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<b>Recording requested by and when recorded mail to:</b>  Hearthstone Multi-Asset Entity C., LP 24151 Ventura Blvd. Calabasas, CA 91302 c/o Steven Porath, Senior Vice President – General Counsel	<b>it-</b>  I hereby certify that this is a full, true and correct copy of the original recorded in the office of the County Recorder of <u>VENTURA</u> <u>10/11/2019</u> as Document No. <u>20191011-00123927</u> CHICAGO TITLE By <u>[Signature]</u> FBI OFFICER
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SPACE ABOVE THIS LINE FOR RECORDER'S USE

Assessor's Parcel No <u>100-1-010-195</u>	<b>OFFICIAL BUSINESS</b> Document Entitled to Free Recording
DOCUMENTARY TRANSFER TAX IS \$0 This is a conveyance of an easement and the value is less than \$100; R&T 11911	

### QUITCLAIM OF EASEMENT DEED

For good and valuable consideration, the receipt of which is hereby acknowledged, **THE STATE OF CALIFORNIA**, acting by and through the **California Department of Fish and Wildlife, Wildlife Conservation Board** ("Grantor"), does hereby remise, release and forever quitclaim to

**Hearthstone Multi-Asset Entity C, L.P., a California limited partnership and its successors and assigns:**

An easement in the City of Fillmore, County of Ventura, State of California more particularly described on Exhibit A attached hereto and made a part hereof, which easement was originally granted by Sespe Land and Water Company pursuant to Corporation Grant Deed dated December 5, 1973 and recorded in the Official Records of Ventura County, California as Instrument No. 89315, Book 4206, Page 737 on December 31, 1973.

IN WITNESS WHEREOF, Grantor, the State of California, has caused this Quitclaim Deed to be executed on the 24 day of Sept., 2019.

STATE OF CALIFORNIA  
Natural Resources Agency  
Department of Fish and Wildlife

By: [Signature]

Name: Rebecca Lins

Title: Asst. Exec. Director

# CALIFORNIA ALL PURPOSE ACKNOWLEDGEMENT

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 \_\_\_\_\_

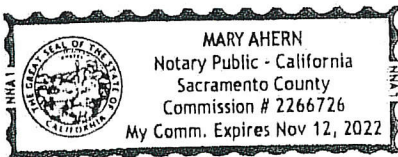
On \_\_\_\_\_ before me, \_\_\_\_\_,  
Date (Insert Name and Title of the Officer)

personally appeared \_\_\_\_\_  
Name(s) of Signer(s)

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.



