

The Greenwood Lodge / Land of Medicine Buddha Story how it was bought, lost, and bought again

I was in Hong Kong and Lama Yeshe called me from California. Lama was so excited and told me that Mr Cayton had bought a \$1m property for him. Lama really wanted that property and intended that it be used for Universal Education. Actually, Mr Cayton had not bought or given the property. It seemed Lama had not understood that Mr Cayton had only arranged to purchase Greenwood Lodge by means of a “note” between the previous owners and himself which, similar to a mortgage, required monthly payments of principal plus interest. Mr Cayton had underwritten the arrangement, but it was up to whoever was running Greenwood Lodge for FPMT, to make the monthly payments of principal plus interest. Karuna and Lorrie Cayton were to receive a monthly stipend as part of the deal although that part never happened.

That was the start of a difficult few years for the property. Sister Max stepped up and covered monthly payments for many months when her business was flourishing. Max contributed at various times a total of about \$100,000 towards paying the mortgage and running costs until Max’s business could no longer manage. Nicole(my wife) and I also contributed about \$20,000 towards running costs over time, but the weight of debt plus running costs quickly became impossible. The Management of Greenwood Lodge defaulted on the monthly payments and Mr. Cayton was called upon by his bank, as guarantor. Mr. Cayton was forced to take on full responsibility as the legal owner and make the monthly payments. FPMT vacated the property. Mr. Cayton tried to sell it and, in the meantime, rented it out to another spiritual group (the Rajneesh organisation after their having to leave Oregon) under a “rent-to-own” arrangement but that also fell through.

I met with Mr. Cayton at his home in LA and offered to try and advertise the property for sale in Hong Kong and Singapore. I took out ads in the South China Morning Post and Singapore Straits Times advertising the property as a business. No buyer came forward.

Following Lama Yeshe's passing, FPMT Board and Greenwood Lodge Management Team met at Greenwood Lodge with Lama Zopa. There was a vote on the motion to abandon Greenwood Lodge or to try and keep it and make it work. The majority voted to abandon Greenwood Lodge and walk away. Rinpoche was committed to fulfilling every wish of Lama Yeshe and did not accept the decision. Only myself (Peter Kedge) and Jeff Nye voted to try and keep the property. Rinpoche was convinced that although difficult in the beginning, eventually Greenwood Lodge renamed Land of Medicine buddha, would eventually be successful.

There followed some very difficult times. Rinpoche asked Harvey Horrocks and Guillaume Peters to travel to New York to meet Chiu Nan Lai and to ask her to take financial responsibility for what Rinpoche now named "Land of Medicine Buddha". Without hesitation, Chiu Nan Lan immediately said, "yes", to Rinpoche's request. Under Chiu Nan's inspiring and dedicated leadership through very difficult times, considerable funds were raised but even those were insufficient to put the property on a sound financial footing. As if not difficult enough, there was an earthquake which severely damaged the structures on the property. A California State grant of \$500,000 was secured and repairs were carried out.

Rinpoche initiated a move to purchase Greenwood Lodge from Mr. Cayton. Rinpoche met with the then Director Guillaume Peters and instructed him to approach Mr. Cayton and try to make an arrangement to pay Mr Cayton out thereby making FPMT the legal owner.

Guillaume met Mr Cayton in Los Angeles and successfully made an arrangement such that FPMT would raise a loan and with a lump sum, pay Mr Cayton out. Mr Cayton also apparently nobly agreed to cover the finance costs of such loan until FPMT could manage. Mr Cayton then asked Guillaume to work with his (Jim Cayton's) accountant to work out the details. The accountant was difficult to work with and reneged on Mr Cayton's offer to continue paying the finance costs of whatever loan Guillaume could raise.

On a visit to Hong Kong in 1992, Lama Zopa Rinpoche had invited Nicole and I for momos and after dinner, asked us to pay off all the debts of LMB. (Rinpoche said if we managed, we could have a cabin on the property for personal use. We never followed that up).

Following Rinpoche's request I independently set about trying to find a way to raise funds to pay Mr Cayton out. On my own account I travelled to LMB, commissioned an appraisal, was authorised by FPMT to raise funds, (both documents attached), and approached banks and individuals.

I travelled to LA and met with Mr. Cayton at his home and offered to try and advertise the property for sale in Hong Kong and Singapore. I took out ads in the South China Morning Post and Singapore Straits Times advertising the property as a business. No buyer came forward.

