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When recorded

Return To:

California Coastal Commission
725 Front Street, Suite 300
Santa Cruz, CA 95060-
(Legal Division) 4508

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Page 1 of 20

CERTIFICATE OF ACCEPTANCE

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APR 18 2013

COASTAL CONSERVANCY
OAKLAND, CALIF.

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:
CALIFORNIA COASTAL COMMISSION
725 Front Street, Suite 300
Santa Cruz, CA 95060-4508
(Legal Division)

STATE OF CALIFORNIA OFFICIAL BUSINESS
Document entitled to free recordation
Pursuant to Government Code §27383

APNs: 83-700-032; 83-680-034; 83-690-022; 83-067-018
YMCA 309-05

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the Irrevocable Offer to Dedicate and Covenant Running With The Land executed by Young Men's Christian Association of Metropolitan Los Angeles, and recorded on April 28, 1982 as Instrument Number 82-17113, of the Official Records of Santa Barbara County attached hereto as Exhibit 1 and incorporated herein, is hereby accepted by the State of California, by and through the State Coastal Conservancy, a public agency, on the date of recording hereof, pursuant to authority conferred by resolution of the State Coastal Conservancy adopted on December 4, 2002, and the State Coastal Conservancy consents to recordation hereof by its duly authorized officer.

Dated: 4/18/13

STATE COASTAL CONSERVANCY

By: [Signature]
Samuel Schuchat, Executive Officer

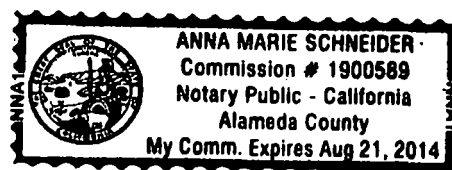
STATE OF CALIFORNIA
COUNTY OF Alameda

On April 18, 2013, before me, Anna Marie Schneider, Notary Public, personally appeared Samuel Price Schuchat, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Anna Marie Schneider
NOTARY PUBLIC

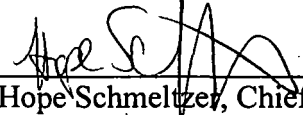


ACKNOWLEDGMENT BY THE CALIFORNIA COASTAL COMMISSION
OF ACCEPTANCE OF IRREVOCABLE OFFER TO DEDICATE
AND COVENANT RUNNING WITH THE LAND

This is to certify that the State Coastal Conservancy is a public agency acceptable to the Executive Director of the California Coastal Commission to be Grantee under the Irrevocable Offer to Dedicate and Covenant Running With The Land, executed by Young Men's Christian Association of Metropolitan Los Angeles, and recorded on April 28, 1982 as Instrument Number 82-17113 of the Official Records of Santa Barbara County.

Dated: 4/3/2013

California Coastal Commission


Hope Schmeltzer, Chief Counsel

STATE OF CALIFORNIA
COUNTY OF SAN FRANCISCO

On 4/03/13, before me, JEFF G. STABEN-MIHALEK, Notary Public, personally appeared HOPE SCHMELTZER, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.


NOTARY PUBLIC

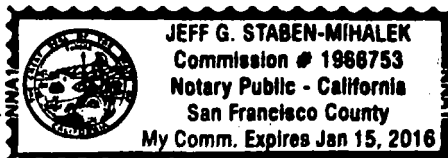


EXHIBIT 1

82-17113
APR 28 8 00 AM '82

OFFICIAL RECORDS
SANTA BARBARA CO., CALIF.
HOWARD C. MENZEL
CLERK-RECORDER

Return Original to and
Recording Requested By:
State of California
California Coastal Commission
631 Howard Street, 4th Floor
San Francisco, California 94105

NO FEE PER
GOV. CODE 6103

IRREVOCABLE OFFER TO DEDICATE AND COVENANT RUNNING WITH THE LAND

I. WHEREAS, Young Men's Christian Association of Metropolitan, Los Angeles is the record owner, hereinafter referred to as "owner", of the real property located at YMCA Ocean Center and Camp, Hollister Ranch, Santa Barbara County, California, legally described as particularly set forth in attached Exhibit A and Exhibit B hereby incorporated by reference, and hereinafter referred to as the "subject property"; and

II. WHEREAS, the California Coastal Commission, South Central Coast Regional Commission, hereinafter referred to as "the Commission", is acting on behalf of the People of the State of California; and

III. WHEREAS, the People of the State of California have a legal interest in the lands seaward of the mean high tide line; and

IV. WHEREAS, pursuant to the California Coastal Act of 1976, the owner applied to the Commission for a coastal development permit for a camp and outdoor education facilities on the subject property; and

V. WHEREAS, a coastal development permit no. 309-05 was approved on October 24, 1980, by the Commission in accordance with the provisions of the Staff Recommendation and Findings Exhibit C, attached hereto and hereby incorporated by reference, subject to the following condition:

1. Public Access.

Prior to the issuance of the permit, the applicant shall submit for the review and approval of the Executive Director of the Commission, a document suitable for recordation, such as (an

1 irrevocable offer to dedicate easements that can only be
2 accepted after 1990) or some other legally binding agreement
3 acceptable to the Executive Director, guaranteeing public
4 access will be provided in accordance with the terms of this
5 condition. The approved document shall be executed by the
6 applicant to the accessways described below and shall be
7 recorded free of all prior liens and encumbrances except for
8 tax liens. The recorded document shall run in favor of the
9 People of the State of California, binding the applicant and
10 their successors in interest. If the applicant agrees to execute
11 an offer to dedicate easements, to fulfill the terms of this
12 condition, the offer shall be made to a public agency or private
13 association acceptable to the Executive Director and shall
14 be irrevocable for a period of 21 years running 10 years
15 after the date of recordation. Where an interest in land
16 such as a grant of easement or an offer to dedicate an ease-
17 ment is made, such grant or offer shall be accompanied by
18 a CLTA title insurance policy.

