RESOLUTION - ACTION REQUESTED 2020-525

MEETING: August 25, 2020

TO: The Board of Supervisors

FROM: Dallin Kimble, County Administrative Officer

RE: Transfer Agreement for the Fiske and Hulbert Properties

RECOMMENDATION AND JUSTIFICATION:
Approve a Real Property Title Transfer Agreement to Acquire the Real Property Identified as Assessor’s Parcel Numbers (APNs) 012-140-034, 012-140-039, 012-143-004, 013-130-078, 013-230-053, and 013-130-045 for the Development of the Mariposa Creek Parkway, a Mosaic Fuel Break and Similar Uses Related to Conservation, Recreation and Fire Prevention.

The six assessor parcel numbers listed above accumulate to approximately 168.88 acres near 8th Street and the Mariposa Creek. The Sierra Foothill Conservancy (SFC) has secured grant funding through the California Natural Resources Agency’s Green Infrastructure Grant Program - Prop 68 to acquire these properties. Once acquired, SFC intends to transfer the properties to the County via this agreement for the development of the Mariposa Creek Parkway, a mosaic fuel break and similar uses related to conservation, recreation and fire prevention.

Despite a commitment to provide as much as $60,000 in matching funds, the net financial impact to the County of this transaction will be $20,900. These funds are available in the MID Settlement Fund. An additional $32,550 will be used to close the sale of the properties, but these dollars will be reimbursed by the CNRA grant.

The six assessor parcel numbers identified here are critical to the extension of the Mariposa Creek Parkway from its current terminus at 8th Street to Joe Howard Street in Mariposa. The extension will provide safer pedestrian and bicycle access to locations from Joe Howard Street to the southern intersection of Highways 140 and 49.

In addition, the Mariposa Creek Parkway Master Plan effort has revealed these parcels as catalysts to achieving a range of community benefits that had not previously been identified including a larger network of recreational trails, strategic opportunities for vegetation management and hazardous fuel reduction, enhanced water quality and protected wildlife habitat.

Staff finds this action to be in harmony with the County strategic plan, general plan and Mariposa Creek Parkway Master Plan. With gratitude to CNRA, SFC, and other
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stakeholders that have worked diligently on this acquisition, staff recommends approval at this time.

BACKGROUND AND HISTORY OF BOARD ACTIONS:
The County adopted the Mariposa Creek Parkway Project as a project via Resolution 1988-60 and thereafter incorporated a planned alignment and overall concept for development of an integrated Parkway system as Figure 31 within the Mariposa Town Plan adopted via Resolution 1992-38.

The 2016-2017 Overall Work Program (OWP) approved via LTC Resolution 2017-6 on February 28, 2017 referenced Phase 3 of this project as Work Element 9.

The LTC adopted Resolution 2017-7 on March 14, 2017 approving the Mariposa Transportation Center Feasibility Study - Phase I. The Transportation Center Study references completion of Phase/Segment 3 of the Mariposa Creek Parkway.

On August 8, 2017 the LTC adopted Resolution 2017-14, approving the Mariposa Creek Parkway Phase III Concept Plan and Phase I and II Enhancement Program ("the Plan").

On February 13, 2018 the LTC adopted Resolution 2018-8, authorizing submittal of an application for a Caltrans FY 2018-29 Transportation Planning Grant to complete a master plan for the Mariposa Creek Parkway. This grant was awarded, and has resulted in the development of a comprehensive master plan for the Mariposa Creek corridor.

On July 9, 2019, the Board approved Resolution 2019-406, which authorized the submission of a grant application for funding to acquire the parcels listed here, and committed $60,000 as match funding for the grant.

The Board approved Resolutions 20-430 and 20-431 expressing the Board's intention to acquire the aforementioned properties on July 21, 2020.

ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION:
Do not approve this resolution. The County will not buy this property or staff will require additional direction. CNRA may be reluctant to award grants to the County in the future.

FINANCIAL IMPACT:
A net contribution of $20,900 will be paid from the MID Settlement Fund.

ATTACHMENTS:
Real Property Title Transfer Agreement (DOCX)
DRAFT Certificate of Acceptance - Fiske & Hulbert 7.14.20 (DOCX)
DRAFT Grant Deed - Fiske 7.14.20 (PDF)
DRAFT Grant Deed - Hulbert 7.14.20 (PDF)
Fiske Resolution of Intention (PDF)
Hulbert Resolution of Intention (PDF)
190626_Mariposa_ConnectionStrategy (PDF)
Green Infrastructure Award Letter (PDF)
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Green Infrastructure Program Press Release (PDF)
Draft Closing Invoice for Fiske (PDF)
Draft Closing Invoice for Hulbert (PDF)

RESULT: ADOPTED [UNANIMOUS]
MOVER: Rosemarie Smallcombe, District I Supervisor
SECONDER: Miles Menetrey, District V Supervisor
AYES: Smallcombe, Jones, Long, Cann, Menetrey
REAL PROPERTY TITLE TRANSFER AGREEMENT

THIS REAL PROPERTY TITLE TRANSFER AGREEMENT ("Agreement") is made this 25th day of August, 2020, by and between the COUNTY OF MARIPOSA, a political subdivision of the State of California, hereinafter referred to as “COUNTY,” and SIERRA FOOTHILL CONSERVANCY, a California non-profit public benefit corporation, hereinafter referred to as “OWNER.”

WHEREAS, OWNER is the owner of that certain real property located in the County of Mariposa, State of California, consisting of approximately 167.16 acres, identified by the County Assessor as Assessor’s Parcel Nos. 012-140-034 & 039, 012-143-004, 013-130-078 and 013-230-053, which is more particularly described in Exhibit “A” attached hereto and is hereinafter referred to as the “FISKE PROPERTY”; and

WHEREAS, OWNER is also the owner of that certain real property located in the County of Mariposa, State of California, consisting of approximately 1.72 acres, identified by the County Assessor as Assessor’s Parcel No. 013-130-045, which is more particularly described in Exhibit “B” attached hereto and is hereinafter referred to as the “HULBERT PROPERTY”; and

WHEREAS, OWNER desires to transfer the FISKE PROPERTY and the HULBERT PROPERTY to COUNTY for its uses; and

WHEREAS, in furtherance of OWNER’S desires, OWNER is willing to convey title of the FISKE PROPERTY and the HULBERT PROPERTY to COUNTY in fee simple; and

WHEREAS, OWNER has been awarded grant funds for the purchase of both properties and the Mariposa County Resource Conservation District has determined that the transfer of the FISKE PROPERTY and the HULBERT PROPERTY to COUNTY is exempt from CEQA review; and

WHEREAS, the grant funds are currently held in escrow at Inter-County Title Co. in Mariposa; and

WHEREAS, OWNER is transferring the title of the FISKE PROPERTY and the HULBERT PROPERTY to COUNTY to expand the Mariposa Creek Parkway, as envisioned in the Mariposa Creek Parkway Master Plan; and

WHEREAS, OWNER and the state granting agency, California Natural Resources Agency, require the following conditions be met prior to OWNER transferring title of the FISKE PROPERTY and the HULBERT PROPERTY to COUNTY:

(1) COUNTY will deposit into escrow number M29951 at Inter-County Title Co. $30,000 toward the purchase of the FISKE PROPERTY and deposit into escrow number M30393 at Inter-County Title Co $2,550 toward the purchase of the HULBERT PROPERTY to cover the 5% withholding of grant funds from OWNER’S state granting agency, which will be
reimbursed to COUNTY post-closing and upon OWNER’S completion of the grant agreement close out; and

(2) COUNTY will deposit into escrow number M29951 at Inter-County Title Co. $9,151.57 for the FISKE PROPERTY and $7,748.44 into escrow number M30393 for the HULBERT PROPERTY to be utilized for closing costs, including escrow fees, recording fees, and title insurance, and OWNER’S post-closing performance measures, including required signage, grant reporting, and project close out; and

(3) OWNER must complete the purchase of the FISKE PROPERTY and the HULBERT PROPERTY concurrently as required by OWNER’S grant agreement; and

(4) OWNER must fulfill its recorded option agreements for the FISKE PROPERTY and the HULBERT PROPERTY; and

(5) A Deed of Easement for access for those landowners (Kenneth Regelson; Elaine Regelson; Melvin Ralph Wolfe and Virginia P. Wolfe; Gerald Knox and Tonya Knox; Rita McMurdy; Irene Chenoa Van Der Zande, Trustee of the Van Der Zande Family Trust; Jacob Hawley and Jamie Hawley; Beth Parker Jimenez; Nancy Phillipe; Valen B. Contreras, Jr.; Bart G. Anderson and Cindy Lynn-Davis Anderson; and Jack H. Gould, Jr. and Karen H. Gould; and each of their respective successors and assigns) requiring use of Martin Road for ingress and egress for their private property must be recorded on the FISKE PROPERTY prior to purchase by OWNER; and

(6) A Deed of Easement in favor of the Mariposa Public Utility District for public utility purposes must be recorded on the HULBERT PROPERTY prior to purchase by OWNER; and

(7) A Deed Restriction in favor of the State of California and the California Natural Resources Agency in the form attached hereto as EXHIBIT “C” must be recorded on the FISKE PROPERTY and the HULBERT PROPERTY prior to purchase by OWNER.

WHEREAS, upon conveyance of the title to the FISKE PROPERTY and the title to the HULBERT PROPERTY to OWNER, OWNER will convey the title to the FISKE PROPERTY and the title to the HULBERT PROPERTY to COUNTY by separate grant deeds, each of which must include the Deed Restriction in the form attached hereto as EXHIBIT “C”; and

WHEREAS, COUNTY is willing to accept the transfer of the title to the FISKE PROPERTY and to the HULBERT PROPERTY; and

WHEREAS, COUNTY has no current plans to alter the land use or condition of the FISKE PROPERTY or the HULBERT PROPERTY.

NOW, THEREFORE, in consideration of which, and the other considerations hereinafter set forth, it is mutually agreed and understood as follows:

1. Truth of the Recitals

   The above recitals are true and correct.
2. **Title Transfer to COUNTY**

OWNER hereby agrees to transfer to COUNTY title to the FISKE PROPERTY and title to the HULBERT PROPERTY by separate grant deeds, as more particularly described in EXHIBIT “D” FISKE PROPERTY GRANT DEED and EXHIBIT “E” HULBERT PROPERTY GRANT DEED attached hereto and incorporated herein by reference.

3. **Acceptance**

The COUNTY agrees to accept title to the FISKE PROPERTY and the HULBERT PROPERTY as required by Government Code 27281.

4. **Enforceability and Severability**

The invalidity or unenforceability of any term or provision of this Agreement shall not, unless otherwise specified, affect the validity or enforceability of any other term or provision, which shall remain in full force and effect.

5. **Authority**

Each party and each party’s signatory warrant and represent that each has full authority and capacity to enter into this Agreement in accordance with all requirements of law. The parties also warrant that any signed amendment or modification to this Agreement shall comply with all requirements of law, including capacity and authority to amend or modify this Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and year first written above.