At Guillaume's meeting with Mr Cayton and unbeknown to me, an arrangement had apparently been made to pay Mr Cayton \$700,000 and for FPMT to assume ownership of, and responsibility for, LMB. Guillaume managed to secure a loan from a local Santa Cruz Finance Company, Skyward Finance (Skyward Trust) – apparently the only company that would entertain the deal, and who held the LMB property as collateral but charged 15% interest on the loan that was used to pay Mr Cayton.

Horrified at the interest rate charged by Skyward, I met with FPMT student and Singapore banker Henry Lau in Hong Kong. We worked out a refinancing arrangement guaranteed by Nicole and my business in Hong Kong.

Henry arranged for our Hong Kong business to take a loan of \$700,000 from United Overseas Bank (UoB) in Singapore. The interest rate was a much more manageable 5% rather than the 15% charged by Skyward. Nicole and I were the personal guarantors.

With the loan from UoB, we paid off Skyward Finance. The lien on the LMB property was lifted, and the property title was finally registered to FPMT which then became the legal owner debt free.

Fulfilling Rinpoche's request, Nicole and I then paid back the entire loan sum of US\$700,000 to United Overseas Bank when we sold our Hong Kong business shortly afterwards in 1994.

In Conclusion, we paid off the debts as they were, as Rinpoche had asked us to, and LMB became debt free for the first time.

Through the difficult process regrettably, Mr. Cayton sustained a significant loss. Mr Cayton's involvement with Greenwood Lodge had nothing to do with business. He did it for the lamas and his children whom he hoped would return from Nepal to be involved with the Greenwood Lodge project. It was a most generous gesture and the reason we have Land of Medicine Buddha property today. Although Mr Cayton had graciously agreed to receive \$700,000 as payment for the transferring LMB to FPMT, unintentionally the 12 or so years of Mr Cayton's involvement had cost him about \$560,000 which has to be gratefully considered a major contribution to the eventual acquisition of the property, and certainly a major cause of the Centre's survival.

In 1996 Angela Wang and Harvey Horrocks purchased the adjacent Bernstein Property and in 2001 purchased 2 additional adjoining parcels. These purchases by Angela and Harvey amounted to approximately \$650,000 and brought the total acreage of what had been renamed Land of medicine Buddha to 108 acres.

Peter Kedge

February 2024

History of Greenwood Lodge purchase history from Santa Cruz County public records.

are available from the Santa Cruz County Records Office.

Lama Thubten Zopa Rinpoche
Geshe Lama Lhundup
Marcel Bertels
Karuna Cayton
Massimo Corona
Paula de Wys-Koolkin
George Farley
Harvey Horrocks
Denis Huet
Peter Kedge
Roger Kunsang
Chiu Nan Lai
Timothy McNeill
Guillaume Peters
George Propps
Nick Ribush

FPMT BOARD OF DIRECTORS



DIRECTOR'S ACTION BY UNANIMOUS

WRITTEN CONSENT

Pursuant to California Corporation Code Section 307(b), the undersigned Chief Executive Officer of FOUNDATION FOR THE PRESERVATION OF THE MAHAYANA TRADITION, INC., a California corporation, hereby consents to the following action without a meeting:

It is resolved that Peter Kedge is hereby authorised to act as the agent for the Corporation for purposes of securing loans to be secured by the Property (5800 Prescott Road, Soquel, California, U.S.A.) and to execute any letter of intent with respect to any promissory note and deed of trust for obtaining such loan(s), limited by a ceiling of \$700,000, and to execute any other documents which are required in connection therewith, and to take such further action as may be necessary and proper to secure this loan(s). The Corporation hereby ratifies all the acts of the said Peter Kedge which he performs in accordance with this Resolution and agrees to indemnify him and hold him harmless from any liability in connection therewith.

DATED: May 15, 1992

Harvey Horrocks

1

FOUNDATION FOR THE PRESERVATION



OF THE MAHAYANA TRADITION

Nicholson & Co.

Real Estate Appraisers S Consultants

December 10, 1990

Mr. Guillame Peters
5800 Prescott Road
Soquel, CA. 95073

In accordance with your request, I have prepared an appraisal of the real property at 5800 Prescott Road, Santa Cruz County, California, APN: 104-171-07 & 14 consisting of vacant land and improvements further described herein. The purpose of this appraisal is to estimate the current "Fair Market Value" of the subject property's fee estate on and "As Is" and "When Complete" basis. The function of the report is for loan origination.

I have personally inspected the subject property and obtained market data regarding other similar real estate in the area for the purpose of forming an opinion as to the subject's "Fair Market Value."

