). A trellis system is installed each year.

Training/Pruning

Plants are trained and pruned on a limited basis during the growing season.

2018 is the targeted planting date, but this is dependent upon the issuance of county and state permits and licenses.

Harvest

The crop is harvested in late October within a 24-hour period. Crew size is 10 to 12 people with time to cut each plant calculated at 2 minutes. The flows of the plant are removed from the stalks with destemming machines (www.munchmachine.com). Fresh plant material is then vacuum-packed and frozen in portable 40-foot blast freezer units, which may be stored or immediately transported to an oil extract facility.

Indoor Cultivation

A greenhouse structure proposed setting is adjacent to the outdoor cultivation area. The greenhouse proposed at this time is approximately 22,000sf. Greenhouse operations are similar to outdoor except that all plants will be grown in pots and there will be five or six 'seasons' per calendar year.

Fencing

An 8' high slatted chain linked fence will encompass the outdoor cultivation. The fencing will provide both a visual barrier and security. Refer to the site plan for location.

Lighting

There are nine to twelve, 30' poles with LED box lights pointing down. These are intended to illuminate the sites in the early morning when field workers perform their duties before the heat sets in. Lighting specs are included as an attachment.



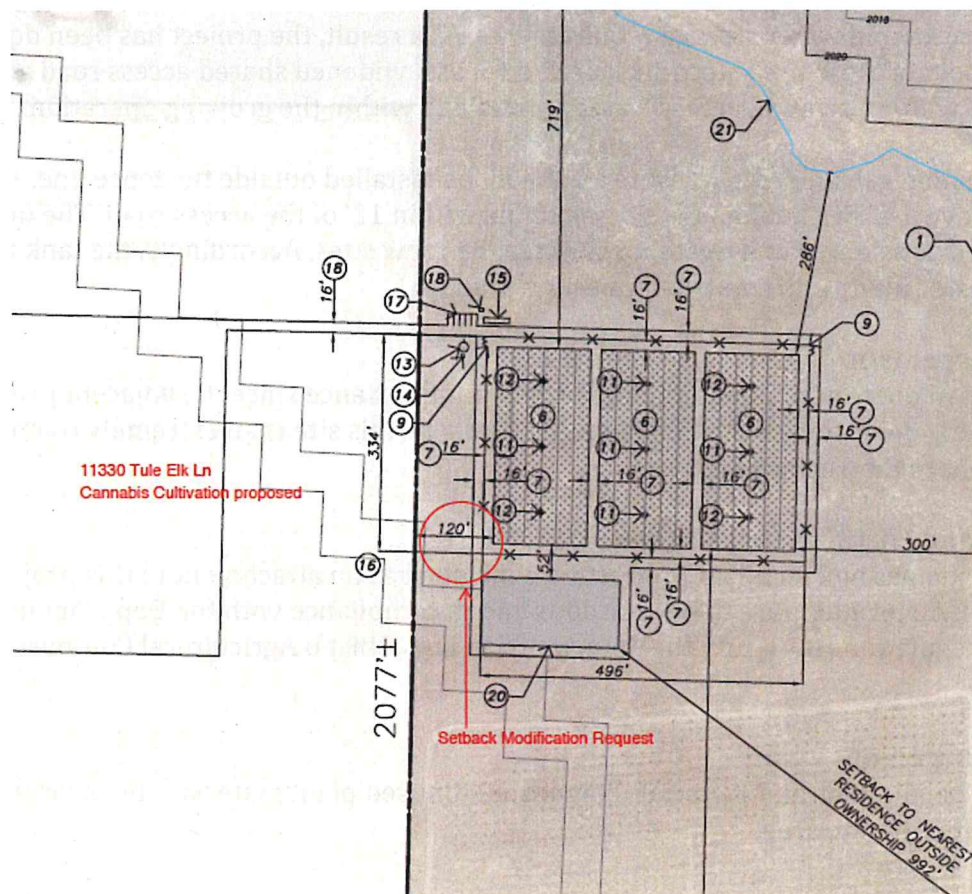
Modification Request

Per Section 22.40.050D.3.e setbacks can be modified through Minor Use Permit approval so long as the required finding can be made:

“(For setback modifications only.) Specific conditions of the site and/or vicinity make the required setback unnecessary or ineffective. Modification of the setback will not allow nuisance odor emissions from being detected offsite.”