19 The approved document shall provide the following:

20 A.1. Lateral Access for public passive recreational use along
21 the approximate 3300 foot long shoreline at Hollister Ranch.
22 The area provided for public use shall extend from the mean
23 high tideline to the toe of the bluff. For the purposes of
24 this condition, passive recreational use shall include walking,
25 running, sunbathing, surfing, viewing and fishing, but shall
26 not include use of off-road vehicles or allow campfires. The
27 public use of the accessway shall be restricted to the hours
between sunrise and sunset; the agency or association admini-
stering the accessway may further restrict this use period
upon approval by the Executive Director of the Commission
or successor in interest, that such restriction is necessary
to balance the public use and need to protect coastal resources
in the vicinity of such accessways. This route may be the
major portion of a coastal access trail through Hollister
Ranch.

A.2. Coastal Access Trail

Lateral access for the public to pass and repass along a coastal
trail along the bluff tops specifically transversing YMCA
easements is necessary. The public's right to use this
lateral access trail shall be limited to those times when
use of the beach lateral access area is restricted due to
high tide or storm conditions. In no case shall the lateral
access trail be wider than 10 feet nor be sited further
landward than Rancho Real Road, nor further seaward than
the Southern Pacific right-of-way. The exact location of the
lateral access trail shall be designated in a coastal trail
plan for Hollister Ranch.

1 B.1. Vertical Access along Rancho Real Road, and across
2 the YMCA Cuarta Canyon/Tunnel Beach access. The use of the
3 vertical accessways shall be for operation of a transit system
4 on Rancho Real Road from the adjacent parking lot at Gaviota
5 State Park to this access point within the Hollister Ranch.
6 The transit system shall provide access for up to 50 members
7 of the public in addition to the 50 YMCA campers and staff
8 allowed on the beach center facility. The general public
9 would be allowed access to the beach, but not to the YMCA
10 beach center. The use of the accessway shall be limited to
11 two vehicles per hour, each vehicle carrying no more than
12 30 persons from the State Park into the Ranch on any run.
13 The use of the vertical access shall be limited to the hours
14 between 9:00 a.m. and sunset. Vehicles shall not bring
15 persons into the Ranch any later than two hours before
16 closing of the access road.

17 Prior to operating the transit system, the public agency
18 or private association, in conjunction with the Commission,
19 shall draft a specific plan for the operation of the transit
20 system, including provisions for ridership fees to offset opera-
21 tion costs, criteria for decrease or increase in vehicle
22 trips or hours of operation to accommodate public recreational
23 needs consistent with habitat protection, and provisions
24 for distribution of information to riders regarding appropriate
25 uses of the beaches and accessways. This plan shall be
26 subject to the review and approval of the Executive Director,
27 or successor in interest. The transit shall be operated in
accordance with the approved plan.

18 B.2. Public Access Monitoring Program. Prior to opening
19 the accessways, the maintaining agency, or association,
20 (after 1990) and/or the YMCA, in conjunction with said agency
21 or association, shall provide for the commencement of an annual
22 monitoring program to assess and determine the impacts
23 of public activity on the beach and on intertidal resources
24 and to identify the problems of providing security against
25 fire, vandalism, and trespass on private ranch properties.
26 These studies shall also assess the impacts, if any, public access has
27 on archaeological and native American cultural resources
of the area. Prior to the opening of the accessways for
public use, the program shall gather baseline data on the health
of biological resources, analyze the baseline data, and
present it to the Executive Director of the Commission,
the Hollister Ranch Association, and the YMCA.

24 The study prepared as a result of the monitoring program,
25 should the study rate significant adverse impacts by YMCA
26 or public activities, shall be subject to review, one year
27 after Camp operation, by the Commission, or its successor,
at a public hearing. Any further conditions may be deleted,
added, or modified by Commission action. Additional review
by the Commission at a later date would be determined by the

Commission at that meeting.

C.1. YMCA Facility Program: A Daily Membership Program shall provide short-term use of the beach portion of the YMCA easement for all ages and sexes. Daily use shall include at least one day weekly during the entire year. This daily membership program shall be operated until such time as the lateral and vertical access in condition 1A and B above are implemented by an accepting agency or association.

C.2. YMCA Monitoring Program. Once the beach facility and Daily Membership Program is operational, the YMCA shall provide for the commencement of an annual monitoring program to access and determine the impacts of YMCA activities on the beach and on intertidal resources and to identify the problems of providing security against fire, vandalism, and trespass on private ranch properties. These studies shall also assess the impacts, if any, YMCA access has on archaeological and native American cultural resources of the area. These reports shall be presented to the Executive Director of the Commission as they are completed.

