

Exhibit A.
Legal Description of Property Subject to Easement

REVISIONS	
NO.	DATE

THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

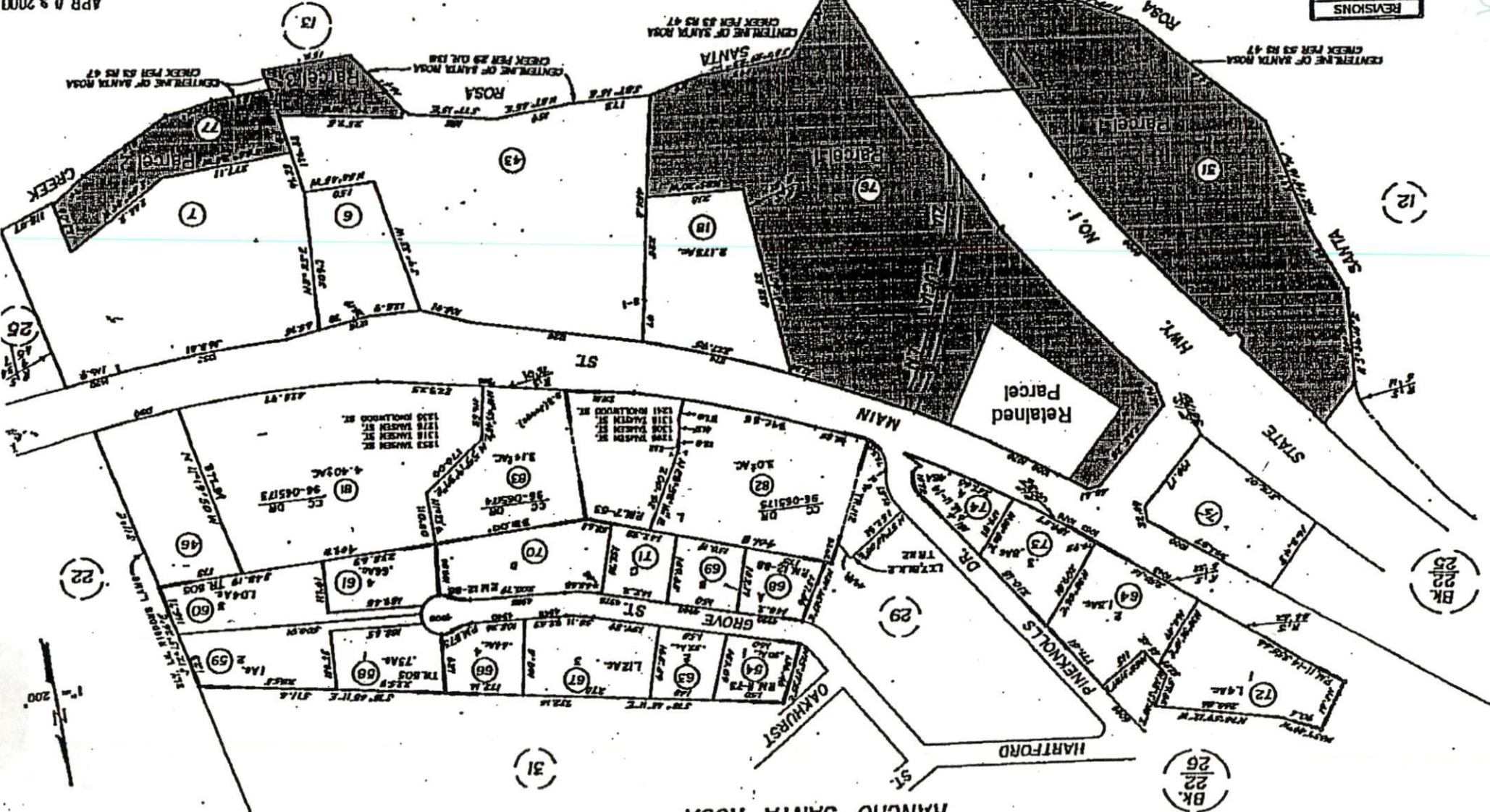


(12)

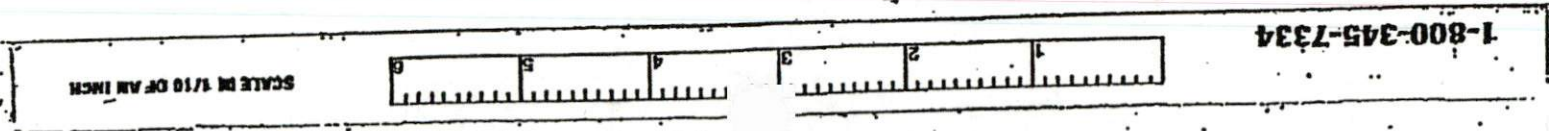
Tract 112, R.M. BK. 5, P. 113
Pineknolls Terrace, Tr. 505, R.M. BK. 8, P. 54

ASSessor's MAP COUNTY OF SAN LUIS OBISPO, CA. BOOK 013 PAGE 10

APR 0 8 2000



013-10



(22)

(26)

(7)

(13)

(31)

(29)

BK. 25

BK. 22

(12)

REVISIONS

NO. 18-27-00

DATE 02-28-00

NO. 12-27-99

NO. 12-27-99

LYON A

RECORDING REQUESTED BY *Chicop*
AND WHEN RECORDED MAIL TO:

Doc No: 2001-031712

Rpt No: 00040419

Cambris Community Services District
c/o Fox & Sohagi, LLP
10960 Wilshire Blvd., Suite 1270
Los Angeles, CA 90024
Attn: Deborah Fox

Official Records
San Luis Obispo Co.
Julie L. Rodewald
Recorder
May 08, 2001
Time: 08:00

NF -1	0.00
TOTAL	0.00

Escrow No. 256273 - FM
Order No. 256273 - WRB

[8]

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

This DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ("Declaration"), dated May 2, 2001 for reference purposes, is made by CAMBRIA COMMUNITY SERVICES DISTRICT, a special district ("Owner").

RECITALS

- A. Owner is the fee owner of (i) that certain real property located in the County of San Luis Obispo, California, and commonly referred to as the "East West Ranch," and (ii) that certain real property located in the County of San Luis Obispo, California, and legally described in Exhibit A, attached hereto and incorporated herein by this reference (the "Property").
- B. The East West Ranch was acquired by Owner pursuant to a grant (the "Conservancy Grant") from the State Coastal Conservancy, an agency of the State of California (the "Conservancy"), and certain other funds. In connection with the Conservancy Grant, the Property was donated to Owner.
- C. In order to effectuate the desire of Owner and the Conservancy to impose on the East West Ranch certain restrictions limiting use of the East West Ranch, Owner has recorded in the Official Records of San Luis Obispo County, California, a Declaration of Covenants, Conditions and Restrictions (the "East West Ranch CCRs") limiting use of the East West Ranch for the purpose of resource enhancement and public access (the "Permitted Uses").
- D. This Declaration is to effectuate the desire of Owner and the Conservancy to impose on the Property certain restrictions limiting use of the Property to the Permitted Uses consistent with the Permitted Uses for the East West Ranch.

**Exhibit A to
Reciprocal Easements Agreement**

LEGAL DESCRIPTION OF DONATED PROPERTY

The real property referred to in the Reciprocal Easements Agreement as the Donated Property, is situated in San Luis Obispo County, California, and is legally described as follows:

PARCEL 1:

That portion of the Rancho Santa Rosa being a part of land conveyed by George E. Long and Samuel H. Pollard to R. Rigdon, by Deed recorded June 3, 1867 in Book B, Page 78 of Deeds, County of San Luis Obispo, State of California, bounded as follows:

On the Southwest and South by the center line of Santa Rosa Creek; on the Northwest by the Southeastery line of the property described in the deed from Lions Club of Cambria to the County of San Luis Obispo, recorded February 24, 1954 in Book 747, Page 46 of Official Records and described therein as Parcel 2 and 3, and which Southeastery line has a bearing of North 43° 59' 30" East; on the Northeast by the Southwestery line of the right of way of former California State Highway as established in the Deed to the State of California recorded March 14, 1932 in Book 120, Page 365 of Official Records; on the Southeast by the Northwestery line of the property described as Parcel 1 in the Deed from John L. Jungo, et ux., to Niels Carl Hansen, recorded March 24, 1927 in Book 29, Page 138 of Official Records and a line bearing North 10° 30' East from the Northwestery corner of the property described in said Deed.

EXCEPTING therefrom that portion conveyed to the County of San Luis Obispo, by Deed recorded June 15, 1954 in Book 760, Page 463 of Official Records.

ALSO EXCEPTING therefrom that portion conveyed to the Roman Catholic Bishop of Monterey-Fresno, a corporation sole, by Deed recorded October 7, 1957 in Book 911, Page 8 of Official Records.

ALSO EXCEPTING therefrom that portion conveyed to the State of California by Deed recorded January 11, 1963 in Book 1220, Page 213 of Official Records.

ALSO EXCEPTING therefrom one-half interest in all oil, mineral, gas and other hydrocarbon substances below a depth of 500 feet under the herein described property, without right of surface entry or the right to use any portion of the herein described property or any portion of the subsurface within 500 feet of the surface for drilling, mining or quarrying operations of any kind, as reserved by Rancho Pacifica, a Limited Partnership, in deed recorded November 23, 1981 as Instrument No. 54972.

ALSO EXCEPTING therefrom that portion conveyed to the County of San Luis Obispo, a political subdivision of the State of California by deed recorded August 26, 1963 in Book 1257, Page 379 of Official Records.

PARCEL 2:

That portion of the Rancho Santa Rosa, County of San Luis Obispo, State of California, according to a map filed in Book A, Page 42 of Maps, described as follows:

Commencing at a 6" x 6" concrete monument set in the Rancho Santa Rosa on the Southerly line of the State Highway right of way distant South 2° 40' 26" West, 40.00 feet from Engineer's station 23 + 50.00, a point on a curve on the Department of Public Works centerline survey for the State Highway from Cambria to San Simeon, road V-SLO-56-B; thence running from said Point of Beginning along the said Southerly right of way line of the State Highway on a curve to the left tangent to a line that bears South 87° 10' 34" East with a radius of 2740 feet through an angle of 7° 36' 27" and for a distance of 363.81 feet to a 3" x 4" stake set at the intersection of said right of way line and a fence which bears South 10° 51' East, said fence being on the Westerly line of the property of Susie A. Armstrong, et al., said 3" x 4" stake bears South 33° 56' 16" West, 107.90 feet from the intersection of the said Southerly right of way line of the State Highway and the original East line of the lands of R. Rigdon as established by deed recorded in Book B of Deeds at Page 78, San Luis Obispo County Records; thence running from said 3" x 4" stake, South 10° 51' East, 283.51 feet along the aforementioned fence line to a 3" x 4" stake being the True Point of Beginning; thence leaving said fence line and running South 58° 31' West, 246.20 feet to a 3" x 4" stake; thence South 88° 24' West, 277.11 feet to a 3" x 4" stake set in the Westerly fence line of the tract of land conveyed by C. H. Bright to Joseph Fiscalini by Deed recorded in Book 88 of Deeds at Page 70, San Luis Obispo County Records; thence South 8° 32' East along said Westerly line to the center line of Santa Rosa Creek; thence Easterly and Northeasterly along said centerline to the Westerly line of the property formerly owned by said Armstrong and Turman, said line also being the Easterly line of the property described in Book 88 at Page 70 of Deeds; thence North 10° 51' West, along said Easterly line to the True Point of Beginning.

EXCEPTING therefrom one-half interest in all oil, mineral, gas and other hydrocarbon substances below a depth of 500 feet under the herein described property, without right of surface entry or the right to use any portion of the herein described property or any portion of the subsurface within 500 feet of the surface for drilling, mining, or quarrying operations of any kind, as reserved by Rancho Pacifica, a Limited Partnership, in Deed recorded November 23, 1981 as Instrument No. 54972.