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**SIERRA FOOTHILL CONSERVANCY**

Bridget M. Fithian  
Executivr Director

**COUNTY OF MARIPOSA**

Kevin Cann, Chair  
Board of Supervisors

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**ATTEST:**

Rene LaRoche  
Clerk to the Board

**APPROVED AS TO FORM:**

Steven W. Dahlem  
County Counsel
EXHIBIT A

FISKE PROPERTY LEGAL DESCRIPTION
Legal Description

All that real property situated in the State of California, County of Mariposa and described as follows:

A TRACT OF LAND SITUATED IN A PORTION OF PROJECTED SECTIONS 22, 23, AND 26, TOWNSHIP 5 SOUTH, RANGE 18 EAST, M.D.B. & M., RANCHO LAS MARIPOSAS, MARIPOSA COUNTY, STATE OF CALIFORNIA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN REAL PROPERTY DESCRIBED AS ITEM 7, DISTRIBUTED TO EMMETT P. FISKE AND WILLIAM S. FISKE IN JUDGEMENT OF FINAL DISTRIBUTION ON WAIVER OF ACCOUNTING, CASE NO. 2989, RECORDED AUGUST 25, 2011 AS DOCUMENT NO. 20113178, MARIPOSA COUNTY OFFICIAL RECORDS, SAID CERTAIN REAL PROPERTY BEING DESCRIBED IN SAID FINAL DISTRIBUTION ON WAIVER OF ACCOUNTING, AS FOLLOWS:


BEGINNING AT CORNER NO. 106, A POINT ON THE NORTHEASTERLY RIGHT OF WAY OF STATE HIGHWAY 140 AS SAID RIGHT OF WAY IS DESCRIBED IN DEED RECORDED THE 9TH DAY OF October, 1931, IN VOLUME 32 OF DEEDS AT PAGE 5, MARIPOSA COUNTY RECORDS, 50 FEET AT RIGHT ANGLES TO THE CENTERLINE OF SAID RIGHT OF WAY AT ENGINEERS STATION 274+49.74; THENCE FROM SAID POINT OF BEGINNING N. 45° 20' E. 396.36 FEET TO CORNER NO. 107; THENCE S. 61° 48' E. 286.20 FEET TO CORNER NO. 108; THENCE N. 76° 11' E. 447.90 FEET TO CORNER NO. 109; THENCE S. 82° 06' E. 534.90 FEET TO CORNER NO. 110; THENCE N. 73° 13' E. 710.90 FEET TO CORNER NO. 111; THENCE N. 57° 59' E. 782.54 FEET TO CORNER NO. 112; THENCE N. 47° 51' E. 272.67 FEET TO CORNER NO. 113; THENCE N. 60° 45' E. 85.95 FEET TO CORNER NO. 114; THENCE N. 42° 42' E. 333.30 FEET TO CORNER NO. 115; THENCE N. 48° 16' E. 171.90 FEET TO CORNER NO. 116; THENCE N. 84° 47' E. 101.50 FEET TO CORNER NO. 117; THENCE N. 26° 36' E. 241.50 FEET TO CORNER NO. 118; THENCE N. 8° 12' W. 201.90 FEET TO CORNER NO. 119; THENCE N. 48° 10' E. 326.0 FEET TO CORNER NO. 120; THENCE N. 45° 06' E. 346.43 FEET TO CORNER NO. 121, IDENTICAL WITH CORNER NO. 5 OF THE HOWARD TRACT, AS SAID TRACT IS DESCRIBED IN DEED RECORDED IN VOLUME 17 AT PAGE 476 OF OFFICIAL RECORDS, MARIPOSA COUNTY RECORDS; THENCE ALONG THE SAID HOWARD TRACT N. 50° 07' E. 434.86 FEET CORNER NO. 122, IDENTICAL WITH CORNER NO. 6 OF SAID HOWARD TRACT AND CORNER NO. 122 OF THE BAMGUARDNER TRACT AS PER DEED DATED January 2, 1946 FROM LOUIS T. MILBURN AND EILEEN E. MILBURN, HIS WIFE, AND FRANK A. CASACCA, A SINGLE MAN, TO JOSEPH C. BAMGUARDNER AND ANNIE LEE BAMGUARDNER, HIS WIFE, RECORDED February 28, 1946 IN VOLUME 18 OF OFFICIAL RECORDS OF MARIPOSA COUNTY AT PAGE 130; THENCE FOLLOWING ALONG SAID BAMGUARDNER TRACT S. 55° 10' E. 264.99 FEET TO CORNER NO. 123, IDENTICAL WITH CORNER NO. 6 OF THE PEARMAN TRACT, CONVEYED BY THE MARIPOSA COMMERCIAL AND MINING COMPANY, A CORPORATION, TO CHESTER E. PEARMAN, ELVIRA P. PEARMAN, HIS WIFE, AND JAMES TIERNEY BY DEED DATED AUGUST 17, 1932, AND RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF THE SAID COUNTY OF MARIPOSA, STATE OF CALIFORNIA, ON THE 14TH DAY OF November, 1932, IN VOLUME 32 OF DEEDS AT PAGE 128, MARIPOSA COUNTY RECORDS; THENCE LEAVING SAID PEARMAN TRACT AND FOLLOWING ALONG THE EASTERN SIDE OF MARIPOSA CREEK, THE FOLLOWING COURSES AND DISTANCES:

S. 39° 08' E. 141.60 FEET TO CORNER NO. 124; THENCE S. 52° 34' E. 125.70 FEET TO CORNER NO. 125; THENCE 73° 24' E. 132.20 FEET TO CORNER NO. 126; THENCE S. 75° 59' E. 259.30 FEET TO CORNER NO. 127; THENCE S. 54° 11' E. 239.20 FEET TO CORNER NO. 128; THENCE S. 45° 24' E. 143.00 FEET TO CORNER NO. 129; THENCE S.
51° 00' E. 102.93 FEET TO CORNER NO. 130; THENCE S. 42° 10' E. 226.00 FEET TO CORNER NO. 131; THENCE CROSSING MARIPOSA CREEK S. 53° 56' W. 73.85 FEET TO CORNER NO. 132, IDENTICAL WITH CORNER NO. 3 OF THE GARBER LOT NO. 2, CONVEYED BY THE SAID MARIPOSA COMMERCIAL AND MINING COMPANY, A CORPORATION, TO EMILIE GARBER, HENRY A. GARBER AND GEORGE H. GARBER BY DEED DATED June 4, 1931, AND RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF THE SAID COUNTY OF MARIPOSA ON THE 12TH DAY OF June 1931, IN VOLUME 31 OF DEEDS AT PAGE 534, MARIPOSA COUNTY RECORDS; THENCE S. 55° 21' W. 311.18 FEET TO CORNER NO. 133, IDENTICAL WITH CORNER NO. 4 OF THE SAID GARBER LOT NO. 2; THENCE S. 35° 46' E. 408.99 FEET TO CORNER NO. 133A, IDENTICAL WITH CORNER NO. 4A OF THE SAID GARBER LOT NO. 2 AND ALSO IDENTICAL WITH CORNER NO. 4A OF THE GARBER LOT NO. 1, CONVEYED BY THE SAID MARIPOSA COMMERCIAL AND MINING COMPANY, A CORPORATION, TO HENRY A. GARBER BY DEED DATED June 4, 1931 AND RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF THE SAID COUNTY OF MARIPOSA ON THE 12TH DAY OF June, 1931, IN VOLUME 31 OF DEEDS, AT PAGE 533, MARIPOSA COUNTY RECORDS; THENCE FOLLOWING ALONG AND AROUND THE SAID GARBER TRACT NO. 1 OF THE FOLLOWING COURSES AND DISTANCES:

S. 35° 46' E. 375.44 FEET TO CORNER NO. 134, IDENTICAL WITH CORNER NO. 5 OF THE SAID GARBER TRACT NO. 1; THENCE S. 87° 59' E. 90.26 FEET TO CORNER NO. 135, IDENTICAL WITH CORNER NO. 6 OF THE SAID GARBER TRACT NO. 1; THENCE N. 48° 55' E. 89.96 FEET TO CORNER NO. 136, BEING A POINT ON LINE 1 AND 6 OF THE OF THE SAID GARBER TRACT NO. 1 AND ALSO BEING IDENTICAL WITH CORNER NO. 3 OF THE GILES LOT, CONVEYED BY THE SAID MARIPOSA COMMERCIAL AND MINING COMPANY, A CORPORATION, TO CHARLES G. GILES BY DEED DATED June 4, 1931 AND RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF THE SAID COUNTY OF MARIPOSA ON THE 12TH DAY OF June, 1931, IN VOLUME 31 OF DEEDS AT PAGE 533, MARIPOSA COUNTY RECORDS; THENCE S. 40° 19' E. 266.83 FEET TO CORNER NO. 137, IDENTICAL WITH CORNER NO. 4 OF THE SAID GILES LOT AND ALSO IDENTICAL WITH CORNER NO. 3 OF THE BLOOMER LOT, CONVEYED BY THE SAID MARIPOSA COMMERCIAL AND MINING COMPANY, A CORPORATION, TO VENE BLOOMER AND EVE H. BLOOMER, HIS WIFE, BY DEED DATED June 4, 1931 AND RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF THE SAID COUNTY OF MARIPOSA ON THE 12TH DAY OF June, 1931 IN VOLUME 31 OF DEEDS AT PAGE 532, MARIPOSA COUNTY RECORDS, THENCE S. 38° 06' E. 201.85 FEET TO CORNER NO. 138, IDENTICAL WITH CORNER NO. 4 OF THE SAID BLOOMER TRACT AND ALSO IDENTICAL WITH CORNER NO. 3 OF THE SO-CALLED WALKER TRACT, CONVEYED BY THE SAID MARIPOSA COMMERCIAL AND MINING COMPANY, A CORPORATION, TO MAY WALKER BY DEED DATED June 4, 1931 AND RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF THE SAID COUNTY OF MARIPOSA ON THE 12TH DAY OF June, 1931 IN VOLUME 31 OF DEEDS AT PAGE 531, MARIPOSA COUNTY RECORDS; THENCE S. 38° 06' E. 122.53 FEET TO CORNER NO. 139, IDENTICAL WITH CORNER NO. 4 OF THE SAID WALKER TRACT AND ALSO IDENTICAL WITH CORNER NO. 4 OF THE DULICH TRACT, CONVEYED BY THE SAID MARIPOSA COMMERCIAL AND MINING COMPANY, A CORPORATION, TO JAMES J. DULICH AND MARJORIE DULICH BY DEED DATED August 11, 1941 AND RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF THE SAID COUNTY OF MARIPOSA, ON THE 4TH DAY OF September, 1941 IN VOLUME 10 OF OFFICIAL RECORDS AT PAGE 24, MARIPOSA COUNTY RECORDS; THENCE S. 38° 06' E. 258.71 FEET TO CORNER NO. 140, IDENTICAL WITH CORNER NO. 5 OF THE SAID DULICH TRACT, BEING A POINT ON LINE 1 AND 2 OF THE MARIPOSA COUNTY LOT, CONVEYED BY THE SAID MARIPOSA COMMERCIAL AND MINING COMPANY, A CORPORATION, TO THE COUNTY OF MARIPOSA, A POLITICAL SUBDIVISION OF THE STATE OF CALIFORNIA, BY DEED DATED June 4, 1931 AND RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF THE SAID COUNTY OF MARIPOSA ON THE 6TH DAY OF July, 1931 IN VOLUME 31 OF DEEDS AT PAGE 554, MARIPOSA COUNTY RECORDS, AND FOLLOWING AROUND SAID MARIPOSA COUNTY TRACT, USING THE SAME CORNERS AND DISTANCES; THENCE S. 44° 01' W. 426.41 FEET TO CORNER NO. 141; THENCE S. 65° 42' W. 221.50 FEET TO CORNER NO. 142; THENCE S. 63° 30' E. 879.28 FEET TO CORNER NO. 143; THENCE N. 48° 17' E. 402.56 FEET TO CORNER NO. 144, BEING A POINT ON LINE 4 AND 5 OF THE SAID MARIPOSA COUNTY TRACT AND BEING IDENTICAL WITH CORNER NO. 5 OF THE SO-CALLED RUBY WALLER TRACT, CONVEYED BY THE SAID MARIPOSA COMMERCIAL AND MINING COMPANY, A CORPORATION, TO RUBY ROSE MOVRY, FORMERLY RUBY ROSE WALLER, BY DEED DATED November 3, 1938 AND RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF THE SAID COUNTY OF MARIPOSA ON THE 14TH DAY OF November, 1938, IN VOLUME 5 OF OFFICIAL RECORDS AT PAGE 411, MARIPOSA COUNTY RECORDS; THENCE S. 32° 41' E. 221.62 FEET TO CORNER NO.

