

RECORDING REQUESTED BY TICOR TITLE INS.-71

005428

VERIFIED-1

STATE BUSINESS: RECORDING FREE

By: Handwritten Signature
KLEBERGER J. NOTTIS

WHEN RECORDED MAIL TO

STATE OF CALIFORNIA
DEPARTMENT OF GENERAL SERVICES
REAL ESTATE SERVICES DIVISION
950 Howe Avenue
Sacramento, CA 95825

RECORDED IN OFFICIAL RECORDS
OF VENTURA COUNTY, CALIFORNIA
JAN 18 1985 AT 8 A.M.
RICHARD D. DEAN, COUNTY RECORDER

FREE - 4 A

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Grant Deed

Agency: Santa Monica Mountains Conservancy
Project: Deer Creek
Parcel: SMC-031

MODERN DEVELOPMENT COMPANY, a limited partnership, by its General Partners,
Joseph S. Bianchi and Donald Ransom,

hereby GRANTS to THE STATE OF CALIFORNIA, the following described real property in the County
of Ventura, State of California:

Section 16, Township 1 South, Range 20 West, San Bernardino Meridian, in the County of
Ventura, State of California, as per the Official Map thereof.

EXCEPT the North half of the Northeast Quarter thereof.

Also EXCEPT the Southeast Quarter of the Northeast Quarter of said Section 16.

Also EXCEPT the North half of the Northeast Quarter of the Northeast Quarter of the
Southeast Quarter of said Section 16.

Also EXCEPT that portion lying Westerly of the centerline of Deer Creek Road, as described
in the Deed to Ventura County, recorded in Book 2423 Page 127 of Official Records.

Also EXCEPT that portion lying Northerly of the Southerly and Southeasterly line of
Pacific View Road, as described in the Deed to Ventura County, recorded in Book 393
Page 64 of Official Records.

Also EXCEPT one-half of all oil, gas, casinghead gasoline, asphalt, hydrocarbons or
minerals of any nature known or unknown in or under or which may be produced from the
above described real property, as reserved by Ahden Knight Hampton and Andrea Knight
Ref1, in Deed recorded March 1, 1960, as Document No. 8729, in Book 1836 Page 196 of
Official Records.

Dated: 11/7/84

Subscribing Witness:

MODERN DEVELOPMENT CO.
A Limited Partnership by its
General Partners:

Handwritten Signature
Joseph S. Bianchi

Handwritten Signature
Donald Ransom

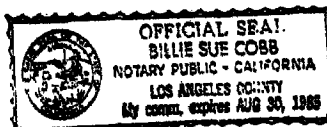
CAT. NO. NN00830
TO 1948 CA (7-82)
(Partnership)

STATE OF CALIFORNIA
COUNTY OF Los Angeles } ss.

On November 7, 1984 before me, the undersigned, a Notary Public in and for
said State, personally appeared Joseph S. Bianchi and Donald J. Ransom

STAPLE HERE
_____, personally known to me or
proved to me on the basis of satisfactory evidence to be
the person ss. who executed the within instrument as
two of the partners of the partnership
that executed the within instrument, and acknowledged
to me that such partnership executed the same.
WITNESS my hand and official seal.

Signature Billie Sue Cobb



005428

(This area for official notarial use)

Exhibit "G"
of minutes
State Public Works Board
December 19, 1984

**RESOLUTION OF STATE PUBLIC WORKS BOARD SELECTING
SITE AND AUTHORIZING ACQUISITION OF REAL PROPERTY
UNDER THE PROPERTY ACQUISITION LAW IN THE COUNTY OF
VENTURA, STATE OF CALIFORNIA
FOR THE SANTA MONICA MOUNTAINS CONSERVANCY**

(Parcel 7558 - Deer Creek Ranch)

WHEREAS, the Property Acquisition Law (Part 11, Division 3, Title 2 of the Government Code of the State of California) empowers the State Public Works Board to select and acquire in the name of the State of California suitable and adequate real property for such purposes as may be specified in legislation making funds available for such acquisition; and

WHEREAS, Item 3810-301-722(e) of the Budget Act of 1984, makes an appropriation for expenditure under the provisions of the Property Acquisition Law for the acquisition of real property for the use of Deer Creek Ranch for the use of the Santa Monica Mountains Conservancy; and

WHEREAS, it appears that the owner of the following described real property has agreed to sell said property to the State for the consideration set forth in and subject to the terms and conditions of the hereinafter identified agreement.

