

Policy of Title Insurance



ISSUED BY

First American Title Insurance Company

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B AND THE CONDITIONS AND STIPULATIONS, FIRST AMERICAN TITLE INSURANCE COMPANY, a California corporation, herein called the Company, insures, as of Date of Policy shown in Schedule A, against loss or damage, not exceeding the Amount of Insurance stated in Schedule A, sustained or incurred by the insured by reason of:

1. Title to the estate or interest described in Schedule A being vested other than as stated therein;
2. Any defect in or lien or encumbrance on the title;
3. Unmarketability of the title;
4. Lack of a right of access to and from the land; and in addition, as to an insured lender only:
5. The invalidity or unenforceability of the lien of the insured mortgage upon the title;
6. The priority of any lien or encumbrance over the lien of the insured mortgage; said mortgage being shown in Schedule B in the order of its priority;
7. The invalidity or unenforceability of any assignment of the insured mortgage, provided the assignment is shown in Schedule B, or the failure of the assignment shown in Schedule B to vest title to the insured mortgage in the named insured assignee free and clear of all liens.

The Company will also pay the costs, attorneys' fees and expenses incurred in defense of the title or the lien of the insured mortgage, as insured, but only to the extent provided in the Conditions and Stipulations.

IN WITNESS WHEREOF, First American Title Insurance Company has caused this policy to be signed and sealed by its duly authorized officers as of Date of Policy shown in Schedule A.

First American Title Insurance Company

BY

PRESIDENT

ATTEST

SECRETARY



SCHEDULE A

Total Fee for Title Search, Examination
and Title Insurance: \$1,658.00

Amount of Insurance: \$750,000.00

Policy Number: 4003-1244448

Date of Policy: July 15, 2005 at 11:17 A.M.

1. Name of insured:
State of California, Dept. of Fish & Game
2. The estate or interest in the land which is covered by this policy is:
A fee.
3. Title to the estate or interest in the land is vested in:
State of California, Dept. of Fish & Game

SCHEDULE B

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

PART ONE

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records. Proceedings by a public agency which may result in taxes or assessments, or notice of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the public records.

SCHEDULE B
(Continued)

PART TWO

1. The terms and provisions contained in the document entitled "Easement Agreement" recorded August 5, 2003 as Instrument No. 2003-086798 of Official Records.

The map attached, if any, may or may not be a survey of the land depicted hereon. First American expressly disclaims any liability for loss or damage which may result from reliance on this map except to the extent coverage for such loss or damage is expressly provided by the terms and provisions of the title insurance policy, if any, to which this map is attached.

SCHEDULE C

The land referred to in this policy is described as follows:

Real property in the unincorporated area of the County of SAN LUIS OBISPO, State of California , described as follows:

PARCEL A:(APN 013-081-058)

PARCEL 3 OF LOT LINE ADJUSTMENT COAL 97 033, IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, AS PER CERTIFICATE OF COMPLIANCE RECORDED DECEMBER 30, 1998 AS INSTRUMENT NO. 98-87218 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AND BEING FURTHER DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF THAT CERTAIN PARCEL OF LAND NEAR CAMBRIA IN SAID COUNTY AND STATE CONTAINING ABOUT 138 ACRES KNOWN AS THE KAETZEL TRACT AND CONVEYED AND PARTICULARLY DESCRIBED IN THAT CERTAIN DEED DATED APRIL 20, 1890 EXECUTED BY PHILLIP KAETZEL AND HIS WIFE SARAH JANE KAETZEL TO WILLIAM ARMSTRONG AND SARAH J. ARMSTRONG AND RECORDED MAY 1, 1891 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY IN BOOK 12 PAGE 143 OF DEEDS, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PREMISES AS DESCRIBED IN THE DEED TO ANTONE PEREIRA RECORDED IN BOOK 121 PAGE 401 OF DEEDS.