The study prepared as a result of the monitoring program, should the study rate significant adverse impacts by YMCA or public activities, shall be subject to review, one year after Camp operation, by the Commission, or its successor, at a public hearing. Any further conditions may be deleted, added, or modified by Commission action. Additional review by the Commission at a later date would be determined by the Commission at that meeting.

VI. WHEREAS, the subject property are parcels located between the first public road and the shoreline; and

VII. WHEREAS, under the policies of Sections 30210 through 30212 of the California Coastal Act of 1976, public access to the shoreline and along the coast is to be maximized, and in all new development projects located between the first public road and the shoreline shall be provided; and

VIII. WHEREAS, the Commission found that but for the imposition of the above condition, the proposed development could not be found consistent with the public access policies of Section 30210 through 30212 of the California Coastal Act of 1976 and that therefore in the absence of such a condition, a permit could not be have been granted;

1 NOW THEREFORE, in consideration of the granting of permit no.
2 309-05 to the owner by the Commission, the owner hereby offers to
3 dedicate to the People of California an easement in perpetuity for the
4 purposes of public access and public recreational use in accordance with
5 the following limitations at the three areas described below.

6 (1) A.1. Beach Lateral Access for that area described as Parcel
7 Five in Exhibit A, owner hereby grants a right of public access and
8 public passive recreational use, including walking, running, sunbathing,
9 surfing, viewing and fishing, but shall not include use of off-road
10 vehicles or allow campfires. The public use of this area shall be re-
11 stricted to the hours between sunrise and sunset; the agency or association
12 administering the accessway may further restrict this use period in
13 accordance with Condition A.1. (above) upon written approval by the Executive
14 Director of the Commission, or its successor in interest.

15 (2) A.2. Blufftop Access Trail. To the extent of owner's legal
16 and equitable interests in lands southerly of Rancho Real Road, defined
17 as Parcel Three in Exhibit A, and northerly of the railroad right of way
18 bordering Parcel Five described in Exhibit 5, including but not limited
19 to those lands described as Parcel Six in Exhibit A and a non-exclusive
20 trail easement described in Exhibit B, owners hereby grant a right of
21 public access to pass and repass along a blufftop lateral access trail.
22 The public right to use this lateral access trail shall be limited to
23 those times when use of the beach lateral access area is restricted due
24 to high tide or storm conditions. In no case shall the lateral access
25 trail be wider than 10 feet nor be sited further landward than Rancho
26 Real Road, nor further seaward than the Southern Pacific railroad right-
27 of-way. The exact location of the lateral access trail shall be designated

1 in a coastal trail plan for Hollister Ranch.

2 (3) B.1. (a) Rancho Real Road Vertical Access. For those areas
3 described as Parcel Four and Parcel Three in Exhibit A, and the non-
4 exclusive easement for a foot path in Exhibit B, owner hereby grants a
5 right of public access for operation of a transit system from the parking
6 lot at Gaviota State Park to Parcel Five described in Exhibit A. The
7 transit system shall provide access for up to 50 members of the public
8 in addition to the 50 YMCA campers and staff allowed on the beach center
9 facility. The general public shall be allowed access to the beach, but
10 not to the YMCA beach center described in Exhibit B. The use of the
11 accessway shall be limited to two vehicles per hour, each vehicle carrying
12 no more than 30 persons from the State Park on any run. The use of this
13 vertical accessway shall be limited to the hours between 9:00 a.m. and
14 sunset. Vehicles shall not bring persons into Parcel Five any later than
15 two hours before closing of the access road.

16 (b) Prior to operating the transit system, the public
17 agency or private association, in conjunction with the Commission, shall
18 draft a specific plan for the operation of the transit system, including
19 provisions for ridership fees to offset operation costs, criteria for
20 decrease or increase in vehicle trips or hours of operation to accommodate
21 public recreational needs consistent with habitat protection, and provisions
22 for distribution of information to riders regarding appropriate uses of
23 the beaches and accessways. This plan shall be subject to the review and
24 approval of the Executive Director, of the Commission, or its successor in
25 interest. The transit shall be operated in accordance with the approved plan.

26 This OFFER OF DEDICATION shall be irrevocable for a period of
27 twenty-one (21) years, measured forward from ten (10) years following the

1 date of recordation, and shall be binding upon the owner, their heirs,,
2 assigns, or successors in interest to the subject property.

3 The People of the State of California may accept this offer through the
4 County of Santa Barbara, or through a public agency or a private association
5 acceptable to the Executive Director of the Commission or its successor
6 in interest.

7 For purposes of this offer of dedication, "successor in interest"
8 shall mean that person or agency which is designated by statute of the
9 State of California to succeed to the interests powers and duties of the
10 Commission, or if no person or agency is so designated by statute, the
11 California Attorney General.

12 The opening and operation of the public accessway described above
13 is subject to the limitations of Conditions B.2, C.1 and C.2 of part V
14 above. Owner agrees and covenants to promptly and completely perform all
15 tasks required of it by these conditions, and to cooperate with and support
16 in good faith the efforts of the accepting agency to perform its duties
17 under these conditions.

18 Acceptance of the offer is subject to a covenant which runs with
19 the land, providing that the first offeree to accept the easement may not
20 abandon it but must instead offer the easement to other public agencies or
21 private associations acceptable to the Executive Director of the Commission
22 for the duration of the term of the original offer to dedicate. The
23 grant of easement once made shall run with the land and shall be binding
24 on the owners, their heirs, and assigns.