EXCEPTING THEREFROM:

THE SO-CALLED GARBER SPRING LOT, CONTAINING .065 ACRES, MORE OR LESS, THE TANK HOUSE LOT, CONTAINING .008 ACRES, MORE OR LESS, AND THE RIGHT OF WAY FOR PIPELINE, CONVEYED BY THE SAID MARIPOSA COMMERCIAL AND MINING COMPANY, A CORPORATION, TO EMLIE GARBER, HENRY A. GARBER AND GEORGE H. GARBER, BY DEED DATED June 8, 1937, AND RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF THE SAID COUNTY OF MARIPOSA ON THE 4TH DAY OF October, 1937, IN VOLUME 4 OF OFFICIAL RECORDS AT PAGE 212, MARIPOSA COUNTY RECORDS, MORE PARTICULARLY DESCRIBED IN SAID DEED AS FOLLOWS:

ALL THE RIGHT TITLE AND INTEREST OF THE PARTY OF THE FIRST PART IN AND TO THOSE CERTAIN LOTS, PIECES OR PARCELS OF LAND SITUATED, LYING AND BEING IN THE SAID COUNTY OF MARIPOSA, STATE OF CALIFORNIA, PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1. COMMENCING FOR THE POINT OF COMMENCEMENT AT THE NORTHEAST CORNER, CORNER NO. 1 OF THIS PARCEL, FROM WHICH CORNER NO. 4 OF THAT CERTAIN LOT OF LAND KNOWN AS "GARBER LOT NO. 1", CONVEYED BY THE PARTY OF THE FIRST PART TO THE SAID HENRY A. GARBER, PARTY OF THE SECOND PART HERETO, BY THAT CERTAIN DEED OF QUITCLAIM DATED THE FOURTH DAY OF JUNE, 1931, AND RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF THE SAID COUNTY OF MARIPOSA ON THE 12TH DAY OF JUNE, 1931, IN VOLUME 31 OF DEEDS, AT PAGE 533 THEREOF; RECORDS OF THE SAID COUNTY OF MARIPOSA BEARS, NORTH 36° 15' 15" EAST 817.65 FEET; RUNNING THENCE, FROM THE SAID POINT OF COMMENCEMENT, SOUTH 70° 47' WEST 72.64 FEET TO A POINT, CORNER NO. 2; THENCE SOUTH 21° 36' 49.19 FEET TO A POINT, CORNER NO. 3; THENCE SOUTH 67° 26' 30.26 FEET TO A POINT, CORNER NO. 4; AND THENCE NORTH 35° 52' 100.27 TO A POINT, THE SAID CORNER NO. 1, AND THE POINT OF COMMENCEMENT; CONTAIN .065 ACRES, MORE OR LESS, AND COMMONLY KNOWN AS THE
"GARBER SPRING LOT."


MAGNETIC VARIATION 17°40' EAST.

TOGETHER WITH ALL LAND SINGULAR, THE TENEMENTS, HEREDITAMENTS AND APPURTENANCES THEREunto belonging, OR IN ANYWISE APPERTAINING AND THE RENTS, ISSUES AND PROFITS THEREOF.


RESERVING AND EXCEPTING UNTO THE PARTY OF THE FIRST PARTY, AND UNTO ITS SUCCESSORS AND ASSIGNS, THE RIGHT OF THE PARTY OF THE FIRST PARTY, ITS SUCCESSORS AND ASSIGNS, TO USE THE SAID INTERVENING LANDS, OR ANY PORTION OR PORTIONS THEREOF, OVER, ACROSS AND IN WHICH THE SAID RIGHT OR EASEMENT IS HEREBY GRANTED, FOR ANY PURPOSE, INCLUDING THE PASTURING OF LIVESTOCK THEREON, WHICH MAY BE DESIGNED BY THE PARTY OF THE FIRST PARTY, ITS SUCCESSORS AND ASSIGNS, AND WHICH SHALL NOT UNREASONABLY INTERFERE WITH THE SAID RIGHT OR EASEMENT.

THE DAVID E. BERTKEN SPRING TRACT AND PIPELINE RIGHT OF WAY, CONVEYED BY THE SAID MARIPosa COMMERCIAL AND MINING COMPANY, A CORPORATION, TO DAVID E. BERTKEN, BY DEED DATED AUGUST 17, 1931, AND RECORDED AUGUST 18, 1931, IN THE OFFICE OF THE COUNTY RECORDER OF THE SAID COUNTY OF MARIPosa IN VOLUME 31 OF DEEDS AT PAGE 573, MARIPosa COUNTY RECORDS, MORE PARTICULARLY DESCRIBED IN SAID DEED AS FOLLOWS:

SECOND PART, HIS HEIRS AND Assigns, SHALL SEE Fit; BUT, ON THE CONDITION, NEVERTHELESS, THAT SUCH DIVERSION, BY THE MEANS AFORESAID, SHALL NOT, AT ANY TIME, UNREASONABLY INTERFERE WITH THE USE OR DISPOSITION OF THE SAID INTERVENING LANDS BY THE PARTY OF THE FIRST PART, ITS SUCCESSOR OR Assigns.

TOGETHER WITH ALL AND SINGULAR, THE TENEMENTS, HEREDITAMENRS AND APPURTENANCES THEREUNTO BELONGING, OR IN ANYWISE APPERTAINING, AND THE RENTS, ISSUES AND PROFITS THEREOF.

THAT PARCEL OF LAND CONVEYED TO GEORGE W. KEYSER, ET UX, BY DEED RECORDED April 10, 1962 IN VOLUME 79 OF OFFICIAL RECORDS OF MARIPOSA COUNTY AT PAGE 275, SHOWN AS PARCEL 3 ON MAP NO. 1265, MORE PARTICULARLY DESCRIBED IN SAID DEED AS FOLLOWS:

BEGINNING AT CORNER NO. 2 OF PARCEL 3 AS DELINEATED ON MAP #717 ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF MARIPOSA COUNTY ENTITLED "RECORD OF SURVEY OF SUBDIVISION OF BLOCK 62 OF THE TOWN OF MARIPOSA; THENCE ALONG LINE 2-3 OF SAID PARCEL 3 S. 35°36' E. 189.62 FEET TO CORNER NO. 3 OF SAID PARCEL 3; THENCE S. 55°21' W. 40 FEET TO A POINT; THENCE N. 35°36' W. 189.62 FEET TO CORNER NO. 4; THENCE N. 55°21' E. 40 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT IS ADJACENT TO PARCEL 3 OF SUBDIVISION OF BLOCK 62 OF THE TOWN OF MARIPOSA.

ALSO A WATER RIGHT IN A SPRING AND TANK SITE ADJACENT TO THE ABOVE DESCRIBED TRACT AND BLOCK 62 OF THE TOWN OF MARIPOSA.

THAT PARCEL OF LAND CONVEYED TO DOUGLAS W. BLACK BY DEED RECORDED April 16, 1962 IN VOLUME 79 OF OFFICIAL RECORDS OF MARIPOSA COUNTY AT PAGE 362, MORE PARTICULARLY DESCRIBED IN SAID DEED AS FOLLOWS:

BEGINNING AT A POINT FROM WHICH THE NORTHWEST CORNER OF BLOCK 62 OF THE TOWN OF MARIPOSA BEARS NORTH 55°21' EAST 20 FEET; THENCE SOUTH 55°21' WEST 121.42 FEET; THENCE NORTH 50°36' WEST 50 FEET; THENCE NORTH 55°21' EAST 121.42 FEET; THENCE SOUTH 50°36' EAST 50 FEET TO THE POINT OF BEGINNING.

THAT PARCEL OF LAND CONVEYED TO T. KING MARTIN, ET UX, BY DEED RECORDED October 31, 1962 IN VOLUME 82 OF OFFICIAL RECORDS OF MARIPOSA COUNTY AT PAGE 30. SHOWN ON MAP NO. 1235, MORE PARTICULARLY DESCRIBED IN SAID DEED AS FOLLOWS:

A PARCEL OF LAND SITUATE IN AND BEING A FRACTIONAL PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 18 EAST, M.D.B. &M., (AS THE SAID SECTION, TOWNSHIP, AND RANGE ARE SO DESIGNATED BY THE DEED FROM THE UNITED STATES OF AMERICA TO JOHN C. FREMONT RECORDED IN BOOK M OF PATENTS AT PAGES 1-17 THEREOF, RECORDS OF THE SAID MARIPOSA COUNTY) AND ALSO BEING A FRACTIONAL PART OF THAT CERTAIN TRACT OF LAND KNOWN AS THE BUMGUARDNER EAST FIELD (AS THE SAID BUMGUARDNER EAST FIELD IS SO DESIGNED BY THE DEED RECORDED IN VOLUME 77 OF OFFICIAL RECORDS OF MARIPOSA COUNTY AT PAGE 200) AND BOUNDED BY A LINE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT CORNER NO. 1, FROM WHICH THE NORTHWEST CORNER OF THE SECTION 22 BEARS N. 7°25'44" WEST 3045.5 FEET DISTANCE; THENCE S. 84°06'30" EAST 440.00 FEET TO CORNER NO. 2; THENCE S. 11°08'30" WEST 507.08 FEET TO CORNER NO. 3; THENCE N. 84°06'30" WEST 440.00 FEET TO CORNER NO. 4; THENCE N. 11°06'30" EAST 507.06 FEET TO CORNER NO. 1, THE POINT OF BEGINNING, CONTAINING 5.10 ACRES, MORE OR LESS.

FOR FURTHER DESCRIPTION, REFERENCE IS MADE TO THE RECORD OF SURVEY FOR THE T. KING MARTIN TRACT ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF THE SAID COUNTY OF MARIPOSA.

