

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

CLERK OF THE BOARD OF SUPERVISORS
County of Santa Barbara
105 East Anapamu Street
Santa Barbara, California 93101

SPACE ABOVE FOR RECORDER'S USE ONLY

IRREVOCABLE OFFER TO DEDICATE PUBLIC ACCESS EASEMENTS
AND
DECLARATION OF RESTRICTIONS

Project: Paradiso del Mare Ocean and
Inland Estates
06CDH-00000-00038,
06CDH-00000-00039,
07CUP-00000-00065,
09CDP-00000-00045,
10CUP-00000-00039,
10CDP-00000-00094

APN: 079-200-004, 079-200-08

Location: South side of US 101,
Approximately 1.6 miles west of
Winchester Canyon exit, Goleta
Area, Third Supervisorial District

No Fee Per Gov. Code § 6103

This conveyance is exempt from the Documentary Transfer Tax pursuant to Section 11922 of the California Revenue and Taxation Code in that the title conveyed is being acquired by the County of Santa Barbara, a political subdivision of the State of California.

IRREVOCABLE OFFER TO DEDICATE PUBLIC ACCESS EASEMENTS
AND
DECLARATION OF RESTRICTIONS

This **Irrevocable Offer to Dedicate Public Access Easements and Declaration of Restrictions** (the "Offer") is made to the County of Santa Barbara, California (the "County") this ____ day of _____, 2016, by CPH DOS PUEBLOS ASSOCIATES, LLC, a Delaware limited liability company (the "Grantor"). This Offer shall become effective on the date set forth in Section 5b below (the "Effective Offer Date").

RECITALS

- I. Grantor owns fee title to two parcels of land located in the County which are described in Exhibit A and depicted on Exhibit B (the "Parcels"). The Parcels are referred to within this Offer as the "Inland Parcel" and the "Ocean Parcel." (Note: All references to "Exhibit" refer to the exhibits attached to this Offer unless otherwise specified.)
- II. The Parcels are located between US Highway 101 and the shoreline. The Parcels are bisected by property owned by the Union Pacific Railroad (the "UPRR Property"), as depicted on Exhibit B. The Ocean Parcel comprises approximately 64.8 acres and is located between the ocean and the UPRR Property. The Inland Parcel comprises approximately 77.9 acres and is located between the UPRR Property and US Highway 101.
- III. Both Parcels are located within the "coastal zone" as defined in Section 30103 of the California Public Resources Code. Section 30103 is part of the "California Coastal Act of 1976" (the "Coastal Act"), which consists of Sections 30000 through 30900 of the California Public Resources Code.
- IV. The County is a political subdivision of the State of California and is responsible at the local government level for the implementation of the certified Santa Barbara County Local Coastal Program (the "LCP").
- V. The Coastal Act requires that any coastal development permit approved by the County after certification of the LCP must be consistent with, among other things, the LCP and the public access policies of the Coastal Act.
- VI. Pursuant to the Coastal Act and the LCP, Grantor applied to the County for permits needed to undertake development on the Parcels (the "Project"). The Project as proposed consisted of (i) the construction of a single-family residence and associated development on the Inland Parcel, (ii) the construction of a single-family residence and

associated development on the Ocean Parcel, (iii) offers to dedicate portions of the Parcels for public access easements (the "Public Access Easements"), and (iv) Open Space or Conservation easements over the Inland Parcel and the Ocean Parcel, totaling approximately 117 acres (the "Conservation Easements").

- VII. On December 4, 2013, the County Planning Commission certified a Final Environmental Impact Report (the "FEIR") for the Project and approved Coastal Development Permit Nos. 06CDH-00000-00038, 06CDH-00000-00039, 09CDP-00000-00045, and 10CDP-00000-00094, Minor Conditional Use Permit No. 07CUP-00000-00065, and Major Conditional Use Permit No. 10CUP-00000-00039 (the "PC Decision").
- VIII. An appeal of the PC Decision (Case No. 13APL-00000-00028) was filed with the County Board of Supervisors within the applicable appeal period (the "Appeal").
- IX. On February 4, 2014, the Board of Supervisors denied the Appeal, certified the FEIR, and approved the Project (the "Project Approval").
- X. To implement and provide for the timing of that element of the Project which proposed dedication of the Public Access Easements, the Project Approval included the following condition of approval:

96. Public Access Offers-to-Dedicate. *The proposed Public Access Offers-to-Dedicate are shown on Attachment H to the Memo to the Planning Commission, dated November 12, 2013, and are subject to the following requirements:*

- (i) *OTD Recordation. No later than 10 calendar days following Planning Commission approval of the proposed project, the applicant/property owner shall execute and submit to the Planning and Development Department and County Counsel an irrevocable OTD to the County for all areas on the Inland and Ocean lots within which permanent public easements for public pedestrian access and passive recreational use are proposed and shown on Attachment-H to the Memo to the Planning Commission dated November 12, 2013 (OTD areas). The OTD shall be in a form and content acceptable to the Planning and Development Department and the County Counsel. The OTD shall include a formal legal description of the entire property and a metes and bounds legal description and graphic depiction, prepared by a licensed surveyor, for each of the OTD areas being conveyed. Upon approval of the form and content of the OTD, the OTD shall be recorded free of prior liens and encumbrances (other than existing and approved easements for roads, trails, and utilities) which the County determines may affect the interest being conveyed, and shall run with the land in favor of the County. The OTD shall be binding upon the owners of both the Inland and Ocean lots and their heirs, assigns, or successors in interest.*

The OTD (and the subsequent alignment of the public access easements within the OTD areas, as addressed in subparagraph (ii) below) shall not become effective unless and until the first Coastal Development Permit for the proposed project is issued and the Project approval is “final” and no longer subject to administrative or judicial challenge. The Project approval shall be deemed “final” when all administrative appeal periods have expired without an appeal having been filed; or when all statutes of limitation for judicial challenge to the Project approval have expired without litigation being filed; or, if litigation is filed, when a successful defense in such litigation has resulted in a final judgment upholding the Project approval.

(ii) Alignment of Public Access Easements. Upon acceptance of the OTD, the County shall determine the exact alignment of the specific public access easements within the OTD areas. The determination shall be made based on a site-specific analysis of the environmental conditions existing at the time and improvements related to the trail project would be subject to a separate CDP/CUP. The County record an official document to reflect the alignment of the specific public access easements. Until acceptance of the OTD, the OTD areas shall be included and managed as a part of the Open Space or Conservation Easement (described in conditions 94 and 95). Upon recordation of specific easement alignments, the accepted public access easements would be removed from the Open Space or Conservation Easement.

(iii) Public Access Easement Management. Once the OTD has been accepted by the County, management and maintenance of the dedicated public access easement areas and the physical improvements within those easement areas shall be the responsibility of the County. The County may receive assistance and enter into partnerships with conservation organizations and nonprofit groups for the construction, management and maintenance of the public access easement areas and improvements.

- XI. The purpose of this Offer is to provide for the dedication to the County of the Public Access Easements. Some of the Public Access Easements are described in this Offer as “Floating Easements.” The types and purposes of “Floating Easements” are set forth in Section 1 below.
- XII. Because the UPRR Property is not owned by Grantor, the Project Approval also included the following statement in the Project Description proposed by the Applicant:

With the exception of 1,600 feet of Coastal Trail, which is proposed to be constructed by the applicant, the exact location of future trails, parking, vertical beach access and

access over the UPRR tracks (including UPRR and PUC [Public Utilities Commission] easement and design approval) will be determined at a future date by the County of Santa Barbara. The applicant (Brooks Street) will partner with the County of Santa Barbara to negotiate the approval of the public easement with UPRR and the PUC across the UPRR tracks.

As a result, Exhibit B depicts Easement Parcels One, Two, Three, and Four as Vertical Floating Easements, each of which is intended to facilitate vertical access to the shoreline when coupled with an easement obtained in the future by the County across the UPRR Property. A twenty (20) foot wide easement for vertical vehicular public access to a future public parking lot with up to twenty (20) parking spaces and a twenty (20) foot wide trail are intended to be located within *either* (i) Easement Parcels One, Two, or Three or (ii) Easement Parcel Four.