25 //

26 //

27 //

82-17113

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Executed on this 11 day of MARCH, 1982, in
the City of Los Angeles, County of Los Angeles.

Dated: March 11, 1982

YMCA OF METROPOLITAN, LOS ANGELES

Signed:

(OWNER)

(OWNER)

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

} SS

ON March 11, 1982, before me, the
undersigned, a Notary Public in and for said County and State, personally appeared
John G. Quellet and Prentis C. Hale known to me to be the



President, and Prentis C. Hale
Assistant
known to me to be the Secretary of the Corporation that executed the within instru-
ment and the officers who executed the within instrument on behalf of the Corpora-
tion therein named, and acknowledged to me that such Corporation executed the
within instrument pursuant to its By-laws or a Resolution of its Board of Directors.

CORPORATION ACKNOWLEDGMENT

Form No. 14

Notary's Signature

Type or Print Notary's Name

Betty Nicholson
Betty Nicholson

22 //
23 //
24 //
25 //
26 //
27 //

COURT PAPER
STATE OF CALIFORNIA
STD. 113 (REV. 6-72)

OSP

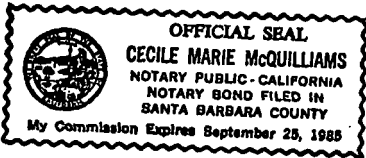
1 This is to certify that the offer of dedication set forth above dated
2 MARCH 11, 19 82, and signed by JOHN G. OUELLET AND
3 PRENTIS C. HALE, owner(s), is hereby acknowledged by the
4 undersigned officer on behalf of the California Coastal Commission pursuant
5 to authority conferred by the California Coastal Commission when it granted
6 Coastal Development Permit No. ✓ on _____ and the
7 California Coastal Commission consents to recordation thereof by its duly
8 authorized officer.

9 Dated: March 31, 1982
10 James M. Ryerson for
11 Michael Fischer
12 California Coastal Commission

13 STATE OF CALIFORNIA
14 COUNTY OF ~~SAN FRANCISCO~~ SANTA BARBARA

15 On March 31, 1982, before the undersigned, a Notary Public in
16 and for said State, personally appeared JAMES M. RYERSON,
17 DISTRICT DIRECTOR known to me to be the DISTRICT DIRECTOR
18 of the California Coastal Commission and known to me to be the person who
19 executed the within instrument on behalf of said Commission, and acknowledged
20 to me that such Commission executed the same.

21 Witness my hand and official seal.

22
23 Cecile Marie McQuilliams
24 Notary Public in and for said County and
25 State
26 
27

DESCRIPTION

EXHIBIT "A"

82-17113

PARCEL ONE:

THAT PORTION OF THE RANCHO NUESTRA SENORA DEL REFUGIO, IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, ACCORDING TO THE UNITED STATES PATENT RECORDED JULY 28, 1866 IN BOOK A, PAGE 17, ET SEQ. OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE UNITED STATES COAST AND GEODETIC TRIANGULATION STATION "ANITA 2"; THENCE, SOUTH 89°27'27" EAST 7573.01 FEET, TO THE UNITED STATES COAST AND GEODETIC TRIANGULATION STATION "HORSE SHOE", SAID UNITED STATES COAST AND GEODETIC TRIANGULATION STATIONS BEING SHOWN ON MAP FILED IN BOOK 41, PAGES 12 TO 50, INCLUSIVE, OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID UNITED STATES COAST AND GEODETIC TRIANGULATION STATION "HORSE SHOE" BEING APPROXIMATELY SOUTH 46°38'50" WEST 14,615.75 FEET FROM A 3/4 INCH IRON PIPE AT THE EASTERLY TERMINUS OF THAT CERTAIN COURSE SHOWN AS HAVING A BEARING AND LENGTH OF "N. 87°22' W. 19196.30'", IN THE NORTHERLY BOUNDARY OF THE RANCHO NUESTRA SENORA DEL REFUGIO, AS SHOWN ON MAP OF THE DIVISION OF RANCHO SAN JULIAN, RECORDED IN BOOK 14, PAGES 1 TO 14, INCLUSIVE OF MAPS AND SURVEYS, IN THE OFFICE OF SAID RECORDER; THENCE NORTH 26°46'37" WEST 3749.34 FEET; THENCE NORTH 1°14'43" WEST 3716.61 FEET TO THE "TRUE POINT OF BEGINNING"; THENCE SOUTH 37°55'02" WEST 1236.80 FEET; THENCE NORTH 15°14'00" WEST 1357.44 FEET; THENCE NORTH 28°51'16" WEST 1149.01 FEET; THENCE NORTH 24°07'14" WEST 1413.30 FEET; THENCE NORTH 4°26'50" EAST 1443.29 FEET; THENCE SOUTH 85°40'37" EAST 594.82 FEET; THENCE SOUTH 60°24'10" EAST 702.99 FEET; THENCE SOUTH 10°33'32" EAST 884.82 FEET; THENCE SOUTH 81°20'38" EAST 1022.20 FEET; THENCE SOUTH 5°10'24" WEST 2664.36 FEET TO THE "TRUE POINT OF BEGINNING".