PARCEL 3:

That portion of the Rancho Santa Rosa in the County of San Luis Obispo, State of California, described as follows:

Beginning at a 3" x 4" stake set in the East line of Parcel 1 of the property conveyed to Niels Carl Hansen by Deed dated March 22, 1927 and recorded in Book 29 of Official Records, at Page 138 Records of said County, South 8° 32' East 85 feet from the corner of the property conveyed to Cambria Union Elementary School District by Deed dated May 28, 1936 and recorded in Book 197 of Official Records, at Page 302, Records of said County, said stake also being South 46° West 734.44 feet from the point of intersection of the East line of the land conveyed to R. Rigdon by Deed recorded in Book B of Deeds, at Page 78, records of said County and the South line of the California State Highway right of way as described in Deed dated October 20, 1931 and recorded in Book 108 of Official Records at Page 483, records of said County; thence running from said Point of Beginning South 8° 32' East 93.67 feet along the East line of the lands of said Niels Carl Hansen to a 2" x 2" stake in the center of Santa Rosa Creek; thence North 88° 59' West 152.00 feet along the center of said Santa Rosa Creek to a 2" x 2" stake; thence North 54° 41' West 164.63 feet along the said center line of Santa Rosa Creek to a 2" x 2" stake; thence leaving said creek and running North 24° 33' East 45.82 feet to a 3" x 4" stake; thence South 79° 30' East 257.50 feet to the Point of Beginning.

EXCEPTING therefrom one-half interest in all oil, mineral, gas and other hydrocarbon substances below a depth of 500 feet under the herein described property, without right of surface entry or the right to use any portion of the herein described property or any portion of the subsurface within 500 feet of the surface for drilling, mining or quarrying operations of any kind, as reserved by Rancho Pacifica, a Limited Partnership, in deed recorded November 23, 1981 as Instrument No. 54972.

EXCEPTING from the above described lands that portion of the Rancho Santa Rosa, County of San Luis Obispo, State of California according to the map filed in Book A, Page 42 of Maps described as follows:

Beginning at a 6 inch concrete monument marking the Southwesterly right of way of Main Street (Old Highway 1) at the Northwest end of a line which is described as bearing North 62°42'00" West on the Record of Survey recorded in book 52, page 47 of Licensed Surveys said point being at the beginning of a curve concave to the Northeast and having a radius of 2755.00 feet (the radius point bearing North 33°03'10" east); thence Northwesterly along said Southwesterly right of way through a central angle of 06°06'02" an arc distance of 293.34 feet to a 1 inch iron pipe tagged LS 5751; thence leaving said right of way South 44°03'04" West a distance of 190.64 feet to a 1 inch iron pipe tagged LS 5751, thence South 43°33'18" East a distance of 317.17 feet to a 1 inch iron pipe tagged LS 5751, thence North 37°51'45" East a distance of 245.87 feet to the Point of Beginning.

RECORDING REQUESTED BY
CHICAGO TITLE COMPANY
 AND WHEN RECORDED MAIL THIS DEED AND, UNLESS
 OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO:
CAMBRIA COMMUNITY SERVICES DISTRICT
 C/O FOX & SOHAGI, LLP
 ATTN: DEBORAH FOX
 10960 WILSHIRE BLVD., SUITE 1270
 LOS ANGELES, CA 90024

Doc No: 2001-000353

Rpt No: 00000443

Official Records
 San Luis Obispo Co.
 Julie L. Rodewald
 Recorder
 Jan 03, 2001
 Time: 08:00

NF -1 0.00

[5]

TOTAL 0.00

Order No. 258741 - 286 Escrow No. 258741 - FB

SPACE ABOVE THIS LINE FOR RECORDER'S USE

EAST-WEST BUNCH REVERSIONARY INTEREST QUITCLAIM DEED *AYN 013-121-022*

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAXIS \$ -0- GIFT

unincorporated area City of

computed on the full value of the interest or property conveyed, or is

computed on the full value less the value of liens or encumbrances remaining at time of sale, etc.

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

FILED	FFE PAID	EXEMPT	QUIT- STAMP
		<i>RL</i>	

AMERICAN LAND CONSERVANCY, A CALIFORNIA NONPROFIT PUBLIC BENEFIT CORPORATION

hereby REMISE, RELEASE AND FOREVER QUITCLAIM to

CAMBRIA COMMUNITY SERVICES DISTRICT, A SPECIAL DISTRICT, ALL REMAINING RIGHT TITLE AND
 INTEREST IN AND TO

the following described real property in the _____ State of California:
 County of San Luis Obispo

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE

Dated November 13, 2000

AMERICAN LAND CONSERVANCY,
 a California nonprofit public benefit corporation

STATE OF CALIFORNIA
 COUNTY OF San Francisco) SS

On 11/13/00 before me,

By: Harriet Burgess
 Harriet Burgess, President

THE UNDERSIGNED
 a Notary Public in and for said County and State, personally appeared
Harriet Burgess

personally known to me (or 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.



WITNESS my hand and official seal.
Karen Anne C. Title
 SIGNATURE OF NOTARY

FOR NOTARY SEAL OR STAMP

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE: IF NO PARTY SO SHOWN, MAIL AS DIRECTED ABOVE

Name

Street Address

City, State & Zip

001-04/20/000

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California }
County of San Francisco } ss.

On 11/13/08 before me, Kerry Louise O'Toole
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")
personally appeared Harriet Burges
Name(s) of Signer(s)

personally known to me
 proved to me on the basis of satisfactory evidence



to be the person(s) whose name(s) I/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.

WITNESS my hand and official seal.
Kerry Louise O'Toole
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

- Signer's Name: _____
- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other

Signer is Representing: _____

NOTARY PUBLIC
My Comm. Expires _____

LEGAL DESCRIPTION EXHIBIT

PARCEL 1:

All that parcel of real property situate in the County of San Luis Obispo, State of California, being a portion of Lot 22 of Ward's Subdivision of Rancho Santa Rosa as shown on the map of said subdivision recorded in Book A, Page 69 of Maps, in the office of the County Recorder of said County. Said parcel is described as follows:

Beginning at a point on the Southerly line of said Lot 22, also being the Northwest corner of Block 174 of Cambria Pines Manor Unit No. 7 (as recorded August 9, 1930 in Book 5, Page 18 of Maps, said County and State) and a point on the Easterly right of way of Windsor Boulevard; thence along the Northerly line of said Cambria Pines Manor Unit No. 7, North 57°09'00" East, 402.44 feet; thence, continuing along said Northerly line North 56°38'00" East, 170.31 feet to the intersection with the centerline of Marlborough Lane; thence continuing on along said Northerly line, North 57°29'00" East, 186.93 feet to a point on the Westerly right of way of Madison Street; thence leaving said Northerly line of Cambria Pines Manor Unit No. 7, Northwest along the projected bearing of the Westerly right of way of Madison Street North 38°35'00" West, 628.79 feet; thence South 57°10'00" West, 222.63 feet; thence North 32°50'00" West, 75.00 feet; thence South 57°10'00" West, 408.30 feet; thence South 01°19'08" West, 45.77 feet to the beginning of a curve to the left, said beginning bearing radially South 88°40'52" East, thence Southeast through said curve which is concave to the Northeast, having a central angle of 62°24'41", a radius of 280.00 feet and an arc length of 305.00 feet to the beginning of a reverse curve to the right, said beginning bearing radially South 28°54'27" West; thence Southeast through said curve which is concave to the Southwest, having a central angle of 51°09'25", a radius of 280.00 feet and an arc length of 250.00 feet to the beginning of a reverse curve to the left, said beginning bearing radially North 80°03'52" East; thence Southeast through said curve which is concave to the Northeast, having a central angle 28°38'52", a radius of 250.00 feet and an arc length of 125.00 feet to a point which bears radially North 51°25'00" East and is on the projected Easterly right of way of Windsor Boulevard; thence along said projected Easterly right of way South 38°35'00" East, 10.00 feet to the point of beginning.

Bearings are based on that line between the centerlines of Marlborough Lane and Madison Street at the Northerly line of Cambria Pines Manor Unit No. 7 as North 57°29'00" East per said Book 5, Page 18 of Maps.

PARCEL 2:

A 50 foot wide easement for ingress, egress, utility and incidental purposes over all that parcel of real property situated in the County of San Luis Obispo, State of California, being a portion of Lot 22 of Ward's Subdivision of Rancho Santa Rosa as shown on the map of said subdivision recorded in Book A, Page 69 of Maps in the office of the County Recorder of said County, said parcel is described as follows:

Beginning at a point on the Southerly line of said Lot 22, also being the Northwest corner of Block 174 of Cambria Pines Manor Unit No. 7 (as recorded August 9, 1930 in Book 5, Page 18 of Maps, said County and State) and a point on the Easterly line of Windsor Boulevard; thence along the Northerly line of said Cambria Pines Manor Unit No. 7, South 57°09'00" West 60.30 feet; thence leaving said Northerly line of Cambria Pines Manor No. 7, Northwest along a line parallel with the extension of Windsor Boulevard centerline North 38°35'00" West.

Page 2
Escrow No. 266741 -FM

LEGAL DESCRIPTION EXHIBIT

3.98 feet to the beginning of a curve to the right, said beginning bearing radially North $51^{\circ}25'00''$ East; thence Northwestarily through said curve which is concave to the Northeast, having a central angle of $28^{\circ}38'52''$, a radius of 310.00 feet and an arc length of 186.00 feet to the beginning of a reverse curve to the left, said beginning bearing radially North $80^{\circ}03'52''$ East, thence Northeastarily along said radial North $80^{\circ}03'52''$ East, 60.00 feet to the beginning of a reverse curve which bears radially North $80^{\circ}03'52''$ East; thence Southeastarily through said curve which is concave to the Northeast, having a central angle of $28^{\circ}38'52''$, a radius of 250.00 feet and an arc length of 125.00 feet to a tangent point on the projected Easterly line of Windsor Boulevard, thence along said projected easterly line South $38^{\circ}35'00''$ East, 10.00 feet to the point of beginning.

Bearings are based on that line between the centerlines of Marlborough Lane and Madison Street at the Northerly line of Cambria Pines Manor Unit No. 7, as North $57^{\circ}29'00''$ East per said Book 5, Page 16 of Maps.

DLEDEGL-06/08/94M

CERTIFICATE OF ACCEPTANCE
(Government Code § 27281)

This is to certify that the interest in real property conveyed by the deed dated November 13, 2000, from the American Land Conservancy to the Cambria Community Services District ("the District"), a special district, is hereby accepted by the undersigned officer on behalf of the District pursuant to authority conferred by the action of the District Board on May 25, 2000, and the grantee consents to recordation thereof.

Dated: 11/13/2000

By Helen May
Helen May
President, Board of Directors
Cambria Community Services District

END OF DOCUMENT

RECORDING REQUESTED BY
CHICAGO TITLE COMPANY
 AND WHEN RECORDED MAIL THIS DEED AND, UNLESS
 OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO:
 CAMBRIA COMMUNITY SERVICES DISTRICT
 C/O FOX & SOHAGI, LLP
 ATTN: DEBORAH FOX
 10960 WILSHIRE BLVD., SUITE 1270
 LOS ANGELES, CA 90024

Doc No: 2000-067845

Rpt No: 00088637

Official Records
 San Luis Obispo Co.
 Julie L. Rodewald
 Recorder
 Nov 16, 2000
 Time: 08:00

NF -1 0.00

[5]

TOTAL 0.00

Order No. 256741 - RBS Escrow No. 256741 - FH

SPACE ABOVE THIS LINE FOR RECORDER'S USE

EAST-WEST BANCHE REVERSIONARY INTEREST QUITCLAIM DEED

13, 121, 22

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAXES \$ -0- GIFT

unincorporated area City of

computed on the full value of the interest or property conveyed, or is

computed on the full value less the value of liens or encumbrances remaining at time of sale, and

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

FILED	FEE PAID	EXEMPT	OUT OF STATE
		☺	

AMERICAN LAND CONSERVANCY, A CALIFORNIA NONPROFIT PUBLIC BENEFIT CORPORATION

hereby REMISE, RELEASE AND FOREVER QUITCLAIM to

CAMBRIA COMMUNITY SERVICES DISTRICT, A SPECIAL DISTRICT, ALL REMAINING RIGHT TITLE AND INTEREST IN AND TO

the following described real property in the County of San Luis Obispo

State of California:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE

Dated Nov 16, 2000

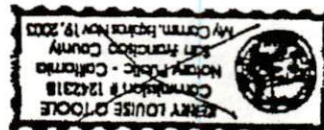
AMERICAN LAND CONSERVANCY,
 a California nonprofit public benefit corporation

STATE OF CALIFORNIA
 COUNTY OF San Francisco) SS.
 On 11/13/00 before me,

By: Harriet Burgess
 Harriet Burgess, President

THE UNDERSIGNED
 a Notary Public in and for said County and State, personally appeared
Harriet Burgess

personally known to me (or proved to me on the basis of satisfactory evidence) to be the (person(s) whose (signature(s) (initial(s)) 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.