TERMS OF OFFER

In consideration of the Project Approval and based on the terms of the Grantor's offer as detailed in the approved Project Description, Grantor irrevocably offers to dedicate the Public Access Easements to the County in perpetuity for the People of the State of California on the terms and conditions set forth below:

1. **PURPOSE AND DESCRIPTION:** The Public Access Easements are depicted and legally described on Exhibit B. The purpose of the Public Access Easements is to collectively provide (i) public pedestrian lateral (i.e., along the shoreline) and vertical (i.e., to the shoreline) access and passive recreational use to and along the shoreline, (ii) public biking, hiking, and equestrian trail access along the blufftop California Coastal Trail, and (iii) public parking for public trail users. Some of the Public Access Easements are described in this Offer as "Floating Easements." Others are not. Public Access Easements which are identified on Exhibit B, but not described as "Floating Easements" in the Legend of Exhibit B, are intended to be located in the portion of the Property where they are shown on Exhibit B. Those Public Access Easements which are shown on Exhibit B as "Floating Easements" are intended to provide the County with greater leeway in determining their precise locations, as follows:

a. ***Floating Easements.*** Exhibit B depicts four categories of "Floating Easements":

(i) Public Parking and Access Trail Floating Easements. Within this Offer, these are referred to as "Vertical Floating Easements." They are depicted on Exhibit B (see Legend) as "Floating Easement Area for Parcels One, Two, and Three," and "Easement Parcel Four: Alternative Parking/Access Trail Floating Easement."

- (ii) California Coastal Trail Floating Easement. Within this Offer, this is referred to as the “Ambulatory Coastal Trail Floating Easement.” It is depicted on Exhibit B (see Legend) as “Easement Parcel Five: California Coastal Trail Floating Easement.”
- (iii) Coastal Loop Trail Floating Easement. Within this Offer, this is referred to as the “Ambulatory Coastal Loop Trail Floating Easement.” It is depicted on Exhibit B (see Legend) as “Easement Parcel Six: Coastal Loop Trail Floating Easement.”
- (iv) Vertical Beach Access Floating Easement Options. Within this Offer, these are referred to as “Ambulatory Vertical Floating Easements.” They are depicted on Exhibit B (see Legend) as “Easement Parcel Seven: Beach Access Options.”

Vertical Floating Easements and Ambulatory Vertical Floating Easements are easements which are intended to provide the County with the flexibility to establish the precise location (the “Precise Alignments”) of certain Public Access Easements on the basis of conditions and circumstances existing at the time the Offer is accepted. The Precise Alignments will occupy some, but not all, of these “Floating Easements.” Once those Precise Alignments are determined, the portions of the Vertical Floating Easements and Ambulatory Floating Easements which are not within their respective Precise Alignments will no longer be considered to be within the scope of this Offer.

The Ambulatory Coastal Trail Floating Easement and the Ambulatory Coastal Loop Trail Floating Easement are easements which are intended to not only provide the County with the flexibility to establish the Precise Alignment, but also to serve as a potential future relocation of the Public Access Easement if the area within the Precise Alignment is rendered unusable due to natural occurrences such as bluff erosion. For that reason, those portions of the Ambulatory Coastal Trail Floating Easement and the Ambulatory Coastal Loop Trail Floating Easement which are not within the Precise Alignment of that Ambulatory Floating Easements will remain within the scope of this Offer, but only for the purpose of replacing portions of the Precise Alignments which are rendered unusable by natural occurrences.

- b. The description and purpose of each of the Public Access Easements is set forth below:
 - (i) ***Easement Parcel One, Public Parking Access:*** A Vertical Floating Easement over a strip of land twenty (20) feet wide to provide vertical vehicular public access from the existing site entrance at Highway 101 to the “Easement Two Parking Lot” defined below.
 - (ii) ***Easement Parcel Two, Public Parking Lot:*** A Vertical Floating Easement over a strip of land to provide a future public parking lot with up to twenty (20) parking spaces (the “Easement Two Parking Lot”).

- (iii) ***Easement Parcel Three, Vertical Pedestrian Access Trail:*** A Vertical Floating Easement over a strip of land twenty (20) feet wide for vertical public pedestrian access from the Easement Two Parking Lot to the UPRR Property and, after crossing the UPRR Property by way of an easement obtained pursuant to the terms of the Grantor's offer as detailed in the approved Project Description, to the California Coastal Trail.
- (iv) ***Easement Parcel Four, Alternative Parking/Access Trail:*** A Vertical Floating Easement to serve as an alternative to Easement Parcels One, Two, and Three if the connection to the UPRR Property is located adjacent to Easement Parcel Four rather than adjacent to Easement Parcel Three. Easement Parcel Four shall provide twenty (20) foot wide vehicular public access to a future public parking lot for up to twenty (20) parking spaces, and a twenty (20) foot wide public vertical pedestrian trail access from that public parking lot to the northerly edge of the UPRR Property. Easement Parcel Four shall connect the southerly edge of the UPRR Property to the California Coastal Trail.
- (v) ***Easement Parcel Five, California Coastal Trail/Horizontal Access:*** A strip of land running along the length of the Ocean Parcel generally parallel to the blufftop, a portion of which is an Ambulatory Coastal Trail Floating Easement," as shown on Exhibit B. The purpose of Easement Parcel Five is to add a segment to the California Coastal Trail for public biking, hiking, and equestrian uses, and to allow for the management and maintenance by the County of that segment.
- Partial Construction by Grantor. An approximately 1,600 foot portion of the California Coastal Trail within Easement Parcel Five and starting near the eastern boundary of the Ocean Parcel shall be approximately twenty (20) feet in width and will be constructed by Grantor. That area is not within the Coastal Trail Floating Easement.
 - Dimensions of Remainder. The remainder of the Coastal Trail Easement which is not within the Ambulatory Coastal Trail Floating Easement shall be approximately twenty (20) feet in width. The Precise Alignments for those portions within the Ambulatory Coastal Trail Floating Easement, when determined, shall be approximately twenty (20) feet in width.
- (vi) ***Easement Parcel Six, Coastal Loop Trail:*** An Ambulatory Coastal Loop Trail Floating Easement to allow for the location, management, and maintenance of a ten (10) foot wide public coastal loop trail to connect to the California Coastal Trail (the "Loop Trail").
- (vii) ***Easement Parcel Seven, Vertical Beach Access Trail:*** An Ambulatory Floating Easement consisting of seven (7) areas, from which one location will be selected to provide vertical public beach access from the California Coastal Trail to the beach (the "Beach Access").

- (viii) ***Easement Parcel Eight, Eagle Canyon Coastal Overlook:*** An easement for a Coastal overlook for public viewing adjacent to the California Coastal Trail near Eagle Canyon.
- (ix) ***Easement Parcel Nine, Loop Trail Coastal Overlook:*** An easement for a Coastal overlook for public viewing area near the edge of the blufftop and adjacent to the Loop Trail.
- (x) ***Easement Parcel Ten, Lateral Beach Access:*** An easement for lateral public access and passive recreational use along the shoreline consisting of those portions of the Ocean Parcel which run from the toe of the bluff to the mean high tide line.

2. **RESPONSIBILITY FOR THE EASEMENT AREAS.** Except with respect to the construction by Grantor of the 1,600-foot California Coastal Trail segment within Easement Parcel Five, upon acceptance of this Offer, the County shall be responsible and liable for all management and maintenance of the accepted public access Easement Areas (collectively, the “Easement Areas”) and all physical improvements within those Easement Areas. The County may receive assistance and enter into partnerships with conservation organizations and nonprofit groups for the construction, management, and maintenance of the Easement Areas and improvements. Until this Offer is accepted, the Public Access Easements shall be included within and managed as a part of the Open Space or Conservation Easement described in Conditions 93 and 94 of the Project Approval (the “Conservation Easements”). Upon recordation of the Precise Alignments, the accepted Public Access Easements shall be removed from the Conservation Easements.
3. **“PRECISE ALIGNMENTS” OF FLOATING EASEMENTS.** Upon acceptance of this Offer the County shall (i) determine all Precise Alignments for each Floating Easement, (ii) record an official document to reflect the Precise Alignments, and (iii) provide a copy of that recorded document to Grantor. The Precise Alignment determination shall be based upon a site-specific analysis of the environmental conditions existing at the time of that determination.