Place Notary Seal and/or Stamp above

Signature: \_\_\_\_\_  
Signature of Notary Public

## Exhibit A

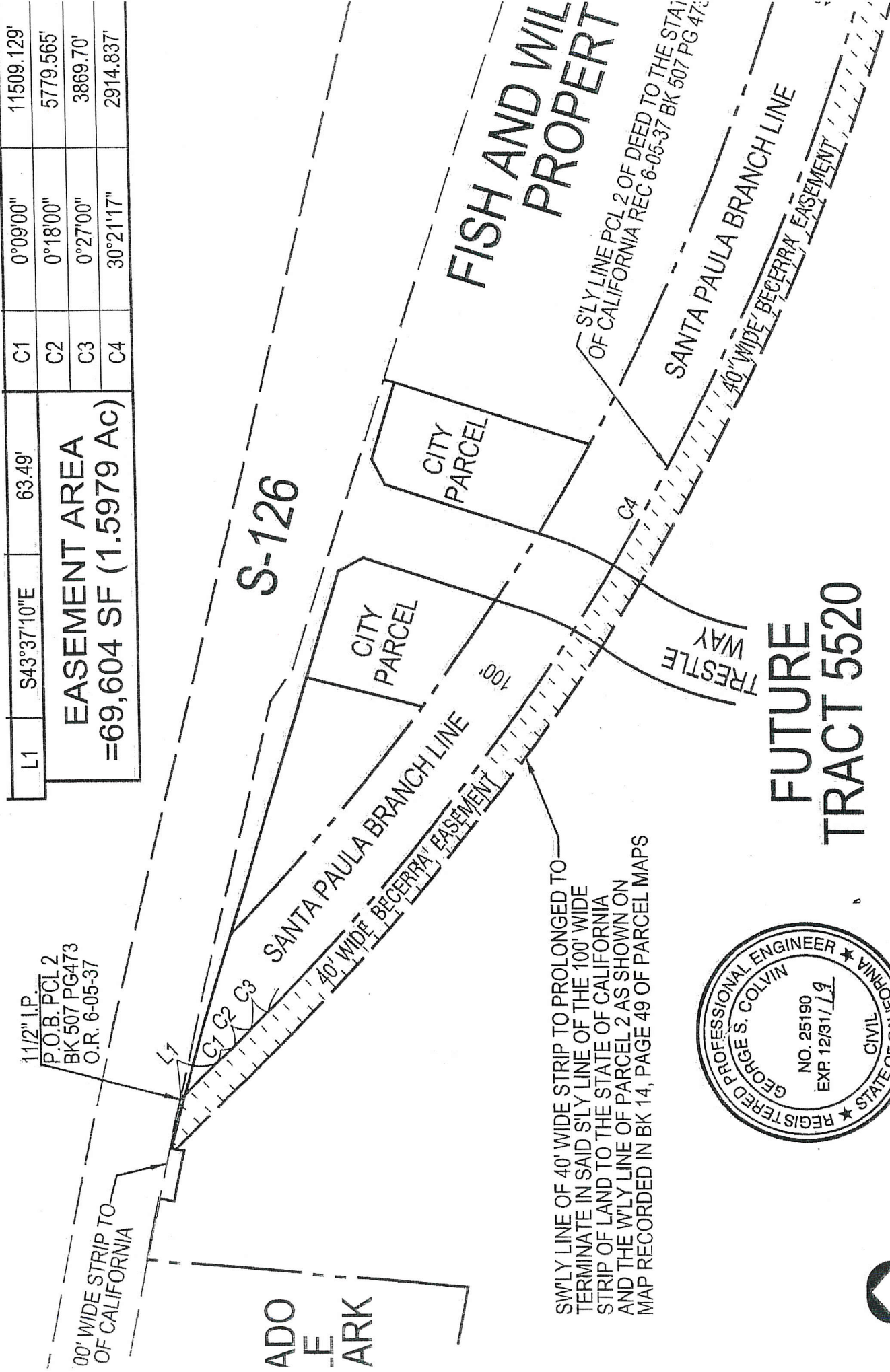
### Legal Description

A non-exclusive easement for road purposes over a strip of land forty (40) feet wide in the Tract of land marked "Cienega" on the map of the Fillmore Subdivision of the 'Sespe Rancho', in the County of Ventura, State of California, recorded in Book 3, page 5 of Miscellaneous Records (Maps), in the office of the County Recorder of said Ventura County, the Northeasterly line of said strip being described as follows:

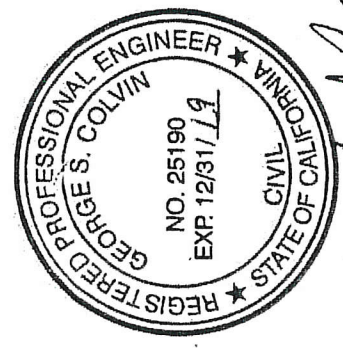
Beginning at a 1-1/2 inch iron pipe set at the point of intersection of the Southerly line of that certain tract of land one-hundred (10) feet wide, as described in Parcel 2 in the Deed to the State of California recorded June 5, 1937 in Book 507, page 473 of Official Records, and the Southwesterly line of the right of way, one-hundred (100) feet wide of the Southern Pacific Railroad Company; thence from said point of beginning along said Southwesterly line by the following seven courses,