WITNESS my hand and official seal.

Kerri Louise C. Todd
 Signature of Notary

* please see attached
 CA acknowledgment
 FOR NOTARY SEAL CERTIFICATE

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE: IF NO PARTY SO SHOWN, MAIL AS DIRECTED ABOVE

Name Street Address City, State & Zip

001-04/10/00

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of San Francisco } ss.

On 11/13/00 before me, Kerry Louise O'Toole
Date Name and Title of Officer (e.g., Jane Doe, Notary Public)

personally appeared Harriet Burgess
Names(s) of Signer(s)

personally known to me
 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.

WITNESS my hand and official seal.

Kerry Louise O'toole
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

Signer is Representing _____

Repeat this information on the back of this form.

LEGAL DESCRIPTION EXHIBIT

PARCEL 1:

All that parcel of real property situate in the County of San Luis Obispo, State of California, being a portion of Lot 22 of Ward's Subdivision of Rancho Santa Rosa as shown on the map of said subdivision recorded in Book A, Page 69 of Maps, in the office of the County Recorder of said County. Said parcel is described as follows:

Beginning at a point on the Southerly line of said Lot 22, also being the Northwestern corner of Block 174 of Cambria Pines Manor Unit No. 7 (as recorded August 9, 1930 in Book 5, Page 16 of Maps, said County and State) and a point on the Easterly right of way of Windsor Boulevard; thence along the Northerly line of said Cambria Pines Manor Unit No. 7, North 57°09'00" East, 402.44 feet; thence, continuing along said Northerly line North 55°38'00" East, 170.31 feet to the intersection with the centerline of Marlborough Lane; thence continuing on along said Northerly line, North 57°29'00" East, 185.93 feet to a point on the Westerly right of way of Madison Street; thence leaving said Northerly line of Cambria Pines Manor Unit No. 7, Northwestwardly along the projected bearing of the Westerly right of way of Madison Street North 38°35'00" West, 628.79 feet; thence South 57°10'00" West, 222.63 feet; thence North 32°50'00" West, 75.00 feet; thence South 57°10'00" West, 406.30 feet; thence South 01°19'08" West, 45.77 feet to the beginning of a curve to the left, said beginning bearing radially South 88°40'52" East, thence Southeastwardly through said curve which is concave to the Northeast, having a central angle of 62°24'41", a radius of 280.00 feet and an arc length of 305.00 feet to the beginning of a reverse curve to the right, said beginning bearing radially South 28° 54' 27" West; thence Southeastwardly through said curve which is concave to the Southwest, having a central angle of 51°09'25", a radius of 260.00 feet and an arc length of 250.00 feet to the beginning of a reverse curve to the left, said beginning bearing radially North 80°03'52" East; thence Southeastwardly through said curve which is concave to the Northeast, having a central angle 28°38'52", a radius of 250.00 feet and an arc length of 125.00 feet to a point which bears radially North 51°25'00" East and is on the projected Easterly right of way of Windsor Boulevard; thence along said projected Easterly right of way South 38°35'00" East, 10.00 feet to the point of beginning.

Bearings are based on that line between the centerlines of Marlborough Lane and Madison Street at the Northerly line of Cambria Pines Manor Unit No. 7 as North 57°29'00" East per said Book 5, Page 16 of Maps.

PARCEL 2:

A 60 foot wide easement for ingress, egress, utility and incidental purposes over all that parcel of real property situated in the County of San Luis Obispo, State of California, being a portion of Lot 22 of Ward's Subdivision of Rancho Santa Rosa as shown on the map of said subdivision recorded in Book A, Page 69 of Maps in the office of the County Recorder of said County, said parcel is described as follows:

Beginning at a point on the Southerly line of said Lot 22, also being the Northwestern corner of Block 174 of Cambria Pines Manor Unit No. 7 (as recorded August 9, 1930 in Book 5, Page 16 of Maps, said County and State) and a point on the Easterly line of Windsor Boulevard; thence along the Northerly line of said Northerly line of Cambria Pines Manor Unit No. 7, South 57°09'00" West 80.30 feet; thence leaving said Northerly line of Cambria Pines Manor No. 7, Northwestwardly along a line parallel with the extension of Windsor Boulevard centerline North 38°35'00" West.

01E2DLGL-06/09/04

Page 2

Escrow No. 258741 -FM

LEGAL DESCRIPTION EXHIBIT

3.98 feet to the beginning of a curve to the right, said beginning bearing radially North 51°25'00" East; thence Northwesterly through said curve which is concave to the Northeast, having a central angle of 28°38'52", a radius of 370.00 feet and an arc length of 185.00 feet to the beginning of a reverse curve to the left, said beginning bearing radially North 80°03'52" East, thence Northeasterly along said radial North 80°03'52" East, 60.00 feet to the beginning of a reverse curve which bears radially North 80°03'52" East; thence Southeasterly through said curve which is concave to the Northeast, having a central angle of 28°38'52", a radius of 250.00 feet and an arc length of 125.00 feet to a tangent point on the projected Easterly line of Windsor Boulevard, thence along said projected easterly line South 38°35'00" East, 10.00 feet to the point of beginning.

Bearings are based on that line between the centerlines of Marlborough Lane and Madison Street at the Northerly line of Cambria Pines Manor Unit No. 7, as North 57°29'00" East per said Book 5, Page 18 of Maps.

DEEDLEG-08/08/1984

CERTIFICATE OF ACCEPTANCE
(Government Code § 27281)

This is to certify that the interest in real property conveyed by the deed dated November 16, 2000, from the American Land Conservancy to the Cambria Community Services District ("the District"), a special district, is hereby accepted by the undersigned officer on behalf of the District pursuant to authority conferred by the action of the District Board on May 25, 2000, and the grantee consents to recordation thereof.

Dated: 11/13/2000

By Helen May
Helen May
President, Board of Directors
Cambria Community Services District

RECORDING REQUESTED BY
CHICAGO TITLE COMPANY
AND WHEN RECORDED MAIL TO

Doc No: 2000-067844

Rpt No: 00088636

CAMBRIA COMMUNITY SERVICES
DISTRICT
C/O FOX & SOHAGI, LLP
ATTN: DEBORAH FOX
10960 WILSHIRE BLVD.
SUITE 1270
LOS ANGELES, CA 90024

Official Records
San Luis Obispo Co.
Julie L. Rodewald
Recorder
Nov 16, 2000
Time: 08:00

UN 12,650.00
NF -1 0.00

[9]

TOTAL 12,650.00

Escrow No. 258359 - FH
Order No. 258359 - WH

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

13, 121, 21, 22; 14 13, 131, 31
23, 411, 25, 26 23, 221, 24, 35, 36, 56
23, 121, 42 23, 221, 57
23, 201, 01

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX IS \$ 12,650.00

unincorporated area City of

computed on the full value of the interest or property conveyed, or is

computed on the full value less the value of liens or encumbrances remaining at time of sale, and

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

AMERICAN LAND CONSERVANCY, A CALIFORNIA NONPROFIT PUBLIC BENEFIT CORPORATION

hereby GRANT(S) to

CAMBRIA COMMUNITY SERVICES DISTRICT, A SPECIAL DISTRICT

FILED	FEE PAID	EXEMPT	OUT OF STATE
		5	

the following described real property in the
County of San Luis Obispo

State of California:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE

Dated Nov 16, 2000

AMERICAN LAND CONSERVANCY,
a California nonprofit public benefit corporation

STATE OF CALIFORNIA

COUNTY OF San Francisco) SS.

On 11/13/00 before me.

the undersigned
a Notary Public in and for said County and State, personally appeared

Harriet Burgess

By: Harriet Burgess
Harriet Burgess, President

personally known to me (or 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.



WITNESS my hand and official seal.

Kerry Louise O'Toole
Signature of Notary

11/14/03

Date My Commission Expires

FOR NOTARY SEAL OR STAMP

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE: IF NO PARTY SO SHOWN, MAIL AS DIRECTED ABOVE

SAME AS ABOVE

Name

Street Address

City, State & Zip

GD1 --04/30/97a

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LEGAL DESCRIPTION EXHIBIT

PARCEL 1:

Lot 23 of the map of the Subdivision off a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California surveyed by H. C. Ward and recorded April 1, 1873 in Book A, Page 69 of Maps in the office of the County Recorder of said County.

Except from said Lot 23 that portion thereof described in the deed to Corrine Koontz, a widow and Anne S. Mehegan, a widow as joint tenants recorded May 20, 1959 in Book 1001, Page 124 of Official Records.

PARCEL 2:

Lot 22 of the map of the Subdivision off a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California surveyed by H. C. Ward and recorded April 1, 1873 in Book A, Page 69 of Maps in the office of the County Recorder of said County.

Except therefrom that portion of Lot 22 conveyed to Cambria Union Elementary School District, a public school district by deed recorded December 29, 1995 under Recorder's Series number 1995-080386.

PARCEL 3:

Lot 16X of the map of the Subdivision off a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California surveyed by H. C. Ward and recorded April 1, 1873 in Book A, Page 69 of Maps in the office of the County Recorder of said County.

PARCEL 4:

Lot 16Z of the map of the Subdivision off a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California surveyed by H. C. Ward and recorded April 1, 1873 in Book A, Page 69 of Maps in the office of the County Recorder of said County.

Except from said Lot 16Z those portions thereof described in the deed to the State of California recorded January 11, 1963 in Book 1220, Page 213 of Official Records.

PARCEL 5:

Lot 16V of the map of the Subdivision off a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California surveyed by H. C. Ward and recorded April 1, 1873 in Book A, Page 69 of Maps in the office of the County Recorder of said County.

PARCEL 6:

Lot 16W of the map of the Subdivision off a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California surveyed by H. C. Ward and recorded

DEED REC. 04/29/1964

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LEGAL DESCRIPTION EXHIBIT

April 1, 1873 in Book A, Page 69 of Maps in the office of the County Recorder of said County.

Except from said Lot 16W those portions described in the deed to the State of California recorded January 11, 1963 in Book 1220, Page 213 of Official Records.

PARCEL 7:

Lot 17X of the map of the Subdivision off a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California surveyed by H. C. Ward and recorded April 1, 1873 in Book A, Page 69 of Maps in the office of the County Recorder of said County.

PARCEL 8:

That portion of Lot 11 of the map of the Subdivision of a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California, surveyed by H. C. Ward and Recorded April 1, 1873 in Book A, Page 69 of Maps, in the Office of the County Recorder of said County, described as follows:

Beginning at a point in the center of the Santa Rosa Creek, said point being due North of a stake marked '84', said stake being the corner common to Lots Number 11, 17W and 18W of said subdivision; thence South to said stake '84'; thence Southerly twenty seven (27) chains to eight (8) links to a stake marked '58'; thence at right angles and Easterly eight (8) chains to a stake marked '52'; thence at right angle and Northerly to the center of said Santa Rosa Creek; thence down the center of said creek to the place of beginning.

EXCEPTING therefrom those portions thereof described in the Deed to the State of California recorded January 11, 1963 in Book 1220, Page 213 of Official Records.

PARCEL 9:

Lot 11 of the map of the Subdivision of a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California, surveyed by H. C. Ward and recorded April 1, 1873 in Book A, Page 69 of Maps, in the Office of the County Recorder of said County.

EXCEPTING therefrom that portion thereof described in the Deed to the United States of America recorded August 12, 1959 in Book 1016, Page 499 of Official Records.