EXCEPT THEREFROM THAT PORTION OF SAID LAND DESCRIBED IN THE DEED TO TONY WILLIAMS RECORDED APRIL 10, 1951 IN BOOK 605 PAGE 84 OF OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT A NAIL AND TAG IN THE TOP OF A WOOD FENCE TAGGED "LS 2391" ON THE NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD KNOWN AS MAIN STREET, AS SHOWN ON THE RECORD OF SURVEY MAP RECORDED IN BOOK 5 OF RECORDS OF SURVEYS AT PAGE 96 RECORDS OF SAID COUNTY.

NORTH 76°23'42" EAST, A DISTANCE OF 100.07 FEET TO THE SOUTHWEST CORNER OF THE SAID TONY WILLIAMS DEED; SAID CORNER BEING MARKED BY A 1" IRON PIPE SHOWN ON SAID RECORD OF SURVEY.

THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY, NORTH 76°23'28" EAST, A DISTANCE OF 135.03 FEET TO THE SOUTHEAST CORNER OF SAID TONY WILLIAMS DEED MARKED BY A 1" IRON PIPE AS SHOWN ON SAID RECORD OF SURVEY.

THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY NORTH 76°23'28" EAST, A DISTANCE OF 56.73 FEET TO A 1" IRON PIPE TAGGED "LS 5751" SAID PIPE BEING THE POINT OF BEGINNING.

THENCE LEAVING SAID NORTHERLY RIGHT OF WAY NORTH 12°05'54" WEST, A DISTANCE OF 250.39 FEET TO A 1" IRON PIPE TAGGED "LS 5751".

THENCE SOUTH 76°15'08" WEST, A DISTANCE OF 56.74 FEET TO THE NORTHEAST CORNER OF SAID TONY WILLIAMS DEED, MARKED BY A 1" IRON PIPE TAGGED "LS 2391" AS SHOWN ON SAID RECORD OF SURVEY.

THENCE NORTH 12°36'03" WEST A DISTANCE OF 189.61 FEET TO A 1" IRON PIPE TAGGED "LS 5751" THENCE NORTH 80°34'08" EAST, A DISTANCE OF 464.35 FEET TO A 1" IRON PIPE TAGGED "LS 5751" AND REFERRED TO HEREIN AS POINT A; THENCE NORTH 80°33'35" EAST, A DISTANCE OF 201.90 FEET TO A 1" IRON PIPE TAGGED "LS 5751"; THENCE NORTH 80°33'35" EAST, A DISTANCE OF 2.59 FEET MORE OR LESS TO A POINT ON THE EAST LINE OF THE SAID KAETZEL TRACT, SAID POINT BEING THE POINT OF TERMINUS.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE BEGINNING AT POINT "A" REFERRED TO HEREIN ABOVE; THENCE NORTH 28°47'23" WEST, A DISTANCE OF 850.10 FEET TO A 1" IRON PIPE TAGGED "LS 5751"; THENCE NORTH 51°08'44" WEST, A DISTANCE OF 441.51 FEET TO A 1" IRON PIPE TAGGED "LS 5751" THENCE NORTH 2°58'12" EAST, A DISTANCE OF 1698.15 FEET TO A 1" IRON PIPE TAGGED "LS 5751"; THENCE NORTH 50°36'31" WEST, A DISTANCE OF 252.33 FEET TO A 1" IRON PIPE TAGGED "LS 5751"; THENCE NORTH 50°36'31" WEST, A DISTANCE OF 12.47 FEET MORE OR LESS TO A POINT ON THE WEST LINE OF THE SAID KAETZEL TRACT, SAID POINT BEING THE POINT OF TERMINUS.

PARCEL B: (APN 013-081-059)

PARCEL 4 OF LOT LINE ADJUSTMENT COAL 97 033, IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, AS PER CERTIFICATE OF COMPLIANCE RECORDED DECEMBER 30, 1998 AS INSTRUMENT NO. 98-87219 OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AND BEING FURTHER DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF THAT CERTAIN PARCEL OF LAND NEAR CAMBRIA IN SAID COUNTY AND STATE CONTAINING ABOUT 138 ACRES KNOWN AS THE KAETZEL TRACT AND CONVEYED AND PARTICULARLY DESCRIBED IN THAT CERTAIN DEED DATED APRIL 20 1890, EXECUTED BY PHILLIP KAETZEL AND HIS WIFE SARAH JANE KAETZEL TO WILLIAM ARMSTRONG AND SARAH J. ARMSTRONG AND RECORDED ON MAY 1, 1891 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY IN BOOK 12 PAGE 143 OF DEEDS, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PREMISES AS DESCRIBED IN THE DEED TO ANTONE PEREIRA RECORDED IN BOOK 121 PAGE 401 OF DEEDS.