NOW, THEREFORE, BE IT RESOLVED that the hereinafter described real property be, and the same is, hereby selected for acquisition by negotiation under said Property Acquisition Law, as specified in Item 3810-301-722(e) of the Budget Act of 1984.

BE IT FURTHER RESOLVED that the State Public Works Board, by unanimous vote, hereby determines that the consideration set forth in the hereinafter identified agreement is fair and reasonable for the purchase of said real property, and acquisition by condemnation is not necessary.

| <u>Parcel Number</u> | <u>Date of Agreement</u> | <u>Date of Conveyance</u> | <u>Grantor</u> |
|--------------------------|------------------------------|-------------------------------|----------------------------|
| 7558 | 11/7/84 | 11/7/84 | Modern Development Company |

BE IT FURTHER RESOLVED that the State Public Works Board hereby accepts on behalf of the State of California the conveyance identified above, of the hereinafter described real property in the County of Ventura, State of California, and consents to the recordation thereof; and

BE IT FURTHER RESOLVED that either the Chairperson or the Administrative Secretary of this Board be, and hereby is, authorized and directed to execute said agreement and approve such instruments as may be necessary to complete the acquisition of said real property.

The real property hereinabove referred to, which is authorized to be acquired by this resolution, is situate in the County of Ventura, State of California, and described as follows:

PARCEL 7558

Section 16, Township 1 South, Range 20 West, San Bernardino Meridian, in the County of Ventura, State of California, as per the Official Map thereof.

EXCEPT the North half of the Northeast quarter thereof.

ALSO EXCEPT the Southeast quarter of the Northeast quarter of said Section 16.

ALSO EXCEPT the North half of the Northeast quarter of the Northeast quarter of the Southeast quarter of said Section 16.

ALSO EXCEPT that portion lying westerly of the centerline of Deer Creek Road, as described in the Deed to Ventura County, recorded in Book 2423, Page 127 of Official Records.

ALSO EXCEPT that portion lying northerly of the southerly and southeasterly line of Pacific View Road, as described in the Deed to Ventura County, recorded in Book 393, Page 64 of Official Records.

ALSO EXCEPT one-half of all oil, gas, casinghead gasoline, asphalt, hydrocarbons or minerals of any nature known or unknown in or under or which may be produced from the above-described real property, as reserved by Aiden Knight Hampton and Andrea Knight Reil, in Deed recorded March 1, 1960, as Document No. 8729, in Book 1836, Page 196 of Official Records.

END OF RESOLUTION

I HEREBY CERTIFY the foregoing to be a full, true and correct copy of a resolution adopted by the State Public Works Board on December 19, 1984.

WITNESS my hand this 19th day of December, 1984.


Assistant Administrative Secretary
State Public Works Board

RECORDED AT THE REQUEST OF
CHICAGO TITLE CO.-72

92-075010 A.R. .00
Recorded
Official Records
County of
Ventura
Richard D. Dean
Recorder
8:00am 30-Apr-92 CHIC VV 4

RECORDED AT THE REQUEST OF
CHICAGO TITLE CO.-72

When Recorded Mail to:

Mountains Recreation and Conservation Authority
107 South Broadway, Room 7117
Los Angeles, CA 90012
Attention: Ann Rushton

SSL-393
Deer Creek Ranch

STATE OF CALIFORNIA

QUITCLAIM DEED

Pursuant to Section 33203 of the Public Resources Code of the State of California, the STATE OF CALIFORNIA, through its duly appointed, qualified and acting Director of General Services, hereby quitclaims to the MOUNTAINS RECREATION AND CONSERVATION AUTHORITY, a public agency created pursuant to the provision of Section 6500 et seq. of the Government Code of the State of California, all its right, title and interest in and to the following described real property in the County of Los Angeles, State of California:

The land referred to in this policy is situated in the County of Ventura, State of California, and is described as follows:

Section 16, Township 1 South, Range 20 West, San Bernardino Meridian, in the County of Ventura, State of California, as per the Official Map thereof.