Upon recordation of the Precise Alignments, the portions of the Floating Easements not included within the Precise Alignments shall be treated as follows:

- a. With respect to Vertical Floating Easement, upon recordation of the Precise Alignments, those portions of those Floating Easements not included within the Precise Alignments shall be deemed removed from the scope of this Offer and continue to be managed as part of the Conservation Easements.
- b. With respect to the Ambulatory Vertical Floating Easements, upon the County’s selection of one of the seven options to serve as the “Easement Parcel Seven, Vertical Beach Access Trail” easement area, the six remaining options identified on Exhibit B

shall be deemed removed from the scope of this Offer and continue to be managed as part of the Conservation Easements.

- c. With respect to the Ambulatory Coastal Trail Floating Easement and Ambulatory Coastal Loop Trail Floating Easement, the entire Ambulatory Floating Easement area shall remain within the scope of this Offer to serve as land available to replace portions of that Precise Alignment when and if those portions are rendered unusable by natural occurrences.

4. DECLARATION OF RESTRICTIONS.

- a. *Previously Acquired Public Rights to Use, if Any.* This Offer shall not be used or construed to allow anyone, prior to acceptance of this Offer, to interfere with any rights of public access previously acquired through use, if any such rights exist on the Parcels. Similarly, this Offer shall not and shall not be construed as an acknowledgment by Grantor that any rights of public access have previously been acquired through use. After acceptance, Grantor shall not interfere with the public's use of the Public Access Easements or take any action inconsistent with such use, including, without limitation, (i) constructing or improving the property within the Easement Areas in a manner inconsistent with the public's use or enjoyment of the Public Access Easements or (ii) authorizing use of the Public Access Easements in a manner which conflicts with this Offer.

- b. *Grantor's Retained Rights.*

- (i) Normal and Incidental Rights. Grantor shall retain all normal rights and incidents of ownership of the underlying fee interest in the Parcels which are not inconsistent with the Public Access Easements. By accepting this Offer, however, the County agrees to undertake all obligations and assume all liability related to the management, maintenance, and public use of the Public Access Easements.

- (ii) Project-Related Activities. Consistent with the implementation of the Project as approved by the County and with the need for the ongoing maintenance, service, and other needs related to the permitted public and private uses of the Parcels, Grantor retains the right to enter the accepted Easement Areas upon reasonable notice (or without notice in the case of emergencies where the circumstances do not allow time for notice) to perform the following activities to the extent permitted or required by the Project Approval:

- Habitat restoration, enhancement and maintenance, including associated grading and drainage improvements for such purposes;
- Installation, repair, or upgrading of approved roads and utilities, including storm drains, water lines, irrigation lines, and similar facilities;
- Construction of water quality management structures, erosion control, and flood control management activities;

- Fuel modification required by the County of Santa Barbara Fire Department undertaken in accordance with the final fuel modification plan approved pursuant to this Project Approval, or other fuel modification plans required and approved by the County;
- Improvements for and maintenance of public access, recreation, and/or environmental education and research including, but not limited to, trails, public parking facilities, fencing along designated pathways, and associated appurtenances and necessary signage;
- Reconstruction of existing drains or maintenance and repair activities consistent with Project Approval;
- Activities for the remediation of hazardous materials as approved by the County; and,
- Minor earth disturbance for archaeological study.

Any locations used for such activities shall be cleared, repaired, or restored to its prior condition upon completion.

- c. *Timing of Availability for Public Use.* Pursuant to the Coastal Act, dedicated public accessways shall not be required to be opened to public use until a public agency or private association agrees to accept responsibility for maintenance and liability of the accessways. Therefore, none of the Public Access Easements shall be opened to the public for use until after the County has accepted the Offer and, therefore, assumed all obligations, responsibilities, and liabilities related to the management and maintenance of all accepted Easement Areas.

5. DURATION, ACCEPTANCE, AND TRANSFERABILITY.

- a. *Duration.* This Offer shall be binding for twenty-one (21) years after the Effective Date. If not accepted by the County during that timeframe, this Offer shall expire.
- b. *Acceptance.* This Offer shall not become effective unless and until (i) the first Coastal Development Permit for the Project has been issued and (ii) the Project Approval is “final.” The Project Approval shall be deemed “final” when (i) all administrative appeal periods have expired without an appeal having been filed, (ii) when all statutes of limitation for judicial challenge to the Project Approval have expired without litigation being filed, or (iii) if litigation is filed, when a successful defense in all such litigation has resulted in a final judgment upholding the Project approval. Such administrative and judicial proceedings which must be “final” before this Offer can become effective include not only those related to the approval of the Project by the County, but also those related to pending and future proceedings of the California Coastal Commission with respect to the Project.

Upon acceptance of the Offer, the County shall determine the Precise Alignments. The County shall record an official document to reflect the Precise Alignments and provide

a copy of that recorded document to the Grantor. Upon completion of those acts, this Offer shall operate as a grant of the Public Access Easements (Precise Alignments only for Floating Easements) in gross and perpetuity that shall run with the land in favor of the County and bind the Grantor and its heirs, successors, and assigns with respect to both the Inland Parcel and the Ocean Parcel to the Offer's terms, conditions, and restrictions.

- c. *Transfer.* After the Offer has been accepted and all Precise Alignments have been recorded, the Public Access Easements may be transferred to and held by another public agency or a private association which agrees in writing to accept responsibility for management, maintenance, and liability of all Public Access Easements. The County's acceptance of this Offer shall constitute a covenant running with the land that the County shall not abandon its management, maintenance, and liability responsibilities and obligations with respect to these Public Access Easements. A transfer as described above in this Subparagraph c shall not constitute such an abandonment.
6. **REMEDIES.** Grantor and the County may pursue any and all available legal and/or equitable remedies to enforce the terms and conditions of this Offer and the Public Access Easements. A failure by Grantor or the County in one or more instances to enforce the terms of this Offer and/or the Public Access Easements shall not be deemed a waiver of any future right to pursue such remedies with respect to a subsequent breach of the same or any other provision of this Offer and/or the Public Access Easements.
7. **CONDITION OF TITLE.** This Offer shall be recorded free of prior liens and encumbrances (other than existing and approved easements for roads, trails, and utilities) which the County determines may affect the interest being conveyed.
8. **TAXES AND ASSESSMENTS.** Grantor agrees to pay or cause to be paid all real property taxes and assessments levied or assessed against the Parcels. This Offer and its use restrictions shall constitute enforceable restrictions within the meaning of (i) Article XIII, Section 8, of the California Constitution and (ii) Section 402.1 of the California Revenue and Taxation Code or successor statute. Furthermore, this Offer and the Public Access Easements shall constitute a servitude upon and burden to the Parcels within the meaning of Section 3712(d) of the California Revenue and Taxation Code, or successor statute, which survives a sale of tax-deeded property.
9. **SUCCESSORS AND ASSIGNS.** All provisions of this Offer and the Public Access Easements shall be binding upon and inure to the benefit of the heirs, successors, and assigns, whether voluntary or involuntary, of both the Grantor and the County.
10. **SEVERABILITY.** If any provision of this Offer and/or the Public Access Easements is held to be invalid, or for any reason becomes unenforceable, the remaining provisions of the Offer and/or Public Access Easements shall remain valid and enforceable.

[SIGNATURES ON FOLLOWING PAGES]

By: CPH DOS PUEBLOS ASSOCIATES, LLC
A Delaware limited liability company

By: Makallon Dos Pueblos, LLC,
A Delaware limited liability company,
Its Managing Member

By: FRE Ventures Manager, L.L.C.
a Delaware limited liability company, its
Managing Member

By: [Signature] Date: 3/21, 2016

Name: Daniel J. Hirsch

Farallon Capital Management, L.L.C.,
a Delaware limited liability company, its Managing Member

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF San Francisco

On 3/21, 2016, before me, Ann Tyson Golden, Notary Public
Notary Public (insert name and title of the officer),

personally appeared Daniel J. Hirsch, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature: [Signature]
[Seal]



ACKNOWLEDGMENT BY COUNTY OF SANTA BARBARA

This Irrevocable Offer to Dedicate Public Access Easements and Declaration of Restrictions is acknowledged by the Chair of the Board of Supervisors of the County of Santa Barbara pursuant to authority conferred by the County of Santa Barbara when it granted Coastal Development Permit Nos. 06CDH-00000-00038, -00039, 09CDP-00000-00045, and 10CDP-00000-00094, Minor Conditional Use Permit No. 07CUP-00000-00065, and Major Conditional Use Permit No. 10CUP-00000-00039 on February 4, 2014, and the County of Santa Barbara consents to its recordation. This Acknowledgment is not and shall not be construed as an acceptance of this Offer to Dedicate.

