

WHEN RECORDED MAIL TO:

State of California
Wildlife Conservation Board
1416 9th Street, Room 1266
Sacramento, CA 95814



20171019-00135879-0 1/14

Ventura County Clerk and Recorder
MARK A. LUNN
10/19/2017 08:00:00 AM
1261657 \$.00 CA

OFFICIAL STATE BUSINESS - EXEMPT FROM RECORDING FEES
PURSUANT TO GOVT. CODE SECTION 27383 AND DOCUMENTARY
TRANSFER TAX PURSUANT TO REVENUE AND TAXATION CODE SECTION 11922.

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Grant Deed

61104650

Agency: California Department of Fish and Wildlife
Wildlife Conservation Board

Project: Cienega Springs

APN: 041-0-260-195, 215, 255, 285, 355, 445, 455, 465 & 615;
041-0-290-495 & 505, Ventura County

Alfred C. Beserra and Teresa P. Beserra, or such Successor Trustees as may be appointed, as Trustees of the Alfred C. Beserra and Teresa P. Beserra Living Trust who acquired title as Alfred C. Beserra and Teresa P. Beserra, or such Successor Trustees as may be appointed, as Trustees of the Alfred C. Beserra and Teresa P. Beserra Living Trust under Declaration of Trust dated 1995 (GRANTOR), hereby GRANTS to the STATE OF CALIFORNIA, acting by and through the California Department of Fish and Wildlife, Wildlife Conservation Board the following described real property located in the County of Ventura, State of California:

See Exhibit A attached hereto and
made a part hereof,

together with all minerals and mineral rights, water and water rights, ditches and ditch rights, development rights, air rights, and other surface and subsurface rights on, under, appurtenant to or benefiting such property; all easements, tenements, hereditaments, benefits, privileges, and appurtenances in any way belonging to such property; and all rights of way abutting, adjacent, contiguous with or adjoining such property.

Dated: 8/20/15

GRANTOR:

Alfred C. Beserra and Teresa P. Beserra, or such Successor Trustees as may be appointed, as Trustees of the Alfred C. Beserra and Teresa P. Beserra Living Trust who acquired title as Alfred C. Beserra and Teresa P. Beserra, or such Successor Trustees as may be appointed, as Trustees of the Alfred C. Beserra and Teresa P. Beserra Living Trust under Declaration of Trust dated 1995

By: Alfred C. Beserra
Alfred C. Beserra, Trustee

By: Teresa P. Beserra
Teresa P. Beserra, Trustee

mail tax stmt to same as above

CALIFORNIA ALL-PURPOSE CERTIFICATE OF 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 Ventura }

On August 20, 2015 before me, Gloria Mulberry, Notary Public
(Here insert name and title of the officer)

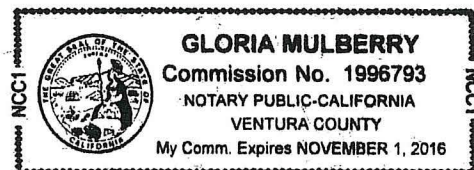
personally appeared Alfred C. Beserra and Teresa P. Beserra
who proved to me on the basis of satisfactory evidence to be the person(s) whose
name(s) is/are subscribed to the within instrument and acknowledged to me that
he/she/they executed the same in his/her/their authorized capacity(ies), and that 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.

Gloria Mulberry
Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Grant Deed

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date 8-20-15

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
☐ Corporate Officer

(Title)

- ☐ Partner(s)
☐ Attorney-in-Fact
☐ Trustee(s)
☐ Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they, is/are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

Project: Cienega Springs
Ventura County

CERTIFICATE OF ACCEPTANCE

THIS IS TO CERTIFY that the interest in real property conveyed by the deed or grant, dated 10-18-17, from Alfred C. Beserra and Teresa P. Beserra, or such Successor Trustees as may be appointed, as Trustees of the Alfred C. Beserra and Teresa P. Beserra Living Trust who acquired title as Alfred C. Beserra and Teresa P. Beserra, or such Successor Trustees as may be appointed, as Trustees of the Alfred C. Beserra and Teresa P. Beserra Living Trust under Declaration of Trust dated 1995, 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 Wildlife, Natural Resources Agency, State of California, adopted on September 3, 2015, and the grantee consents to the recordation thereof by its duly authorized officer.