THAT PARCEL OF LAND CONVEYED TO ELMER F. STROMING, ET UX, BY DEED RECORDED February 5, 1963 IN VOLUME 83 OF OFFICIAL RECORDS OF MARIPOSA COUNTY AT PAGE 151. SHOWN AS PARCELS 1, 2 AND 4 ON MAP NO. 1265. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND SITUATE IN AND BEING A FRACTIONAL PART OF THE EAST BUMGUARDNER FIELD IN MARIPOSA COUNTY, CALIFORNIA, (AS THE EAST BUMGUARDNER FIELD IS SO DESIGNATED BY THE
DEED RECORDED IN VOLUME 77, AT PAGE 200 OF OFFICIAL RECORDS OF THE SAID MARIPOSA COUNTY AND BEING ADJACENT TO BLOCK 62, 63, 64, AND 65 OF THE TOWN OF MARIPOSA, MARIPOSA COUNTY, (AS SAID BLOCKS 62, 63, 64, AND 65 ARE SO DELINEATED BY THE RECORD MAP OF SURVEY NO. 313 OF THE SAID RECORDS OF MARIPOSA COUNTY) BOUNDED BY A LINE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST CORNER OF SAID BLOCK 65, A POINT ON THE SOUTHWEST LINE OF SAID BLOCK 64, THENCE ALONG THE SOUTHWEST LINE OF SAID BLOCK 65, S. 40°44'E., 95.00 FEET; THENCE LEAVING THE SAID SOUTHWEST LINE OF SAID BLOCK 65, S. 52°37' W., 165.40 FEET; THENCE N. 69°18' W., 126.68 FEET; THENCE N. 35°30' W., 224.18 FEET; THENCE N. 35°46' W., 190.30 FEET; THENCE N. 22°24' W., 74.03 FEET; THENCE N. 2°46'E., 36.74 FEET TO THE WEST CORNER OF SAID BLOCK 62; THENCE ALONG THE SOUTHWEST LINE OF SAID BLOCK 62, 63, AND 64, S. 35°46'E., 785.21 FEET TO SOUTH CORNER OF SAID BLOCK 64; THENCE ALONG THE SOUTH SOUTHEASTERLY LINES OF SAID BLOCK 64, THE FOLLOWING COURSES AND DISTANCES, S. 87°59'E., 90.26 FEET; THENCE N. 48°55' E., 89.96 FEET TO THE POINT OF BEGINNING, CONTAINING 1.366 ACRES MORE OR LESS, EXCEPTING THEREFROM THAT CERTAIN TRACT OF LAND DEEDED TO GEORGE W. KEYSER AND ZELMA KEYSER, HIS WIFE, AND RECORDED APRIL 10, 1962 IN VOLUME 79 OF OFFICIAL RECORDS OF MARIPOSA COUNTY AT PAGE 275.

TOGETHER WITH A SPRING SITE 20 FEET IN DIAMETER THE CENTER OF WHICH IS S. 43°20' W. 360 FROM CORNER NO. 6 OF THE ABOVE DESCRIBED TRACT.

AND TOGETHER WITH A TANK SITE, 20 FEET IN DIAMETER, THE CENTER OF WHICH IS S. 45° W. 235 FEET FROM CORNER NO. 6 OF THE ABOVE DESCRIBED TRACT.

THAT PARCEL OF LAND KNOWN AS THE "PERRY T.V. ANTENNA SITE", CONVEYED TO MILTON PERRY, ET UX, RECORDED July 12, 1963 IN VOLUME 85 OF OFFICIAL RECORDS OF MARIPOSA COUNTY AT PAGE 129. SHOWN ON MAP NO. 1270, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND DESIGNATED AS "PERRY T.V. ANTENNA SITE" TOGETHER WITH A RIGHT OF WAY 25 FEET IN WIDTH, AS SAID ANTENNA SITE AND RIGHT OF WAY ARE DELINEATED ON MAP ENTITLED "RECORD OF SURVEY PERRY T.V. ANTENNA SITE" ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF MARIPOSA AND DELINEATED AS MAP #1270.

THE ABOVE DELINEATED TRACT CONTAINS 3.00 ACRES, MORE OR LESS.

THAT PARCEL OF LAND CONVEYED TO HENRY H. ROHLOFF, ETUX, BY DEED RECORDED December 20, 1963 IN VOLUME 87 OF OFFICIAL RECORDS OF MARIPOSA COUNTY AT PAGE 283. SHOWN AS PARCELS A, B, C AND REMAINDER OF PARCEL MAPS BOOK 9 PAGE 36, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND SITUATE IN AND BEING A FRACTIONAL PART OF THE FISKE TRACT IN SECTION 26, TOWNSHIP 5 SOUTH, RANGE 18 EAST, M.D.B. & M., COUNTY OF MARIPOSA, STATE OF CALIFORNIA, (AS THE SAID FISKE TRACT IS SO DESCRIBED BY THE THAT CERTAIN DEED RECORDED IN VOLUME 77 AT PAGE 200 THEREOF, OFFICIAL RECORDS OF THE SAID COUNTY OF MARIPOSA BOUNDED BY A LINE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHEASTERLY LINE OF RIGHT OF WAY OF THE STATE HIGHWAY OPPOSITE ENGINEERS STATION NO. 328+17.99 (AS SAID STATE HIGHWAY IS SO DESCRIBED BY THE DEED FROM THE MARIPOSA COMMERCIAL AND MINING COMPANY TO THE STATE OF CALIFORNIA AND RECORDED IN VOLUME 32 OF DEEDS AT PAGE 2 TO 5 THEREOF OF OFFICIAL RECORDS OF THE SAID COUNTY OF MARIPOSA); THENCE LEAVING THE SAID NORTHEASTERLY LINE OF RIGHT OF WAY OF THE STATE HIGHWAY, N. 89°39'39" E., 1495.63 FEET TO A POINT ON LINE 1-2 OF THE VAN METER TRACT, THENCE ALONG THE WESTERLY SOUTHERLY AND EASTERN LINES OF THE SAID VAN METER TRACT, S. 4°45'S" W., 86.27 FEET TO CORNER NO. 1 OF THE SAID VAN METER TRACT; THENCE S. 89°13'10" E., 532.70 FEET TO CORNER NO. 5 OF THE SAID VAN METER TRACT, THENCE N. 74°03' E., 266.55 FEET TO CORNER NO. 4 OF THE SAID VAN METER TRACT; THENCE N. 30°09'20" W., 73.38 FEET TO A POINT ON LINE 3-4 OF THE SAID VAN METER TRACT; THENCE LEAVING THE SAID VAN METER TRACT AND RUNNING N. 86°39'31" E., 1463.83 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF RIGHT OF WAY OF THE SAID STATE HIGHWAY OPPOSITE ENGINEERS STATION 386+60.00; THENCE ALONG THE WESTERLY, NORTHERLY AND EASTERN LINE OF THE SAID STATE HIGHWAY THE FOLLOWING COURSES AND DISTANCES; S. 14°15' E., 210.00 FEET; THENCE MN. 75°45' E., 25.00 FEET; THENCE S. 14°15' E., 127.64 FEET; THENCE ALONGA CURVE TO THE RIGHT, WITH A RADIUS OF 750 FEET, THRU
AN ANGLE OF 59°54' A DISTANCE OF 784.09 FEET; THENCE S. 45°39' W., 769.21 FEET; THENCE ALONG A CURVE TO THE RIGHT, WITH A RADIUS OF 950 FEET, THRU AN ANGLE OF 56°42', A DISTANCE OF 940.12 FEET; THENCE N. 77°39' W., 894.79 FEET; THENCE ALONG A CURVE TO THE RIGHT, WITH A RADIUS OF 950 FEET, THRU AN ANGLE OF 42°15', A DISTANCE OF 700.53 FEET; THENCE N. 35°24' W., 1280.00 FEET TO THE POINT OF BEGINNING; CONTAINING 112.023 ACRES MORE OR LESS. FOR FURTHER DESCRIPTION REFERENCE IS MADE TO THE RECORD OF SURVEY ON FILE IN THE OFFICE OF THE COUNTY RECORDER, TOGETHER WITH THE APPURTENCES THEREUNTO BELONGING. MARIPOSA COUNTY.

THAT PARCEL OF LAND CONVEYED TO W. ROLLAND KIME, ETUX, BY DEED RECORDED October 30, 1964 IN VOLUME 91 OF OFFICIAL RECORDS OF MARIPosa COUNTY AT PAGE 530. SHOWN ON MAP NO. 1362, MORE PARTICULARLY DESCRIBED INS AID DEED AS FOLLOWS:

A PARCEL OF LAND SITUATED IN SECTIONS 22 AND 23, TOWNSHIP 5 SOUTH, RANGE 18 EAST, M.D.B. & M., RANCHO LAS MARIPosas (AS THE SAID SECTION TOWNSHIP AND RANGE ARE SO DESIGNATED IN THE PATENT OF THE TRACT OF LAND KNOWN AS LAS MARIPosas FROM THE UNITED STATES OF AMERICA TO JOHN C FREMONT, DATED THE 19TH DAY OF FEBRUARY, 1856, AND RECORDED IN THE OFFICE OF THE COUNTY RECORDER IN THE SAID COUNTY OF MARIPosa ON THE 23RD DAY OF MARCH, 1857, IN BOOK D OF DEEDS, AT PAGES 70 TO 88 INCLUSIVE, THEREOF) AND BEING ALSO A PORTION OF THAT CERTAIN PARCEL CONVEYED BY DEED FROM JOSEPH C. BUMGUARDNER, JR., ETUX, TO WILLIAMS S. FISKE, JR., ETUX, IN VOLUME 77 OF OFFICIAL RECORDS OF MARIPosa COUNTY AT PAGE 200 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF STATE HIGHWAY ROUTE NO. 140 AT ENGINEER'S STATION 315+50.60 AND RUNNING THENCE ALONG SAID NORTHERLY LINE N. 78°42'W., 336.57 FEET; THENCE ALONG A 750 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 477.78 FEET; THENCE S. 64°48' W., 157.64 FEET; THENCE ALONG A 450 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 480.93 FEET; THENCE N. 53°58' W. 231.08 FEET; THENCE ALONG A 650 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 254.50 FEET; THENCE N. 76°24' W. 110.00 FEET; THENCE N. 13°36' E. 25.00 FEET; THENCE ALONG A 1550 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 476.95 FEET; THENCE LEAVING SAID NORTHERLY RIGHT OF WAY LINE, AND RUNNING N. 23°23'40" E. 260.49 FEET; THENCE N. 23°56'10" E. 901.39 FEET TO A POINT ON THE NORTHERLY LINE OF THE BUMGUARDNER EAST FILED BETWEEN POINTS 109 AND 110 AS DESCRIBED IN DEED FROM JOSEPH C. BUMGUARDNER, JR., ETUX, TO WILLIAMS S. FISKE, JR., ETUX; THENCE S. 82°06' E. 95.54 FEET TO CORNER NO. 110; THENCE N. 73°13' E. 710.90 FEET TO CORNER NO. 111; THENCE N. 57°58' E. 782.54 FEET TO CORNER NO. 112; THENCE N. 47°51' E. 272.67 FEET TO CORNER NO. 113; THENCE N. 60°45' E. 85.95 FEET TO CORNER NO. 114; THENCE N. 42°42' E. 333.30 FEET TO CORNER NO. 115; THENCE LEAVING SAID NORTH LINE OF SAID BUMGUARDNER EAST FIELD AND RUNNING S. 04°50'04" E. 2679.90 FEET TO THE POINT OF BEGINNING. CONTAINING 97.66 ACRES, MORE OR LESS. ALL AS DELINEATED ON RECORD OF SURVEY MAP NO. 1362 ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF MARIPOSA COUNTY. TOGETHER WITH A RIGHT-OF-WAY FOR ROAD 30 FEET IN WIDTH FROM THE "MARTIN ROAD" WESTERLY TO THE ABOVE DESCRIBED TRACT.