The outdoor cultivation area is situated 120' from the western property line. The site is narrow in width, 884'. Placing the cultivation in the center of the site requires a setback modification on either side setback due to the short property width. The site is pushed westerly toward the adjacent proposed cannabis cultivation.

Since there are other adjacent sites that are applying for outdoor cannabis cultivation sites, odor nuisances are not an issue. All of these sites will share cannabis management. Odor nuisance will not be an issue as a result of the setback modification because of closest property is proposing the same use and utilizing the same management team to oversee these concerns.



Environmental

Traffic

The proposed operation is indicative of other agricultural operations in the county. Working hours have been designed for the safety of the employees, and the avoidance of peak traffic hours.

Working hours are 4am to Noon. During sustained operations, a team of two field workers and one supervisor will be employed on-site. A cultivation director will visit once per week. Other contract labor for nutrition and pest control will occur on a bi-weekly basis. Planting and harvesting will take 2-3 days each, with a team of 5 people.

Air Quality

Dust Control

A dust control mitigation agreement is being prepared for the shared access driveway. Dust suppression measures will be applied to this access road for operation mitigation. Additionally, the cultivation area will be ripped, disked just after the rainy season to strategize for cultivation. Onsite roads will also implement dust control measures in compliance with the Air Pollution Control District's CEQA Handbook Section 3.6.3.

Water

Water Management Plan

Proposed water supply, use and conservation measures are provided in the project's water management plan prepared by Wallace Group. Wallace Group based their cultivation water use rates based on the Central Coast Regional Water Quality Control Board's cannabis development teams estimates of 0.03 gal/sf canopy/day for outdoor cannabis plants and an application rate of 0.1 gal/sf of canopy for indoor purposes. The project is estimated to yield 3.56 AFY. Estimates are represented in the tables below.

Table 1: Annual Water Demand Estimate for Each Site			
Use	Rate	Gross Demand (gallons/ year)	Gross Demand (AFY)
Outdoor Cultivation: 130,680 sf	130,680 square feet canopy area x 0.03 gal/sf/day x 150 days	588,060	1.80
Indoor Cultivation: 22,000 sf	22,000 square feet canopy area x 0.1 gal/sf/day x 260 days	572,000	1.76
Total New Water Demand			3.56



Parcel Information

APN: 072-301-011

Assessee: FORTH RICHARD D

Care Of:

Address: PO BOX 250 CRESTON
CA 93432

Description: PM 23/87 LT 18

Site Address:
08710 CARRISA HY

Tax Rate Area Code: 054060

Estimated Acres: 41.99

Community Code: CAR

Supervisor District: Supdist 5

Avg Percent Slope: 1



Selected Parcel

Land Use Information

Land Uses Combining Designations

AG	Flood Hazard Area
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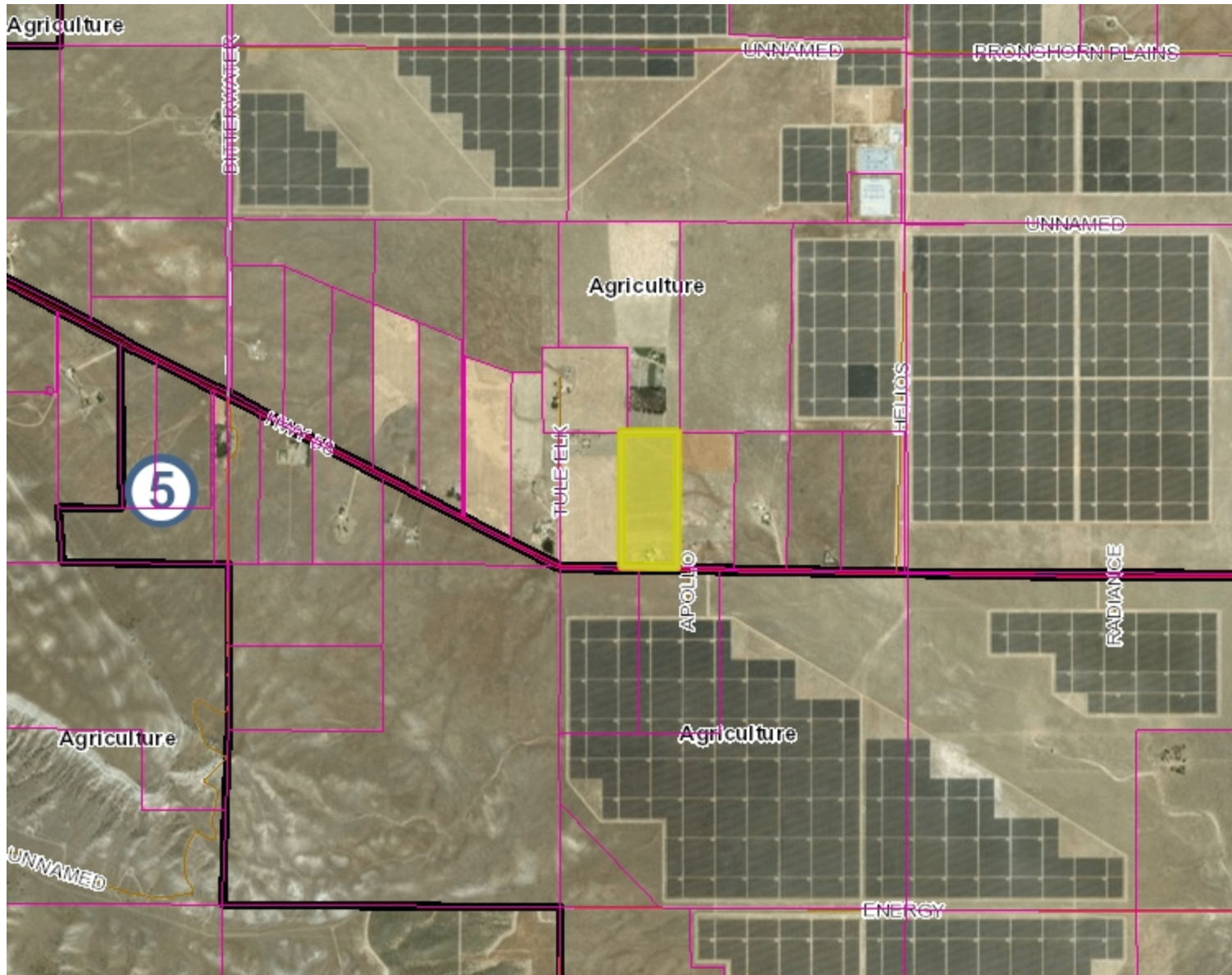


Parcel location within San Luis Obispo County

Permit Information

Permit	Description	Application Date
DRC2018-00077	Land Use	5/25/2018 3:52:12 PM
PMT2003-03201	PMTR - Residential Permit	4/20/2004 12:00:00 AM

Interactive Data Viewer



Legend

- SLO County Parcels
- Roads**
 - CalTrans
 - Maintained by SLO CO
 - Private Maintenance
 - Federal or State Maintenance
- Community Advisory Groups**
 - Community Advisory Group Boundary
 - Cayucos Citizens Advisory Council Subarea
 - Creston Advisory Body Sub Areas
- Supervisor Districts
- Land Use Outlines