Dated: _____, 2016

CHAIR, Board of Supervisors

ATTEST:

MONA MIYASATO
Clerk of the Board of Supervisors

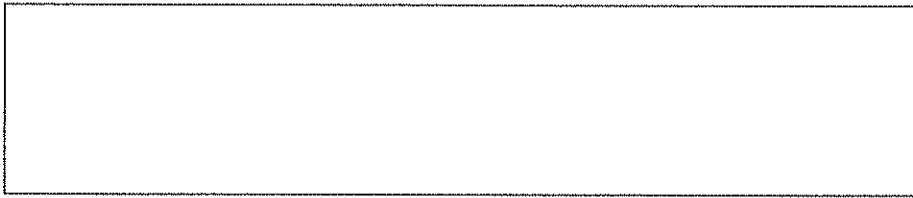
By _____
Deputy Clerk

APPROVED AS TO FORM:

Michael C. Ghizzoni
COUNTY COUNSEL

By _____
Deputy County Counsel

ACKNOWLEDGMENT



STATE OF CALIFORNIA
COUNTY OF

On _____, 2016, before me, _____
Notary Public (insert name and title of the officer),

personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature: _____

[Seal]

EXHIBIT A

**Legal Description of Easement Areas
[Attached]**



Those portions of the Rancho Los Dos Pueblos in the County of Santa Barbara, State of California, described as follows:

Parcel One (Inland Parcel)

Beginning at the point intersection of the centerline of Eagle Canon Creek with the southerly line of the tract of land described as Parcel Two in deed to State of California, recorded March 8, 1956 as Instrument No. 4508 in Book 1366, Page 177 of Official Records, records of said County;

Thence, southerly, meandering the centerline of said Eagle Canon Creek to its intersection with the line of mean high tide of the Pacific Ocean;

Thence, westerly along said line of mean high tide to its intersection with the center of Canada Tomete, being the easterly line of the Townsite of Naples as shown on map recorded in Book C, Page 9 of Miscellaneous Records, records of said County;

Thence, in a general northerly direction along said last mentioned line to its intersection with the northerly line of the tract of land described as Parcel One in deed to Signal Oil and Gas Company, a corporation, recorded June 26, 1961 as Instrument No. 22196 in Book 1855, Page 340 of Official Records, records of said County;

Thence, easterly along said last mentioned line to its intersection with said southerly line of said tract of land described as Parcel Two in deed recorded in Book 1366, Page 177 of Official Records, above referred to;

Thence, easterly along said last mentioned line to the point of beginning.

EXCEPTING THEREFROM that portion lying southerly of the northerly line of the land conveyed to Southern Pacific Railroad Company in document recorded August 26, 1901 in Book 78, Page 211 of Deeds in the Office of the County Recorder of said County.

This legal description was prepared as a convenience only and is not intended for use in the division and/or conveyance of land in violation of the Subdivision Map Act of the State of California.

APN: 79-200-008

Parcel Two (Ocean Parcel)



Beginning at the point intersection of the centerline of Eagle Canon Creek with the southerly line of the tract of land described as Parcel Two in deed to State of California, recorded March 8, 1956 as Instrument No. 4508 in Book 1366, Page 177 of Official Records, records of said County;

Thence, southerly, meandering the centerline of said Eagle Canon Creek to its intersection with the line of mean high tide of the Pacific Ocean;

Thence, westerly along said line of mean high tide to its intersection with the center of Canada Tomete, being the easterly line of the Townsite of Naples as shown on map recorded in Book C, Page 9 of Miscellaneous Records, records of said County;

Thence, in a general northerly direction along said last mentioned line to its intersection with the northerly line of the tract of land described as Parcel One in deed to Signal Oil and Gas Company, a corporation, recorded June 26, 1961 as Instrument No. 22196 in Book 1855, Page 340 of Official Records, records of said County;

Thence, easterly along said last mentioned line to its intersection with said southerly line of said tract of land described as Parcel Two in deed recorded in Book 1366, Page 177 of Official Records, above referred to;

Thence, easterly along said last mentioned line to the point of beginning.

EXCEPTING THEREFROM that portion lying northerly of the southerly line of the land conveyed to Southern Pacific Railroad Company in document recorded August 26, 1901 in Book 78, Page 211 of Deeds in the Office of the County Recorder of said County.

This legal description was prepared as a convenience only and is not intended for use in the division and/or conveyance of land in violation of the Subdivision Map Act of the State of California.

APN: 79-200-004

EXHIBIT B
Easement & Parcel Depiction
Legal Descriptions of Easements
[Attached]

111 East Victoria Street,
 Phone: (805) 963-9532
 W.O.12825.15



Stantec

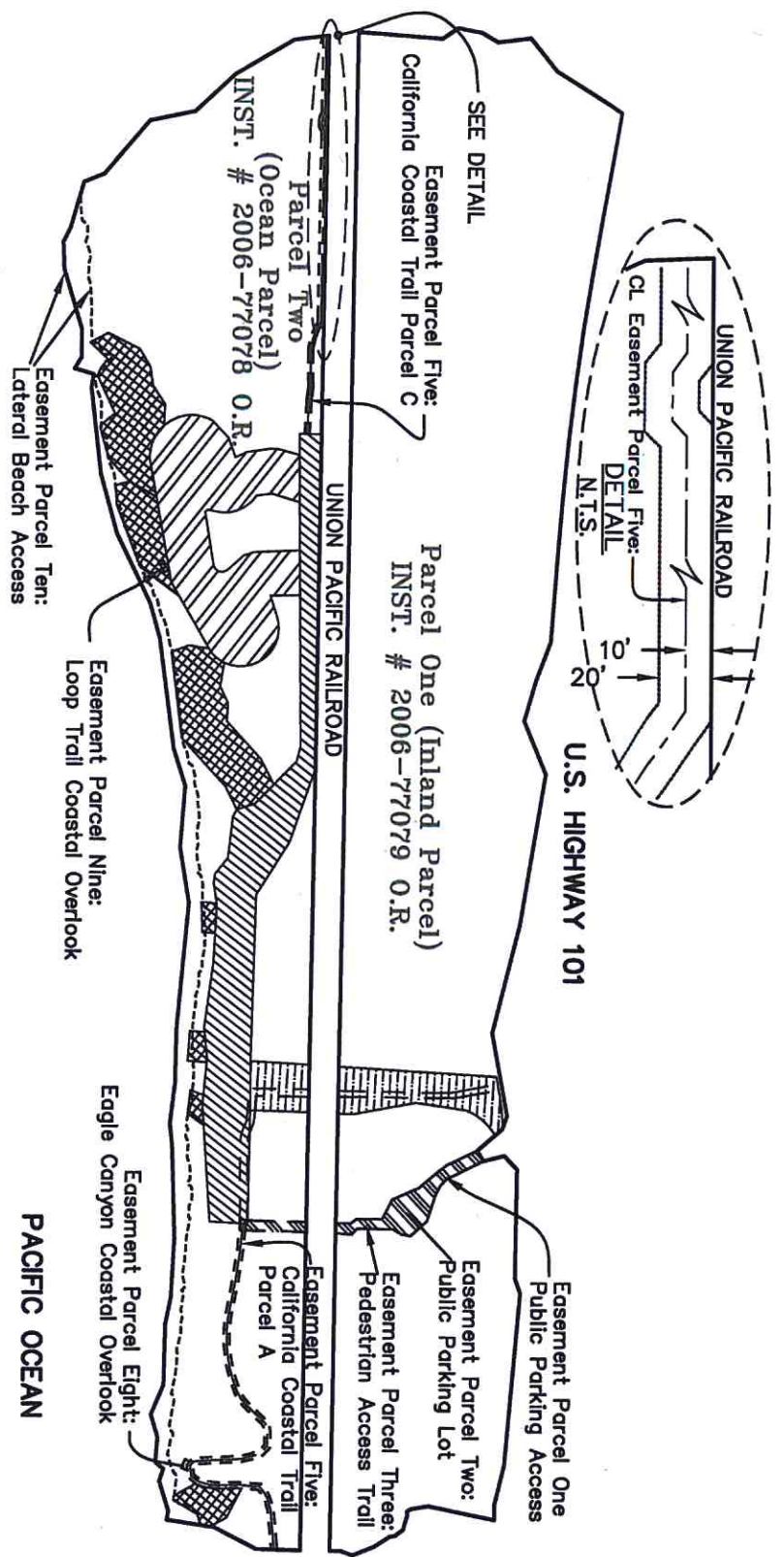
Santa Barbara, CA 93101
 Fax: (805) 966-9801

2016-02-26

SCALE: 1"=600'

EXHIBIT B
EASEMENT & PARCEL DEPICTION
 COUNTY OF SANTA BARBARA
 STATE OF CALIFORNIA

NOTE: TRAIL ALIGNMENTS WITHIN FLOATING EASEMENTS ARE ILLUSTRATIVE ONLY. EXACT TRAIL ALIGNMENTS TO BE DETERMINED BY THE COUNTY.