STATE OF CALIFORNIA
Natural Resources Agency
Department of Fish and Wildlife

APPROVED

STATE OF CALIFORNIA

DEPARTMENT OF GENERAL SERVICES

By: Michael P. Butler

Dated: 12/5/2016

MICHAEL P. BUTLER, CHIEF
REAL PROPERTY SERVICES SECTION

By: John P. Donnelly

John P. Donnelly
Executive Director
Wildlife Conservation Board

Date: 12/8/16

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 041-0-260-195, 041-0-260-285, 041-0-290-495, 041-0-260-355, 041-0-290-505,
041-0-260-465, 041-0-260-445, 041-0-260-215, 041-0-260-255, 041-0-260-615
and 041-0-260-455

Parcel 1: Assessor's Parcel No. 041-0-260-195

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, recorded in Book 3, Page 5 of Miscellaneous Records (Maps), in the office of the County Recorder of said County, described as follows:

Beginning at a point on the Southerly line of the right of way, 100 feet wide, of the Southern Pacific Railroad Company, at the Northwesterly corner of "Parcel 2" of the land described in the deed to William Shiells Company, recorded August 8, 1968, in Book 3348, Page 359 of Official Records; thence from said point of beginning along said Southerly line of the railroad right of way,

North 77° 15' 10" West 1533.05 feet to the Northeasterly corner of "Parcel 1" of the land described in the deed to the State of California, recorded on November 3, 1966, in Book 3063, Page 500 of Official Records; thence along the Easterly line of said "Parcel 1",

South 4° 12' 50" West 923.10 feet to the Southeasterly corner of "Parcel 1" which is the true point of beginning; thence from said true point of beginning along the Southwesterly and Westerly boundaries of said "Parcel 1" by the following two courses,

1st: North 70° 22' 18" West 1385.12 feet; thence,

2nd: North 16° 08' 50" East 90.00 feet; thence,

3rd: North 73° 51' 10" West 1100.00 feet; thence,

4th: South 14° 41' 16" West 760.56 feet; thence,

5th: East 150.00 feet; thence,

6th: South 41° 24' East 366.61 feet to a point on the Southeasterly line of that certain easement described as "Parcel 3" in said deed to the State of California, recorded in Book 3063, Page 500 of Official Records; thence,

7th: East 2125.33 feet to a point on the Southerly prolongation of said Easterly line of "Parcel 1"; thence along said prolonged line,

8th: North 4° 12' 50" East 153.47 feet to said true point of beginning.

EXCEPT an undivided 20% interest in all oil, gas and other mineral rights (excluding gravel) in said land, as granted to John E. Rhodes, et al., 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, 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

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Patricia W. Heath, et al., in deed recorded November 22, 1967, in Book 3226, Page 579 of Official Records, and subject to the conditions and restrictions contained in said deed.

ALSO EXCEPT therefrom "all minerals, oil, gas and other hydrocarbon substances lying in and under said land below a depth of 500 feet below the surface of said land", as reserved by Sespe Land and Water Company, et al., in deed recorded December 28, 1970, as Document No. 64440 of Official Records.

Parcel 2:

A non-exclusive easement for road and utility purposes along a strip of land 30 feet wide in 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, recorded in Book 3, Page 5 of Miscellaneous Records (Maps), in the office of the County Recorder of said County, the Westerly line of said strip of land being described as follows:

Beginning at a point on the Southerly line of the right of way, 100 feet wide, of the Southern Pacific Railroad Company, at the Northwesterly corner of Parcel 2 of the land described in the deed to Shiells Company, recorded on August 8, 1968, in Book 3348, Page 359 of Official Records; thence from said point of beginning along said Southerly line of the railroad right of way,

North 77° 15' 10" West 1533.05 feet to the Northeasterly corner of Parcel 1 of the land described in the deed to the State of California, recorded on November 3, 1966, in Book 3063, Page 500 of Official Records; thence along the Northerly prolongation of the Easterly line of said Parcel 1,

North 4° 12' 50" East 526.23 feet to the true point of beginning on the Southerly line of the California State Highway, 100 feet wide, as described in the deed to the State of California, recorded June 5, 1937, in Book 507, Page 473 of Official Records, said true point of beginning being distant along said Southerly line of the State Highway South 89° 32' 50" East 392.78 feet from a point which bears South 0° 27' 10" West 50.00 feet from a bolt and washer set at the Westerly terminus of the course recited as "South 89° 32' 50" East 2644.83 feet" in said deed to the State of California, recorded in Book 507, Page 473 of Official Records; thence from said true point of beginning along said Northerly prolongation of the Easterly line and the Southerly prolongation of said Easterly line of Parcel 1 of the land described in said deed to the State of California, recorded in Book 3063, Page 500 of Official Records.