-6,018.65 0 3,009.33 6,018.65 Feet 1: 36,112

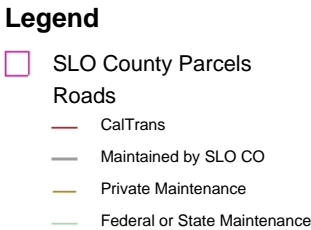
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The County of San Luis Obispo does not assume liability for any damages
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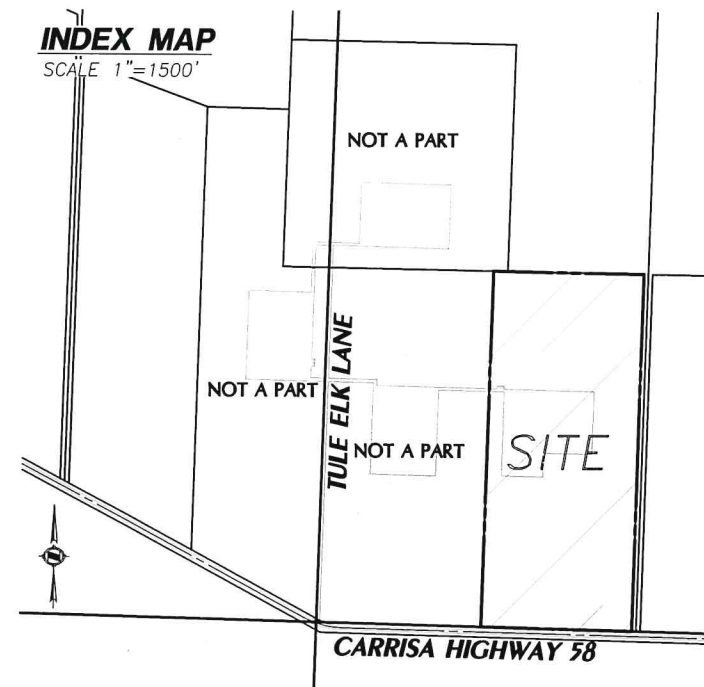
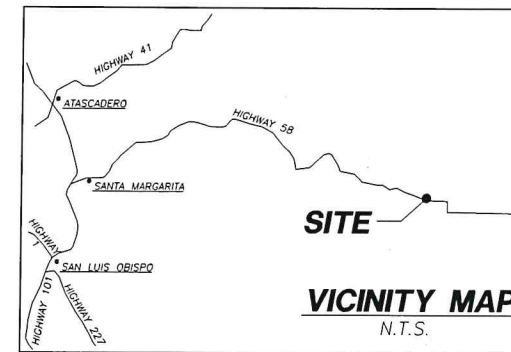
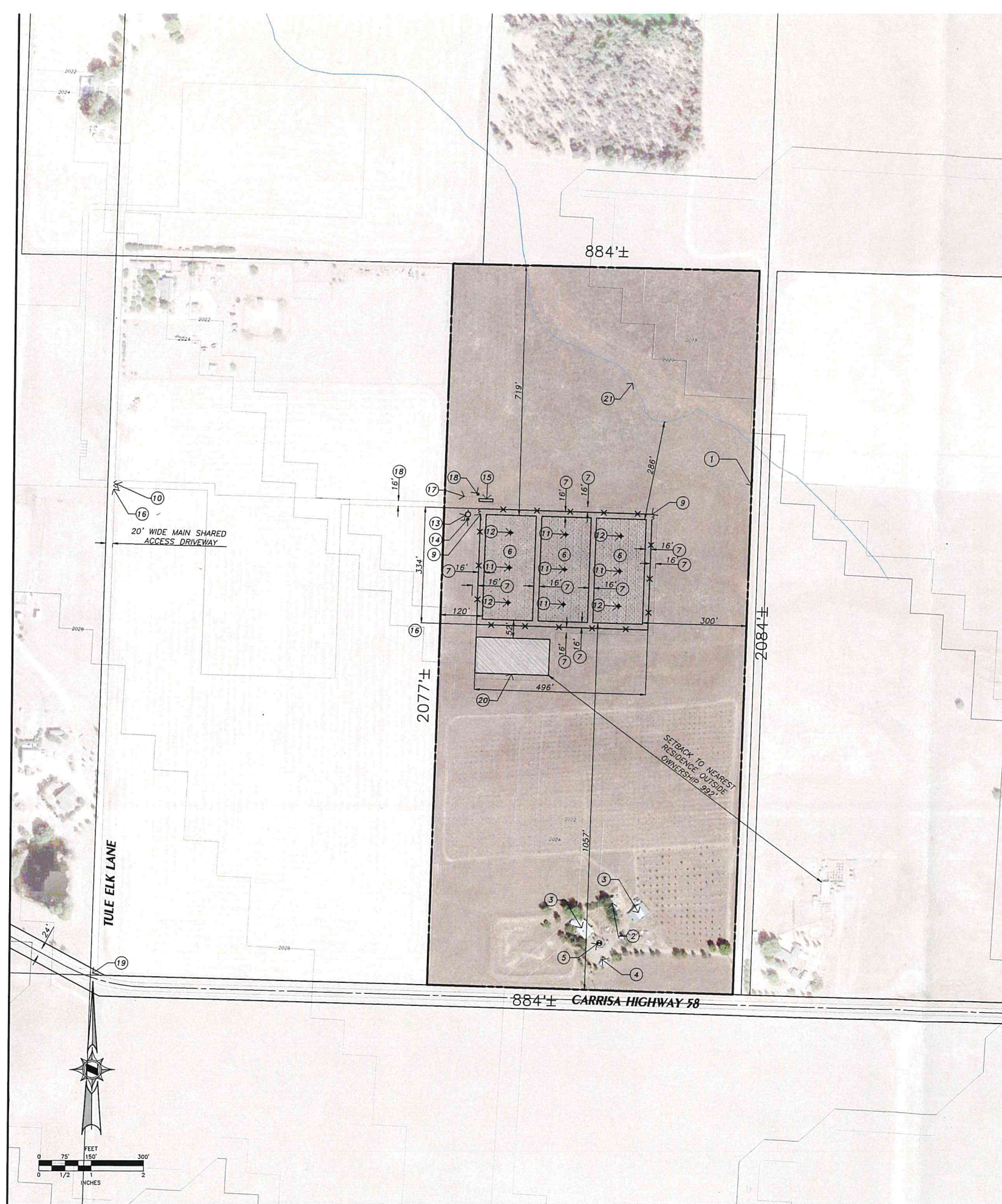
Map for Reference Purposes Only