EXCEPT THEREFROM THAT PORTION OF SAID LAND DESCRIBED IN THE DEED TO TONY WILLIAMS RECORDED APRIL 10, 1951 IN BOOK 605 PAGE 84 OF OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT NAIL AND TAG IN THE TOP OF A WOOD FENCE TAGGED "LS 2391" ON THE NORTHERLY RIGHT OF WAY LINE OF THE COUNTY ROAD KNOWN AS MAIN STREET AS SHOWN ON THE RECORD OF SURVEY MAP RECORDED IN BOOK 5 OF RECORDS OF SURVEYS AT PAGE 96 RECORDS OF SAID COUNTY; NORTH 76°23'42" EAST, A DISTANCE OF 100.07 FEET TO THE SOUTHWEST CORNER OF SAID TONY WILLIAMS DEED, SAID CORNER BEING MARKED BY A 1" IRON PIPE SHOWN ON SAID RECORD OF SURVEY; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY NORTH 76°23'28" EAST, A DISTANCE OF 135.03 FEET TO THE SOUTHEAST CORNER OF SAID TONY WILLIAMS DEED, MARKED BY A 1" IRON PIPE AS SHOWN ON SAID RECORD OF SURVEY; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY, NORTH 76°23'28" EAST, A DISTANCE OF 56.73 FEET TO A 1"

IRON PIPE TAGGED "LS 5751" SAID PIPE BEING THE POINT OF BEGINNING; THENCE LEAVING SAID NORTHERLY RIGHT OF WAY, NORTH 12°05'54" WEST, A DISTANCE OF 250.39 FEET TO A 1" IRON PIPE TAGGED "LS 5751"; THENCE SOUTH 76°15'08" WEST, A DISTANCE OF 56.74 FEET TO THE NORTHEAST CORNER OF THE SAID TONY WILLIAMS DEED, MARKED BY A 1" IRON PIPE TAGGED "LS 2391" AS SHOWN ON SAID RECORD OF SURVEY; THENCE NORTH 12°36'03" WEST, A DISTANCE OF 189.61 FEET TO A 1" IRON PIPE TAGGED "LS 5751"; THENCE NORTH 80°34'08" EAST, A DISTANCE OF 464.35 FEET TO A 1" IRON PIPE TAGGED "LS 5751" AND REFERRED TO HEREIN AS POINT "A"; THENCE NORTH 80°33'35" EAST, A DISTANCE OF 201.90 FEET TO A 1" IRON PIPE TAGGED "LS 5751"; THENCE NORTH 80°33'35" EAST, A DISTANCE OF 2.59 FEET MORE OR LESS TO A POINT ON THE EAST LINE OF THE SAID KAETZEL TRACT, SAID POINT BEING THE POINT OF TERMINUS.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE BEGINNING AT POINT "A" REFERRED TO HEREINABOVE; THENCE NORTH 28°47'23" WEST, A DISTANCE OF 850.10 FEET TO A 1" IRON PIPE TAGGED "LS 5751"; THENCE NORTH 51°08'44" WEST, A DISTANCE OF 441.51 FEET TO A 1" IRON PIPE TAGGED "LS 5751" THENCE NORTH 2°58'12" EAST, A DISTANCE OF 1698.15 FEET TO A 1" IRON PIPE TAGGED "LS 5751"; THENCE NORTH 50°36'31" WEST, A DISTANCE OF 252.33 FEET TO A 1" IRON PIPE TAGGED "LS 5751"; THENCE NORTH 50°36'31" WEST, A DISTANCE OF 12.47 FEET MORE OR LESS TO A POINT ON THE WEST LINE OF THE SAID KAETZEL TRACT SAID POINT BEING THE POINT OF TERMINUS.