1st: South 4° 12' 50" West 1602.80 feet, at 475.64 feet to a point on the centerline of said 100 foot wide right of way to the Southern Pacific Railroad Company, at 526.23 feet said Northeasterly corner of Parcel 1, at 1449.33 feet the Southeasterly corner of said Parcel 1, at 1602.80 feet the terminus of this easement.

EXCEPT that portion thereof within the lines of the Southern Pacific Railroad Company's right of way, 100 feet wide.

Said easement is appurtenant to and for the benefit of Parcel 1 above described, and any part, parcel or subdivision thereof.

Parcel 3:

Assessor's Parcel No. 041-0-260-285; 041-0-290-495

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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, and the Southeast one-quarter of the Northwest one-quarter; and the Southeast one-quarter of the Northwest one-quarter, Lot 3; Lot 4 and a portion of Lot 2 of Section 32, Township 4 North, Range 19 West, San Bernardino Meridian, according to the official plat of said land on file in the Bureau of Land Management, described as a whole as follows:

Beginning at Corner No. S-54 of Tract No. 2 of said Sespe Ranch; thence along the Westerly line the land described in the deed to William Shiells Company, recorded August 8, 1968, in Book 3348, Page 359 of Official Records,

1st: North 3° 23' 40" East 394.89 feet to a 2 inch iron pipe which bears South 3° 23' 40" West 736.69 feet from the point of intersection of said Westerly line with the Southerly line of the right of way, 100 feet wide, of the Southern Pacific Railroad Company; thence to and along the Southerly line of the land described in the deed to Alfred C. Beserra, et al., recorded December 28, 1970, in Book 3768, Page 154 of Official Records,

2nd: West 4121.60 feet, at 1530.75 feet the Southeasterly corner of said land of Beserra, at 4121.60 feet the Southwesterly corner of Parcel 2 as shown on that certain map recorded in Book 14, Page 49 of Parcel Maps and of Parcel 2 in the deed to Alfred C. Beserra et al., recorded July 3, 1973, in Book 4135, Page 534 of Official Records; thence along the Westerly line of said Parcel 2,

3rd: North 14° 41' 16" East 112.68 feet; thence,

4th: West to a point on the Westerly line of said Lot 2 of Section 32; thence,

5th: Southerly along said last-mentioned Westerly line to and along the Westerly line of said Southeast one-quarter of the Northwest one-quarter of Section 32 to a point which bears North 150.00 feet from the Southwest corner of said Southeast one-quarter of the Northwest one-quarter of Section 32; thence,

6th: East 150.00 feet; thence,

7th: South 150.00 feet to a point on the Southerly line of said Southeast one-quarter of the Northwest one-quarter of Section 32; thence along said Southerly line,

8th: East to and along the Southerly line of said Lots 3 and 4 of Section 32 to the Southeast corner of said Lot 4; thence,

9th: North along the Easterly line of said Lot 4 of Section 32 to a point on Line No. 52 of said Tract No. 2, Sespe Rancho; thence along the Southerly boundary of said Tract No. 2 by the following two courses,

10th: South 78° 30' East to Corner No. S-53; thence,

11th: North 69° 15' East 1188 feet to said Corner No. 554 at the point of beginning.

EXCEPT therefrom from that portion of said land lying within the said land marked "Cienega" the following:

(a) An undivided 20% interest in all oil, gas and other mineral rights (excluding gravel) in said land, as

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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,

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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

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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 6: Assessor's Parcel No. 041-0-260-465

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, described as follows:

Beginning at a point on the line common to the lands described in the deed of Alfred C. Beserra, et al., recorded December 31, 1973, in Book 4206, Page 737 of Official Records, and the South line of Parcel "A" as shown on the map of said land recorded in Book 16, Page 3 of Parcel Maps, said point of beginning being distant West 385.76 feet from the Southeast corner of said Parcel "A"; thence from said point of beginning along said common line,

1st: West 987.69 feet to the Southwest corner of said Parcel "A"; thence along the West line of said Parcel "A",

2nd: North 8° 49' 50" East 200.00 feet; thence,

3rd: South 83° 42' 57" East 976.95 feet to a point distant North 83° 42' 57" West 386.67 feet from a point on the East line of said Parcel "A" which bears North 14° 41' 16" East 50.00 feet from the Southwest corner of Parcel "A"; thence,

4th: South 8° 49' 50" West 91.78 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.