ALSO EXCEPTING therefrom that portion of Lot 11 of the map of the Subdivision of a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California, surveyed by H. C. Ward and recorded April 1, 1873 in Book A, Page 69 of Maps, in the Office of the County Recorder of said County, described as follows:

Beginning at a point in the center of the Santa Rosa Creek, said point being due North of a stake marked '84', said stake being the corner common to Lots Number 11, 17W and 18W of said subdivision; thence South to said stake '84'; thence Southerly twenty seven (27) chains and eight (8) links to a stake marked '58'; thence at right angles and Easterly eight (8) chains to a stake marked '52'; thence at right angles

DECEMBER 06/09/1966

LEGAL DESCRIPTION EXHIBIT

and Northerly to the center of said Santa Rosa Creek; thence down the center of said creek to the place of beginning.

PARCEL 10:

That portion of Lot 10 of the map of the Subdivision of a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California, surveyed by H. C. Ward and recorded April 1, 1873 in Book A, Page 69 of Maps, in the Office of the County Recorder of said County, described as follows:

Beginning at a point in the Southwesterly line of said Lot 10 which is South 30° 15' East 435 feet from the most Westerly corner of said Lot 10, said point being the most Westerly corner of the property conveyed to Ernest Galbraith, et ux., by Deed dated July 11, 1947 and recorded July 21, 1947 in Book 448, Page 301 of Official Records, records of said County; thence North 46° 42' East, 242.80 feet; thence North 77° 35' East, 91.21 feet; thence South 73° 52' East, 233.45 feet; thence North 66° 21' East, 431.19 feet; thence South 33° 53' East, 130.13 feet; thence South 49° 18' East, 83.49 feet; thence South 54° 03' East, 87.74 feet; thence South 29° 18' East, 151.54 feet to a point on the Southeasterly of said Lot 10 which is South 59° 45' West 195 feet more or less from the most Easterly corner of said Lot 10, said point being the most Easterly corner of the property conveyed to Ernest Galbraith, et ux., as aforesaid; thence North 59° 45' East along the Southeasterly line of said Lot 10, 195 feet more or less to the most Easterly corner of said Lot; thence North 28° 15' West, along the Northeasterly line of said Lot 10, 918.72 feet, more or less, to the center line of Santa Rosa Creek; thence Southwesterly along said center line to the most Westerly corner of said Lot; thence South 30° 15' East, along the Southwesterly line of said Lot, 435 feet to the Point of Beginning.

EXCEPTING therefrom that portion of Lot 10 of the map of the Subdivision of a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California, surveyed by H.C. Ward and recorded April 1, 1873 in Book A, Page 69 of Maps, in the Office of the County Recorder of said County, described as follows:

Beginning at a point in the Southwesterly line of said Lot 10 which is South 30° 15' East 435 feet from the most Westerly corner of said Lot 10, said point being the most Westerly corner of the property conveyed to Ernest Galbraith, et ux., by Deed dated July 11, 1947 and recorded July 21, 1947 in Book 448, Page 301 of Official Records, records of said County; thence along the Northwesterly line of said property the following courses and distances; North 28° 30' East, 415 feet; thence North 69° East, 185 feet; thence leaving said Northwesterly line, South 71° East, 92.5 feet to a point in the Northwesterly line of said conveyed property which is South 69° West, 200 feet from the east side of a water trough; thence continuing along the Northwesterly and Northeasterly lines of said property conveyed to Ernest Galbraith, et ux., as aforesaid, the following courses and distances; South 21° East, 25 feet; thence North 69° East, 114 feet; thence Southeasterly in a direct line to a point on the Southeasterly line of said Lot 10 which is South 59° 45' West 195 feet from the most Easterly corner of said Lot 10, said point being the most Easterly corner of the property conveyed to Ernest Galbraith, et ux., as aforesaid; thence leaving the Northeasterly line of said conveyed property, North 59° 45' East along the Southeasterly line of said Lot 10, 195 feet to the most Easterly corner of said Lot; thence North 28° 15' West, along the Northeasterly line of said Lot 10, 918.72 feet, more or less, to the center line of Santa Rosa Creek; thence Southwesterly along

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LEGAL DESCRIPTION EXHIBIT

said centerline to the most Westerly corner of said Lot; thence South 30° 15' East, along the Southwesterly line of said Lot, 435 feet to the Point of Beginning.

ALSO EXCEPTING therefrom that portion of Lot 10 of the map of the Subdivision of a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California, surveyed by H. C. Ward and recorded April 1, 1873 in Book A, Page 69 of Maps, in the Office of the County Recorder of said County, described as follows:

Commencing at a point in the Southwesterly line of said Lot 10 which is South 30° 30' East 435 feet from the most Westerly corner of said Lot 10, said point being the most Westerly corner of the property conveyed to Ernest Galbraith, et ux, by Deed dated July 11, 1947 and recorded July 21, 1947 in Book 448, Page 301 of Official Records, records of said County; thence along the Northwesterly line of said property the following courses and distances; North 28° 30' East, 415 feet; thence North 69° East, 185 feet to the True Point of Beginning; thence continuing along said Northwesterly line South 21° East, 58 feet; thence North 69° East, 65 feet to a point in said Northwesterly line which is South 69° West, 200 feet from the East side of a water trough; thence leaving said Northwesterly line, North 71° West, 92.5 feet to the True Point of Beginning

PARCEL 11:

That portion of Lot 10 of the map of the Subdivision of a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California, surveyed by H. C. Ward and recorded April 1, 1873 in Book A, Page 69 of Maps, in the Office of the County Recorder of said County, described as follows:

Commencing at a point in the Southwesterly line of said Lot 10 which is South 30° 30' East 435 feet from the most Westerly corner of said Lot 10, said point being the most Westerly corner of the property conveyed to Ernest Galbraith, et ux., by Deed dated July 11, 1947 and recorded July 21, 1947 in Book 448, Page 301 of Official Records, records of said county; thence along the Northwesterly line of said property the following courses and distances; North 28° 30' East, 415 feet; thence North 69° East, 185 feet to the True Point of Beginning; thence continuing along the Northwesterly line South 21° East, 58 feet; thence North 69° East, 65 feet to a point in said Northwesterly line which is South 69° West, 200 feet from the East side of a water trough; thence leaving said Northwesterly line, North 71° West, 92.5 feet to the True Point of Beginning.

PARCEL 12:

That portion of Lot 10 of the map of the Subdivision of a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California, surveyed by H. C. Ward and recorded April 1, 1873 in Book A, Page 69 of Maps, in the Office of the County Recorder of said County, described as follows:

Beginning at a point in the Southwesterly line of said Lot 10 which is South 30° 15' East 435 feet from the most Westerly corner of said Lot 10, said point beginning the most Westerly corner of the property conveyed to Ernest Galbraith, et ux., by Deed dated July 11, 1947 and recorded July 21, 1947 in Book 448, Page 301 of Official Records, records of said County; thence along the Northwesterly line of said property the following courses and distances; North 28° 30' East, 415 feet; thence North 69°

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LEGAL DESCRIPTION EXHIBIT

East, 185 feet; thence leaving said Northwesterly line, South 71° East, 82.5 feet to a point in the Northwesterly line of said conveyed property which is South 69° West, 200 feet from the East side of a water trough; thence continuing along the Northwesterly and Northeasterly lines of said property conveyed to Ernest Galbraith, et ux., as aforesaid, the following courses and distances; South 21° East, 25 feet; thence North 69° East, 114 feet; thence Southeasterly in a direct line to a point on the Southeasterly line of said Lot 10 which is South 59° 45' West 195 feet from the most Easterly corner of said Lot 10, said point being the most Easterly corner of the property conveyed to Ernest Galbraith, et ux., as aforesaid; thence leaving the Northeasterly line of said conveyed property, North 59° 45' East along the Southeasterly line of said Lot 10, 195 feet to the most Easterly corner of said Lot; thence North 28° 15' West, along the Northeasterly line of said Lot 10, 918.72 feet, more or less to the center line of Santa Rosa Creek; thence Southwesterly along said centerline to the most Westerly corner of said Lot; thence South 30° 15' East, along the Southwesterly line of said Lot, 435 feet to the Point of Beginning.

EXCEPTING therefrom any portion thereof lying within the property described as Parcel 1 in the Deed to Orval W. McNay and Nettie M. McNay recorded April 29, 1952 in Book 655, Page 648 of Official Records.

PARCEL 13:

Lot 21 in Block 236 of Tract No. 26, in the County of San Luis Obispo, State of California, according to the map thereof recorded February 16, 1937 in Book 5, Page 43 of Maps, in the Office of the County Recorder of said County.

Except therefrom that portion of said Lot 21 lying Northerly of the Southerly line of that certain right of way for Public Highway granted to the County of San Luis Obispo, by Deed dated April 19, 1938 and recorded June 21, 1938 in Book 241, Page 287 of Official Records, in the Office of the County Recorder of said County.

PARCEL 14:

Lot 15 in Block 236 of Tract No. 26, in the County of San Luis Obispo, State of California, according to the map thereof recorded February 16, 1937 in Book 5, Page 46 of Maps, in the Office of the County Recorder of said County.

PARCEL 15:

Lot 16 in Block 236 of Tract No. 26, in the County of San Luis Obispo, State of California, according to the map thereof recorded February 16, 1937 in Book 5, Page 46 of Maps, in the Office of the County Recorder of said County.

PARCEL 16:

Lot 45 in Block 19 of Cambria Pines Manor, Unit No. 1, in the County of San Luis Obispo, State of California, according to map recorded July 8, 1929 in Book 5 at Page 8 of Maps, in the Office of the County Recorder of said County

PARCEL 17:

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LEGAL DESCRIPTION EXHIBIT

Lot 46 in block 19 of Cambria Pines Manor Unit no. 1, in the County of San Luis Obispo, State of California, according to the map recorded July 6, 1929 in book 5 at page 8 of maps in the office of the County Recorder of said County.

PARCEL 18:

Lot 47 in block 19 of Cambria Pines Manor Unit no. 1, in the County of San Luis Obispo, State of California, according to the map recorded July 6, 1929 in book 5 at page 8 of maps in the office of the County Recorder of said County.

PARCEL 19:

Lot 50 in Block 19 of Cambria Pines Manor Unit No. 1 in the County of San Luis Obispo, State of California, according to map filed July 5, 1929 in Book 5 at Page 8 of Maps, in the Office of the County Recorder of said County.

PARCEL 20:

Lot 51 in Block 19 of Cambria Pines Manor Unit No. 1 in the County of San Luis Obispo, State of California, according to map filed July 5, 1929 in Book 5 at Page 8 of Maps, in the Office of the County Recorder of said County.

PARCEL 21:

Lot 53 in Block 19 of Cambria Pines Manor Unit No. 1, in the County of San Luis Obispo, State of California, according to map recorded July 6, 1929 in Book 5 at page 8 of Maps, in the Office of the County Recorder of said County.

PARCEL 22:

Lot 64 in Block 19 of Cambria Pines Manor Unit No. 1, in the County of San Luis Obispo, State of California, according to map recorded July 6, 1929 in Book 5 at page 8 of Maps, in the Office of the County Recorder of said County.

PARCEL 23:

Lot 65 in Block 19 of Cambria Pines Manor Unit No. 1, in the County of San Luis Obispo, State of California, according to map recorded July 6, 1929 in Book 5 at page 8 of Maps, in the Office of the County Recorder of said County.

PARCEL 24:

Lot 1 in Block 1 of Cambria Pines Manor Unit No. 1, in the County of San Luis Obispo, State of California, according to map recorded July 6, 1929 in Book 5, Page 8 of Maps, in the Office of the County Recorder of said County.

PARCEL 25:

Lot 2 in Block 1 of Cambria Pines Manor Unit No. 1, in the County of San Luis Obispo, State of California, according to map recorded July 6, 1929 in Book 5, Page 8 of Maps, in the Office of the County Recorder of said County.

DEEDLEGAL-08/09/94

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LEGAL DESCRIPTION EXHIBIT

PARCEL 26:

Lot 17Z of the map of the Subdivision of a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California surveyed by H. C. Ward and recorded April 1, 1873 in Book A, Page 69 of Maps in the office of the County Recorder of said County.

Except from said Lot 17Z those portions thereof described in the deed to the State of California recorded January 11, 1963 in Book 1220, Page 213 of Official Records.

PARCEL 27:

Lot 17V of the map of the Subdivision of a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California surveyed by H. C. Ward and recorded April 1, 1873 in Book A, Page 69 of Maps in the office of the County Recorder of said County.

