

WHEN RECORDED MAIL TO

90543

Recorded at the Request of  
FIRST AMERICAN TITLE CO.

State of California  
Department of Fish and Game  
Wildlife Conservation Board  
1416 Ninth Street  
Sacramento, California 95814

NO FEE

DEC 21 1992

8:00 A.M.  
MONTEREY COUNTY RECORDER

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**Corporation Grant Deed**

Agency: Department of Fish and Game  
Project: Wildlife Conservation Board  
Santa Lucia Mountains, Joshua Creek  
Parcel: Canyon Ecological Reserve  
Monterey County APN 417-021-43 & 32

THE BIG SUR LAND TRUST, a California nonprofit public benefit corporation organized under the laws of the State of California hereby GRANTS TO THE STATE OF CALIFORNIA, the following described real property in the County of Monterey, State of California:

See Exhibit A attached hereto.

In Witness Whereof, said corporation has caused its corporate name and seal to be affixed hereto and this instrument to be executed by its \_\_\_\_\_ President and \_\_\_\_\_ Secretary thereunto duly authorized.

Dated: July 21, 1992

THE BIG SUR LAND TRUST

By [Signature] PresidentBy [Signature] Secretary

82-1182

GRANTOR(S)

STATE OF CALIFORNIA )  
COUNTY OF MONTEREY )

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On July 21, 1992 before me, the undersigned, a Notary Public in and for said State, personally appeared

RODERICK MILLS, President and JOYCE SMITH STEVENS, Secretary

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.

Signature:

Katherine L. Petty  
Notary Public  
State of California

(Seal)



PARCEL I:

THE LOT 2, IN SECTION 32, TOWNSHIP 17 SOUTH, RANGE 1 EAST, MOUNT DIABLO BASE AND MERIDIAN.

EXCEPTING THEREFROM AN UNDIVIDED 1/16TH INTEREST IN AND TO ALL OF THE COAL, OIL, OIL SHALE, GAS, PHOSPHATE, SODIUM AND OTHER MINERAL DEPOSITS AS RESERVED BY THE STATE OF CALIFORNIA BY PATENT RECORDED NOVEMBER 18, 1933 IN VOLUME 375 OF OFFICIAL RECORDS, AT PAGE 443.

PARCEL II:

THE NORTH HALF OF THE SOUTHEAST QUARTER, THE SOUTH HALF OF THE NORTH HALF, AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION TWENTY-EIGHT AND THE LOTS ONE AND SIX, THE WEST HALF OF THE NORTHEAST QUARTER, THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, AND THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 17 SOUTH, RANGE 1 EAST, MOUNT DIABLO BASE AND MERIDIAN.

PARCEL III:

A RIGHT OF WAY OVER THAT CERTAIN PARCEL OF LAND, AS SAID RIGHT OF WAY IS SET OUT AND DESCRIBED AS "PARCEL ONE", IN THE AGREEMENT EXECUTED BY EDWARD DOUD, ET AL, AND RECORDED JULY 8, 1935 IN VOLUME 439 OF OFFICIAL RECORDS, AT PAGE 435.

PARCEL IV:

A STRIP OF LAND 30 FEET WIDE FOR ROADWAY PURPOSES LYING 15 FEET ON EACH SIDE OF AND CONTIGUOUS TO THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE NORTH LINE OF SECTION 32 FROM WHICH THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION BEARS N. 89 36' W., 21.07 FEET DISTANT; THENCE FROM SAID POINT OF BEGINNING

(1) S. 45° 00' W., 29.79 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 32 AND END OF DESCRIBED LINE.

PARCEL V:

A STRIP OF LAND 30 FEET WIDE FOR ROADWAY PURPOSES LYING 15 FEET ON EACH SIDE OF AND CONTIGUOUS TO THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE EAST LINE OF LOT 1 OF SECTION 32 FROM WHICH THE NORTHEAST CORNER OF SAID LOT 1 BEARS NORTH 21.21 FEET DISTANT, SAID POINT OF BEGINNING ALSO BEING AT THE SOUTHWESTERLY TERMINUS OF COURSE NUMBERED 1 IN PARCEL I ABOVE; THENCE FROM SAID POINT OF BEGINNING