This report has been prepared in conformance with the standards established by the Society of Real Estate Appraisers and contains the appraisal methods and techniques recognized to contribute to the proper valuation of the real property under consideration, in all material respects. This report is substantially less in scope and is not intended to conform to the new rescinded regulation R41-C as set forth by the Federal Home Loan Bank Board.

In my opinion, based on the market data presented, the valuation techniques applied and the results thereof, the estimated "Fair Market Value" of the real property referred to above, as of December 6, 1990, subject to the assumptions, limiting conditions and certifications contained herein is:

"Subject to Minor Repairs and Completion of the New Lodge"

(\$1,200,000)

ONE MILLION TWO HUNDRED THOUSAND DOLLARS

Respectfully submitted:
Nicholson and Company



Brian A. Nicholson, SRA
Appraiser

APPRAISAL REPORT OF
"GREENWOOD LODGE"

EFFECTIVE DATE OF APPRAISAL
MAY 26TH, 1992

PREPARED BY

BRIAN A. NICHOLSON, SRA

NICHOLSON AND COMPANY

621 WATER STREET
SANTA CRUZ, CA 95060

(408) 457-0990

Nicholson & Co.
Real Estate Appraisers & Consultants

June 10th, 1992

To whom it may concern,

In accordance with the request of Mr. Peter Kedge, I have prepared an appraisal of the real property at 5800 Prescott Road, Santa Cruz County, California, APN: 104-171-07 & 14 consisting of vacant land and improvements further described herein. The purpose of this appraisal is to estimate; 1) the current "Fair Market Value" of the subject property's fee estate on an "As Is" basis. 2) The leased fee value and 3) The Fire insurance value. The function of the report is for loan origination.

I have personally inspected the subject property and obtained market data regarding other similar real estate in the area for the purpose of forming an opinion as to the subject's "Fair Market Value."

This report has been prepared in conformance with the standards established by the Appraisal Institute and contains the appraisal methods and techniques recognized to contribute to the proper valuation of the real property under consideration, in all material respects. This report was completed in conformance with Title XI of the Federal Financial Institutions Reform, Recovery, and Enforcement Act of 1989 and the Uniform Standards of Professional Appraisal Practice.

In my opinion, based on the market data presented, the valuation techniques applied and the results thereof, the estimated "Fair Market Value" of the real property referred to above, as of May 26th, 1992, subject to the assumptions, limiting conditions and certifications contained herein is:

Fee Simple: (\$1,100,000) ONE MILLION ONE HUNDRED THOUSAND DOLLARS

Leased Fee: N/A

Fire Insurance: (\$790,000) SEVEN HUNDRED NINETY THOUSAND DOLLARS

Respectfully submitted:
Nicholson and Company



Brian A. Nicholson,
SRA Appraiser

00494

RECORDING REQUESTED BY

BOOK 3646 PAGE 610

ORDER # 202425

APN 104-171-7 & 14

WHEN RECORDED MAIL TO

RECORDED AT THE REQUEST OF
FOUNDERS TITLE CO.
NOV - 1 1983
3:00 pm
RICHARD W. BEDAL, Recorder
SANTA CRUZ COUNTY, Official Records

Name Mr. John H. Cayton
Ms. Lori J. Cayton
Street Address 5800 Prescott Road
City & State Soquel, Calif. 95073

| | | | |
|----|----|----|----|
| RE | MI | SM | OP |
| 7 | 1 | 10 | |

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Grant Deed

ALL PTN.

The undersigned grantor(s) declare(s):
Documentary transfer tax is \$... 880.00... paid

- (X) computed on full value of property conveyed, or
- () computed on full value less value of liens and encumbrances remaining at time of sale.
- () Unincorporated area: () City of.....
- () Realty not sold.

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

WILLIAM BELTRAM and ELSIE BELTRAM, as Co-Trustees of the William Beltram and Elsie Beltram 1981 Declaration of Trust

hereby GRANT(S) to

JOHN HERBERT CAYTON, a married man as his sole and separate property, as to an undivided 50% interest and LORI J. CAYTON, an unmarried woman, as to an undivided 50% interest, as tenants in common

that property in Santa Cruz County, State of California, described as:

See Exhibit "A" attached hereto and made a part hereof

AP-1-83-8689-000232 • 6 **0.880.00

Mail tax statements to Grantee above

Date September 6, 1983

STATE OF CALIFORNIA }
COUNTY OF Santa Cruz } ss.