Map for Reference Purposes Only





PROJECT NOTES

1. PROJECT APN: 072-301-011
2. PROJECT ADDRESS: 8710 CARRISA HIGHWAY, SANTA MARGARITA, CA 93453
3. PROJECT DESCRIPTION: OUTDOOR CANNABIS CULTIVATION - THREE, ONE ACRE SITES (HOOP HOUSES) AND +/- 22,000 SF GREENHOUSE
4. TOTAL PROPERTY ACREAGE: 42.0
5. ZONING: AGRICULTURE

SITE PLAN NOTES

1. SITE BOUNDARY
2. EXISTING RESIDENCE
3. EXISTING BARN
4. EXISTING ACCESSORY STRUCTURES
5. EXISTING WELL
6. PROPOSED CULTIVATION SITES, 3 1-ACRE CANOPIES, 6 24' HOOP HOUSES
7. PROPOSED 16' WIDE GRAVEL ACCESS ROAD
8. PROPOSED 8' HIGH FENCE
9. PROPOSED 16' WIDE GATE
10. PROPOSED 20' LOCKED GATE WITH AUTOMATIC KEYPAD (ELECTRIC) AND CONNECTION TO EXISTING DRIVEWAY. PRIMARY ACCESS
11. PROPOSED 30' POLE WITH 4 MOUNTED LED LIGHTS & 110 AMP POWER CONNECTION AT BASE
12. PROPOSED 30' POLE WITH 4 MOUNTED LED LIGHTS, SECURITY CAMERAS & 110 AMP POWER CONNECTION AT BASE
13. PROPOSED 9,500 GALLON WATER TANK WITH 4" FIRE CONNECTION ON NORTH SIDE. FED FROM EXISTING WELL
14. PROPOSED WATER PUMP WITH NUTRIENT INJECTION SYSTEM & 2" WATER LINE TO FEED CULTIVATION SITE IRRIGATION SYSTEM
15. PROPOSED 40' FREEZER CONTAINER WITH 3 PHASE 32 AMP SERVICE
16. PROPOSED ELECTRICAL LINE CONNECTION TO EXISTING ELECTRICAL IN DRIVEWAY
17. 5 PROPOSED 9'X18' GRAVEL PARKING SPACES
18. PROPOSED 16' ACCESS TO NEIGHBORING PROPERTY
19. MAIN ACCESS - EXISTING & SHARED DRIVEWAY. DRIVEWAY APRON AT HIGHWAY 58 TO BE IMPROVED TO STANDARD B-1e PER CAL TRANS AND SHARED ACCESS DRIVEWAY TO BE IMPROVED TO 20' WIDE PER CAL FIRE.
20. PROPOSED +/-22,000 SF (212'X104') GREEN HOUSE
21. BLUE LINE STREAM

PLANNER CONTACT:
ANGLE LAND USE ENTITLEMENT
MANDI PICKENS
angleplanning@gmail.com
805-459-5334

**8710 CARRISA HIGHWAY
CANNABIS CULTIVATION**
8710 CARRISA HIGHWAY
SANTA MARGARITA, CA 93453

APPLICANT:
CARLOS BELTRAN
P.O. BOX 3016
CALIFORNIA VALLEY, CA 93453
chivobeltran77@gmail.com
805-540-8153