THAT PARCEL OF LAND CONVEYED TO ELVA B. ROGERS BY DEED RECORDED December 9, 1964 IN VOLUME 92 OF OFFICIAL RECORDS OF MARIPOSA COUNTY AT PAGE 223. SHOWN ON MAP NO. 1356, DESCRIBED AS FOLLOWS:

A TRACT OF LAND SITUATE IN THE WEST HALF OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 18 EAST, M.D.B. & M., RANCHO LAS MARIPosas, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT CORNER NO. 1, THE SOUTHWEST CORNER OF THE PERRY TV ANTENNA SITE AS DELINEATED ON THAT CERTAIN RECORD OF SURVEY MAP NO. 1270, MARIPOSA COUNTY RECORDS, AND RUNNING THENCE N. 09°21'00" E. ALONG THE WEST LINE OF SAID PERRY TV ANTENNA SITE 313.06 FEET TO CORNER NO. 2, THE NORTHWEST CORNER OF SAID PERRY TV ANTENNA SITE; THENCE S. 80°39'00" E. ALONG THE NORTH LINE OF SAID PERRY TV ANTENNA SITE A DISTANCE OF 247.87 FEET TO CORNER NO. 3; THENCE LEAVING SAID NORTH LINE ND RUNNING N. 06°00'00" W. A DISTANCE OF 290.15 FEET TO CORNER NO. 4; THENCE RUNNING S. 64°15'21" W. 382.62 FEET TO CORNER NO. 5; THENCE S. 41°31'40" W. 337.63 FEET TO CORNER NO. 6; THENCE S. 07°17'30" E. 128.08 FEET TO CORNER NO. 7; THENCE S. 87°57'46" E. 287.16 FEET TO
CORNER NO. 1, THE POINT OF BEGINNING, ALL AS DELINEATED ON THAT CERTAIN RECORD OF SURVEY MAP NO. 1356, MARIPosa COUNTY RECORDS, CONTAINING AN AREA OF 3.54 ACRES, MORE OR LESS. TOGETHER WITH A ONE-FOURTH INTEREST IN THE WATER WELL APPROXIMATELY 118 FEET DEEP NOW LOCATED ON PROPERTY ADJACENT TO THE ABOVE DESCRIBED PROPERTY; SAID WELL BEING LOCATED N. 19°46'20" E. 117.5 FEET FROM CORNER NO. 6 OF THE ABOVE DESCRIBED TRACT.
SUBJECT TO A RIGHT OF WAY FOR TELEVISION ANTENNA LINE OVER THE EASTERLY 12.5 FEET OF THE ABOVE DESCRIBED PROPERTY.

THAT PARCEL OF LAND CONVEYED TO DON E. VAN METER, ET UX, BY DEED RECORDED October 28, 1965 IN VOLUME 97 OF OFFICIAL RECORDS OF MARIPosa COUNTY AT PAGE 72. SHOWN ON MAP NO. 1451, DESCRIBED AS FOLLOWS:
A TRACT OF LAND SITUATED IN SECTION 23 AND 26, ALL IN TOWNSHIP 5 SOUTH, RANGE 18 EAST, M.D.B. & M., RANCHO LAS MARIPosas, MARIPosa COUNTY, CALIFORNIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHERLY CORNER OF THAT CERTAIN TRACT OF LAND DELINEATED AS PARCEL 1 ON THAT CERTAIN RECORD OF SURVEY MAP NO. 1403, MARIPosa COUNTY RECORDS, AND RUNNING THENCE S. 83°42' W. 357.59 FEET ALONG THE NORTH LINE OF SAID PARCEL 1; THENCE LEAVING SAID NORTH LINE AND RUNNING N. 11°44'40" E. 312.48 FEET; THENCE N. 24°00'10" E. 153.95 FEET; THENCE N. 59°45'10" E. 73.39 FEET; THENCE N. 20°25'10" E. 382.26 FEET; THENCE N. 79°35'47" E. 430.76 FEET; THENCE S. 32°48'14" E. 975.96 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF THAT CERTAIN TRACT DELINEATED AS PARCEL 2 ON THE A FORESAID MAP NO. 1403; THENCE ALONG SAID NORTHERLY BOUNDARY THE FOLLOWING COURSES AND DISTANCES: S. 29°34' E. 73.38 FEET; S. 74°39' W. 266.55 FEET; N. 89°11' W. 532.70 FEET; N. 04°48' E. 86.27 FEET; AND S. 83°42' W. 174.78 FEET TO THE POINT OF BEGINNING. ALL AS DELINEATED ON THAT CERTAIN RECORD OF SURVEY MAP NO. 1451, MARIPosa COUNTY RECORDS, CONTAINING AN AREA OF 18.31 ACRES, MORE OR LESS, ACCORDING TO THE SURVEY THEREOF.

THAT PARCEL OF LAND CONVEYED TO ANDY R. WEADE BY DEED RECORDED February 7, 1966 IN VOLUME 98 OF OFFICIAL RECORDS OF MARIPosa COUNTY AT PAGE 244. SHOWN ON MAP NO. 1474, DESCRIBED AS FOLLOWS:
BEGINNING AS POINT ON THE WASTERLY LINE OF STATE HIGHWAY 140 THAT IS OPPOSITE ENGINEERS STATION 386+60, SAID POINT BEING ALSO THE EAST END OF THE NORTH LINE OF PARCEL 2 ACCORDING TO THAT CERTAIN RECORD OF SURVEY MAP NO. 1402, MARIPosa COUNTY RECORDS AND RUNNING THENCE S. 89°49'00" W. 140.30 FEET ALONG SAID NORTH LINE TO A POINT ON THE EASTERLY BOUNDARY OF PARCEL "D" ACCORDING TO THAT CERTAIN RECORD OF SURVEY MAP NO. 1462, MARIPosa COUNTY RECORDS, THENCE N. 32°48'14" W. 975.96 FEET ALONG SAID EASTERLY BOUNDARY TO THE MOST NORTHERLY CORNER OF SAID PARCEL "D"; THENCE LEAVING SAID EASTERLY BOUNDARY AND RUNNING N. 10°00'23" E. 862.96 FEET TO A POINT ON THE SOUTH-WESTERLY LINE OF THE "MARIPosa COUNTY TRACT" ACCORDING TO THAT CERTAIN MAP NO. 313, MARIPosa COUNTY RECORDS; THENCE S. 63°30'00" E. 534.50 FEET ALONG THE SAID SOUTH-WESTERLY LINE TO THE MOST SOUTHERLY CORNER OF SAID MARIPosa COUNTY TRACT"; THENCE N. 48°03'30" E. 403.37 FEET ALONG THE SOUTHEASTERLY LINE OF SAID MARIPosa COUNTY TRACT" TO THE MOST WASTERLY CORNER OF THE "RUBY WALLER TRACT"; THENCE S. 32°41'00" E. 225.62 FEET ALONG THE SOUTHWESTERLY LINE OF SAID "RUBY WALLER TRACT" TO THE MOST SOUTHERLY CORNER OF SAID "RUBY WALLER TRACT"; BEING ALSO THE MOST WASTERLY CORNER OF THE "ROMONA ECKERN TRACT"; THENCE S. 32°11'15" E. 265.43 FEET ALONG THE SOUTHWESTERLY LINE OF SAID "ROMONA ECKERN TRACT" TO THE MOST SOUTHERLY CORNER OF SAID "ROMONA ECKERN TRACT"; THENCE S. 40°03'46" E. 104.57 FEET TO THE MOST NORTHERLY CORNER OF THE "CHARLES R. AND VIOLET T. ATKINSON ADDITIONAL TRACT"; THENCE S. 38°49'23" W. 331.21 FEET ALONG THE NORTHWESTERLY LINE OF THE SAID "CHARLES R. AND VIOLET T. ATKINSON ADDITIONAL TRACT" AND THE NORTHWESTERLY LINE OF THE "CHARLES R. AND VIOLET T. ATKINSON TRACT" TO THE MOST WASTERLY CORNER OF THE SAID "CHARLES R. AND VIOLET T. ATKINSON TRACT"; THENCE S. 57°50'56" E. 357.95 FEET ALONG THE SOUTHWESTERLY LINE OF SAID ATKINSON TRACT TO THE MOST SOUTHERLY CORNER OF SAID ATKINSON TRACT; BEING ALSO THE WEST END OF THE SOUTH LINE OF THE "CHARLES R. AND VIOLET T. ATKINSON ADDITIONAL TRACT"; THENCE S.
84°45'00" E. 398.27 FEET ALONG SAID SOUTH LINE TO A POINT ON THE WESTERLY LINE TO THE POINT OF BEGINNING. ALL AS Delineated on that certain Record of Survey Map No. 1474, Mariposa County Records.

containing an area of 47.07 acres, more or less, according to the map thereof.

That parcel of land conveyed to Alvar A. Porter, et ux., by deed recorded June 13, 1966 in Volume 100 of Official Records of Mariposa County at page 197, described as follows:

Beginning at corner No. 1, a point on the northwesterly line of block 62 of the town of Mariposa as said block 62 is shown on a map entitled "Record of Survey Showing Subdivision of Block 62, Town of Mariposa", and designated as No. 717 of Maps on file in the Office of the County Recorder of Mariposa County, from whence the southwest corner of said block 62 bears S. 55°21'W. 94.95 FEET; said point of beginning being identical with corner No. 2 of lot 5 as per said Map #717; thence N. 55°21'E. 7.5 FEET; thence N. 34°39'W. 30 FEET; thence S. 55°21'W. 75 FEET; thence S. 34°39'E. 30 FEET to the point of beginning.

Situated in and being a portion of the SE1/4 of NW1/4 of section 23, Township 5 South, Range 18 East, M.D.B. & M.

That parcel of land conveyed to Lile S. Hinkley, et ux., by deed recorded May 23, 1967 in Volume 104 of Official Records of Mariposa County at page 604. Shown as parcel 2 on parcel map, book 2, page 4, described as follows:

Parcel 2 as delineated on parcel map for Lile S. Hinkley, recorded in book 2 of parcel maps at page 4 in the office of the Mariposa County Recorder. Being a portion of the S1/2 of section 22, Township 5 South, Range 18 East, M.D.B. & M., Rancho Las Mariposas.