Parcel 7: Assessor's Parcel No. 041-0-260-445

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, recorded in Book 3, Page 5 of Miscellaneous Records (Maps), in the office of the County Recorder of said Ventura County, described as follows:

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Beginning at the Northerly terminus of the 3rd course, recited as "North 14° 41' 16" East 112.68 feet" in the deed to Alfred C. Beserra, et al., recorded December 31, 1973, in Book 4206, Page 737 of Official Records, said point being the Southeast corner of Parcel "A" as shown on the map of said land recorded in Book 16, Page 3 of Parcel Maps; thence from said point of beginning along the line common to said land of Beserra and said Parcel "A",

1st: South 385.76 feet; thence,

2nd: North 8° 49' 50" East 91.78 feet; thence,

3rd: South 83° 42' 57" East 386.67 feet to a point on the East line of said Parcel "A"; thence along said East line,

4th: South 14° 41' 16" West 50.00 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.

Parcel 8: Assessor's Parcel No. 041-0-260-215

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, described as follows:

Beginning at a point on the Southerly line of the right of way, 100 feet wide, of the Southern Pacific Railroad Company, at the Northwesterly corner of the land described as "Parcel I" in the deed to the State of California recorded November 3, 1966, in Book 3063, Page 500 of Official Records, and as particularly shown on the map of said land recorded in Book 9, Page 57 of Parcel Maps, a two inch iron pipe bears North 27° 32' East 2.28 feet from said point of beginning; thence along the Westerly line of said land of the State of California by the following three courses,

1st: South 16° 08' 50" West 400.00 feet to a point from which a 2 inch iron pipe bears North 32° 48' 50" East 2.59 feet thence,

2nd: North 77° 15' 10" West 29.73 feet; thence,

3rd: South 16° 08' 50" West 258.25 feet to a point on the Northerly boundary of "Parcel I" described in the deed to Alfred C. Beserra, et al., recorded on December 28, 1970, in Book 3768, Page 154 of Official Records; thence along said Northerly boundary,

4th: North 73° 51' 10" West 1100.00 feet; thence along the Northerly prolongation of the Westerly line of

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said land of Beserra,

5th: North 14° 41' 16" East 592.27 feet to a point on a curve concave Northerly and having a radius of 5779.565 feet in said Southerly line of the right of way of Southern Pacific Railroad Company, a radial line of said curve at said point bears South 13° 00' 12" West; thence along said railroad right of way line by the following 3 courses,

6th: Easterly along said curve through an angle of 0° 06' 22" an arc distance of 10.70 feet to a point of compound curvature with a curve concave to the North and having a radius of 11,509.129 feet; thence,

7th: Easterly along said compound curve through an angle of 0° 09' an arc distance of 30.13 feet; thence tangent to said curve,

8th: South 77° 15' 10" East 1105.94 feet to said point of beginning.

EXCEPT an undivided 20% interest in all oil, gas and other mineral rights (excluding gravel) in said land, as granted to John E. Rhodes, et al., 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, 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, and subject to the conditions and restrictions contained in said deed.

EXCEPT all oil, gas, minerals and other hydrocarbon substances lying in and under said land below a depth of 500 feet below the surface of said land, by deed recorded July 11, 1991, as Document No. 91-098201 of Official Records.

Parcel 9: Assessor's Parcel No. 041-0-260-255

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, described as follows:

Beginning at the most Westerly corner of the land described in the deed to Alfred C. Beserra, et al., recorded December 28, 1970, in Book 3768, Page 154 of Official Records; thence along the Southerly and Southwesterly line of said land of Beserra by the following two courses,

1st: East 150.00 feet; thence,

2nd: South 41° 24' East 366.61 feet to a point on the Southeasterly line of that certain easement described as "Parcel III" in the deed to the State of California, recorded November 3, 1966, in Book 3063, Page 500 of Official Records; thence along the Westerly prolongation of the Southerly line of said land of Beserra,

3rd: West 464.53 feet to a point on the Southwesterly prolongation of the Northwesterly line of said land of Beserra; thence along said prolonged line,

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4th: North 14° 41' 16" East 284.29 feet to said point of beginning.

EXCEPT an undivided 20% interest in all oil, gas and other mineral rights (excluding gravel) in said land, as granted to John E. Rhodes, et al., 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, 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, and subject to the conditions and restrictions contained in said deed.

EXCEPT all oil, gas, minerals and other hydrocarbon substances lying in and under said land below a depth of 500 feet below the surface of said land, by deed recorded July 11, 1991, as Document No. 91-098201 of Official Records.