DRAWN BY: JSD

DATE: 05/24/18

SHEET: 1 of 1

05

31

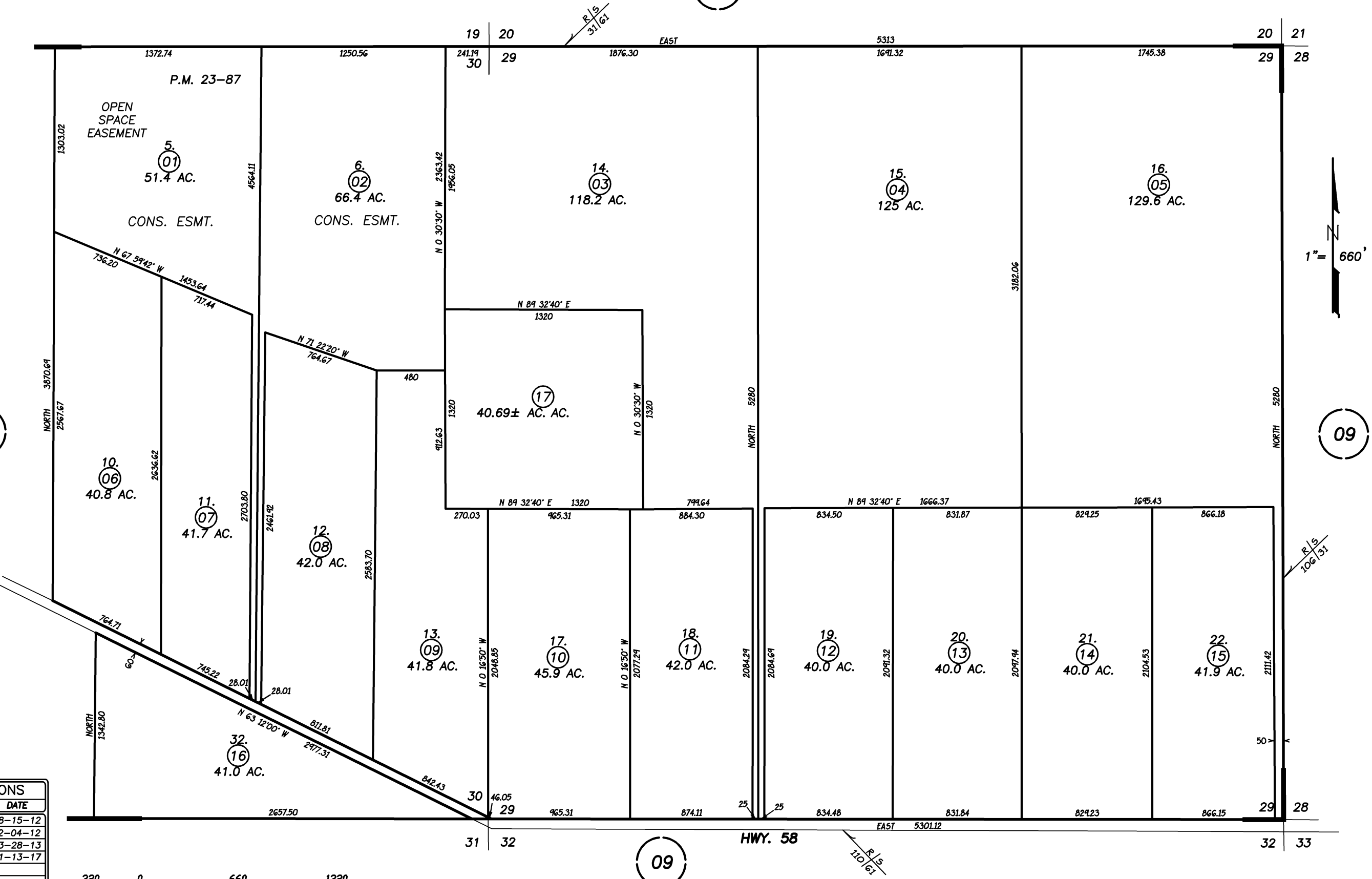
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REVISIONS	
I.S.	DATE
NA	08-15-12
NA	12-04-12
NA	03-28-13
NA	01-13-17

32006601320

JRA
08-15-12

THIS MAP IS PREPARED FOR
ASSESSMENT PURPOSES ONLY.



PARCEL MAP; P.M. Bk. 23 Pg. 87
T. 29S.; R. 18E.; SECTION 29, PTN 30 M.D.B.M.