That parcel of land conveyed to Ephraim Regelson, et ux., by deed recorded April 28, 1967 in Volume 104 of Official Records of Mariposa County at page 426. Shown as map No. 1551, described as follows:

A tract of land situated in section 23, Township 5 South, Range 18 East, M.D.B. & M., Rancho las Mariposas, Mariposa County, California, and being more particularly described as follows:

Beginning at the most southerly corner of block 65 of town of Mariposa as delineated on map entitled "Map of Amended Survey, Block 1 Lots 1,2,3,4, Block 5 and Lots 2 and 3, Block 9 and Blocks 62, 63, 64, 65, 66, 67, 68, 69, and 72, Town of Mariposa" filed as map No. 313, Mariposa County Records, and running thence S. 38°26'50"E. 455.29 FEET; thence S. 51°33'10"W. 238.28 FEET; thence S. 38°26'50"E. 158.84 FEET to a point on the northwesterly line of Mariposa County Tract as delineated on said map No. 313; thence S. 43°51'00"W. 198.66 FEET along said northwesterly line to the most westerly corner of said Mariposa County Tract; thence S. 63°30'00"E. 344.78 FEET along the southwesterly line of said Mariposa County Tract to the most northerly corner of that certain 42.01 acre Regelson Tract delineated on map entitled "Record of Survey for Regelson & Weare" filed as map No. 1474, Mariposa County Records; thence S. 10°00'23"W. 862.96 FEET to the most westerly corner of said Regelson Tract; being also the most northerly corner of parcel "D" as delineated on map entitled "Record of Survey for Don Van Meter" filed as map No. 1462, Mariposa County Records; thence S. 79°35'47"W. 414.43 FEET to the most westerly corner of said parcel "D" being also a point on the centerline of a private road; thence northwesterly along said centerline the following courses and distances; N. 53°25'19"W. 183.24 FEET; N. 41°22'19"W. 247.33 FEET and N. 69°49'39"W. 385.73 FEET; thence leaving said centerline and running N. 00°14'35"E. 204.86 FEET to the southeast corner of that certain 3.00 acre tract delineated on map entitled "Record of Survey Map Perry TV Antenna Site" filed as map No. 1270, Mariposa County Records; thence N. 09°18'30"E. 313.06 FEET to the northeast corner of said 3.00 acre tract; thence X. 00°14'13"W. 169.55 FEET along the northerly line of said 3.00 acre parcel to a point on the centerline of a 25 foot easement; thence northwesterly along said centerline the following courses and distances; N. 05°57'30"W. 290.15 FEET; N. 10°21'30"E. 206.11 FEET; N. 25°09'30"E. 374.21 FEET; N. 32°48'30"E. 442.84 FEET; N. 37°26'30"E.
240.79 FEET, AND N. 57°32'30" E. 46.82 FEET TO A POINT ON THE SOUTHWESTERN LINE OF PARCEL 2 AS DELINEATED ON MAP ENTITLED "RECORD OF SURVEY STROMING LOTS" FILED AS MAP NO. 1265, MARIPOSA COUNTY RECORDS; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF PARCEL 2 AND PARCEL 1 AS DELINEATED ON SAID MAP NO. 1265 THE FOLLOWING COURSES AND DISTANCES; S. 35°30'00" E. 124.49 FEET; S. 25°06'00" 190.62 FEET; S. 40°09'00" E. 123.66 FEET; AND S. 69°18'00" E. 126.68 FEET TO THE MOST SOUTHERLY CORNER OF SAID PARCEL 1, THENCE N. 52°37'00" E. 165.39 FEET ALONG THE SOUTHEAST LINE OF SAID PARCEL 1 TO A POINT ON THE SOUTHWESTERLY LINE OF BLOCK 65 AS DELINEATED ON THE AFORESAID MAP NO 313; THENCE S. 40°12'30" E. 170.65 FEET TO THE POINT OF BEGINNING. ALL AS DELINEATED ON MAP ENTITLED "RECORD OF SURVEY FOR E. REGELSON" FILED AS MAP NO. 1551, MARIPOSA COUNTY RECORDS.

THAT PARCEL OF LAND CONVEYED TO THE MARIPOSA ENGINEER LORDE NO. 24 TEMPLE ASSOCIATION BY DEED RECORDED AUGUST 26, 1989 IN VOLUME 115 OF OFFICIAL RECORDS OF MARIPOSA COUNTY AT PAGE 569. SHOWN ON MAP NO. 1551, DESCRIBED AS FOLLOWS:

A TRACT OF LAND SITUAED IN SECTION 23, TOWNSHIP 5 SOUTH, RANGE 18 EAST, M.D.B. & M., RANCHO LAS MARIPOSAS, MARIPOSA COUNTY, CALIFORNIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHERLY CORNER OF BLOCK 65 OF THE TOWN OF MARIPOSA AS DELINEATED IN MAP ENTITLED "MAP OF AMENDED SURVEY, BLOCK 1 LOTS 1, 2, 3, BLOCK 5 LOTS 2 AND 3, BLOCK 9 AND BLOCKS 62, 63, 64, 65, 66, 67, 68, 69, AND 72, TOWN OF MARIPOSA" FILED AS MAP NO. 313, MARIPOSA COUNTY RECORDS, AND RUNNING THENCE S. 38°26'50" E. 158.84 FEET TO A POINT ON THE NORTHWESTERLY LINE OF MARIPOSA COUNTY TRACT AS DELINEATED ON MAP NO. 313; THENCE N. 43°51'00" E. 190 FEET ALONG SAID NORTHWESTERLY LINE; THENCE N. 38°26'50" W. 133.38 FEET TO THE TRUE POINT OF BEGINNING. ALL AS DELINEATED ON MAP ENTITLED "RECORD OF SURVEY FOR E. REGELSON" FILED AS MAP NO. 1551, MARIPOSA COUNTY RECORDS.

CONTAINING AN AREA OF 0.63 ACRES, MORE OR LESS, ACCORDING TO THE SURVEY THEREOF.

ALSO EXCEPTING THEREFROM ALL THAT PARCEL OF LAND GRANTED TO THE COUNTY OF MARIPOSA AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED JANUARY 4, 2012 AS DOCUMENT NO. 20120019, MARIPOSA COUNTY RECORDS, MORE PARTICULARLY DESCRIBED IN SAID DEED AS FOLLOWS:

A TRACT OF LAND SITUATED IN A PORTION OF PROJECTED SECTION 23, TOWNSHIP 5 SOUTH RANGE 18 EAST, M.D.B. & M., RANCHO LAS MARIPOSAS, MARIPOSA COUNTY, STATE OF CALIFORNIA, SAID TRACT OF LAND BEING ALSO A PORTION OF THE BUMGUARDNER EAST FIELD AS SAID BUMGUARDNER EAST FIELD IS DESCRIBED IN JUDGEMENT OF FINAL DISTRIBUTION OF WAIVER OF ACCOUNTING, NO. 1422, RECORDED DECEMBER 27, 1974 IN VOLUME 151 OF OFFICIAL RECORDS AT PAGE 776, MARIPOSA COUNTY RECORDS, SAID TRACT OF LAND BEING DELINEATED AS SUBJECT PARCEL (EE TRANSFER) ON EXHIBIT ATTACHED HERETO AND ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT CORNER NO. 122 OF SAID BUMGUARDNER EAST FIELD; THENCE TRAVERING AROUND THE BOUNDARY OF THE HEREIN DESCRIBED TRACT OF LAND, THE FOLLOWING TWENTY-TWO (22) CURSES AND DISTANCES:

1. S55°11'33"E FOR 264.86 FEET TO CORNER NO. 123 OF SAID BUMGUARDNER EAST FIELD; THENCE
2. S39°09'39"E FOR 141.92 FEET TO CORNER NO. 124 OF SAID BUMGUARDNER EAST FIELD; THENCE
3. S52°45'35"E FOR 125.74 FEET TO CORNER NO. 125 OF SAID BUMGUARDNER EAST FIELD; THENCE
4. S73°31'38"E FOR 132.28 FEET TO CORNER NO. 126 OF SAID BUMGUARDNER EAST FIELD; THENCE
5. S76°00'01"E FOR 256.55 FEET TO CORNER NO. 127 OF SAID BUMGUARDNER EAST FIELD; THENCE
6. S54°32'05"E FOR 240.19 FEET TO CORNER NO. 128 OF SAID BUMGUARDNER EAST FIELD; THENCE
7. S45°49'46"E FOR 143.55 FEET TO CORNER NO. 129 OF SAID BUMGUARDNER EAST FIELD; THENCE
8. S51°25'31"E FOR 103.22 FEET TO CORNER NO. 130 OF SAID BUMGUARDNER EAST FIELD; THENCE
9. S42°28'53"E FOR 226.85 FEET TO CORNER NO. 131 OF SAID BUMGUARDNER EAST FIELD; THENCE
10. S33°16'33"W, ALONG THE LIEN BETWEEN CORNER NO. 131 AND CORNER NO. 132 OF SAID BUMGUARDNER EAST FIELD, FOR 10.78 FEET TO A POINT ON THE EAST BANK OF A WATER COURSE KNOWN AS MARIPOSA CREEK AS SAID EAST BANK WAS SURVEYED DECEMBER 16, 1977; THENCE
11. LEAVING THE LINE BETWEEN CORNER NO. 131 AND CORNER NO. 132 OF SAID BUMGUARDNER EAST

(Continued)

THE ABOVE TRACT OF LAND CONTAINS 2.69 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY LIENS, ENCUMBRANCES, COVENANTS, RESTRICTIONS AND RIGHTS-OF-WAY OR EASEMENTS OF RECORD OR LEGALLY ACQUIRED.

ALSO EXCEPTING THEREFROM ALL THAT PORTION OF SAID REAL PROPERTY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHEASTERLY LINE OF PARCEL 3, AS SAID PARCEL 3 IS DELINEATED ON THAT CERTAIN MAP ENTITLED "AMENDED PARCEL MAP FOR J.G. GREENAMYER, ET. AL", FILED APRIL 29, 1976 IN BOOK 10 OF PARCEL MAPS AT PAGE 32, MARIPOSA COUNTY RECORDS, SAID POINT BEING LOCATED S49°29'04"W A DISTANCE OF 408.44 FEET FROM THE MOST EASTERLY CORNER THEREOF; THENCE, E LEAVING THE SOUTHEASTERLY LINE OF SAID PARCEL 3, S01°44'12"E FOR 19.94 FEET; THENCE S40°00'22"W FOR 150.93 FEET; THENCE N40°38'51"W FOR 40.40 FEET TO THE MOST SOUTHERLY LINE OF SAID PARCEL 3, FOR 161.45 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

TOGETHER WITH ALL THAT PORTION OF THAT CERTAIN REAL PROPERTY VIRGINIA STURM LEAP AND JAMES P. LEAP BY GRANT DEED RECORDED AUGUST 9, 2007 AS DOCUMENT NO. 2074587, MARIPOSA COUNTY OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST EASTERLY CORNER OF PARCEL 3, AS SAID PARCEL 3 IS DELINEATED ON THAT CERTAIN MAP ENTITLED "AMENDED PARCEL MAP FOR J.G. GREENAMYER, ET. AL", FILED APRIL 29, 1976 IN BOOK 10 OF PARCEL MAPS AT PAGE 32, MARIPOSA COUNTY RECORDS, THENCE S49°29'04"W, ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL 3, FOR 18.44 FEET; THENCE LEAVING THE SOUTHEASTERLY LINE OF SAID PARCEL 3, N01°44'12"W FOR 76.99 FEET; THENCE N49°29'04"E, PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID PARCEL 3, FOR 34.33 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SAID PARCEL 3; THENCE S63°50'39"E, ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 3, FOR 65.36 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. [CORRECTED Bearing as shown on record of survey No. 2900, MCR.]