Parcel C:

A perpetual non-exclusive easement for pedestrian and vehicular access; installation and maintenance of underground utilities; and incidental purposes more particularly described as follows:

A strip of land 20.00 feet wide over that portion of that certain parcel of land near Cambria described in the Certificate of Compliance recorded as Document No. 1998-087217 in the Office of the County Recorder of the County of San Luis Obispo, State of California, lying 10.00 feet on each side of the following described centerline:

Commencing at a nail & tag in the top of a wood fence tagged "LS 2391" on the Northerly right of way line of the County Road known as Main Street, as shown on the record of survey map recorded in Book 5 of Records of Surveys, at Page 96, records of said County;

Thence North 76°23'42" East, a distance of 100.07 feet to the southwest corner of the land described in the deed to Tony Williams recorded April 10, 1951 in Book 605, Page 84 of Official Records, said corner being marked by a 1" iron pipe shown on said Record of Survey;

Thence continuing along said northerly right of way, North 76°23'28" East, a distance of 135.03 feet to the southeast corner of said Tony Williams deed, marked by a 1" iron pipe as shown on said Record of Survey;

Thence continuing along said northerly right of way, North 76°23'28" East, a distance of 56.73 feet to a 1" iron pipe tagged "LS 5751";

Thence leaving said northerly right of way, North 12°05'54" West, a distance of 250.39 feet to a 1" iron pipe tagged "LS 5751";

Thence South 76°15'08" West, a distance of 56.74 feet to the northeast corner of the said Tony Williams deed, marked by a 1" iron pipe tagged "LS 2391" as shown on said Record of Survey;

Thence North 12°36'03" West, a distance of 189.61 feet to a 1" iron pipe tagged "LS 5751";

Thence North $80^{\circ}34'08''$ East, a distance of 325.34 feet to the True Point of Beginning;

Thence South $9^{\circ}25'52''$ East, a distance of 41.74 feet to the beginning of a curve concave to the northeast, having a radius of 60.00 feet;

Thence southerly a distance of 40.02 feet along said curve through a central angle of $38^{\circ}12'47''$; Thence South $47^{\circ}38'39''$ East, a distance of 18.98 feet to the beginning of a curve concave to the southwest, having a radius of 60.00 feet;

Thence southerly a distance of 40.69 feet along said curve through a central angle of $38^{\circ}51'34''$; Thence South $08^{\circ}47'05''$ East, a distance of 131.19 feet to the beginning of a curve concave to the west, having a radius of 60.00 feet;