EXCEPTING THEREFROM THAT PORTION, IF ANY, LYING NORTH OF THE NORTHERLY LINE OF SAID RANCHO ACCORDING TO SAID PATENT.

ALSO EXCEPTING THEREFROM THE INTEREST IN THE MINERALS AND MINERAL RIGHTS IN SAID LAND, AS SAID MINERALS AND MINERAL RIGHTS ARE THEREIN DEFINED, AS CONVEYED BY DEED FROM HOLLISTER ESTATE COMPANY TO JANE H. WHEELWRIGHT AND CLINTON B. HOLLISTER, AS EXECUTORS OF THE WILL OF J. J. HOLLISTER, DECEASED, ET AL., RECORDED JULY 20, 1962 AS INSTRUMENT NO. 30286 IN BOOK 1942, PAGE 916 OF OFFICIAL RECORDS, AS SAID INTEREST WERE MODIFIED AND AMENDED BY THAT CERTAIN EXCHANGE OF DEEDS BETWEEN PETER STEFFENS AND ELLA STEFFENS, HIS WIFE, ET AL., AND HOLLISTER COMPANY, A JOINT VENTURE, COMPOSED OF D-G-J INVESTMENT CO., A CORPORATION AND HARWEN COMPANY, A LIMITED PARTNERSHIP, RECORDED AUGUST 12, 1965 COMMENCING WITH INSTRUMENT NO. 28586 IN BOOK 2116, PAGE 971 OF OFFICIAL RECORDS AND CULMINATING WITH INSTRUMENT NO. 28647 IN BOOK 2116, PAGE 1207 OF OFFICIAL RECORDS.

DESCRIPTION - PAGE 2PARCEL TWO:

AN EXCLUSIVE EASEMENT FOR RECREATIONAL USE, RESTROOMS AND SHELTER FACILITIES OVER AND ON THAT PORTION OF THE RANCHO NUESTRA SENORA DEL REFUGIO, IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, ACCORDING TO THE UNITED STATES PATENT, RECORDED JULY 28, 1866 IN BOOK A, PAGE 17, DESCRIBED AS FOLLOWS:

COMMENCING AT THE UNITED STATES COAST AND GEODETIC TRIANGULATION STATION "ANITA 2"; THENCE SOUTH $89^{\circ}27'27''$ EAST 7573.01 FEET TO THE UNITED STATES COAST AND GEODETIC TRIANGULATION STATION "HORSE SHOE" SAID UNITED STATES COAST AND GEODETIC TRIANGULATION STATION BEING SHOWN ON MAP FILED IN BOOK 41, PAGES 12 TO 50, INCLUSIVE, OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID UNITED STATES COAST AND GEODETIC TRIANGULATION STATION "HORSE SHOE" BEING APPROXIMATELY SOUTH $46^{\circ}38'50''$ WEST 14,615.75 FEET FROM A $3/4$ INCH IRON PIPE AT THE EASTERLY TERMINUS OF THAT CERTAIN COURSE SHOWN AS HAVING A BEARING AND LENGTH OF (NORTH $87^{\circ}22'$ WEST 19,196.30 FEET) IN THE NORTHERLY BOUNDARY OF THE RANCHO NUESTRA SENORA DEL REFUGIO, AS SHOWN ON MAP OF THE DIVISIONS OF RANCHO SAN JULIAN FILED IN BOOK 14, PAGES 1 TO 14, INCLUSIVE OF MAPS AND SURVEYS, IN THE OFFICE OF SAID RECORDER; THENCE NORTH $70^{\circ}57'45''$ WEST 4104.39 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A"; THENCE SOUTH $65^{\circ}52'26''$ EAST 270.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTHERLY ALONG A LINE HAVING A BEARING OF NORTH $24^{\circ}07'15''$ EAST TO ITS INTERSECTION WITH THE SOUTHERLY LINE OF THE SOUTHERN PACIFIC RAILROAD RIGHT-OF-WAY; THENCE IN A GENERALLY NORTHWESTERLY DIRECTION ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO A POINT IN A LINE WHICH BEARS NORTH $24^{\circ}07'15''$ EAST FROM SAID POINT "A"; THENCE SOUTH $24^{\circ}07'15''$ WEST, ALONG SAID LINE AND PASSING THROUGH SAID POINT "A" TO THE MEAN HIGH TIDE LINE OF THE PACIFIC OCEAN; THENCE IN A GENERALLY EASTERLY DIRECTION ALONG SAID MEAN HIGH TIDE LINE, TO THE POINT OF INTERSECTION WITH A LINE WHICH BEARS SOUTH $24^{\circ}07'15''$ WEST FROM THE TRUE POINT OF BEGINNING; THENCE ALONG SAID LINE, NORTH $24^{\circ}07'15''$ EAST TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR A FOOT PATH 10 FEET IN WIDTH FROM THE STONE ARCH, LOCATED AT THE INTERSECTION OF THE NORTHERLY LINE OF THE RAILROAD RIGHT OF WAY, WITH CUARTE CREEK; THENCE FOLLOWING THE MEANDER LINE OF SAID CREEK TO AN EXISTING ROAD RIGHT OF WAY.