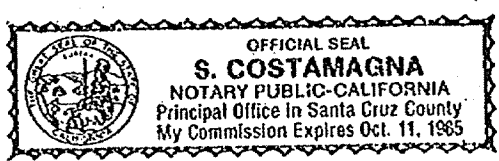
On October 24, 1983 before me, the undersigned, a Notary Public in and for said State, personally appeared William Beltram and Elsie Beltram, Trustees proved to me on the basis of satisfactory evidence or

William Beltram
William Beltram, Trustee

Elsie Beltram
Elsie Beltram, Trustee

known to me to be the person_s whose name_s are subscribed to the within instrument and acknowledged that they executed the same.
WITNESS my hand and official seal.

Signature *S. Costamagna*
Name (Typed or Printed)



RECORDING REQUESTED BY

52495

ORDER # 202425
APN 104-171-7 & 14

BOOK 3646 PAGE 615

RECORDED AT THE REQUEST OF
FOUNDERS TITLE CO.
NOV - 1 1983
3:00 pm
RICHARD W. BEDAL, Recorder
SANTA CRUZ COUNTY, Official Records

WHEN RECORDED MAIL TO

Name Mr. & Mrs. William Beltram, Trustee
Street P O Box 828
Address Soquel, Calif. 95073
City & State

| | | | |
|----|----|----|----|
| RE | MI | SM | OP |
| ? | 1 | | |

SPACE ABOVE THIS LINE FOR RECORDER'S USE

PURCHASE MONEY SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

This Deed of Trust, made this 6th day of September, 1983, between JOHN H. CAYTON also known as JOHN HERBERT CAYTON, a married man as his sole & separate property as to an undivided 50% interest and LORI J. CAYTON, an unmarried woman as to an undivided 50% interest, as tenants in common, herein called TRUSTOR, whose address is 5800 Prescott Road, Soquel, Calif. 95073 (number and street) (city) (state) (zip)

FOUNDERS TITLE COMPANY, a California corporation, herein called TRUSTEE, and William Beltram & Elsie Beltram as Co-Trustees of the William Beltram and Elsie Beltram 1981 Declaration of Trust, herein called BENEFICIARY,

Witnesseth: That Trustor IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS TO TRUSTEE IN TRUST, WITH POWER OF SALE, that property in Santa Cruz County, California, described as:

See Exhibit "A" attached hereto and made a part hereof

*For additional security, see Security Agreement of even date covering the business known as Greenwood Lodge located at 5800 Prescott Road, Soquel, California.

TOGETHER WITH the rents, issues and profits thereof, SUBJECT, HOWEVER, to the right, power and authority given to and conferred upon Beneficiary by paragraph (10) of the provisions incorporated herein by reference to collect and apply such rents, issues and profits. For the Purpose of Securing: 1. Performance of each agreement of Trustor incorporated by reference or contained herein. 2. Payment of the indebtedness evidenced by one promissory note of even date herewith, and any extension or renewal thereof, in the principal sum of \$ 700,000.00 executed by Trustor in favor of Beneficiary or order. 3. Payment of such further sums as the then recordowner of said property hereafter may borrow from Beneficiary, when evidenced by another note (or notes) reciting it is so secured. To Protect the Security of This Deed of Trust, Trustor Agrees: By the execution and delivery of this Deed of Trust and the note secured hereby, that provisions (1) to (14), inclusive, of the fictitious deed of trust recorded in Santa Barbara County and Sonoma County October 18, 1961, and in all other counties October 23, 1961, in the book and at the page of Official Records in the office of the county recorder of the county where said property is located, noted below opposite the name of such county, viz:

| COUNTY | BOOK | PAGE | COUNTY | BOOK | PAGE | COUNTY | BOOK | PAGE | COUNTY | BOOK | PAGE |
|--------------|------|------|-------------|-------|------|-----------------|------|------|------------|------|------|
| Alameda | 435 | 684 | Kings | 792 | 833 | Placer | 895 | 301 | Sierra | 29 | 335 |
| Alpine | 1 | 250 | Lake | 362 | 39 | Plumas | 151 | 5 | Siskiyou | 468 | 181 |
| Amador | 104 | 348 | Lassen | 171 | 471 | Riverside | 3005 | 523 | Solano | 1105 | 182 |
| Butte | 1145 | 1 | Los Angeles | 12055 | 899 | Sacramento | 4331 | 62 | Sonoma | 1851 | 689 |
| Calaveras | 145 | 152 | Madera | 810 | 170 | San Benito | 971 | 383 | Stanislaus | 1715 | 456 |
| Colusa | 296 | 617 | Marin | 1508 | 339 | San Bernardino | 5567 | 61 | Sutter | 572 | 297 |
| Contra Costa | 3978 | 47 | Mariposa | 77 | 292 | San Francisco | A332 | 905 | Tehama | 401 | 289 |
| Del Norte | 78 | 414 | Mendocino | 579 | 530 | San Joaquin | 2470 | 311 | Trinity | 93 | 366 |
| El Dorado | 568 | 456 | Merced | 1547 | 538 | San Luis Obispo | 1151 | 12 | Tulare | 2294 | 275 |
| Fresno | 4626 | 572 | Modoc | 184 | 851 | San Mateo | 4078 | 420 | Tuolumne | 135 | 47 |
| Glenn | 422 | 184 | Mono | 52 | 429 | Santa Barbara | 1878 | 860 | Ventura | 2062 | 386 |
| Humboldt | 657 | 527 | Monterey | 2194 | 538 | Santa Clara | 5336 | 341 | Yolo | 653 | 245 |
| Imperial | 1091 | 501 | Napa | 639 | 86 | Santa Cruz | 1431 | 494 | Yuba | 334 | 486 |
| Inyo | 147 | 598 | Nevada | 305 | 320 | Shasta | 684 | 528 | | | |
| Kern | 3427 | 60 | Orange | 5889 | 611 | San Diego | | | | | |

Series 2 Book 1961, Page 183887

(which provisions, identical in all counties, are printed on the reverse hereof) hereby are adopted and incorporated herein and made a part hereof as fully as though set forth herein at length; that he will observe and perform said provisions; and that the references to property, obligations, and parties in said provisions shall be construed to refer to the property, obligations, and parties set forth in this Deed of Trust.

The undersigned Trustor requests that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to him at his address hereinbefore set forth.

STATE OF CALIFORNIA }
COUNTY OF Santa Cruz } SS.

On SEPTEMBER 7, 1983 before me, the undersigned, a Notary Public In and for said State, personally appeared Lori J. Cayton

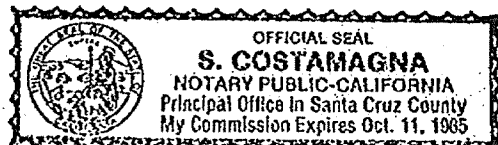
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same. Witness my hand and official seal.

Signature

S. Costamagna

Name (Typed or Printed)

John H. Cayton
John H. Cayton by *James Cayton*
his lawful attorney in fact
Lori J. Cayton
Lori J. Cayton



059571

VOL. 4562 PAGE 131

059571

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

RECORDED

O'MELVENY & MYERS
400 South Hope Street
Los Angeles, California 90071-2899
Attention: Stuart P. Tobisman, Esq.

RE 124
MI 1
SF 12
SM _____
LN _____
CO _____
OP _____

'89 SEP 11 AM 9 44

SANTA CRUZ
COUNTY RECORDER

MAIL TAX STATEMENTS TO:

R. James Cayton
1706 Alta Mura Road
Pacific Palisades, California 90272

WARRANTY DEED

SPACE ABOVE THIS LINE FOR RECORDER'S USE

KNOW ALL PERSONS BY THESE PRESENTS:

THAT JOHN HERBERT CAYTON, a married man dealing with his sole and separate property, as to an undivided 50% interest and LORI J. CAYTON, an unmarried woman, as to an undivided 50% interest, as Tenants in Common, herein collectively called "Grantors," in consideration of ONE HUNDRED DOLLARS and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, hereby grant, bargain, sell, convey and confirm unto R. JAMES CAYTON and LUCILLE CAYTON as husband and wife, as community property, herein collectively called "Grantees," that certain real property in the County of Santa Cruz, State of California more particularly described on Exhibit A attached hereto and by this reference incorporated herein;

To have and hold said real property together with all tenements, hereditaments, and appurtenances thereto belonging unto Grantees and Grantees' heirs and assigns forever.

Grantors hereby covenant with Grantees and with Grantees' heirs and assigns that Grantors are lawfully seised of said real property; that it is free from encumbrance except those matters set forth on Exhibit B attached hereto and by this reference incorporated herein; that Grantors have good right and lawful authority to convey the same; and that Grantors warrant and will defend the title to said real property against the lawful claims of all persons whomsoever.

Grantors further covenant that they originally executed, acknowledged and delivered this Warranty Deed to