LEGEND

- FLOATING EASEMENT AREA FOR PARCELS ONE, TWO, AND THREE
- EASEMENT PARCEL FOUR: ALTERNATIVE PARKING/ACCESS TRAIL FLOATING EASEMENT
- EASEMENT PARCEL FIVE: CALIFORNIA COASTAL TRAIL FLOATING EASEMENT
- EASEMENT PARCEL SIX: COASTAL LOOP TRAIL FLOATING EASEMENT
- EASEMENT PARCEL SEVEN: BEACH ACCESS OPTIONS



Legal Descriptions for Easement Parcels

Those certain portions of land situated in the County of Santa Barbara, State of California, lying within the Rancho Los Dos Pueblos as per Book "A", Page 323 of Patents, records of said County, being portions of Parcel One as described in the Quitclaim Deed recorded May 5, 2006 as Instrument No. 2006-36375 Official Records of said County, more particularly described as follows:

Easement Parcels One, Two, and Three: Floating Easement Area

Commencing at monument station "EAGLE", having a Northing of 345,830.39 feet and an Easting of 1,419,371.93 feet based on the California Coordinate System, Zone 5, NAD 1927 (CCS27), as shown on the California State Lands Commission (CSLC) Survey of the Ordinary High Water Mark, filed in the office of said County Recorder in Book 35, Pages 87 through 92 of Record of Surveys, from which monument station "SIGNAL", having a Northing of 346,211.61 feet and an Easting of 1,414,912.95 feet per said Record of Survey bears North 85°06'48" West, 4475.25 feet; Thence, North 56°37'40" West, a distance of 2,290.45 feet to the True Point of Beginning, said point being an angle point is the southerly right-of-way of highway 101 as described in Parcel Two in the Grant Deed to the State of California, recorded March 8, 1956 in Book 1366, Page 177 Official Records, said point being the easterly terminus of that certain course described as having a bearing and distance of "N 66°29'17"W 41.34 feet" in said deed; thence, along said course,

South 66°29'17" West, a distance of 41.34 feet; thence, leaving said right-of-way

South 19°21'33" East, a distance of 112.42 feet; thence,

South 28°53'12" East, a distance of 33.12 feet; thence,

South 32°11'45" East, a distance of 31.91 feet; thence,

South 33°08'49" East, a distance of 58.52 feet; thence,

South 17°08'44" East, a distance of 98.37 feet; thence,

South 55°53'08" East, a distance of 74.89 feet; thence,

South 06°42'35" West, a distance of 85.59 feet; thence,

South 26°33'54" East, a distance of 24.60 feet; thence,



South 06°52'54" West, a distance of 51.72 feet; thence,
South 08°17'53" West, a distance of 266.97 feet; thence,
South 10°29'29" West, a distance of 57.77 feet; thence,
South 83°17'25" East, a distance of 36.01 feet; thence,
North 08°18'57" East, a distance of 324.02 feet; thence,
North 11°08'34" East, a distance of 54.95 feet; thence,
North 38°39'35" West, a distance of 25.61 feet; thence,
North 07°28'18" East, a distance of 123.05 feet; thence,
North 36°31'44" East, a distance of 33.60 feet; thence,
North 17°49'08" East, a distance of 29.41 feet; thence,
North 34°32'54" West, a distance of 74.06 feet; thence,
North 64°39'14" West, a distance of 21.02 feet; thence,
North 65°07'11" West, a distance of 76.06 feet; thence,
North 55°50'25" West, a distance of 33.84 feet; thence,
North 38°59'28" West, a distance of 27.02 feet; thence,
North 20°13'29" West, a distance of 20.25 feet; thence,
North 19°51'10" West, a distance of 121.79 feet to the Point of Beginning

EXCEPTING therefrom any portion lying within the Southern Pacific Railroad Company right of way as described in document recorded August 26, 1901, in Book 78, Page 211 of Deeds of said County.

Containing 41,622 square feet or 0.96 acres, more or less.

Easement Parcel Four: Alternative Parking / Access Trail Floating Easement

Commencing at monument station "EAGLE", having a Northing of 345,830.39 feet and an Easting of 1,419,371.93 feet based on the California Coordinate System, Zone 5, NAD 1927 (CCS27), as shown on the California State Lands Commission (CSLC) Survey of the Ordinary High Water Mark, filed in the office of said County Recorder in Book 35, Pages 87 through 92 of Record of Surveys, from which monument station "SIGNAL", having a



Northing of 346,211.61 feet and an Easting of 1,414,912.95 feet per said Record of Survey bears North 85°06'48" West, 4475.25 feet; thence, North 56°25'36" West, a distance of 2,415.47 feet to the Point of Beginning, said point being an angle point is the southerly right-of-way of highway 101 as described in Parcel Two in the Grant Deed to the State of California, recorded March 8, 1956 in Book 1366, Page 177 Official Records, said point being the northerly terminus of that course described in said deed as having a bearing and distance of "N 33°48'25"W 111.13 feet"; thence, along said course,

South 33°48'25" East, a distance of 34.98 feet to the beginning of a non-tangent curve, concave north, having a radius of 66.00 feet, and a radial center which bears North 18°42'58" West; thence,

westerly along said curve through a central angle of 12°51'50", an arc distance of 14.82 feet to the beginning of a non-tangent curve, concave southeast, having a radius of 191.00 feet, and a radial center which bears South 26°39'35" East; thence,

Southwesterly along said curve through a central angle of 36°03'07", an arc distance of 120.18 feet; thence,

South 15°10'03" West, a distance of 171.98 feet; thence,

South 03°52'09" East, a distance of 207.46 feet to the beginning of a non-tangent curve, concave west, having a radius of 476.51 feet, and a radial center which bears North 84°43'51" West; thence,

Southerly along said curve through a central angle of 07°11'43", an arc distance of 59.84 feet; thence,

South 08°36'59" West, a distance of 297.97 feet; thence,

North 82°52'30" West, a distance of 167.25 feet; thence,

North 10°21'33" East, a distance of 835.21 feet; thence,

North 86°32'44" East, a distance of 85.07 feet; thence,

North 89°43'07" East, a distance of 29.78 feet; thence,

South 87°06'29" East, a distance of 60.01 feet to a point on the southerly right-of-way of said grant deed; thence, along said right-of-way

South 62°55'29" East, a distance of 5.65 feet to the Point of Beginning.



Containing 106,056 square feet or 2.43 acres, more or less.