PARCEL 28:

Lot 17W of the map of the Subdivision of a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California surveyed by H. C. Ward and recorded April 1, 1873 in Book A, Page 69 of Maps in the office of the County Recorder of said County.

Except from said Lot 17W those portions thereof described in the deed to the State of California recorded January 11, 1963 in Book 1220, Page 213 of Official Records.

PARCEL 29:

Lot 18V of the map of the Subdivision of a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California surveyed by H. C. Ward and recorded April 1, 1873 in Book A, Page 69 of Maps in the office of the County Recorder of said County.

PARCEL 30:

Lot 18W of the map of the Subdivision of a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California surveyed by H. C. Ward and recorded April 1, 1873 in Book A, Page 69 of Maps in the office of the County Recorder of said County.

Except from said Lot 18 that portion thereof described as Parcel 74-71A in Final Order of Condemnation recorded November 22, 1978 in Book 2116, Page 63 of Official Records.

PARCEL 31:

Lot 15 in Block 42 of Cambria Pines Unit No. 5, in the County of San Luis Obispo State of California, according to map recorded April 18, 1929 in Book 5, Page 2 of Maps, in the Office of the County Recorder of said County.

DEEDLEGI-06/09/84-06

CERTIFICATE OF ACCEPTANCE
(Government Code § 27281)

This is to certify that the interest in real property conveyed by the deed dated November 16, 2000, from the American Land Conservancy to the Cambria Community Services District ("the District"), a special district, is hereby accepted by the undersigned officer on behalf of the District pursuant to authority conferred by the action of the District Board on May 25, 2000, and the grantee consents to recordation thereof.

Dated: 11/13/2000

By Helen May
Helen May
President, Board of Directors
Cambria Community Services District

RECORDING REQUESTED BY:
CHICAGO TITLE

~~RECORDING REQUESTED BY~~
AND WHEN RECORDED MAIL TO:

Cambria Community Services District
c/o Fox & Sohagi, LLP
10960 Wilshire Blvd., Suite 1270
Los Angeles, CA 90024
Attn: Deborah Fox

Escrow No. 256359 - FM
Order No. 256359 - KMS

Doc No: 2000-067846

Rpt No: 00088638

Official Records
San Luis Obispo Co.
Julie L. Rodewald
Recorder
Nov 16, 2000
Time: 08:00

NF -1 0.00

[17]

TOTAL 0.00

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

This DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ("Declaration"), dated November 16, 2000 for reference purposes, is made by CAMBRIA COMMUNITY SERVICES DISTRICT, a special district ("Owner").

RECITALS

A. Owner is the fee owner of that certain real property located in the County of San Luis Obispo, California, and legally described in Exhibit A, attached hereto and incorporated herein by this reference (the "Property"). The Property was acquired pursuant to (i) a grant from the State Coastal Conservancy, an agency of the State of California (the "Conservancy"), (ii) certain funds allocated from the State of California, acting by and through the California Department of Transportation ("Caltrans"), as provided in Section 133(d)(2) of the United States Code Annotated Title 23, and (iii) certain other funds, for the following public purposes:

(1) for use of the Property for purposes of resource enhancement and public access (the "Permitted REA Uses"); and

(2) for utilizing that portion of the Property described and depicted on Exhibit B, attached hereto and incorporated herein by this reference (the "View Shed Corridor"), for purposes of transportation enhancement activities (the "Permitted TEA Activities") directly related to that section of U.S. Highway 1 contained within the View Shed Corridor (the "Caltrans Facilities"), for the benefit of the Property and the Caltrans Facilities.

B. This Declaration is to effectuate the desire of Owner, the Conservancy and Caltrans to impose on the Property certain restrictions limiting use of the Property to the Permitted REA Uses, subject to the additional Permitted TEA Activities which shall be limited solely to the View Shed Corridor.

DECLARATION

Owner makes the following declaration as to covenants, conditions, restrictions, limitations and uses to which the Property may be put, specifying that this Declaration shall constitute covenants to run with the land and shall be binding on Owner, and its successors, heirs and assigns, and all subsequent owners of all or any part of the Property, together with their grantees, successors, heirs, executors, administrators, devisees, or assigns:

1. **Covenants, Conditions and Restrictions relating to Property.**

(a) No use of the Property inconsistent with the Permitted REA Uses is permitted other than the Permitted TEA Activities which are strictly limited to the View Shed Corridor as provided in Section 2 below, except by specific act of the California State Legislature. Without the written permission of the Executive Officer of the Conservancy, Owner shall not use or allow the use of any portion of the Property for mitigation (in other words, to compensate for adverse changes to the environment elsewhere). All funds generated in connection with any authorized or allowable mitigation on the Property shall be remitted promptly to the Conservancy until the Conservancy has been fully paid for all of its past, present, and future costs with respect to the Property, including, without limitation, staff, planning, development, restoration, operation and maintenance, and monitoring costs, and acquisition costs at fair market value as of the time the mitigation is to begin.

(b) The Property (including any portion of it or any interest in it) may not be used as security for any debt without the written approval of the State of California, acting through the Executive Officer of the Conservancy, or its successor.

(c) The Property (including any portion of it or any interest in it) may not be transferred without the approval of the State of California, through the Executive Officer of the Conservancy, or its successor.

(d) Owner is obligated to use, manage, operate and maintain the Property as described in the "USE, MANAGEMENT, OPERATION AND MAINTENANCE" section of California State Coastal Conservancy Grant Agreement No. 99-122, as it may be amended from time to time, subject to the Permitted TEA Activities which are limited to the View Shed Corridor in accordance with Section 2(a) below.

(e) Subject to the rights of Caltrans with respect to the View Shed Corridor as provided in Section 2(c) below, if the existence of Owner ceases for any reason or if any of the provisions stated in Sections 1(a) through 1(d), inclusive, above are violated, all of Owner's right, title and interest in the Property shall automatically vest in the State of California for the benefit of the Conservancy or its successor, upon acceptance of the Property and approval of the State Public Works Board; provided, however, that the State, through the Executive Officer of the Conservancy, or its successor, may designate another public agency or a nonprofit organization to accept the right, title and interest, in which case vesting shall be in that agency or organization rather than in the State.

2. **Covenants, Conditions and Restrictions Relating to View Shed Corridor.**

(a) Subject to Section 1 above, Owner is obligated to use, manage, operate and maintain the View Shed Corridor consistent with the Permitted TEA Activities pursuant to Program Supplement No. 003-M to Administering Agency-State Agreement for Federal-Aid Projects No.53-6078, for Project Number STPLEC-6078(004), as it may be amended from time to time.

(b) The responsibilities of Owner set forth in Section 2(a) above may not be transferred without the prior written consent of Caltrans.

(c) Subject to the provisions of Sections 1(c) and 1(e) above, if any of the provisions stated in Sections 2(a) or 2(b) are violated, Owner shall, upon demand by Caltrans, convey the View Shed Corridor, including all improvements thereon, to Caltrans or refund to Caltrans its proportional interest in the then fair market value of the View Shed Corridor established by appraisal or arbitration between Caltrans, the Conservancy and Owner so as to extinguish Caltrans' claim upon the View Shed Corridor. Caltrans' proportional interest shall be measured by the value of the contributions made by Caltrans and other public entities toward the View Shed Corridor, including all improvements thereon.

(d) In the event that Caltrans should require conveyance of all or a portion of the View Shed Corridor as provided in Section 2(c) above, Owner would be entitled to retain or receive only the pro rata capital contribution made by Owner at the then fair market value as established by appraisal or arbitration between Caltrans, the Conservancy and Owner.

(e) Neither Caltrans nor any officer or employee thereof is responsible for any damage or liability occurring by reason of anything done or omitted to be done by Owner under or in connection with any work, authority or jurisdiction delegated to Owner under Section 2(a) above. It is understood and agreed that, pursuant to Government Code Section 895.4, Owner shall fully defend, indemnify and save harmless the State of California, all officers, and employees from all claims, suits or actions of every name, kind and description brought for or on account of injury (as defined in Gov. Code § 810.8) occurring by reason of anything done or omitted to be done by Owner under Section 2(a) above. Caltrans reserves the right to represent itself in any litigation in which Caltrans' interests are at stake.

3. **Enforcement.** Owner acknowledges and agrees that enforcement of this Declaration shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.

4. **Severability.** Invalidation of any one of these covenants by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

5. Counterparts. This Declaration may be executed in two (2) or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. The parties authorize each other to detach and combine original signature pages and consolidate them into a single identical original. Any one of such completely executed counterparts shall be sufficient proof of this Declaration.

IN WITNESS WHEREOF, Owner has executed this Declaration as set forth below.

OWNER:

CAMBRIA COMMUNITY SERVICES
DISTRICT, a special district

Dated: November 13, 2000

By: Helen May
Name: Helen May
Title: President, CCSD

Exhibits:

- A - Legal Description of Property
- B - Legal Description and Map of View Shed Corridor

CONSERVANCY:

APPROVED AS TO FORM AND CONTENT:

STATE COASTAL CONSERVANCY, an agency
of the State of California

Dated: November __, 2000

By: _____
Name: _____
Title: _____

4. **Severability.** Invalidation of any one of these covenants by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

IN WITNESS WHEREOF, Owner has executed this Declaration as set forth below.

OWNER:

**CAMBRIA COMMUNITY SERVICES
DISTRICT, a special district**

Dated: November __, 2000

By: _____
Name: _____
Title: _____

Exhibits:

- A - Legal Description of Property
- B - Map of View Shed Corridor
- C - Description of Caltrans Facilities

CONSERVANCY:

APPROVED AS TO FORM AND CONTENT:

**STATE COASTAL CONSERVANCY, an agency
of the State of California**

Dated: November 13, 2000

By: William Ahern
Name: WILLIAM AHERN
Title: EXECUTIVE OFFICER

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

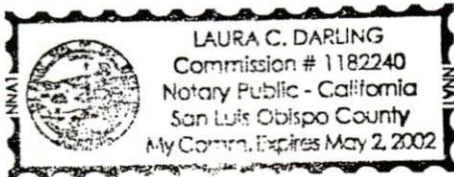
State of California

County of San Luis Obispo } ss.

On Oct. 13, 00, before me, Laura C. Darling, notary public
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")
personally appeared Helen S. May
Name(s) of Signer(s)

- personally known to me
- 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.



Place Notary Seal Above

WITNESS my hand and official seal.

Laura C. Darling
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Declaration of Covenants, Conditions, Restrictions

Document Date: _____ Number of Pages: 14

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: Helen S. May

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

Signer Is Representing: C. C. S. S.

RIGHT THUMBPRINT OF SIGNER
Top of thumb here



STATE OF CALIFORNIA)

COUNTY OF Alameda)

On Nov. 13, 2000, before me, the undersigned, a notary public for the state, personally appeared: May-Ling Lin William Ahern

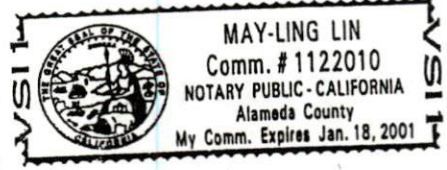
- personally known to me. - OR -
- proved to me on the basis of satisfactory evidence

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.

WITNESS my hand and official seal.

May-Ling Lin

Print Name: May-Ling Lin



NOTARY SEAL

I CERTIFY UNDER THE PENALTY OF PERJURY THAT THE NOTARY SEAL ON THE DOCUMENT TO WHICH THIS STATEMENT IS ATTACHED READS AS FOLLOWS:

NAME OF NOTARY: Laura C. Darling
NAME OF COUNTY: San Luis Obispo
DATE COMMISSION EXPIRES: May 2, 2002
COMMISSION NUMBER: 1182240

William R. Betz

DATED: November 15, 2000
SAN LUIS OBISPO, CA

Exhibit A to
Declaration of Covenants,
Conditions and Restrictions

LEGAL DESCRIPTION OF PROPERTY

The real property referred to herein as the "Property" is located in the County of San Luis Obispo, California, and is legally described as follows:

PARCEL 1:

Lot 23 of the map of the Subdivision off a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California surveyed by H. C. Ward and recorded April 1, 1873 in Book A, Page 69 of Maps in the office of the County Recorder of said County.