EXCEPT the North Half of the Northeast Quarter thereof.

ALSO EXCEPT the Southeast Quarter of the Northeast Quarter of said Section 16.

ALSO EXCEPT the North Half of the Northeast Quarter of the Northeast Quarter of the Southeast Quarter of said Section 16.

ALSO EXCEPT that portion lying westerly of the centerline of Deer Creek Road, as described in the Deed to Ventura County, recorded in Book 2423 Page 127 of Official Records.

ALSO EXCEPT that portion lying northerly of the southerly and southeasterly line of Pacific View Road, as described in the Deed to Ventura County, recorded in Book 393 Page 64 of Official Records.

ALSO EXCEPT one-half of all oil, gas, casinghead gasoline, asphalt, hydrocarbons or minerals of any nature known or unknown in or under or which may be produced from the above described real property, as reserved by Ahden Knight Hampton and Andrea Knight Reil, in Deed recorded March 1, 1960, as Document No. 8729, in Book 1836 Page 196 of Official Records.

This conveyance is made subject to the following condition subsequent:

The Grantee shall operate and maintain the property for park, recreation and resource preservation purposes.

In the event the Grantee fails to so operate and maintain the property, the Grantor's remedy shall be limited to suit for declaratory judgement that a breach of this condition subsequent has taken place and to retake possession and reacquire the property.

In the event that the Grantee transfers the property to the United States of America to be operated and maintained in accordance with the National Park Service Organic Act of 1916 (16 USC 1 et seq.), and the National Parks and Recreation Act of 1978 (92 STAT 3467), the condition subsequent created by this deed shall terminate.

IN WITNESS WHEREOF, the State has caused this Quitclaim Deed to be executed this 18th day of December, 1991.

STATE OF CALIFORNIA
DEPARTMENT OF GENERAL SERVICES
JOHN LOCKWOOD, DIRECTOR

By: 
DARRELL HAYNES
Chief, Office of Real Estate
and Design Services

STATE OF CALIFORNIA

COUNTY OF SACRAMENTO

} SS.

On this 18th day of December, 1991, before me, the undersigned, a Notary Public in and for the State of California, personally appeared DARRELL HAYNES

personally known to be or proved to me on the basis of satisfactory evidence to be the person who executed this instrument as CHIEF of the Department of General Services, Office of Real Estate and Design Services of the State of California, and acknowledged to me that the State of California executed it.

WITNESS my hand and official seal.



O.B. Ray III
O.B. RAY III
NOTARY PUBLIC IN AND FOR THE STATE OF CALIFORNIA

When Recorded Mail To:

Mountains Recreation and Conservation Authority
3750 Solstice Canyon Road
Malibu, California 90265

CERTIFICATE OF ACCEPTANCE

This is to certify that the Mountains Recreation and Conservation Authority, a public entity, hereby accepts the interest in real property being conveyed by that attached Quitclaim Deed executed by the State of California, on December 18, 1991.

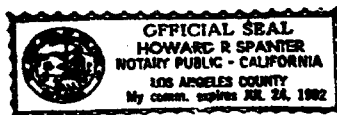
This acceptance is pursuant to a resolution of the Mountains Recreation and Conservation Authority adopted on November 4, 1991 and the Mountains Recreation and Conservation Authority consents to the recordation of the attached Quitclaim Deed and this Certificate of Acceptance.

Dated: 3/6/92

By Belinda Faustinos
BELINDA FAUSTINOS
Acting Executive Officer

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)

On this 6th day of ~~APR~~ 1992, before me, a Notary Public for said State, personally appeared Belinda Faustinos, personally known, or proved to me on the basis of satisfactory evidence to be the person who executed this instrument as Acting Executive Officer of the Mountains Recreation and Conservation Authority and acknowledged to me that the Mountains Recreation and Conservation Authority executed it.