Easement Parcels Five: California Coastal Trail / Horizontal Access

Parcel A - 20 foot easement

A strip of land 20.00 feet in width lying 10.00 feet on each side of the following described centerline:

Commencing at monument station "EAGLE", having a Northing of 345,830.39 feet and an Easting of 1,419,371.93 feet based on the California Coordinate System, Zone 5, NAD 1927 (CCS27), as shown on the California State Lands Commission (CSLC) Survey of the Ordinary High Water Mark, filed in the office of said County Recorder in Book 35, Pages 87 through 92 of Record of Surveys, from which monument station "SIGNAL", having a Northing of 346,211.61 feet and an Easting of 1,414,912.95 feet per said Record of Survey bears North 85°06'48" West, 4475.25 feet; thence, North 59°39'40" West, a distance of 795.49 feet to the True Point of Beginning, thence,

North 88°10'36" West, a distance of 135.30 feet; thence,

South 79°14'51" West, a distance of 44.80 feet to the beginning of curve to the left having a radius of 44.50 feet; thence,

westerly along said curve through a central angle of 22°30'00", an arc distance of 17.48 feet; thence,

South 56°44'51" West, a distance of 25.75 feet; thence,

South 11°44'51" West, a distance of 48.11 feet to the beginning of curve to the left having a radius of 494.47 feet; thence,

southerly along said curve through a central angle of 08°35'11", an arc distance of 74.10 feet to a point of reverse curve to the right having a radius of 205.49 feet; thence,

southerly along said curve through a central angle of 19°20'19", an arc distance of 69.36 feet; thence,

South 22°30'00" West, a distance of 16.58 feet; thence,

South 45°00'00" West, a distance of 31.54 feet; thence,

Due West, a distance of 34.74 feet; thence,

North 45°00'00" West, a distance of 18.53 feet; thence,



Due North, a distance of 7.40 feet to the beginning of curve to the right having a radius of 955.44 feet; thence,

northerly along said curve through a central angle of $07^{\circ}07'14''$, an arc distance of 118.74 feet; to a point of reverse curve to the left having a radius of 244.48 feet; thence,

northerly along said curve through a central angle of $24^{\circ}56'03''$, an arc distance of 106.39 feet; thence,

North $39^{\circ}22'48''$ West, a distance of 32.14 feet; thence,

North $84^{\circ}22'48''$ West, a distance of 53.38 feet to the beginning of curve to the left having a radius of 44.50 feet; thence,

westerly along said curve through a central angle of $45^{\circ}00'00''$, an arc distance of 34.95 feet; thence,

South $50^{\circ}37'12''$ West, a distance of 78.36 feet to the beginning of curve to the right having a radius of 135.97 feet; thence,

southwesterly along said curve through a central angle of $23^{\circ}41'55''$, an arc distance of 56.24 feet to a point of compound curve to the right having a radius of 480.47 feet; thence,

westerly along said curve through a central angle of $34^{\circ}52'15''$, an arc distance of 292.42 feet to a point of reverse curve to the left having a radius of 2,254.35 feet; thence,

westerly along said curve through a central angle of $07^{\circ}17'56''$, an arc distance of 287.18 feet to the Point of Ending.

The Easterly sidelines of the above described parcel shall be lengthened or shortened to terminate on the easterly boundary of Parcel One of said Quitclaim Deed.

Containing 31,680 square feet or 0.73 acres, more or less.

Parcel B - Floating easement

Beginning at a the Point of Ending in the above described Parcel Five; thence

South $10^{\circ}23'20''$ West, a distance of 113.88 feet; thence,

North $86^{\circ}58'17''$ West, a distance of 398.13 feet; thence,

North $77^{\circ}28'16''$ West, a distance of 155.15 feet; thence,



North 88°51'15" West, a distance of 105.20 feet; thence,
North 75°26'47" West, a distance of 226.03 feet; thence,
North 80°08'03" West, a distance of 196.44 feet; thence,
South 88°43'37" West, a distance of 73.92 feet; thence,
North 75°27'56" West, a distance of 29.59 feet; thence,
North 45°00'00" West, a distance of 72.14 feet; thence,
North 76°40'32" West, a distance of 140.38 feet; thence,
North 52°21'09" West, a distance of 26.35 feet; thence,
North 11°35'20" West, a distance of 64.36 feet; thence,
North 38°39'35" West, a distance of 202.04 feet; thence,
North 68°37'46" West, a distance of 51.95 feet; thence,
North 83°30'28" West, a distance of 1,061.63 feet; thence,
North 07°52'07" East, a distance of 74.50 feet to the southerly line of the Union Pacific
right-of-way as described in the deed conveyed to Southern Pacific Railroad Company
in document recorded August 26, 1901 in Book 78, Page 211 of Deeds in the Office of
the County Recorder of said County; thence,
South 82°14'40" East, a distance of 1,134.39 feet; thence, leaving said right-of-way
South 63°56'43" East, a distance of 265.21 feet; thence,
South 51°04'21" East, a distance of 210.92 feet; thence,
South 81°26'50" East, a distance of 544.57 feet; thence,
South 82°52'30" East, a distance of 228.96 feet; thence,
South 81°55'10" East, a distance of 344.20 feet to a point on a line that bears North
10°23'20" East and passing through the Point of Beginning; thence, along said line
South 10°23'20" West, a distance of 14.44 feet to the Point of Beginning.
Containing 307,733 square feet or 7.06 acres, more or less.



Parcel C -20 foot easement

A strip of land 20.00 feet in width lying 10.00 feet on each side of the following described centerline:

Commencing at a point on the west boundary of the above described "Parcel B Floating Easement" said point being distant thereon North 07°52'07" East, a distance of 26.48 feet from the southerly terminus of that certain course described in said Parcel B as "North 07°52'07" East, a distance of 74.50 feet", thence, leaving said west line,

North 80°30'40" West, a distance of 110.87 feet; thence,

North 76°41'03" West, a distance of 48.68 feet; thence,

North 83°16'59" West, a distance of 129.94 feet to the beginning of a non-tangent curve, concave northeast, having a radius of 289.01 feet, and a radial center which bears North 15°26'29" East; thence,

northwesterly along said curve through a central angle of 14°35'37", an arc distance of 73.61 feet; thence,

North 50°00'23" West, a distance of 24.98 feet to a line parallel with and distant 10 feet southerly from the southerly line of the Union Pacific Railway right-of-way as described in the deed conveyed to Southern Pacific Railroad Company in document recorded August 26, 1901 in Book 78, Page 211 of Deeds in the Office of the County Recorder of said County; thence, along said parallel line,

North 82°14'40" West, a distance of 646.35 feet; thence,

South 73°31'40" West, a distance of 21.93 feet; thence,

North 82°14'40" West, a distance of 24.29 feet; thence,

North 58°01'00" West, a distance of 21.93 feet to the above described parallel line; thence, along said line,

North 82°14'40" West, a distance of 260.20 feet to the west boundary of the above referenced Quitclaim Deed.

The sidelines of the above described easement shall be lengthened or shortened to terminate on the west boundary of said Quitclaim Deed.

Containing 27,256 square feet or 0.63 acres, more or less.



Easement Parcel Six : Coastal Loop Trail Floating Easement

Commencing at monument station "SIGNAL", having a Northing of 346,211.61 feet and an Easting of 1,414,912.95 feet based on the California Coordinate System, Zone 5, NAD 1927 (CCS27), as shown on the California State Lands Commission (CSLC) Survey of the Ordinary High Water Mark, filed in the office of said County Recorder in Book 35, Pages 87 through 92 of Record of Surveys, from which monument station "EAGLE", having a Northing of 345,830.39 feet and an Easting of 1,419,371.93 feet per said Record of Survey bears South 85°06'48" East, 4475.25 feet; thence, North 49°25'53" East, a distance of 743.11 feet to a point on the southerly boundary of the above described "Parcel B Floating Easement" distant thereon 514.61 feet westerly from the easterly terminus of the above described course of said Parcel B shown hereon as "North 83°30'28" West, a distance of 1,061.63 feet", said point also being the True Point of Beginning; thence, leaving said southerly boundary,

South 05°24'45" West, a distance of 100.65 feet; thence,

North 79°32'29" East, a distance of 78.08 feet to the beginning of a non-tangent curve, concave west, having a radius of 129.30 feet, and a radial center which bears South 08°44'47" East; thence,

southerly along said curve through a central angle of 157°26'02", an arc distance of 355.28 feet; thence,

South 66°53'35" West, a distance of 268.86 feet; thence,

South 86°53'50" West, a distance of 426.48 feet to the beginning of a non-tangent curve, concave northeast, having a radius of 142.38 feet, and a radial center which bears North 04°30'40" East; thence,

northwesterly along said curve through a central angle of 122°50'06", an arc distance of 305.24 feet; thence,

North 53°51'18" East, a distance of 77.60 feet; thence,

North 77°12'58" East, a distance of 69.50 feet; thence,

North 16°59'53" West, a distance of 41.72 feet; thence,

North 01°25'18" West, a distance of 80.48 feet; thence,

North 09°52'25" East, a distance of 28.06 feet; thence,



North 22°37'53" East, a distance of 74.81 feet to its intersection with said southerly boundary of said Parcel B; thence, along said southerly boundary,

South 83°30'28" East, a distance of 160.01 feet; thence, leaving said southerly boundary,

South 24°05'15" West, a distance of 98.73 feet; thence,

Due South, a distance of 53.61 feet to the beginning of a non-tangent curve, concave west, having a radius of 130.12 feet, and a radial center which bears South 40°58'32" West; thence,

southerly along said curve through a central angle of 60°19'18", an arc distance of 136.99 feet; thence,

South 16°49'17" West, a distance of 46.32 feet; thence,

South 26°33'54" East, a distance of 11.53 feet; thence,

North 87°47'51" East, a distance of 187.79 feet to the beginning of a non-tangent curve, concave west, having a radius of 28.87 feet, and a radial center which bears North 14°35'16" West; thence,

northerly along said curve through a central angle of 110°00'16", an arc distance of 55.43 feet; thence,

North 34°35'32" West, a distance of 72.64 feet; thence,

North 11°18'36" West, a distance of 36.80 feet; thence,

North 04°18'31" East, a distance of 156.78 feet to the intersection with said Parcel B southerly boundary; thence, along said southerly boundary

South 83°30'28" East, a distance of 151.94 feet to the Point of Beginning.