Except from said Lot 23 that portion thereof described in the deed to Corrine Koontz, a widow and Anne S. Heheman, a widow as joint tenants recorded May 20, 1959 in Book 1001, Page 124 of Official Records.

PARCEL 2:

Lot 22 of the map of the Subdivision off a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California surveyed by H. C. Ward and recorded April 1, 1873 in Book A, Page 69 of Maps in the office of the County Recorder of said County.

Except therefrom that portion of Lot 22 conveyed to Cambria Union Elementary School District, a public school district by deed recorded December 29, 1995 under Recorder's Series number 1995-060386.

PARCEL 3:

Lot 16X of the map of the Subdivision off a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California surveyed by H. C. Ward and recorded April 1, 1873 in Book A, Page 69 of Maps in the office of the County Recorder of said County.

PARCEL 4:

Lot 16Z of the map of the Subdivision off a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California surveyed by H. C. Ward and recorded April 1, 1873 in Book A, Page 69 of Maps in the office of the County Recorder of said County.

Except from said Lot 16Z those portions thereof described in the deed to the State of California recorded January 11, 1963 in Book 1220, Page 213 of Official Records.

PARCEL 5:

Lot 16V of the map of the Subdivision off a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California surveyed by H. C. Ward and recorded April 1, 1873 in Book A, Page 69 of Maps in the office of the County Recorder of said County.

PARCEL 6:

Lot 16W of the map of the Subdivision off a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California surveyed by H. C. Ward and recorded April 1, 1873 in Book A, Page 69 of Maps in the office of the County Recorder of said County.

Except form said Lot 16W those portions described in the deed to the State of California recorded January 11, 1963 in Book 1220, Page 213 of Official Records.

PARCEL 7:

Lot 17X of the map of the Subdivision off a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California surveyed by H. C. Ward and recorded April 1, 1873 in Book A, Page 69 of Maps in the office of the County Recorder of said County.

PARCEL 8:

That portion of Lot 11 of the map of the Subdivision of a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California, surveyed by H. C. Ward and Recorded April 1, 1873 in Book A, Page 69 of Maps, in the Office of the County Recorder of said County, described as follows:

Beginning at a point in the center of the Santa Rosa Creek, said point being due North of a stake marked '84', said stake being the corner common to Lots Number 11, 17W and 18W of said subdivision; thence South to said stake '84'; thence Southerly twenty seven (27) chains to eight (8) links to a stake marked '58'; thence at right angles and Easterly eight (8) chains to a stake marked '52'; thence at right angle and Northerly to the center of said Santa Rosa Creek; thence down the center of said creek to the place of beginning.

EXCEPTING therefrom those portions thereof described in the Deed to the State of California recorded January 11, 1963 in Book 1220, Page 213 of Official Records.

PARCEL 9:

Lot 11 of the map of the Subdivision of a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California, surveyed by H. C. Ward and recorded April 1, 1873 in Book A, Page 69 of Maps, in the Office of the County Recorder of said County.

EXCEPTING therefrom that portion thereof described in the Deed to the United States of America recorded August 12, 1959 in Book 1016, Page 499 of Official Records.

ALSO EXCEPTING therefrom that portion of Lot 11 of the map of the Subdivision of a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California, surveyed by H. C. Ward and recorded April 1, 1873 in Book A, Page 69 of Maps, in the Office of the County Recorder of said County, described as follows:

Beginning at a point in the center of the Santa Rosa Creek, said point being due North of a stake marked '84', said stake being the corner common to Lots Number 11, 17W and 18W of said subdivision; thence South to said stake '84'; thence Southerly twenty seven (27) chains and eight (8) links to a stake marked '58'; thence at right angles and Easterly eight (8) chains to a stake marked '52'; thence at right angles and Northerly to the center of said Santa Rosa Creek; thence down the center of said creek to the place of beginning.

PARCEL 10:

That portion of Lot 10 of the map of the Subdivision of a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California, surveyed by H. C. Ward and recorded April 1, 1873 in Book A, Page 69 of Maps, in the Office of the County Recorder of said County, described as follows:

Beginning at a point in the Southwesterly line of said Lot 10 which is South 30° 15' East 435 feet from the most Westerly corner of said Lot 10, said point being the most Westerly corner of the property conveyed to Ernest Galbraith, et ux., by Deed dated July 11, 1947 and recorded July 21, 1947 in Book 448, Page 301 of Official Records, records of said County; thence North 46° 42' East, 242.80 feet; thence North 77° 35' East, 91.21 feet; thence South 73° 52' East, 233.45 feet; thence North 66° 21' East, 431.19 feet; thence South 33° 53' East, 130.13 feet; thence South 49° 18' East, 83.49 feet; thence South 54° 03' East, 87.74 feet; thence South 29° 18' East, 151.54 feet to a point on the Southeasterly of said Lot 10 which is South 59° 45' West 195 feet more or less from the most Easterly corner of said Lot 10, said point being the most Easterly corner of the property conveyed to Ernest Galbraith, et ux., as aforesaid; thence North 59° 45' East along the Southeasterly line of said Lot 10, 195 feet more or less to the most Easterly corner of said Lot; thence North 28° 15' West, along the Northeasterly line of said Lot 10, 918.72 feet, more or less, to the center line of Santa Rosa Creek; thence Southwesterly along said center line to the most Westerly corner of said Lot; thence South 30° 15' East, along the Southwesterly line of said Lot, 435 feet to the Point of Beginning.

EXCEPTING therefrom that portion of Lot 10 of the map of the Subdivision of a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California, surveyed by H.C. Ward and recorded April 1, 1873 in Book A, Page 69 of Maps, in the Office of the County Recorder of said County, described as follows:

Beginning at a point in the Southwesterly line of said Lot 10 which is South 30° 15' East 435 feet from the most Westerly corner of said Lot 10, said point being the most Westerly corner of the property conveyed to Ernest Galbraith, et ux., by Deed dated, July 11, 1947 and recorded July 21, 1947 in Book 448, Page 301 of Official Records, records of said County; thence along the Northwesterly line of said property the following courses and distances; North 28° 30' East, 415 feet; thence North 69° East, 185 feet; thence leaving said Northwesterly line, South

71° East, 92.5 feet to a point in the Northwesterly line of said conveyed property which is South 69° West, 200 feet from the east side of a water trough; thence continuing along the Northwesterly and Northeasterly lines of said property conveyed to Ernest Galbraith, et ux., as aforesaid, the following courses and distances; South 21° East, 25 feet; thence North 69° East, 114 feet; thence Southeasterly in a direct line to a point on the Southeasterly line of said Lot 10 which is South 59° 45' West 195 feet from the most Easterly corner of said Lot 10, said point being the most Easterly corner of the property conveyed to Ernest Galbraith, et ux, as aforesaid; thence leaving the Northeasterly line of said conveyed property, North 59° 45' East along the Southeasterly line of said Lot 10, 195 feet to the most Easterly corner of said Lot; thence North 28° 15' West, along the Northeasterly line of said Lot 10, 918.72 feet, more or less, to the center line of Santa Rosa Creek; thence Southwesterly along said centerline to the most Westerly corner of said Lot; thence South 30° 15' East, along the Southwesterly line of said Lot, 435 feet to the Point of Beginning.

ALSO EXCEPTING therefrom that portion of Lot 10 of the map of the Subdivision of a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California, surveyed by H. C. Ward and recorded April 1, 1873 in Book A, Page 69 of Maps, in the Office of the County Recorder of said County, described as follows:

Commencing at a point in the Southwesterly line of said Lot 10 which is South 30° 30' East 435 feet from the most Westerly corner of said Lot 10, said point being the most Westerly corner of the property conveyed to Ernest Galbraith, et ux, by Deed dated July 11, 1947 and recorded July 21, 1947 in Book 448, Page 301 of Official Records, records of said County; thence along the Northwesterly line of said property the following courses and distances; North 28° 30' East, 415 feet; thence North 69° East, 185 feet to the True Point of Beginning; thence continuing along said Northwesterly line South 21° East, 58 feet; thence North 69° East, 65 feet to a point in said Northwesterly line which is South 69° West, 200 feet from the East side of a water trough; thence leaving said Northwesterly line, North 71° West, 92.5 feet to the True Point of Beginning

PARCEL 11:

That portion of Lot 10 of the map of the Subdivision of a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California, surveyed by H. C. Ward and recorded April 1, 1873 in Book A, Page 69 of Maps, in the Office of the County Recorder of said County, described as follows:

Commencing at a point in the Southwesterly line of said Lot 10 which is South 30° 30' East 435 feet from the most Westerly corner of said Lot 10, said point being the most Westerly corner of the property conveyed to Ernest Galbraith, et ux., by Deed dated July 11, 1947 and recorded July 21, 1947 in Book 448, Page 301 of Official Records, records of said county; thence along the Northwesterly line of said property the following courses and distances; North 28° 30' East, 415 feet; thence North 69° East, 185 feet to the True Point of Beginning; thence continuing along the Northwesterly line South 21° East, 58 feet; thence North 69° East, 65 feet to a point in said Northwesterly line which is South 69° West, 200 feet from the East side of a water trough; thence leaving said Northwesterly line, North 71° West, 92.5 feet to the True Point of Beginning.

PARCEL 12:

That portion of Lot 10 of the map of the Subdivision of a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California, surveyed by H. C. Ward and recorded April 1, 1873 in Book A, Page 69 of Maps, in the Office of the County Recorder of said County, described as follows:

Beginning at a point in the Southwesterly line of said Lot 10 which is South 30° 15' East 435 feet from the most Westerly corner of said Lot 10, said point beginning the most Westerly corner of the property conveyed to Ernest Galbraith, et ux., by Deed dated July 11, 1947 and recorded July 21, 1947 in Book 448, Page 301 of Official Records, records of said County; thence along the Northwesterly line of said property the following courses and distances; North 28° 30' East, 415 feet; thence North 69° East, 185 feet; thence leaving said Northwesterly line, South 71° East, 92.5 feet to a point in the Northwesterly line of said conveyed property which is South 69° West, 200 feet from the East side of a water trough; thence continuing along the Northwesterly and Northeasterly lines of said property conveyed to Ernest Galbraith, et ux., as aforesaid, the following courses and distances; South 21° East, 25 feet; thence North 69° East, 114 feet; thence Southeasterly in a direct line to a point on the Southeasterly line of said Lot 10 which is South 59° 45' West 195 feet from the most Easterly corner of said Lot 10, said point being the most Easterly corner of the property conveyed to Ernest Galbraith, et ux., as aforesaid; thence leaving the Northeasterly line of said conveyed property, North 59° 45' East along the Southeasterly line of said Lot 10, 195 feet to the most Easterly corner of said Lot; thence North 28° 15' West, along the Northeasterly line of said Lot 10, 918.72 feet, more or less to the center line of Santa Rosa Creek; thence Southwesterly along said centerline to the most Westerly corner of said Lot; thence South 30° 15' East, along the Southwesterly line of said Lot, 435 feet to the Point of Beginning.

EXCEPTING therefrom any portion thereof lying within the property described as Parcel 1 in the Deed to Orval W. McNay and Nettie M. McNay recorded April 29, 1952 in Book 655, Page 548 of Official Records.

PARCEL 13:

Lot 17Z of the map of the Subdivision of a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California surveyed by H. C. Ward and recorded April 1, 1873 in Book A, Page 69 of Maps in the office of the County Recorder of said County.

Except from said Lot 17Z those portions thereof described in the deed to the State of California recorded January 11, 1963 in Book 1220, Page 213 of Official Records.

PARCEL 14:

Lot 17V of the map of the Subdivision of a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California surveyed by H. c. Ward and recorded April 1, 1873 in Book A, Page 69 of Maps in the office of the County Recorder of said County.

PARCEL 15:

Lot 17W of the map of the Subdivision of a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California surveyed by H. C. Ward and recorded April 1, 1873 in Book A, Page 69 of Maps in the office of the County Recorder of said County.

Except from said Lot 17W those portions thereof described in the deed to the State of California recorded January 11, 1963 in Book 1220, Page 213 of Official Records.