PARCEL THREE:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND UTILITIES OVER THAT PORTION OF THE RANCHO NUESTRA SENORA DEL REFUGIO, IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, ACCORDING TO THE UNITED STATES PATENT RECORDED JULY 28, 1866 IN BOOK A, PAGE 17, ET SEQ. OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WHICH LIES WITHIN A STRIP OF LAND 24 FEET WIDE THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

DESCRIPTION - PAGE 3

PARCEL THREE (CONTINUED)

COMMENCING AT THE UNITED STATES COAST AND GEODETIC TRIANGULATION STATION "ANITA 2"; THENCE SOUTH 89°27'27" EAST 7573.01 FEET TO THE UNITED STATES COAST AND GEODETIC TRIANGULATION STATION "HORSE SHOE" SAID UNITED STATES COAST AND GEODETIC TRIANGULATION STATION BEING SHOWN ON MAP FILED IN BOOK 41, PAGES 32 TO 44, INCLUSIVE OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID UNITED STATES COAST AND GEODETIC TRIANGULATION STATION "HORSE SHOE", BEING APPROXIMATELY SOUTH 46°38'50" WEST 14,615.75 FEET FROM A 3/4 INCH IRON PIPE AT THE EASTERLY TERMINUS OF THAT CERTAIN COURSE SHOWN AS HAVING A BEARING AND LENGTH OF "N. 87°22' W. 19,196.30'" IN THE NORTHERLY BOUNDARY OF THE RANCHO NUESTRA SENORA DEL REFUGIO, AS SHOWN ON MAP OF THE DIVISIONS OF RANCHO SAN JULIAN, RECORDED IN BOOK 14, PAGES 1 TO 14, INCLUSIVE OF MAPS AND SURVEYS, IN THE OFFICE OF SAID RECORDER; THENCE NORTH 65°45'50" WEST 4042.80 FEET TO THE TRUE POINT OF BEGINNING OF SAID EASEMENT; THENCE NORTH 27°15'53" EAST 117.69 FEET; THENCE NORTH 7°07'30" WEST 161.24 FEET; THENCE NORTH 30°41'59" EAST 186.08 FEET; THENCE NORTH 48°21'59" EAST 120.42 FEET; THENCE NORTH 23°11'55" EAST 152.32 FEET; THENCE NORTH 16°11'21" EAST 161.40 FEET; THENCE NORTH 8°44'46" WEST 131.53 FEET; THENCE NORTH 10°53'08" WEST 132.38 FEET; THENCE NORTH 5°11'40" EAST 110.45 FEET; THENCE NORTH 25°20'46" EAST 210.24 FEET; THENCE NORTH 48°48'51" EAST 106.30 FEET; THENCE NORTH 47°43'35" EAST 148.66 FEET; THENCE NORTH 4°23'55" EAST 130.38 FEET; THENCE NORTH 130.00 FEET; THENCE NORTH 14°44'37" EAST 96.47 FEET; THENCE NORTH 170.00 FEET; THENCE NORTH 33°41'24" EAST 184.28 FEET; THENCE NORTH 7°54'26" EAST 363.46 FEET; THENCE NORTH 5°31'39" EAST 311.45 FEET; THENCE NORTH 11°18'36" WEST 101.98 FEET; THENCE NORTH 4°45'49" EAST 60.21 FEET; THENCE NORTH 36°52'12" EAST 75.00 FEET; THENCE NORTH 55°29'29" EAST 97.08 FEET; THENCE NORTH 62°01'14" EAST 181.18 FEET; THENCE NORTH 3°34'35" EAST 160.31 FEET; THENCE NORTH 58°23'33" EAST 152.64 FEET; THENCE NORTH 40.00 FEET; THENCE NORTH 35°32'16" WEST 86.02 FEET; THENCE NORTH 23°01'32" EAST 217.31 FEET; THENCE NORTH 14°02'10" EAST 103.08 FEET; THENCE NORTH 14°55'33" WEST 310.48 FEET; THENCE NORTH 20°33'22" EAST 85.44 FEET; THENCE NORTH 78°41'24" EAST 101.98 FEET; THENCE NORTH 63°26'06" EAST 55.90 FEET; THENCE NORTH 9°05'25" EAST 125.59 FEET; THENCE NORTH 2°51'45" EAST 400.50 FEET.

EXCEPTING THEREFROM ANY PORTION THEREOF WHICH LIES SOUTHERLY OF THE SOUTHERLY BOUNDARY OF THAT CERTAIN STRIP OF LAND AS SHOWN ON MAP RECORDED IN BOOK 2187, PAGES 1375 TO 1381, INCLUSIVE OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

DESCRIPTION - PAGE 4PARCEL FOUR:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THAT PORTION OF THE RANCHO NUESTRA SENORA DEL REFUGIO, IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, ACCORDING TO THE UNITED STATES PATENT, RECORDED JULY 28, 1866 IN BOOK A, PAGE 17, ET SEQ., OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WHICH LIES WITHIN A STRIP OF LAND 24 FEET IN WIDTH THE CENTER LINE OF SAID STRIP OF LAND BEING THE CENTER LINE OF THAT CERTAIN "EXISTING ROAD" SHOWN ON EXHIBITS "A", "B" AND "C" ATTACHED TO EASEMENT DEED, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED APRIL 19, 1967 AS INSTRUMENT NO. 10684 IN BOOK 2187, PAGE 1364 OF OFFICIAL RECORDS, RECORDS OF SAID COUNTY.