- 1<sup>st</sup>: - South  $43^{\circ} 37' 10''$  East 63.49 feet to the beginning of a tangent curve concave Northeasterly and having a radius of 11,509.129 feet; thence,
- 2<sup>nd</sup>: - Southeasterly along said curve through an angle of  $0^{\circ} 09'$  an arc distance of 30.13 feet to a point of compound curvature with a curve concave Northeasterly and having a radius of 5779.565 feet; thence
- 3<sup>rd</sup>: - Southeasterly along said compound curve through an angle of  $0^{\circ} 18'$  an arc distance of 30.26 feet to a point of compound curvature with a curve concave Northeasterly and having a radius of 3869.70 feet; thence,
- 4<sup>th</sup>: - Southeasterly along said compound curve through an angle of  $0^{\circ} 27'$  an arc distance of 30.39 feet to a point of compound curvature with a curve concave Northeasterly and having a radius of 2914.837 feet; thence,
- 5<sup>th</sup>: - Southeasterly along said compound curve through an angle of  $31^{\circ} 50'$  an arc distance of 1619.47 feet to a point of compound curvature with a curve concave Northerly and having a radius of 3869.70 feet; thence,
- 6<sup>th</sup>: - Easterly along said compound curve through an angle of  $0^{\circ} 27'$  an arc distance of 30.39 feet to a point of compound curvature with a curve concave Northerly and having a radius of 5779.565 feet; thence,
- 7<sup>th</sup>: - Easterly along said compound curve through an angle of  $0^{\circ} 11' 38''$  an arc distance of 19.56 feet to a Northwesterly corner of Parcel 2 as shown on that certain map recorded in Book 14, page 49 of Parcel Maps and of Parcel 1 in the Deed to Alfred C. Beserra et al., recorded July 3, 1973 in Book 4135, page 534 of Official Records, the Southwesterly line of said forty foot wide strip to be prolonged to terminate in said Southerly line of the one-hundred foot wide strip of land of the State of California, and the Westerly line of said Parcel 2 as shown on the map recorded in Book 14, page 49 of Parcel Maps.

L1	S43°37'10"E	63.49'			
EASEMENT AREA =69,604 SF (1.5979 Ac)			C1	0°09'00"	11509.129'
			C2	0°18'00"	5779.565'
			C3	0°27'00"	3869.70'
			C4	30°21'17"	2914.837'



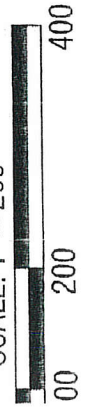
SW'LY LINE OF 40' WIDE STRIP TO PROLONGED TO —  
TERMINATE IN SAID S'LY LINE OF THE 100' WIDE  
STRIP OF LAND TO THE STATE OF CALIFORNIA  
AND THE W'LY LINE OF PARCEL 2 AS SHOWN ON  
MAP RECORDED IN BK 14, PAGE 49 OF PARCEL MAPS



*Handwritten signature*



SCALE: 1" = 200'



## HERITAGE VALLEY PARK

*easement from  
Parcel 4 of Beserra*

*deed 10/19/17*

Exhibit A

Legal Description

*/error in legal from CDFW*

*~~Stan~~ Heathstone quitclaim*

*10/11/19*

*Project 2019118*

A non-exclusive easement for road purposes over a strip of land forty (40) feet wide in the Tract of land marked "Cienega" on the map of the Fillmore Subdivision of the 'Sespe Rancho', in the County of Ventura, State of California, recorded in Book 3, page 5 of Miscellaneous Records (Maps), in the office of the County Recorder of said Ventura County, the Northeasterly line of said strip being described as follows:

(100) Beginning at a 1-1/2 inch iron pipe set at the point of intersection of the Southerly line of that certain tract of land one-hundred (10) feet wide, as described in Parcel 2 in the Deed to the State of California recorded June 5, 1937 in Book 507, page 473 of Official Records, and the Southwesterly line of the right of way, one-hundred (100) feet wide of the Southern Pacific Railroad Company; thence from said point of beginning along said Southwesterly line by the following seven courses,