(1) S. 45° 00' 00" W., 21.21 FEET; THENCE

(2) SOUTH 63.79 FEET; THENCE

(3) S. 47° 05' 15" W., 420.97 FEET TO A POINT ON A RIDGE; THENCE ALONG SAID RIDGE

(4) S. 77° 12' 00" W., 76.30 FEET; THENCE

(5) S. 65° 37' 20" W., 85.05 FEET; THENCE

(6) S. 75° 56' 00" W., 98.25 FEET; THENCE

(7) N. 68° 02' 45" W., 96.40 FEET; THENCE

(8) S. 82° 51' 30" W., 138.80 FEET; THENCE

(9) S. 71° 33' 00" W., 95.60 FEET; THENCE

(10) S. 87° 11' 00" W., 143.00 FEET; THENCE

(11) S. 73° 00' 00" W., 302.02 FEET, MORE OR LESS, TO A POINT ON THE WEST LINE OF THE AFORESAID LOT 1 FROM WHICH THE NORTHWEST CORNER OF SAID LOT 1 BEARS NORTH 578.53 FEET, MORE OR LESS, AND END OF DESCRIBED LINE.

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CERTIFICATE OF ACCEPTANCE

THIS IS TO CERTIFY that the interest in real  
property conveyed by the deed or grant, dated  
July 21, 1992 from The Big Sur Land Trust  
to the STATE OF CALIFORNIA, is hereby accepted by  
the undersigned officer on behalf of the State of  
California, pursuant to authority conferred by  
authorization of the Wildlife Conservation Board,  
Department of Fish and Game, Resources Agency,  
State of California, adopted on August 25, 1992,  
and the grantee consents to the recordation  
thereof by its duly authorized officer.

STATE OF CALIFORNIA  
Resources Agency  
Department of Fish and Game

By: W. John Schmidt  
W. John Schmidt  
Executive Director  
Wildlife Conservation Board

Date: 9/24/92





**Improvements**

Residence/Cabin - the original portion was built in 1947, and the addition was built during the 1965 - 1970.

*Original portion* - this part of the structure is approximately 20' x 35' with a 10' x 15' utility room in the rear of the building. there is one bedroom, a small living room, a small kitchen with double sink, gas stove, wood stove, and a bathroom with tub. The building is wood frame with horizontal board exterior, aluminum roof, concrete foundation, wood casement windows and two sliding glass doors opening to the outside. There is wood flooring with some carpet and linoleum in the kitchen area, and some 1 x 12 wood paneling in the bedroom and living room areas.

*Addition* - this portion of the structure measures 20' x 35' and is wood frame with stucco exterior, aluminum roofing, concrete block fireplace, and sliding glass doors that open to the outside. The interior of the structure is basically one large living room with wood flooring, wood paneling, and an unfinished room downstairs.

There is a total of 700 SF. + 500 SF = 1,200 SF of living area and 150 SF of utility area in the original cabin and the addition. there is roughly 400 SF of unfinished area in the downstairs portion of the addition.

There is approximately 1,200 SF of concrete and wood decking in the front and side areas of the residence.

Overall this structure is considered to be in fair to poor condition.

**Greenhouse**

This structure measures 12' x 12' with a concrete block foundation and partial wall with the remaining portion of the building consisting

## PROPERTY DESCRIPTION

of plastic siding and roofing. This structure is considered to be in poor condition.

### Water System

There are two sources that provide water by gravity flow to the residence area. One is from a spring located behind the residence and the other is from Joshua Creek. The water is piped to the residence/cabin area from these sources via 2" metal piping.

### Fish Hatchery

There are several rectangular wood tanks located upstream from the ranchstead area on Joshua Creek that were utilized for fish propagation purposes by the present owner. They have not been utilized for this purpose for several years and are now in a state of disrepair. These improvements are considered to add little to no value to the present value estimate of the land.

### Miscellaneous Outbuildings

There are several small sheds and outbuildings located on the property including a chicken coop, miscellaneous fencing, and a small loading corral. The structures are basically of wood board construction on mudsill foundation and are in general disrepair. These improvements are considered to add little to no value to the land.

### Easements/Encumbrances

A title report prepared on the larger parcel, 417-021-043, lists several recorded easements and/or encumbrances which are as follows:

1. A pending court actions as disclosed by a recorded notice by William R. Lange (plaintiff) and Martha Land and all persons unknown claiming any