Howard R. Spanier
NOTARY PUBLIC

RECORDED AT THE REQUEST OF
CHICAGO TITLE CO-72

92-075011 :
: Rec Fee 11.00
: A.R. 11.00
Recorded
Official Records
County of
Ventura
Richard D. Dean
Recorder
8:00am 30-Apr-92 : CHIC VV 3

After recording return to:

AREA: SANTA MONICA
MOUNTAINS N.R.A

National Park Service, Western Region
Division of Land Resources
600 Harrison Street, Suite 600
San Francisco, California 94107-1372

TRACT NO.: 101-47

GRANT DEED

In consideration of the payment of ONE MILLION FOUR HUNDRED THOUSAND AND NO/100 (\$1,400,000.00) DOLLARS, the receipt of which is hereby acknowledged, the MOUNTAINS RECREATION AND CONSERVATION AUTHORITY, a publicagency created under the provisions of Section 6500 et seq., of the government code of the State of California, GRANTOR, does hereby grant to the UNITED STATES OF AMERICA and its assigns, GRANTEE, the following described property located in the County of Ventura, State of California, containing 457.79 acres, more or less; to wit:

Section 16, Township 1 South, Range 20 West, San Bernardino Meridian, in the County of Ventura, State of California as per the official map thereof.

EXCEPT the North half of the Northeast quarter thereof.

ALSO EXCEPT the Southeast quarter of the Northeast quarter of said Section 16.

ALSO EXCEPT the North half of the Northeast quarter of the Northeast quarter of the Southeast quarter of said Section 16.

ALSO EXCEPT that portion lying Westerly of the centerline of Deer Creek Road, as described in the deed to Ventura County, recorded in Book 2423, Page 127 of Official Records.

ALSO EXCEPT that portion lying Northerly of the Southerly and Southeasterly line of Pacific View Road, as described in the deed to Ventura County, recorded in Book 393, Page 64 of Official Records.

TOGETHER WITH all buildings and improvements thereon and all water rights appurtenant thereto and all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in any wise appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

FOR THE NATIONAL PARK SERVICE

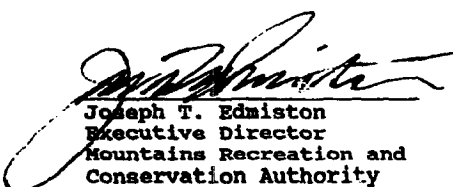
Grantor(s) covenant(s) and convey(s) fee simple title to the above-described land subject to existing easements for public roads and highways, public utilities, railroads and pipelines, and subject to other outstanding rights, if any, of record in third parties.

TO HAVE AND TO HOLD the same unto said UNITED STATES OF AMERICA and its assigns, forever.

The Grantor(s) further remise(s), release(s) and forever quitclaim(s) to the UNITED STATES OF AMERICA and its assigns, all right, title and interest which the Grantor may have in the banks, beds and waters of any streams bordering or any appropriative water rights appurtenant to the said lands to be conveyed and also all interest in any alleys, roads, streets, ways, strips, gores, or railroad rights-of-way abutting, adjoining, or appurtenant to said land and in any means of ingress or egress appurtenant thereto.

EXECUTED this 27th day of April, 19 72

OWNER(S):


Joseph T. Edmiston
Executive Director
Mountains Recreation and
Conservation Authority

STATE OF CALIFORNIA)
)
COUNTY OF LOS ANGELES)

On this 27th day of April 1992, before me, a Notary Public for said State, personally appeared Joseph T. Edmiston, personally known, or proved to me on the basis of satisfactory evidence, to be the person who executed this instrument as Executive Officer of the Mountains Recreation and Conservation Authority and acknowledged to me that the Mountains Recreation and Conservation Authority executed it.



Howard R. Spanier
NOTARY PUBLIC