Containing 258,518 square feet or 5.93 acres, more or less.

Easement Parcel Seven: Beach Access Options

Option Area 1

Commencing at monument station "EAGLE", having a Northing of 345,830.39 feet and an Easting of 1,419,371.93 feet based on the California Coordinate System, Zone 5, NAD 1927 (CCS27), as shown on the California State Lands Commission (CSLC) Survey of the Ordinary High Water Mark, filed in the office of said County Recorder in Book 35, Pages



87 through 92 of Record of Surveys, from which monument station "SIGNAL", having a Northing of 346,211.61 feet and an Easting of 1,414,912.95 feet per said Record of Survey bears North 85°06'48" West, 4475.25 feet; thence, North 80°23'34" West, a distance of 957.92 feet to its intersection with the southerly boundary of the above described 20 foot strip of land (Parcel A – 20 foot Easement) said point of intersection being the True Point of Beginning, thence, along said southerly boundary the following four courses,

North 45°00'00" East, a distance of 11.98 feet; thence,

North 22°30'00" East, a distance of 18.57 feet to the beginning of a curve to the left having a radius of 215.49 feet; thence,

northerly along said curve through a central angle of 19°20'19", an arc distance of 72.73 feet; to a point of reverse curve to the right having a radius of 484.47 feet; thence,

northerly along said curve through a central angle of 07°13'36", an arc distance of 61.11 feet; thence, leaving said southerly boundary,

South 55°42'26" East, a distance of 110.16 feet; thence,

South 23°04'40" East, a distance of 63.73 feet to the intersection with the east boundary of said Parcel One of the above referenced Quitclaim Deed ; thence, along said east boundary,

South 15°05'32" West, a distance of 34.38 feet; thence, leaving said east boundary,

South 82°23'33" West, a distance of 37.95 feet to a point having a Northing of 345,988.19 feet, and an Easting of 1,418,535.71 feet, based on the above referenced CCS27 datum; thence,

South 36°42'57" West, a distance of 94.62 feet; thence,

North 81°15'33" West, a distance of 12.74 feet; thence,

North 22°53'22" West, a distance of 76.56 feet; thence,

North 59°42'02" West, a distance of 10.81 feet to the Point of Beginning.

Excepting therefrom any portion lying within the below described "Easement Parcel Ten: Lateral Beach Access".

Containing 19,302 square feet or 0.44 acres, more or less.

Option Area 2



Commencing at monument station "EAGLE", having a Northing of 345,830.39 feet and an Easting of 1,419,371.93 feet based on the California Coordinate System, Zone 5, NAD 1927 (CCS27), as shown on the California State Lands Commission (CSLC) Survey of the Ordinary High Water Mark, filed in the office of said County Recorder in Book 35, Pages 87 through 92 of Record of Surveys, from which monument station "SIGNAL", having a Northing of 346,211.61 feet and an Easting of 1,414,912.95 feet per said Record of Survey bears North 85°06'48" West, 4475.25 feet; thence, North 81°20'43" West, a distance of 2,272.14 feet to a point on the southerly boundary of the above described "Parcel B Floating Easement" distant thereon 31.33 feet westerly from the easterly terminus of the above described course of said Parcel B shown hereon as "North 77°28'16" West, a distance of 155.15 feet", said point being the True Point of Beginning; thence, along said southerly boundary the following two courses,

South 77°28'16" East, a distance of 31.33 feet; thence,

South 86°58'17" East, a distance of 70.58 feet; thence, leaving said southerly boundary,

South 42°34'50" West, a distance of 67.24 feet; thence,

North 76°19'43" West, a distance of 79.35 feet; thence,

North 27°33'11" East, a distance of 46.56 feet to the Point of Beginning.

Excepting therefrom any portion lying within the below described "Easement Parcel Ten: Lateral Beach Access".

Containing 4,352 square feet or 0.10 acres, more or less.

Option Area 3

Commencing at monument station "EAGLE", having a Northing of 345,830.39 feet and an Easting of 1,419,371.93 feet based on the California Coordinate System, Zone 5, NAD 1927 (CCS27), as shown on the California State Lands Commission (CSLC) Survey of the Ordinary High Water Mark, filed in the office of said County Recorder in Book 35, Pages 87 through 92 of Record of Surveys, from which monument station "SIGNAL", having a Northing of 346,211.61 feet and an Easting of 1,414,912.95 feet per said Record of Survey bears North 85°06'48" West, 4475.25 feet; thence, North 81°25'34" West, a distance of 2,485.74 feet to a point on the southerly boundary of the above described "Parcel B Floating Easement" distant thereon 14.37 feet easterly from the westerly terminus of the above described course of said Parcel B shown as "North 88°51'15" West, a distance of 105.20 feet", said point also being the True Point of Beginning; thence, along said southerly boundary the following two courses,



South 88°51'15" East, a distance of 90.83 feet; thence,
South 77°28'16" East, a distance of 11.33 feet; thence, leaving said southerly boundary
South 10°18'17" West, a distance of 64.70 feet; thence,
North 79°22'49" West, a distance of 101.77 feet; thence,
North 11°11'43" East, a distance of 50.12 feet to the Point of Beginning.

Excepting therefrom any portion lying within the below described "Easement Parcel Ten: Lateral Beach Access".

Containing 5,919 square feet or 0.14 acres, more or less.

Option Area 4

Commencing at monument station "SIGNAL", having a Northing of 346,211.61 feet and an Easting of 1,414,912.95 feet based on the California Coordinate System, Zone 5, NAD 1927 (CCS27), as shown on the California State Lands Commission (CSLC) Survey of the Ordinary High Water Mark, filed in the office of said County Recorder in Book 35, Pages 87 through 92 of Record of Surveys, from which monument station "EAGLE", having a Northing of 345,830.39 feet and an Easting of 1,419,371.93 feet per said Record of Survey bears South 85°06'48" East, 4475.25 feet; thence, North 87°05'03" East, a distance of 1,573.59 feet to a point on the southerly boundary of the above described "Parcel B Floating Easement" distant thereon 2.80 feet westerly from the easterly terminus of the above described course of said Parcel B shown as "South 88°43'37" West, a distance of 73.92 feet", said point being the True Point of Beginning; thence, along said southerly boundary the following two courses,

North 88°43'37" East, a distance of 2.80 feet; thence,
South 80°08'03" East, a distance of 98.17 feet; thence, leaving said southerly boundary,
South 11°01'47" West, a distance of 43.43 feet; thence,
North 85°03'15" West, a distance of 103.02 feet; thence,
North 12°44'43" East, a distance of 51.78 feet to the Point of Beginning.

Excepting therefrom any portion lying within the below described "Easement Parcel Ten: Lateral Beach Access".

Containing 4,860 square feet or 0.11 acres, more or less.