PARCEL 16:

Lot 18V of the map of the Subdivision of a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California surveyed by H. C. Ward and recorded April 1, 1873 in Book A, Page 69 of Maps in the office of the County Recorder of said County.

PARCEL 17:

Lot 18W of the map of the Subdivision of a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California surveyed by H. C. Ward and recorded April 1, 1873 in Book A, Page 69 of Maps in the office of the County Recorder of said County.

Except from said Lot 18 that portion thereof described as Parcel 74-71A in Final Order of Condemnation recorded November 22, 1978 in Book 2116, Page 63 of Official Records.

Exhibit B to
**Declaration of Covenants,
Conditions and Restrictions**

LEGAL DESCRIPTION AND MAP OF VIEW SHED CORRIDOR

The real property referred to herein as the "View Shed Corridor" is located in the County of San Luis Obispo, California, is legally described as follows, and is depicted on the attached map:

Parcel 1:

All that portion of Lot 11 and of Lots 17 W and 17Z of Ward's Subdivision of Rancho Santa Rosa, as per Map recorded in Book A of Maps, page 69, Records of San Luis Obispo County, California, bounded as follows:

On the North by the North line of said lot 17W;

On the West by a line parallel with and 461.03 feet Easterly of the West line of said Lots 17W and 17Z;

On the South by the South line of said Lot 17Z;

And on the East by the West line of the California State Highway 1 Right of Way and by a line parallel with and 50.00 feet South-Westerly of that certain 20.00 foot Access and Sewer Pipeline Easement described as Parcel 74-71B in document recorded in Book 2116 of Official Records, page 63, Records of said County.

Parcel 2:

All that portion of Lot 11 and Lot 16 of Ward's Subdivision of Rancho Santa Rosa, as per Map recorded in Book A of Maps, page 69, Records of San Luis Obispo County, California, bounded as follows:

On the North by a line parallel with and 50.00 feet Southerly of that certain 10.00 foot Sewer Pipeline Easement described as Parcel 74-80 in Document recorded in Book 2116 of Official Records, page 63, Records of said County;

On the West by the East line of the California State Highway 1 Right of Way;

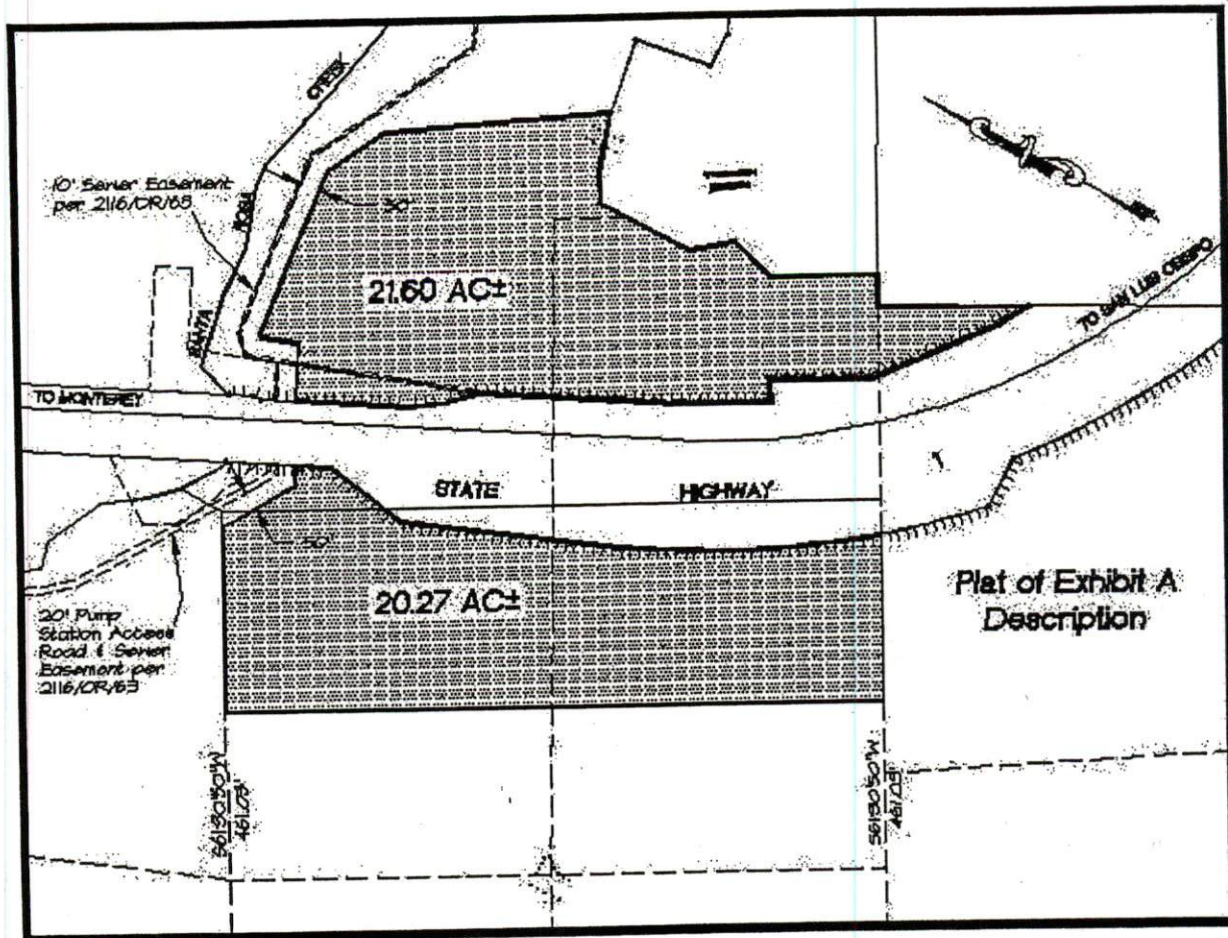
And on the South and East by the following described line:

Beginning at a point in the East line of said California State Highway 1 Right of Way at the intersection with the West line of Cambria Pines Manor Unit No. 1, as per Map recorded in Book 5 of Maps, page 8, Records of said County;

Thence Northerly and Easterly along the following courses as said courses are shown on Record of Survey recorded in Book 69 of Records of Surveys, page 74, Records of said County:

- 1) North 28°19'22" West, 416.78 feet;
- 2) North 62°00'25" East, 90.41 feet;
- 3) North 28°34'19" West, 291.08 feet;
- 4) North 17°37'13" East, 135.75 feet;
- 5) North 39°11'44" West, 121.52 feet;
- 6) North 0°55'15" East, 270.26 feet;
- 7) North 60°20'55" East, 81.59 feet;
- 8) North 73°29'07" East, 167.52 feet;

Thence North 32°11'58" West, a distance of 622.03 feet to the point of Terminus in the herein described parallel line.



Clarity:

- 10' Sewer Easement per 2116/OR 63
- 20' Pump Station Access Road & Sewer Easement per 2116/OR/63

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

Cambria Community Services District
c/o Deborah Fox
Fox & Sohagi, LLP
10960 Wilshire Blvd., Suite 1270
Los Angeles, CA 90024

Doc No: 2001-048679

Rpt No: 0006133

Official Records
San Luis Obispo Co.
Julie L. Rodewald
Recorder
Jul 03, 2001
Time: 12:09

NF -1 0.0

[10]

TOTAL 0.0

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

This DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ("Declaration"), dated July 2, 2001 for reference purposes, is made by CAMBRIA COMMUNITY SERVICES DISTRICT, a special district ("Owner").

RECITALS

A. Owner is the fee owner of that certain real property located in the County of San Luis Obispo, California, and commonly referred to as the "East West Ranch," and legally described in Exhibit A, attached hereto and incorporated herein by this reference ("the Property").

B. On November 6, 2000, Owner entered into a Memorandum of Understanding ("MOU") with the California State Coastal Conservancy ("the Conservancy") and the American Land Conservancy, a California nonprofit benefit corporation ("ALC"). As set forth in the MOU, the purpose of the MOU is to provide for interim public access and to maintain the existing resources on the Property in their current condition from the time of the Owner's acquisition of the Property until the time of development and adoption by Owner of the Resource Management Plan and companion conservation easement. Owner recorded the MOU in the Official Records of the San Luis Obispo County Recorder on November 16, 2000, Document No. 2000-067847.

C. On November 13, 2000, Owner executed a document entitled "Declaration of Covenants, Conditions and Restrictions" ("the CC&R's No. 1") regarding the Property. The CC&R's No. 1 provided that the Property was acquired pursuant to grants and other funds, including a grant from the Conservancy, for the public purposes of resource enhancement and public access. In the CC&R's No. 1, Owner made a declaration as to covenants, conditions, restrictions, limitations and uses to which the Property may be put, including a provision that no use of the Property inconsistent with the public purposes of resource enhancement and public

access is permitted. Owner further declared that if the Property is used inconsistent with the public purposes of resource enhancement and public access, all of Owner's right, title and interest in the Property shall automatically vest in the State of California for the benefit of the Conservancy or its successor. Owner recorded the CC&R's No. 1 in the Official Records of the San Luis Obispo County Recorder on November 16, 2000, Document No. 2000-067846.

D. The purpose of this Declaration is to clarify and reaffirm the restrictions limiting use of the Property for the purposes of resource enhancement and public access.

DECLARATION

Owner makes the following declaration as to covenants, conditions, restrictions, limitations and uses to which the Property may be put, specifying that this Declaration shall constitute covenants to run with the land and shall be binding on Owner and its successors, heirs and assigns, and all subsequent owners of all or any part of the Property, together with their grantees, successors, heirs, executors, administrators, devisees, or assigns:

1. The Property shall not be used for any purposes other than for resource enhancement and public access. Owner and its successors, heirs or assigns and all subsequent owners of all or any part of the Property, shall not use or allow the use of any portion of the Property for residential, urban or industrial purposes.

2. If the existence of Owner ceases for any reason or if Section 1 above is violated, all of Owner's right, title and interest in the Property shall automatically vest in the State of California for the benefit of the Conservancy or its successor, upon acceptance of the Property and approval of the State Public Works Board; provided, however, that the State, through the Executive Officer of the Conservancy, or its successor, may designate another public agency or a nonprofit organization to accept the right, title and interest, in which case vesting shall be in that agency or organization rather than in the State.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

3. No provision of this Declaration is intended, nor shall it be construed, to be in conflict with or contradictory to any of the provisions in the CC&R's No. 1.

IN WITNESS WHEREOF, Owner has executed this Declaration as set forth below.

CAMBRIA COMMUNITY SERVICES
DISTRICT, a special district

Dated: July 2, 2001

By: Helen May
Helen May
President, Board of Directors

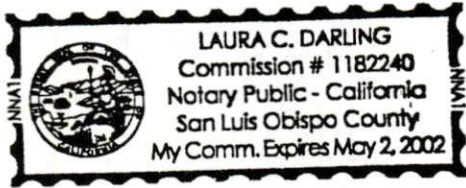
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California }
County of San Luis Obispo } ss.

On July 3, 2001, before me Laura C. Darling,
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")
personally appeared Helen May
Name(s) of Signer(s)

personally known to me
 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.



Place Notary Seal Above

WITNESS my hand and official seal.

Laura C. Darling
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

Signer Is Representing: _____

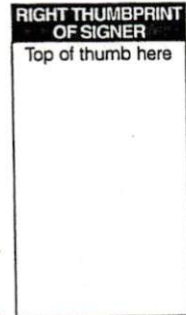


Exhibit A to
Declaration of Covenants,
Conditions and Restrictions

LEGAL DESCRIPTION OF PROPERTY

The real property referred to herein as the "Property" is located in the County of San Luis Obispo, California, and is legally described as follows:

PARCEL 1:

Lot 23 of the map of the Subdivision off a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California surveyed by H. C. Ward and recorded April 1, 1873 in Book A, Page 69 of Maps in the office of the County Recorder of said County.

Except from said Lot 23 that portion thereof described in the deed to Corrine Koontz, a widow and Anne S. Heheman, a widow as joint tenants recorded May 20, 1959 in Book 1001, Page 124 of Official Records.

PARCEL 2:

Lot 22 of the map of the Subdivision off a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California surveyed by H. C. Ward and recorded April 1, 1873 in Book A, Page 69 of Maps in the office of the County Recorder of said County.