Parcel 10: Assessor's Parcel No. 0410-260-615

That portion of the tract of land marked "Cienega" on the map of the Fillmore Subdivision of Sespe Rancho, Tract No. 2, in the County of Ventura, State of California, as per Map recorded in Book 3, Page 5 of Maps, in the office of the County Recorder of said Ventura County and as also shown on the map of said land recorded in Book 37, Pages 70 through 72 of Records of Surveys, described as follows:

Beginning at a point on Line No. 59 of the final survey of said Sespe Rancho, at the Northeasterly corner of the land described in the deed to the Cienega Corporation recorded July 28, 1926, in Book 117, Page 410 of Official Records, said point bears South 76° 16' 12" East 895.50 feet along said Line No. 59 and the Northerly boundary of said "Cienega" by the following three courses,

1st: South 76° 16' 12" East 1761.04 feet to corner No. S"59" of said final survey of Sespe Rancho; thence,

2nd: South 38° 16' 12" East 415.08 feet to corner No. S"58" of said final survey of Sespe Rancho; thence,

3rd: South 89° 32' 50" East 393.31 feet to a point on the Easterly line of that certain roadway easement, 40 feet wide, described as Parcel 2 in the deed to the State of California, recorded November 3, 1966, in Book 3063, Page 500 of Official Records; thence along said Easterly line,

4th: South 8° 55' 10" West 269.43 feet to a point on the Northerly line of the right of way, 100 feet wide, of Southern Pacific Railroad Company; thence along said Northerly line by the following five courses,

5th: North 77° 15' 10" West 1279.61 feet to the beginning of a tangent curve concave Northerly and having a radius of 11,409.129 feet; thence,

6th: Westerly along said curve through an angle of 0° 09' an arc distance of 29.87 feet to a point of compound curvature with a curve concave Northerly and having a radius of 5,679.565 feet; thence,

7th: Westerly along said compound curve through an angle of 0° 18' an arc distance of 29.74 feet to a point of compound curvature with a curve concave Northerly and having a radius of 3,769.70 feet; thence,

8th: Westerly along said compound curve through an angle of 0° 27' an arc distance of 29.61 feet to a

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point of compound curvature with a curve concave to the Northeast and having a radius of 2,814.837 feet; thence,

9th: Northwesterly along said compound curve through an angle of $23^{\circ} 32' 51''$ an arc distance of 1,156.84 feet to the most Southerly corner of said lands of Cienega Corporation, a radial line to said curve at said point bears South $37^{\circ} 11' 41''$ West; thence along the Easterly line of said lands of Cienega Corporation,

10th: North $13^{\circ} 43' 48''$ East 223.86 feet to said point of beginning.

EXCEPT that portion thereof lying Northerly of the Southerly line of the State Highway, 100 feet wide, as described in the deed to Herbert S. Faris, recorded January 30, 1939, in Book 583, Page 282 of Official Records.

ALSO EXCEPT that portion of said land, as described in the deed to State of California, recorded February 24, 1994, as Document No. 94-031648 of Official Records.

ALSO EXCEPT that portion of said land described in the Final Order of Condemnation, Superior Court of the State of California, County of Ventura, Case No. CIV 245419 filed February 22, 2011, a Certified Copy of which recorded March 3, 2011 as Instrument No. 20110303-00037283 of Official Records.

ALSO 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.

Parcel 11: Assessor's Parcel No. 041-0-260-455

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, being a portion of Parcel "A" as shown on the map of said land recorded in Book 16, Page 3 of Parcel Maps, described as follows:

Beginning at a point on a taper curve concave Northerly and having a radius of 5779.565 feet in the Southerly line of the right of way, 100 feet wide, of the Southern Pacific Railroad Company, a radial line to said curve at said point bears South $13^{\circ} 00' 12''$ West, said point being the most Easterly corner of said Parcel "A"; thence from said point of beginning along said Southerly right of way line by the following three courses,

1st: Westerly along said taper curve through an angle of $0^{\circ} 11' 38''$ an arc distance of 19.56 feet to a point of compound curvature with a taper curve concave Northerly and having a radius of 3869.70 feet; thence,

2nd: Westerly along said 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 2914.837 feet; thence,

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3rd: Westerly along said curve through an angle of $1^{\circ} 28' 43''$ an arc distance of 75.22 feet to a point from which a radial line to said curve bears North $15^{\circ} 07' 33''$ East; thence,

4th: South $9^{\circ} 49' 51''$ West 1478.14 feet to a point on the Easterly line of said Parcel "A" distant North $14^{\circ} 41' 16''$ East 50.00 feet from the Southeasterly corner of said Parcel "A"; thence along said Easterly line,

5th: North $14^{\circ} 41' 16''$ East 1474.44 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.