- 1<sup>st</sup>: - South 43° 37' 10" East 63.49 feet to the beginning of a tangent curve concave Northeasterly and having a radius of 11,509.129 feet; thence,
- 2<sup>nd</sup>: - Southeasterly along said curve through an angle of 0° 09' an arc distance of 30.13 feet to a point of compound curvature with a curve concave Northeasterly and having a radius of 5779.565 feet; thence
- 3<sup>rd</sup>: - Southeasterly along said compound curve through an angel of 0° 18' an arc distance of 30.26 feet to a point of compound curvature with a curve concave Northeasterly and having a radius of 3869.70 feet; thence,
- 4<sup>th</sup>: - Southeasterly along said compound curve through an angle of 0° 27' an arc distance of 30.39 feet to a point of compound curvature with a curve concave Northeasterly and having a radius of 2914.837 feet; thence,
- 5<sup>th</sup>: - Southeasterly along said compound curve through an angle of 31° 50' an arc distance of 1619.47 feet to a point of compound curvature with a curve concave Northerly and having a radius of 3869.70 feet; thence,
- 6<sup>th</sup>: - Easterly along said compound curve through an angle of 0° 27' an arc distance of 30.39 feet to a point of compound curvature with a curve concave Northerly and having a radius of 5779.565 feet; thence,
- 7<sup>th</sup>: - Easterly along said compound curve through an angle of 0° 11' 38" an arc distance of 19.56 feet to a Northwesterly corner of Parcel 2 as shown on that certain map recorded in Book 14, page 49 of Parcel Maps and of Parcel 1 in the Deed to Alfred C. Beserra et al., recorded July 3, 1973 in Book 4135, page 534 of Official Records, the Southwesterly line of said forty foot wide strip to be prolonged to terminate in said Southerly line of the one-hundred foot wide strip of land of the State of California, and the Westerly line of said Parcel 2 as shown on the map recorded in Book 14, page 49 of Parcel Maps.

*3969.70  
in deed*

*Parcel 1*

*1*

*Parcel 4  
Reserva Deed description*

**EXHIBIT "A"**  
Legal Description

granted to John E. Rhodes, et al., in deed recorded April 7, 1964, in Book 2516, Page 116 of Official Records.

(b) An undivided 40% interest in and to all oil, gas, hydrocarbon and minerals of every kind lying more than 500 feet below the surface of said land, without right of surface entry, as granted to Patricia W. Heath, et al., in deed recorded November 22, 1967, in Book 3226, Page 579 of Official Records.

ALSO EXCEPT from that portion of said land lying within said Lots 2, 3 and 4, all oil, gas and other hydrocarbon substances and all other minerals in, under or that may be taken from said land, together with the sole and exclusive perpetual right to explore for, produce, extract, take and remove said substances (and water for such operations on said land), from and to store the same upon the said land, together with the right to construct, erect, maintain, operate, use, repair and replace thereon, and remove therefrom all derricks, tanks, machinery, buildings and equipment and structures which may be reasonable, necessary or convenient for such purposes, together with the rights of way for passage over, upon and across and ingress and egress to and from said land and for pipelines, telephone and power lines in connection with such operations on said land or elsewhere, as reserved by the Texas Company, a corporation, in deed recorded December 3, 1948, in Book 849, Page 225 of Official Records.

**Parcel 4:**

A non-exclusive easement for road purposes over a strip of land 40 feet wide in the tract of land marked "Cienega" on the map of the Fillmore Subdivision of the Sespe Rancho, in the County of Ventura, State of California, recorded in Book 3, Page 5 of Miscellaneous Records (Maps), in the office of the County Recorder of said Ventura County, the Northeasterly line of said strip being described as follows:

Beginning at a 1 1/2 inch iron pipe set at the point of intersection of the Southerly line of that certain tract of land 100 feet wide, as described in Parcel 2 in the deed to the State of California, recorded June 5, 1937 in Book 507, Page 473 of Official Records, and the Southwesterly line of the right of way, 100 feet wide of the Southern Pacific Railroad Company; thence from said point of beginning along said Southwesterly line by the following seven courses,