Except therefrom that portion of Lot 22 conveyed to Cambria Union Elementary School District, a public school district by deed recorded December 29, 1995 under Recorder's Series number 1995-060386.

PARCEL 3:

Lot 16X of the map of the Subdivision off a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California surveyed by H. C. Ward and recorded April 1, 1873 in Book A, Page 69 of Maps in the office of the County Recorder of said County.

PARCEL 4:

Lot 16Z of the map of the Subdivision off a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California surveyed by H. C. Ward and recorded April 1, 1873 in Book A, Page 69 of Maps in the office of the County Recorder of said County.

Except from said Lot 16Z those portions thereof described in the deed to the State of California recorded January 11, 1963 in Book 1220, Page 213 of Official Records.

PARCEL 5:

Lot 16V of the map of the Subdivision off a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California surveyed by H. C. Ward and recorded April 1, 1873 in Book A, Page 69 of Maps in the office of the County Recorder of said County.

PARCEL 6:

Lot 16W of the map of the Subdivision off a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California surveyed by H. C. Ward and recorded April 1, 1873 in Book A, Page 69 of Maps in the office of the County Recorder of said County.

Except form said Lot 16W those portions described in the deed to the State of California recorded January 11, 1963 in Book 1220, Page 213 of Official Records.

PARCEL 7:

Lot 17X of the map of the Subdivision off a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California surveyed by H. C. Ward and recorded April 1, 1873 in Book A, Page 69 of Maps in the office of the County Recorder of said County.

PARCEL 8:

That portion of Lot 11 of the map of the Subdivision of a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California, surveyed by H. C. Ward and Recorded April 1, 1873 in Book A, Page 69 of Maps, in the Office of the County Recorder of said County, described as follows:

Beginning at a point in the center of the Santa Rosa Creek, said point being due North of a stake marked '84', said stake being the corner common to Lots Number 11, 17W and 18W of said subdivision; thence South to said stake '84'; thence Southerly twenty seven (27) chains to eight (8) links to a stake marked '58'; thence at right angles and Easterly eight (8) chains to a stake marked '52'; thence at right angle and Northerly to the center of said Santa Rosa Creek; thence down the center of said creek to the place of beginning.

EXCEPTING therefrom those portions thereof described in the Deed to the State of California recorded January 11, 1963 in Book 1220, Page 213 of Official Records.

PARCEL 9:

Lot 11 of the map of the Subdivision of a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California, surveyed by H. C. Ward and recorded April 1, 1873 in Book A, Page 69 of Maps, in the Office of the County Recorder of said County.

EXCEPTING therefrom that portion thereof described in the Deed to the United States of America recorded August 12, 1959 in Book 1016, Page 499 of Official Records.

ALSO EXCEPTING therefrom that portion of Lot 11 of the map of the Subdivision of a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California, surveyed by H. C. Ward and recorded April 1, 1873 in Book A, Page 69 of Maps, in the Office of the County Recorder of said County, described as follows:

Beginning at a point in the center of the Santa Rosa Creek, said point being due North of a stake marked '84', said stake being the corner common to Lots Number 11, 17W and 18W of said subdivision; thence South to said stake '84'; thence Southerly twenty seven (27) chains and eight (8) links to a stake marked '58'; thence at right angles and Easterly eight (8) chains to a stake marked '52'; thence at right angles and Northerly to the center of said Santa Rosa Creek; thence down the center of said creek to the place of beginning.

PARCEL 10:

That portion of Lot 10 of the map of the Subdivision of a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California, surveyed by H. C. Ward and recorded April 1, 1873 in Book A, Page 69 of Maps, in the Office of the County Recorder of said County, described as follows:

Beginning at a point in the Southwesterly line of said Lot 10 which is South 30° 15' East 435 feet from the most Westerly corner of said Lot 10, said point being the most Westerly corner of the property conveyed to Ernest Galbraith, et ux., by Deed dated July 11, 1947 and recorded July 21, 1947 in Book 448, Page 301 of Official Records, records of said County; thence North 46° 42' East, 242.80 feet; thence North 77° 35' East, 91.21 feet; thence South 73° 52' East, 233.45 feet; thence North 66° 21' East, 431.19 feet; thence South 33° 53' East, 130.13 feet; thence South 49° 18' East, 83.49 feet; thence South 54° 03' East, 87.74 feet; thence South 29° 18' East, 151.54 feet to a point on the Southeasterly of said Lot 10 which is South 59° 45' West 195 feet more or less from the most Easterly corner of said Lot 10, said point being the most Easterly corner of the property conveyed to Ernest Galbraith, et ux., as aforesaid; thence North 59° 45' East along the Southeasterly line of said Lot 10, 195 feet more or less to the most Easterly corner of said Lot; thence North 28° 15' West, along the Northeasterly line of said Lot 10, 918.72 feet, more or less, to the center line of Santa Rosa Creek; thence Southwesterly along said center line to the most Westerly corner of said Lot; thence South 30° 15' East, along the Southwesterly line of said Lot, 435 feet to the Point of Beginning.

EXCEPTING therefrom that portion of Lot 10 of the map of the Subdivision of a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California, surveyed by H.C. Ward and recorded April 1, 1873 in Book A, Page 69 of Maps, in the Office of the County Recorder of said County, described as follows:

Beginning at a point in the Southwesterly line of said Lot 10 which is South 30° 15' East 435 feet from the most Westerly corner of said Lot 10, said point being the most Westerly corner of the property conveyed to Ernest Galbraith, et ux., by Deed dated, July 11, 1947 and recorded July 21, 1947 in Book 448, Page 301 of Official Records, records of said County; thence along the Northwesterly line of said property the following courses and distances; North 28° 30' East, 415 feet; thence North 69° East, 185 feet; thence leaving said Northwesterly line, South

71° East, 92.5 feet to a point in the Northwesterly line of said conveyed property which is South 69° West, 200 feet from the east side of a water trough; thence continuing along the Northwesterly and Northeasterly lines of said property conveyed to Ernest Galbraith, et ux., as aforesaid, the following courses and distances; South 21° East, 25 feet; thence North 69° East, 114 feet; thence Southeasterly in a direct line to a point on the Southeasterly line of said Lot 10 which is South 59° 45' West 195 feet from the most Easterly corner of said Lot 10, said point being the most Easterly corner of the property conveyed to Ernest Galbraith, et ux, as aforesaid; thence leaving the Northeasterly line of said conveyed property, North 59° 45' East along the Southeasterly line of said Lot 10, 195 feet to the most Easterly corner of said Lot; thence North 28° 15' West, along the Northeasterly line of said Lot 10, 918.72 feet, more or less, to the center line of Santa Rosa Creek; thence Southwesterly along said centerline to the most Westerly corner of said Lot; thence South 30° 15' East, along the Southwesterly line of said Lot, 435 feet to the Point of Beginning.

ALSO EXCEPTING therefrom that portion of Lot 10 of the map of the Subdivision of a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California, surveyed by H. C. Ward and recorded April 1, 1873 in Book A, Page 69 of Maps, in the Office of the County Recorder of said County, described as follows:

Commencing at a point in the Southwesterly line of said Lot 10 which is South 30° 30' East 435 feet from the most Westerly corner of said Lot 10, said point being the most Westerly corner of the property conveyed to Ernest Galbraith, et ux, by Deed dated July 11, 1947 and recorded July 21, 1947 in Book 448, Page 301 of Official Records, records of said County; thence along the Northwesterly line of said property the following courses and distances; North 28° 30' East, 415 feet; thence North 69° East, 185 feet to the True Point of Beginning; thence continuing along said Northwesterly line South 21° East, 58 feet; thence North 69° East, 65 feet to a point in said Northwesterly line which is South 69° West, 200 feet from the East side of a water trough; thence leaving said Northwesterly line, North 71° West, 92.5 feet to the True Point of Beginning

PARCEL 11:

That portion of Lot 10 of the map of the Subdivision of a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California, surveyed by H. C. Ward and recorded April 1, 1873 in Book A, Page 69 of Maps, in the Office of the County Recorder of said County, described as follows:

Commencing at a point in the Southwesterly line of said Lot 10 which is South 30° 30' East 435 feet from the most Westerly corner of said Lot 10, said point being the most Westerly corner of the property conveyed to Ernest Galbraith, et ux., by Deed dated July 11, 1947 and recorded July 21, 1947 in Book 448, Page 301 of Official Records, records of said county; thence along the Northwesterly line of said property the following courses and distances; North 28° 30' East, 415 feet; thence North 69° East, 185 feet to the True Point of Beginning; thence continuing along the Northwesterly line South 21° East, 58 feet; thence North 69° East, 65 feet to a point in said Northwesterly line which is South 69° West, 200 feet from the East side of a water trough; thence leaving said Northwesterly line, North 71° West, 92.5 feet to the True Point of Beginning.

PARCEL 12:

That portion of Lot 10 of the map of the Subdivision of a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California, surveyed by H. C. Ward and recorded April 1, 1873 in Book A, Page 69 of Maps, in the Office of the County Recorder of said County, described as follows:

Beginning at a point in the Southwesterly line of said Lot 10 which is South 30° 15' East 435 feet from the most Westerly corner of said Lot 10, said point beginning the most Westerly corner of the property conveyed to Ernest Galbraith, et ux., by Deed dated July 11, 1947 and recorded July 21, 1947 in Book 448, Page 301 of Official Records, records of said County; thence along the Northwesterly line of said property the following courses and distances; North 28° 30' East, 415 feet; thence North 69° East, 185 feet; thence leaving said Northwesterly line, South 71° East, 92.5 feet to a point in the Northwesterly line of said conveyed property which is South 69° West, 200 feet from the East side of a water trough; thence continuing along the Northwesterly and Northeasterly lines of said property conveyed to Ernest Galbraith, et ux., as aforesaid, the following courses and distances; South 21° East, 25 feet; thence North 69° East, 114 feet; thence Southeasterly in a direct line to a point on the Southeasterly line of said Lot 10 which is South 59° 45' West 195 feet from the most Easterly corner of said Lot 10, said point being the most Easterly corner of the property conveyed to Ernest Galbraith, et ux., as aforesaid; thence leaving the Northeasterly line of said conveyed property, North 59° 45' East along the Southeasterly line of said Lot 10, 195 feet to the most Easterly corner of said Lot; thence North 28° 15' West, along the Northeasterly line of said Lot 10, 918.72 feet, more or less to the center line of Santa Rosa Creek; thence Southwesterly along said centerline to the most Westerly corner of said Lot; thence South 30° 15' East, along the Southwesterly line of said Lot, 435 feet to the Point of Beginning.

EXCEPTING therefrom any portion thereof lying within the property described as Parcel 1 in the Deed to Orval W. McNay and Nettie M. McNay recorded April 29, 1952 in Book 655, Page 548 of Official Records.

PARCEL 13:

Lot 17Z of the map of the Subdivision of a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California surveyed by H. C. Ward and recorded April 1, 1873 in Book A, Page 69 of Maps in the office of the County Recorder of said County.

Except from said Lot 17Z those portions thereof described in the deed to the State of California recorded January 11, 1963 in Book 1220, Page 213 of Official Records.

PARCEL 14:

Lot 17V of the map of the Subdivision of a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California surveyed by H. C. Ward and recorded April 1, 1873 in Book A, Page 69 of Maps in the office of the County Recorder of said County.

PARCEL 15:

Lot 17W of the map of the Subdivision of a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California surveyed by H. C. Ward and recorded April 1, 1873 in Book A, Page 69 of Maps in the office of the County Recorder of said County.

Except from said Lot 17W those portions thereof described in the deed to the State of California recorded January 11, 1963 in Book 1220, Page 213 of Official Records.

PARCEL 16:

Lot 18V of the map of the Subdivision of a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California surveyed by H. C. Ward and recorded April 1, 1873 in Book A, Page 69 of Maps in the office of the County Recorder of said County.

PARCEL 17:

Lot 18W of the map of the Subdivision of a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California surveyed by H. C. Ward and recorded April 1, 1873 in Book A, Page 69 of Maps in the office of the County Recorder of said County.

Except from said Lot 18 that portion thereof described as Parcel 74-71A in Final Order of Condemnation recorded November 22, 1978 in Book 2116, Page 63 of Official Records.