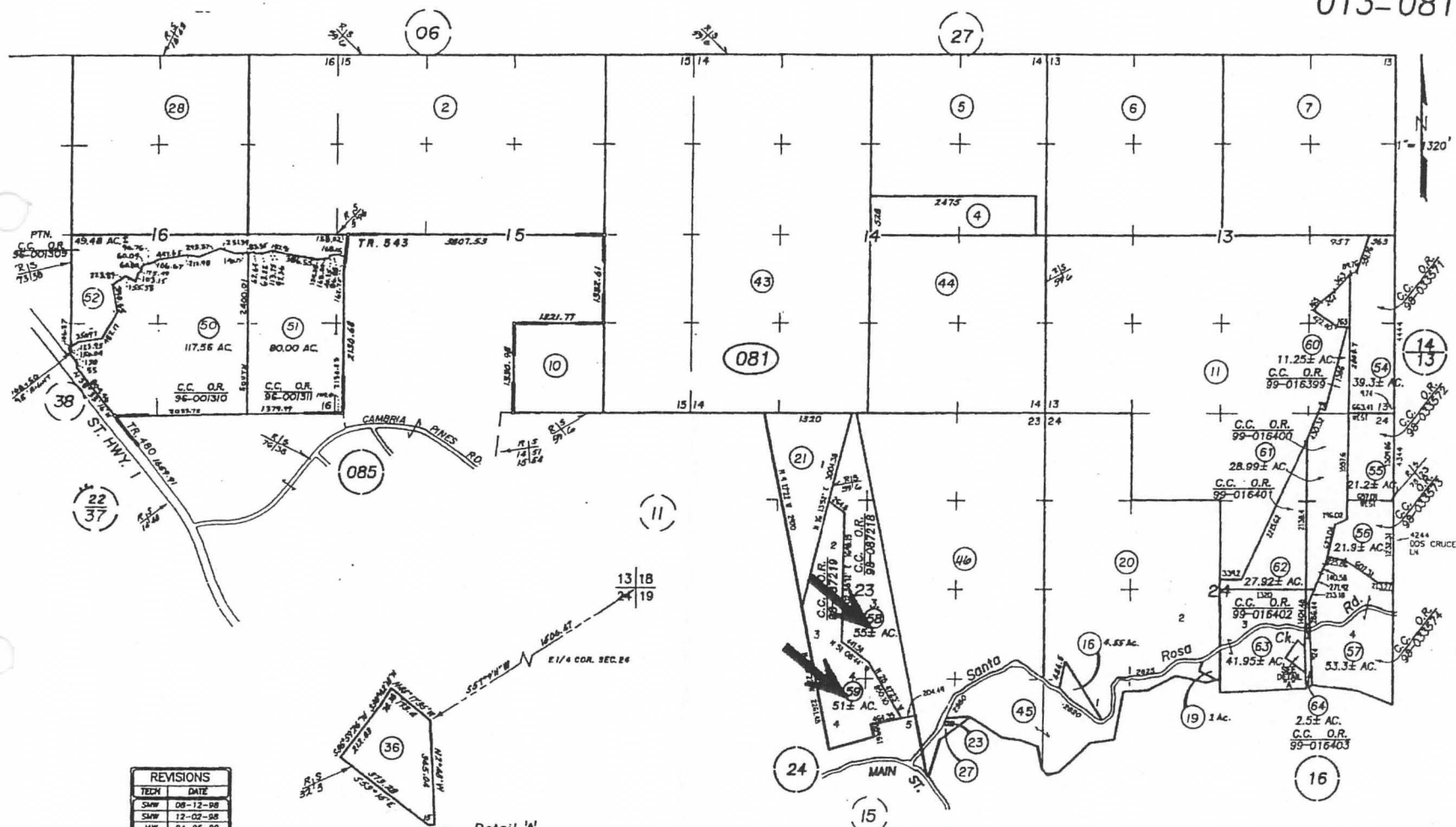
Thence southerly a distance of 12.30 feet along said curve through a central angle of $11^{\circ}44'34''$ W; Thence South $02^{\circ}57'29''$ West, a distance of 188.12 feet to the beginning of a curve concave to the west, having a radius of 60.00 feet;

Thence southerly and southwesterly a distance of 24.78 feet along said curve through a central angle of $23^{\circ}39'46''$ to a point which bears South $88^{\circ}10'18''$ East, a distance of 235.28 feet from a 1" iron pipe tagged "LS 5751";

Thence South $26^{\circ}37'15''$ West, a distance of 30.29 feet more or less to a point in the center of Main Street, said point being the Point of Terminus.

APN: 013-081-058 and 013-081-059

013-081



REVISIONS	
TECH	DATE
SMW	08-12-08
SMW	12-02-08
JAW	04-08-09
ER	07-20-00
JAW	10-31-00
CB	02-05-01
DW	11-26-01
PKC	03-11-02

Detail 'A'
1" = 330'

THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

T.27S., R.8E. M.D.B. & M.
Cambria Pines By The Sea, Tr. 480 R.M. Bk. 8, Pg. 45
TRACT 543, R.M. 12 - 93.

APR 04 2007
CAMBRIA VICINITY
ASSESSOR'S MAP, COUNTY OF
SAN LUIS OBISPO, CA
BOOK 013 PAGE 08

Santa Rosa Creek