1st: South 43° 37' 10" East 63.49 feet to the beginning of a tangent curve concave Northeasterly and having a radius of 11,509.129 feet; thence,

2nd: Southeasterly along said curve through an angle of 0° 09' an arc distance of 30.13 feet to a point of compound curvature with a curve concave Northeasterly and having a radius of 5779.565 feet; thence,

3rd: Southeasterly along said compound curve through an angle of 0° 18' an arc distance of 30.26 feet to a point of compound curvature with a curve concave Northeasterly and having a radius of 3869.70 feet; thence,

4th: Southeasterly along said compound curve through an angle of 0° 27' an arc distance of 30.39 feet to a point of compound curvature with a curve concave Northeasterly and having a radius of 2914.837 feet; thence,

5th: Southeasterly along said compound curve through an angle of 31° 50' an arc distance of 1619.47 feet to a point of compound curvature with a curve concave Northerly and having a radius of 3969.70 feet; thence,

Parcel 4

Beserra deed description  
10/19/17 Project 2006061

**EXHIBIT "A"**  
Legal Description

6th: Easterly along said compound curve through an angle of  $0^{\circ} 27'$  an arc distance of 30.39 feet to a point of compound curvature with a curve concave Northerly and having a radius of 5779.565 feet; thence,

7th: Easterly along said compound curve through an angle of  $0^{\circ} 11' 38''$  an arc distance of 19.56 feet to the Northwestern corner of Parcel 1 as shown on that certain map recorded in Book 14, Page 49 of Parcel Maps and of Parcel 1 in the deed to Alfred C. Beserra et al., recorded July 3, 1973, in Book 4135, Page 534 of Official Records, the Southwesterly line of said 40 foot wide strip to be prolonged to terminate in said Southerly line of the 100 foot wide strip of land of the State of California, and the Westerly line of said Parcel 1 as shown on the map recorded in Book 14, Page 49 of Parcel Maps.

EXCEPT any portion described herein as Parcel 11.

**Parcel 5:** Assessor's Parcel No. 041-0-260-355; 041-0-290-505

That portion of that certain tract of land marked "Cienega" on the map of the Fillmore Subdivision of Sespe Rancho, in the County of Ventura, State of California, as per Map recorded in Book 3, Page 5 of Miscellaneous Records (Maps), in the office of the County Recorder of said Ventura County, together with a portion of Lot 2 of Section 32, Township 4 North, Range 19 West, San Bernardino Meridian, described as follows:

Beginning at a point in the North line of lands described in the deed to Alfred C. Beserra, et al., recorded on December 31, 1973, in Book 4206, Page 737 of Official Records, at the Southwest corner of Parcel "A" as shown on the map of said land recorded in Book 16, Page 3 of Parcel Map; thence from said point of beginning along said North line of lands of Beserra,

1st: West 1,000.00 feet; thence at right angles,

2nd: North 250.00 feet; thence,

3rd: South  $87^{\circ} 05' 28''$  East 1032.03 feet to a point on the West line of said Parcel "A"; thence along said West line,

4th: South  $8^{\circ} 49' 50''$  West 200.00 feet to said point of beginning.

EXCEPT an undivided 20% interest in and to all oil, gas, and other mineral rights (excluding gravel), as granted to John E. Rhodes and G. Bernice Rhodes, in deed recorded April 7, 1964, in Book 2516 Page 116 of Official Records.

ALSO EXCEPT an undivided 40% interest in and to all oil, gas, hydrocarbons and mineral of every kind lying more than 500 feet below the surface of said land, without right of surface entry, as granted to Patricia W. Heath, et al., in deed recorded November 22, 1967, in Book 3226 Page 579 of Official Records.

ALSO EXCEPT from that portion of said land lying within said Lot 2, all oil, gas and other hydrocarbon substances and all other minerals in, under or that may be taken from said land, together with the sole and exclusive perpetual right to explore for, produce, extract, take and remove said substances (and water for such operations on said land), from and to store the same upon the said land, together with the right to