EXCEPTING THEREFROM THAT PORTION LYING EASTERLY OF THE WESTERLY LINE OF THE TRACT OF LAND DESCRIBED AS PARCEL ONE, IN THE DEED TO STATE OF CALIFORNIA, RECORDED OCTOBER 10, 1967 AS INSTRUMENT NO. 29404 IN BOOK 2207, PAGE 1050 OF OFFICIAL RECORDS OF SAID COUNTY.

ALSO EXCEPTING FROM SAID EASEMENT THAT PORTION LYING WESTERLY OF THE EASTERLY LINE OF PARCEL THREE, HEREINABOVE DESCRIBED.

PARCEL FIVE:

THAT CERTAIN NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THE EXISTING ROAD LOCATED ON LANDS DESCRIBED AS PARCEL ONE, IN DEED TO STATE OF CALIFORNIA, RECORDED OCTOBER 10, 1967 AS INSTRUMENT NO. 29404 IN BOOK 2207, PAGE 1050 OF OFFICIAL RECORDS OF SAID COUNTY, WHICH WAS RESERVED BY GRANTORS IN SAID DEED FOR USE AS THEREIN SET FORTH.

PARCEL SIX:

A NON-EXCLUSIVE EASEMENT FOR BEACH USE OVER THAT PORTION OF THE RANCHO NUESTRA SENORA DEL REFUGIO, IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, ACCORDING TO THE UNITED STATES PATENT, RECORDED JULY 28, 1866 IN BOOK A, PAGE 17, ET SEQ. OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WHICH LIES SOUTHERLY OF THE TOP OF THE BLUFF ALONG THE PACIFIC OCEAN AND BETWEEN A LINE WHICH PASSES NORTH AND SOUTH THROUGH UNITED STATES COAST AND GEODETIC TRIANGULATION STATION "HORSE SHOE", AS SHOWN ON THE MAP OF SURVEY FILED IN BOOK 41, PAGES 12 TO 50 OF MISCELLANEOUS MAPS AND A LINE THAT PASSES NORTH AND SOUTH THROUGH A POINT THAT BEARS NORTH 70°57'45" WEST FROM SAID "HORSE SHOE" TRIANGULATION STATION A DISTANCE OF 3,880 FEET.

EXCEPTING ANY PORTION LYING BELOW THE MEAN HIGH TIDE LINE OF THE PACIFIC OCEAN.

AN EXCLUSIVE EASEMENT FOR RECREATIONAL USE, RESTROOMS AND SHELTER FACILITIES OVER AND ON THAT PORTION OF THE RANCHO NUESTRO SEÑORA DEL REFUGIO, IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, ACCORDING TO THE UNITED STATES PATENT, RECORDED ON JULY 19, 1866 IN BOOK A, PAGE 17, DESCRIBED AS FOLLOWS:

COMMENCING AT THE UNITED STATES COAST AND GEODETIC TRIANGULATION STATION "ANITA 2"; THENCE SOUTH $89^{\circ}27'27''$ EAST 7573.01 FEET TO THE UNITED STATES COAST AND GEODETIC TRIANGULATION STATION "HORSE SHOE" SAID UNITED STATES COAST AND GEODETIC TRIANGULATION STATION BEING SHOWN ON MAP FILED IN BOOK 41, PAGES 12 TO 50, INCLUSIVE, OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID UNITED STATES COAST AND GEODETIC TRIANGULATION STATION "HORSE SHOE", BEING APPROXIMATELY SOUTH $46^{\circ}38'50''$ WEST 14,615.75 FEET FROM A $3/4$ INCH IRON PIPE AT THE EASTERLY TERMINUS OF THAT CERTAIN COURSE SHOWN AS HAVING A BEARING AND LENGTH OF (NORTH $87^{\circ}22'19''$ WEST 19,196.30 FEET) IN THE NORTHERLY BOUNDARY OF THE RANCHO NUESTRA SEÑORA DEL REFUGIO AS SHOWN ON MAP OF THE DIVISIONS OF RANCHO SAN JULIA FILED IN BOOK 14, PAGES 1 TO 14, INCLUSIVE, OF MAPS AND SURVEYS, IN THE OFFICE OF SAID RECORDER; THENCE NORTH $70^{\circ}7'45''$ WEST 4104.00 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A"; THENCE SOUTH $65^{\circ}52'26''$ EAST 270.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTHERLY ALONG A LINE HAVING A BEARING OF NORTH $24^{\circ}07'15''$ EAST TO ITS INTERSECTION WITH THE SOUTHERLY LINE OF THE SOUTHERN PACIFIC RAILROAD RIGHT-OF-WAY; THENCE IN A GENERALLY NORTHEASTERLY DIRECTION ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO A POINT IN A LINE WHICH BEARS NORTH $24^{\circ}07'15''$ EAST FROM SAID POINT "A"; THENCE SOUTH $24^{\circ}07'15''$ WEST ALONG SAID LINE AND PASSING THROUGH SAID POINT "A" TO THE MEAN HIGH TIDE LINE OF THE PACIFIC OCEAN; THENCE IN A GENERALLY EASTERLY DIRECTION ALONG SAID MEAN HIGH TIDE LINE TO THE POINT OF INTERSECTION WITH A LINE WHICH BEARS SOUTH $24^{\circ}07'15''$ WEST FROM THE TRUE POINT OF BEGINNING; THENCE ALONG SAID LINE NORTH $24^{\circ}07'15''$ EAST TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR A FOOT PATH 10 FEET IN WIDTH FROM THE STONE ARCH, LOCATED AT THE INTERSECTION OF THE NORTHERLY LINE OF THE RAILROAD RIGHT OF WAY WITH CUARTE CREEK; THENCE FOLLOWING THE MEANDER LINE OF SAID CREEK TO AN EXISTING ROAD RIGHT OF WAY.