Option Area 5

Commencing at monument station "SIGNAL", having a Northing of 346,211.61 feet and an Easting of 1,414,912.95 feet based on the California Coordinate System, Zone 5, NAD 1927 (CCS27), as shown on the California State Lands Commission (CSLC) Survey of the Ordinary High Water Mark, filed in the office of said County Recorder in Book 35, Pages 87 through 92 of Record of Surveys, from which monument station "EAGLE", having a Northing of 345,830.39 feet and an Easting of 1,419,371.93 feet per said Record of Survey bears South 85°06'48" East, 4475.25 feet; thence, North 75°01'35" East, a distance of 1,235.66 feet to a point on the southerly boundary of the above described "Parcel B Floating Easement" distant thereon 90.75 feet northerly from the southerly terminus of the above described course of said Parcel B shown hereon as "North 38°39'35" West, a distance of 202.04 feet", said point also being the True Point of Beginning; thence, along said southerly boundary the following two courses,

South 38°39'35" East, a distance of 90.75 feet; thence,

South 11°35'20" East, a distance of 64.36 feet; thence,

South 70°45'20" West, a distance of 88.87 feet; thence, leaving said southerly boundary,

South 54°20'00" West, a distance of 221.28 feet; thence,

North 89°55'50" West, a distance of 294.01 feet; thence,

North 13°36'46" West, a distance of 62.38 feet; thence,

North 14°12'36" East, a distance of 68.41 feet to a point on the southeasterly boundary of the above described "Parcel Six – Coastal Loop Trail Floating Easement"; thence, along said southeasterly boundary the following three courses,

North 66°53'35" East, a distance of 11.84 feet to the beginning of a non-tangent curve, concave northwest, having a radius of 129.30 feet, and a radial center which bears North 31°18'45" West; thence,

northeasterly along said curve through a central angle of 25°20'55", an arc distance of 57.20 feet; thence,

North 49°37'42" East, a distance of 3.10 feet; thence, leaving said southeasterly boundary,

South 73°54'29" East, a distance of 81.12 feet; thence,

North 71°30'21" East, a distance of 63.20 feet; thence,



South 78°30'56" East, a distance of 61.01 feet; thence,

North 55°11'42" East, a distance of 173.93 feet; thence,

North 69°30'22" East, a distance of 97.58 feet to the Point of Beginning.

Excepting therefrom any portion lying within the below described "Easement Parcel Ten: Lateral Beach Access".

Containing 89,376 square feet or 2.05 acres, more or less.

Option Area 6

Commencing at monument station "SIGNAL", having a Northing of 346,211.61 feet and an Easting of 1,414,912.95 feet based on the California Coordinate System, Zone 5, NAD 1927 (CCS27), as shown on the California State Lands Commission (CSLC) Survey of the Ordinary High Water Mark, filed in the office of said County Recorder in Book 35, Pages 87 through 92 of Record of Surveys, from which monument station "EAGLE", having a Northing of 345,830.39 feet and an Easting of 1,419,371.93 feet per said Record of Survey bears South 85°06'48" East, 4475.25 feet; thence, North 78°04'19" East, a distance of 181.73 feet to a point on the southerly boundary of the above described "Parcel Six - Coastal Loop Trail Floating Easement" distant thereon 293.96 feet westerly from the easterly terminus of the above described course of said Parcel Six shown hereon as "South 86°53'50" West, a distance of 426.48 feet", said point also being the True Point of Beginning; thence, along said southerly boundary the following two courses,

North 86°53'50" East, a distance of 293.96 feet; thence,

North 66°53'35" East, a distance of 51.21 feet; thence, leaving said southerly boundary,

South 43°26'28" West, a distance of 164.81 feet; thence,

South 76°17'18" West, a distance of 224.91 feet; thence,

North 86°47'52" West, a distance of 64.27 feet; thence,

North 08°24'39" West, a distance of 49.35 feet; thence,

North 36°30'25" East, a distance of 105.20 feet to the Point of Beginning.

Excepting therefrom any portion lying within the below described "Easement Parcel Ten: Lateral Beach Access".

Containing 37,176 square feet or 0.85 acres, more or less.



Option Area 7

Beginning at the True Point of Beginning for the above described "Option Area 6",
thence, along the northwest boundary of said Option Area 6,

South 36°30'25" West, a distance of 105.20 feet; thence, leaving said boundary

South 54°56'09" West, a distance of 107.30 feet; thence,

South 81°02'23" West, a distance of 101.77 feet; thence,

North 83°50'01" West, a distance of 12.44 feet; thence,

North 32°46'13" West, a distance of 64.47 feet; thence,

South 71°45'56" West, a distance of 141.34 feet; thence,

North 60°08'41" West, a distance of 26.33 feet; thence,

North 46°29'00" West, a distance of 40.51 feet; thence,

South 51°06'33" West, a distance of 81.55 feet; thence,

North 20°42'03" West, a distance of 67.89 feet; thence,

North 33°58'38" East, a distance of 120.90 feet; thence,

North 66°23'21" East, a distance of 70.09 feet; thence,

North 88°14'53" East, a distance of 65.59 feet; thence,

North 63°29'46" East, a distance of 74.05 feet; thence,

South 79°58'19" East, a distance of 71.58 feet to a point on the southwesterly boundary
of the above described "Parcel Six – Coastal Loop Trail Floating Easement", said point
being the beginning of a non-tangent curve, concave northeast, having a radius of
142.38 feet, and a radial center which bears North 55°11'54" East; thence, along the
southwesterly and southerly boundary of said Parcel Six, the following two courses,

southeasterly along said curve through a central angle of 50°41'14", an arc distance of
125.96 feet; thence

North 86°53'50" East, a distance of 132.52 feet to the Point of Beginning.

Excepting therefrom any portion lying within the below described "Easement Parcel
Ten: Lateral Beach Access".



Containing 79,126 square feet or 1.82 acres, more or less.

Easement Parcel Eight: Eagle Canyon Coastal Overlook

Commencing at monument station "EAGLE", having a Northing of 345,830.39 feet and an Easting of 1,419,371.93 feet based on the California Coordinate System, Zone 5, NAD 1927 (CCS27), as shown on the California State Lands Commission (CSLC) Survey of the Ordinary High Water Mark, filed in the office of said County Recorder in Book 35, Pages 87 through 92 of Record of Surveys, from which monument station "SIGNAL", having a Northing of 346,211.61 feet and an Easting of 1,414,912.95 feet per said Record of Survey bears North 85°06'48" West, 4475.25 feet; thence, North 81°28'03" West, a distance of 1,027.86 feet to its intersection with the southerly boundary of the above described "Parcel A 20 foot easement", said point of intersection being the True Point of Beginning, thence, along said southerly boundary the following two courses,

South 45°00'00" East, a distance of 15.28 feet; thence,

Due East, a distance of 18.99 feet; thence, leaving said southerly boundary,

South 27°48'45" West, a distance of 22.78 feet; thence,

North 60°27'39" West, a distance of 31.99 feet; thence,

North 29°43'36" East, a distance of 17.48 feet to the Point of Beginning.

Containing 535 square feet or 0.01 acres, more or less.

Easement Parcel Nine: Loop Trail Coastal Overlook

Commencing at monument station "SIGNAL", having a Northing of 346,211.61 feet and an Easting of 1,414,912.95 feet based on the California Coordinate System, Zone 5, NAD 1927 (CCS27), as shown on the California State Lands Commission (CSLC) Survey of the Ordinary High Water Mark, filed in the office of said County Recorder in Book 35, Pages 87 through 92 of Record of Surveys, from which monument station "EAGLE", having a Northing of 345,830.39 feet and an Easting of 1,419,371.93 feet per said Record of Survey bears South 85°06'48" East, 4475.25 feet; thence, North 84°44'36" East, a distance of 396.76 feet to the Point of Beginning, thence,

North 71°33'56" East, a distance of 37.01 feet; thence,

South 18°26'03" East, a distance of 16.29 feet; thence,

South 71°33'55" West, a distance of 37.01 feet; thence,



North $18^{\circ}26'07''$ West, a distance of 16.29 feet to the Point of Beginning.

Containing 603 square feet or 0.01 acres, more or less.

Easement Parcel Ten – Lateral Beach Access

All of that portion of Parcel One of said Quitclaim Deed described as follows:

Bounded on the south by the ordinary high water mark as surveyed by the California State Lands Commission in February 1954, shown on the map filed in Book 35, Page 87 of Record of Surveys, in the Office of the County Recorder of said County.

Bounded on the north by the toe of a bluff that runs in an east – west direction, roughly parallel to the ordinary high water mark line, between the east and west boundaries of said Quitclaim Deed.

NOTE: The bearings and distances contained in all of the preceding legal descriptions are based on the California Coordinate System, Zone 5 Grid, North American Datum of 1927, defined locally by said CSLC Record of Survey. To obtain ground level distances, multiply by 1.000063134.



3/22/2016