EXHIBIT "B"

THAT PORTION OF THE RANCHO NUESTRA SENORA DEL REFUGIO, IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, ACCORDING TO THE UNITED STATES PATENT RECORDED ON JULY 28, 1866 IN BOOK A, PAGE 17, ET SEQ., OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE UNITED STATES COAST AND GEODETIC TRIANGULATION STATION "ANITA 2"; THENCE SOUTH 89°27'27" EAST 7573.01 FEET TO THE UNITED STATES COAST AND GEODETIC TRIANGULATION STATION "HORSE SHOE", SAID UNITED STATES COAST AND GEODETIC TRIANGULATION STATIONS BEING SHOWN ON MAP FILED IN BOOK 41, PAGES 12 TO 50, INCLUSIVE, OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID UNITED STATES COAST AND GEODETIC TRIANGULATION STATION "HORSE SHOE" BEING APPROXIMATELY SOUTH 46°38'50" WEST 14,615.75 FEET FROM A 3/4 INCH IRON PIPE AT THE EASTERLY TERMINUS OF THAT CERTAIN COURSE SHOWN AS HAVING A BEARING AND LENGTH OF "N. 87°22' W. 3196.30'" IN THE NORTHERLY BOUNDARY OF THE RANCHO NUESTRA SENORA DEL REFUGIO, SHOWN ON MAP OF THE DIVISION OF RANCHO SAN JULIAN, RECORDED IN BOOK 4, PAGES 1 TO 14, INCLUSIVE, OF MAPS AND SURVEYS, IN THE OFFICE OF SAID RECORDER; THENCE NORTH 26°46'37" WEST 3749.34 FEET; THENCE NORTH 1°14'43" WEST 3716.61 FEET TO THE "TRUE POINT OF BEGINNING"; THENCE SOUTH 37°55'02" WEST 1236.80 FEET; THENCE NORTH 1°14'00" WEST 1357.44 FEET; THENCE NORTH 28°51'16" WEST 1149.01 FEET; THENCE NORTH 24°07'14" WEST 1413.30 FEET; THENCE NORTH 4°26'50" EAST 1443.00 FEET; THENCE SOUTH 85°40'37" EAST 594.82 FEET; THENCE SOUTH 6°24'10" EAST 702.90 FEET; THENCE SOUTH 10°33'32" EAST 884.82 FEET; THENCE SOUTH 81°20'38" EAST 1022.20 FEET; THENCE SOUTH 5°10'24" WEST 2664.36 FEET TO THE "TRUE POINT OF BEGINNING".

EXCEPTING THEREFROM THAT PORTION IF ANY, LYING NORTH OF THE NORTHERLY LINE OF SAID RANCHO ACCORDING TO SAID PATENT.

ALSO EXCEPTING THEREFROM THE INTEREST IN THE MINERALS AND MINERAL RIGHTS IN SAID LAND, AS SAID MINERALS AND MINERAL RIGHTS ARE THEREIN DEFINED, AS CONVEYED BY DEED FROM HOLLISTER ESTATE COMPANY TO JANE F. WHEELWRIGHT AND CLINTON B. HOLLISTER, AS EXECUTORS OF THE WILL OF J.J. HOLLISTER, DECEASED, ET AL., RECORDED JULY 20, 1962 AS INSTRUMENT NO. 30286 IN BOOK 1942, PAGE 916 OF OFFICIAL RECORDS AS SAID INTERESTS WERE MODIFIED AND AMENDED BY THAT CERTAIN EXCHANGE OF DEEDS BETWEEN PETER STEFFENS AND ELLA STEFFENS, HIS WIFE, ET AL. AND HOLLISTER COMPANY, A JOINT VENTURE, COMPOSED OF D-G-J INVESTMENT CO., A CORPORATION AND HARWEN COMPANY, A LIMITED PARTNERSHIP, RECORDED AUGUST 12, 1963 COMMENCING WITH INSTRUMENT NO. 28586 IN BOOK 2116, PAGE 971 OF OFFICIAL RECORDS AND CULMINATING WITH INSTRUMENT NO. 28647 IN BOOK 2116, PAGE 1207 OF OFFICIAL RECORDS.

EXHIBIT "C"

82-17113

THOSE CERTAIN TRACTS OF LAND IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, DESCRIBED AS "PARCEL ONE" AND "PARCEL TWO" IN THE DEED TO RANCHO SANTA BARBARA, A CALIFORNIA CORPORATION, RECORDED JUNE 25, 1968 AS INSTRUMENT NO. 19908 IN BOOK 2236, PAGE 865 OF OFFICIAL RECORDS OF SAID COUNTY.