EXEMPTING THEREFROM THE MINERAL RIGHTS IN MARIPOSA CREEK AS RESERVED BY MARIPOSA COMMERCIAL AND MINING COMPANY RECORDED IN VOLUME 15 OF OFFICIAL RECORDS OF MARIPOSA COUNTY AT PAGE 201A.
EXHIBIT B

HULBERT PROPERTY LEGAL DESCRIPTION
Legal Description

All that real property situated in the State of California, County of Mariposa and described as follows:

A PARCEL OF LAND SITUATED IN A PORTION OF BLOCK 57, TOWN OF MARIPOSA, AS SAID BLOCK IS DELINEATED ON THAT CERTAIN MAP ENTITLED "TOWN OF MARIPOSA, AS SURVEYED BY R. THOMAS, C.E. FOR J.F. JOHNSON, ESQ. 1860", RECORDED IN BOOK OF MAPS AT PAGE 314, MARIPOSA COUNTY RECORDS, MARIPOSA COUNTY, STATE OF CALIFORNIA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHEASTERLY CORNER OF SAID BLOCK 57, SAID POINT OF BEGINNING ALSO BEING THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF A 60.00 FOOT WIDE COUNTY ROAD KNOWN AS JESSIE STREET WITH THE NORTHERLY RIGHT OF WAY LINE OF A 50.00 FOOT WIDE COUNTY ROAD KNOWN AS EIGHT STREET; THENCE S. 53° 57' 28" W., ALONG THE NORTHERLY RIGHT OF WAY OF SAID EIGHT STREET FOR 156.24 FEET TO A POINT ON THE EAST BANK OF A WATER COURSE KNOWN AS MARIPOSA CREEK AS SAID EAST BANK WAS SURVEYED December 16, 1977; THENCE N. 52° 35' 04" W., ALONG SAID EAST BANK, FOR 31.94 FEET, MORE OR LESS, TO A POINT ON A LINE BETWEEN CORNER NO. 131 AND CORNER NO. 132 OF THAT CERTAIN REAL PROPERTY AS DESCRIBED IN THAT CERTAIN JUDGMENT OF FINAL DISTRIBUTIONS RECORDED December 27, 1974 IN VOLUME 151 OF OFFICIAL RECORDS AT PAGE 776, MARIPOSA COUNTY RECORDS; THENCE IN GENERALLY EASTERLY AND NORTHERLY DIRECTION ALONG THE NORTHEASTERLY LINE OF SAID CERTAIN REAL PROPERTY THE FOLLOWING COURSES AND DISTANCES, N. 53° 25' 11" E., FOR 10.79 FEET TO CORNER NO. 131; THENCE N. 42 Degrees 28 Feet 53 inches W., FOR 226.89 FEET TO CORNER NO. 130; THENCE N. 51° 24' 46" W., FOR 103.34 FEET TO CORNER NO. 129; THENCE N. 45° 42' 07" W., ALONG THE LINE BETWEEN CORNER NO. 129 AND CORNER NO. 128, FOR 46.54 FEET; THENCE LEAVING THE NORTHEASTERLY LINE OF SAID CERTAIN REAL PROPERTY, N. 56° 51' 55" E., FOR 49.35 FEET; THENCE N. 34° 45' 38" E., FOR 73.40 FEET; THENCE N. 46° 03' 03" E., FOR 96.82 FEET, MORE OR LESS, TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SAID JESSIE STREET; THENCE S. 36° 07' 52" E., ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID JESSIE STREET, FOR 436.66 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND ALSO DELINEATED ON RECORD OF SURVEY MAP RECORDED November 6, 1979 AS MAP NO. 2043.
Required Deed Restriction Language

The burdened property was purchased in part or in whole with grant funds provided by the State of California by and through the Natural Resources Agency (“the State”) under the California Drought, Water, Parks, Climate, Coastal Protection, and Outdoor Access for All Act of 2018 (Proposition 68). The burdened property currently consists of approximately 1.72 acres in Mariposa County, California comprised of Assessor's Parcel Number: 013-130-045. Landowner desires and intends that in order to provide public benefit and meet the terms of the funding, the burdened property shall be used only for purposes consistent with the funding.

Use of the burdened property shall exclusively be for expansion of public access to community green space and passive recreation which includes managing and maintaining public access features including maintenance activities for fuel clearance for hazard mitigation and resiliency and invasive species removal so long as such management and maintenance complies with federal and state laws and regulations. If access for the public ever needs to change location, scope, or scale, landowner will seek consent from the State.

The burdened property (including any portion of it or any interest in it) may not be sold or transferred without the written approval of the State. Such approval shall not be unreasonably withheld, provided the purposes for which the funding was awarded are expressly assumed by the purchaser as part of the purchase agreement and prior to the close of escrow.

Responsibilities to maintain and operate the burdened property in accordance with the terms of the funding may be assigned only upon the written approval of the State.

Obligations for operation and maintenance of the burdened property may be excused only upon the written approval of the State and only for good cause. Good cause includes, but is not limited to, natural disasters that destroy the property improvements and render the project obsolete or impracticable to rebuild. Good cause shall not include more expedient or economically beneficial development.

Landowner shall not use or allow the use of any portion of the burdened property for mitigation without the written permission of the State.

Landowner shall not use or allow the use of any portion of the burdened property as security for any debt.

These restrictions imposed on the burdened property shall run with the land and pass with each and every portion of the burdened property and shall apply to and bind the respective successors in interest to the burdened property.
EXHIBIT D

FISKE PROPERTY GRANT DEED
RECORDING REQUESTED BY:
County of Mariposa

WHEN RECORDED MAIL TO:
Mariposa County Administration
P.O. Box 784
Mariposa, CA 95338

APNs 012-140-034, 012-140-039, 012-143-004, 013-130-078 and 013-230-053

GRANT DEED

SIERRA FOOTHILL CONSERVANCY, a California non-profit public benefit corporation, grants to the County of Mariposa, a political subdivision of the State of California, all that real property situated in Mariposa County, California, described as follows:

Legal description attached as EXHIBIT A, and incorporated herein by reference.

Subject to the conditions and restrictions as set forth in the attached Deed Restriction marked EXHIBIT B.

Witness my hand this 25th day of August 2020.

______________________________
Bridget M. Fithian, Executive Director
Sierra Foothill Conservancy
All that real property situated in the State of California, County of Mariposa and described as follows:

A TRACT OF LAND SITUATED IN A PORTION OF PROJECTED SECTIONS 22, 23, AND 26, TOWNSHIP 5 SOUTH, RANGE 18 EAST, M.D.B. & M., RANCHO LAS MARIPosas, MARIPosa COUNTY, STATE OF CALIFORNIA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN REAL PROPERTY DESCRIBED AS ITEM 7, DISTRIBUTED TO EMMETT P. FISKE AND WILLIAM S. FISKE IN JUDGEMENT OF FINAL DISTRIBUTION ON WAIVER OF ACCOUNTING, CASE NO. 2989, RECORDED AUGUST 25, 2011 AS DOCUMENT NO. 20113178, MARIPosa COUNTY OFFICIAL RECORDS, SAID CERTAIN REAL PROPERTY BEING DESCRIBED IN SAID FINAL DISTRIBUTION ON WAIVER OF ACCOUNTING, AS FOLLOWS:


BEGINNING AT CORNER NO. 106, A POINT ON THE NORTHEASTERLY RIGHT OF WAY OF STATE HIGHWAY 140 AS SAID RIGHT OF WAY IS DESCRIBED IN DEED RECORDED THE 9TH DAY OF October, 1931, IN VOL 32 OF DEEDS AT PAGE 5, MARIPosa COUNTY RECORDS, 50 FEET AT RIGHT ANGLES TO THE CENTERLINE OF SAID RIGHT OF WAY AT ENGINEERS STATION 274+49.74; THENCE FROM SAID POINT OF BEGINNING N. 45° 20' E. 396.36 FEET TO CORNER NO. 107; THENCE S. 61° 48' E. 286.20 FEET TO CORNER NO. 108; THENCE N. 76° 11' E. 447.90 FEET TO CORNER NO. 109; THENCE S. 82° 06' E. 534.90 FEET TO CORNER NO. 110; THENCE N. 73° 13' E. 710.90 FEET TO CORNER NO. 111; THENCE N. 57° 59' E. 782.54 FEET TO CORNER NO. 112; THENCE N. 47° 51' E. 272.67 FEET TO CORNER NO. 113; THENCE N. 60° 45' E. 85.95 FEET TO CORNER NO. 114; THENCE N. 42° 42' E. 333.30 FEET TO CORNER NO. 115; THENCE N. 48° 16' E. 171.90 FEET TO CORNER NO. 116; THENCE N. 84° 47' E. 101.50 FEET TO CORNER NO. 117; THENCE N. 26° 36' E. 241.50 FEET TO CORNER NO. 118; THENCE N. 8° 12' W. 201.90 FEET TO CORNER NO. 119; THENCE N. 48° 10' E. 326.0 FEET TO CORNER NO. 120; THENCE N. 45° 06' E. 346.43 FEET TO CORNER NO. 121, IDENTICAL WITH CORNER NO. 5 OF THE HOWARD TRACT, AS SAID TRACT IS DESCRIBED IN DEED RECORDED IN VOL. 17 AT PAGE 476 OF OFFICIAL RECORDS, MARIPosa COUNTY RECORDS; THENCE ALONG THE SAID HOWARD TRACT N. 50° 07' E. 434.86 FEET CORNER NO. 122, IDENTICAL WITH CORNER NO. 6 OF SAID HOWARD TRACT AND CORNER NO. 122 OF THE BUMGUARDNER TRACT AS PER DEED DATED January 2, 1946 FROM LOUIS T. MILBURN AND EILEEN E. MILBURN, HIS WIFE, AND FRANK A. CASACCIA, A SINGLE MAN, TO JOSEPH C. BUMGUARDNER AND ANNIE LEE BUMGUARDNER, HIS WIFE, RECORDED February 28, 1946 IN VOLUME 18 OF OFFICIAL RECORDS OF MARIPosa COUNTY AT PAGE 130; THENCE FOLLOWING ALONG SAID BUMGUARDNER TRACT S. 55° 10' E. 264.99 FEET TO CORNER NO. 123, IDENTICAL WITH CORNER NO. 6 OF THE PEARMAN TRACT, CONVEYED BY THE MARIPosa COMMERCIAL AND MINING COMPANY, A CORPORATION, TO CHESTER E. PEARMAN, ELVIRA A. PEARMAN, HIS WIFE, AND JAMES TIERNEY BY DEED DATED AUGUST 17, 1932, AND RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF THE SAID COUNTY OF MARIPosa, STATE OF CALIFORNIA, ON THE 14TH DAY OF November, 1932, IN VOLUME 32 OF DEEDS AT PAGE 128, MARIPosa COUNTY RECORDS; THENCE LEAVING SAID PEARMAN TRACT AND FOLLOWING ALONG THE EASTERLY SIDE OF MARIPosa CREEK, THE FOLLOWING COURSES AND DISTANCES:

S. 39° 08' E. 141.60 FEET TO CORNER NO. 124; THENCE S. 52° 34' E. 125.70 FEET TO CORNER NO. 125; THENCE 73° 24' E. 132.20 FEET TO CORNER NO. 126; THENCE S. 75° 59' E. 259.30 FEET TO CORNER NO. 127; THENCE S. 54° 11' E. 239.20 FEET TO CORNER NO. 128; THENCE S. 45° 24' E. 143.00 FEET TO CORNER
NO. 129, THENCE S. 51° 08' E. 102.93 FEET TO CORNER NO. 130; THENCE S. 42° 10' E. 226.00 FEET TO CORNER NO. 131; THENCE CROSSING MARIPOSA CREEK S. 53° 56' W. 73.85 FEET TO CORNER NO. 132, IDENTICAL WITH CORNER NO. 3 OF THE GABER LOT NO. 2, CONVEYED BY THE SAID MARIPOSA COMMERCIAL AND MINING COMPANY, A CORPORATION, TO EMILIE GABER, HENRY A. GABER AND GEORGE H. GABER BY DEED DATED June 4, 1931, AND RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF THE SAID COUNTY OF MARIPOSA ON THE 12TH DAY OF June 1931, IN VOLUME 31 OF DEEDS AT PAGE 534, MARIPOSA COUNTY RECORDS; THENCE S. 55° 21' W. 311.18 FEET TO CORNER NO. 133, IDENTICAL WITH CORNER NO. 4 OF THE SAID GABER LOT NO. 2; THENCE S. 35° 46' E. 406.99 FEET TO CORNER NO. 133A, IDENTICAL WITH CORNER NO. 4A OF THE SAID GABER LOT NO. 2 AND ALSO IDENTICAL WITH CORNER NO. 4A OF THE GABER LOT NO. 1, CONVEYED BY THE SAID MARIPOSA COMMERCIAL AND MINING COMPANY, A CORPORATION, TO HENRY A. GABER BY DEED DATED June 4, 1931 AND RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF THE SAID COUNTY OF MARIPOSA ON THE 12TH DAY OF June, 1931, IN VOLUME 31 OF DEEDS, AT PAGE 533, MARIPOSA COUNTY RECORDS; THENCE FOLLOWING ALONG AND AROUND THE SAID GABER TRACT NO. 1 OF THE FOLLOWING COURSES AND DISTANCES: S. 35° 46' E. 375.44 FEET TO CORNER NO. 134, IDENTICAL WITH CORNER NO. 5 OF THE SAID GABER TRACT NO. 1; THENCE S. 87° 59' E. 90.26 FEET TO CORNER NO. 135, IDENTICAL WITH CORNER NO. 6 OF THE SAID GABER TRACT NO. 1; THENCE N. 48° 55' E. 89.96 FEET TO CORNER NO. 136, BEING A POINT ON LINE 1 AND 6 OF THE SAID GABER TRACT NO. 1 AND ALSO BEING IDENTICAL WITH CORNER NO. 3 OF THE GILES LOT, CONVEYED BY THE SAID MARIPOSA COMMERCIAL AND MINING COMPANY, A CORPORATION, TO CHARLES G. GILES BY DEED DATED June 4, 1931 AND RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF THE SAID COUNTY OF MARIPOSA ON THE 12TH DAY OF June, 1931, IN VOLUME 31 OF DEEDS AT PAGE 533, MARIPOSA COUNTY RECORDS; THENCE S. 40° 19' E. 266.83 FEET TO CORNER NO. 137, IDENTICAL WITH CORNER NO. 4 OF THE SAID GILES LOT AND ALSO IDENTICAL WITH CORNER NO. 3 OF THE BLOOMER LOT, CONVEYED BY THE SAID MARIPOSA COMMERCIAL AND MINING COMPANY, A CORPORATION, TO VENE BLOOMER AND EVE H. BLOOMER, HIS WIFE, BY DEED DATED June 4, 1931 AND RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF THE SAID COUNTY OF MARIPOSA ON THE 12TH DAY OF June, 1931 IN VOLUME 31 OF DEEDS AT PAGE 532, MARIPOSA COUNTY RECORDS; THENCE S. 38° 06' E. 201.85 FEET TO CORNER NO. 138, IDENTICAL WITH CORNER NO. 4 OF THE SAID BLOOMER TRACT AND ALSO IDENTICAL WITH CORNER NO. 3 OF THE SO-CALLED WALKER TRACT, CONVEYED BY THE SAID MARIPOSA COMMERCIAL AND MINING COMPANY, A CORPORATION, TO MAY WALKER BY DEED DATED June 4, 1931 AND RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF THE SAID COUNTY OF MARIPOSA ON THE 12TH DAY OF June, 1931 IN VOLUME 31 OF DEEDS AT PAGE 531, MARIPOSA COUNTY RECORDS; THENCE S. 38° 06' E. 122.53 FEET TO CORNER NO. 139, IDENTICAL WITH CORNER NO. 4 OF THE SAID WALKER TRACT AND ALSO IDENTICAL WITH CORNER NO. 4 OF THE DULCICH TRACT, CONVEYED BY THE SAID MARIPOSA COMMERCIAL AND MINING COMPANY, A CORPORATION, TO JAMES J. DULCICH AND MARJORIE DULCICH BY DEED DATED AUGUST 11, 1941 AND RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF THE SAID COUNTY OF MARIPOSA, ON THE 4TH DAY OF September, 1941 IN VOLUME 10 OF OFFICIAL RECORDS AT PAGE 24, MARIPOSA COUNTY RECORDS; THENCE S. 38° 06' E. 258.71 FEET TO CORNER NO. 140, IDENTICAL WITH CORNER NO. 5 OF THE SAID DULCICH TRACT, BEING A POINT ON LINE 1 AND 2 OF THE MARIPOSA COUNTY LOT, CONVEYED BY THE SAID MARIPOSA COMMERCIAL AND MINING COMPANY, A CORPORATION, TO THE COUNTY OF MARIPOSA, A POLITICAL SUBDIVISION OF THE STATE OF CALIFORNIA, BY DEED DATED June 4, 1931 AND RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF THE SAID COUNTY OF MARIPOSA ON THE 6TH DAY OF July, 1931 IN VOLUME 31 OF DEEDS AT PAGE 554, MARIPOSA COUNTY RECORDS, AND FOLLOWING AROUND SAID MARIPOSA COUNTY TRACT, USING THE SAME CORNERS AND DISTANCES; THENCE S. 44° 01' W. 426.41 FEET TO CORNER NO. 141; THENCE S. 65° 42' W. 221.50 FEET TO CORNER NO. 142; THENCE S. 63° 30' E. 879.28 FEET TO CORNER NO. 143; THENCE N. 48° 17' E. 402.56 FEET TO CORNER NO. 144, BEING A POINT ON LINE 4 AND 5 OF THE SAID MARIPOSA COUNTY TRACT AND BEING IDENTICAL WITH CORNER NO. 5 OF THE SO-CALLED RUBY WALLER TRACT, CONVEYED BY THE SAID MARIPOSA COMMERCIAL AND MINING COMPANY, A CORPORATION, TO RUBY ROSE MOWRY, FORMERLY RUBY ROSE WALLER, BY DEED DATED November 3, 1938 AND RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF THE SAID

EXCEPTING THEREFROM:

THE SO-CALLED GARBER SPRING LOT, CONTAINING .065 ACRES, MORE OR LESS, THE TANK HOUSE LOT, CONTAINING .008 ACRES, MORE OR LESS, AND THE RIGHT OF WAY FOR PIPELINE, CONVEYED BY THE SAID MARIPOSA COMMERCIAL AND MINING COMPANY, A CORPORATION, TO EMILie GARBER, HENRY A. GARBER AND GEORGE H. GARBER, BY DEED DATED June 8, 1937, AND RECORDEd IN THE OFFICE OF THE COUNTY RECORDER OF THE SAID COUNTY OF MARIPosa ON THE 4TH DAY OF October, 1937, IN VOLUME 4 OF OFFICIAL RECORDS AT PAGE 212, MARIPosa COUNTY RECORDS, MORE PARTICULARLY DESCRIBED IN SAID DEED AS FOLLOWS:

All the right title and interest of the party of the first part in and to those certain lots, pieces or parcels of land situated, lying and being in the said county of Mariposa, State of California, particularly described as follows:

Parcel 1. Commencing for the point of commencement at the northeast corner, corner no. 1 of this parcel, from which corner no. 4 of that certain lot of land known as "Garber lot no. 1", conveyed by the party of the first part to the said Henry A. Garber, party of the second part here-to, by that certain deed of quitclaim dated the fourth day of June, 1931, and recorded in the office of the county recorder of the said county of Mariposa on the 12th day of June, 1931, in volume 31 of deeds, at page 533 thereof, records of the said county of Mariposa bears, north 36° 15'15" east 817.65 feet; running thence, from the said point of commencement, south 70° 47' west 72.64 feet to a
POINT, CORNER NO. 2; THENCE SOUTH 21° 36' WEST 49.19 FEET TO A POINT, CORNER NO. 3; THENCE SOUTH 67° 26' EAST 30.26 FEET TO A POINT, CORNER NO. 4; AND THENCE NORTH 35° 52' EAST 100.27 TO A POINT, THE SAID CORNER NO. 1, AND THE POINT OF COMMENCEMENT; CONTAIN .065 ACRES, MORE OR LESS, AND COMMONLY KNOWN AS THE "GARBER SPRING LOT".

PARCEL 2. COMMENCING FOR THE POINT OF COMMENCEMENT AT THE NORTHEAST CORNER, CORNER NO. 1 OF THIS PARCEL 2, FROM WHICH CORNER NO. 4A OF THAT CERTAIN LOT OF LAND KNOWN AS "GARBER LOT NO. 2" CONVEYED BY THE PARTY OF THE FIRST PART TO THE PARTIES OF THE SECOND PART HERETO BY THAT CERTAIN DEED OF QUITCLAIM DATED THE 4TH DAY OF JUNE, 1931, AND RECORDED IN THE OFFICE OF THE COUNTY RECORDED OF THE SAID COUNTY OF MARIPOSA ON THE 12TH DAY OF JUNE, 1931 IN VOLUME 31 OF DEEDS, AT PAGE 534, RECORDS OF THE COUNTY OF MARIPOSA, BEARS NORTH 23° 27' EAST 167.37 FEET; RUNNING THENCE, FROM THE SAID POINT OF COMMENCEMENT, SOUTH 57° 17' WEST 17.61 FEET TO A POINT, CORNER NO. 2; THENCE SOUTH 24° 43' EAST 20.60 FEET TO A POINT, CORNER NO. 3; THENCE NORTH 56° 37' EAST 20.41 FEET TO A POINT, THE SAID CORNER NO. 1, AND THE POINT OF COMMENCEMENT, CONTAIN .008 ACRES, MORE OR LESS, AND COMMONLY KNOWN AS THE "GARBER TANK HOUSE LOT".

MAGNETIC VARIATION 17° 40' EAST.

TOGETHER WITH ALL AND SINGULAR, THE TENEMENTS, HEREDITAMENTS AND APPURTENANCES THEREUNTO BELONGING, OR IN ANYWISE APPERTAINING AND THE RENTS, ISSUES AND PROFITS THEREOF.


THE DAVID E. BERTKEN SPRING TRACT AND PIPELINE RIGHT OF WAY, CONVEYED BY THE SAID MARIPOSA COMMERCIAL AND MINING COMPANY, A CORPORATION, TO DAVID E. BERTKEN, BY DEED DATED AUGUST 17, 1931, AND RECORDED AUGUST 18, 1931, IN THE OFFICE OF THE COUNTY RECORDER OF THE SAID COUNTY OF MARIPOSA IN VOLUME 31 OF DEEDS AT PAGE 573, MARIPOSA COUNTY RECORDS, MORE PARTICULARLY DESCRIBED IN SAID DEED AS FOLLOWS:

THAT CERTAIN SPRING SITUATED ON THE EAST SIDE OF MARIPOSA CREEK, IN THE SAID COUNTY OF MARIPOSA, IN THE NORTHWEST QUARTER (NW1/4) OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 18 EAST, MOUNT DIABLO BASE AND MERIDIAN, AS THE SAID SECTION, TOWNSHIP AND RANGE ARE SO DESIGNATED IN THAT CERTAIN PATENT OF THE TRACT OF LAND KNOWN AS "LAS MARIPOSAS" FROM THE UNITED STATES OF AMERICA TO JOHN C. FREMONT, DATED THE 19TH DAY OF FEBRUARY, 1856, AND RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF THE SAID COUNTY OF MARIPOSA ON THE 23RD DAY OF MARCH, 1857, IN BOOK "D" OF DEEDS, AT PAGES 70 TO 88 INCLUSIVE, AND ALSO RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF THE SAID COUNTY OF MARIPOSA ON THE 23RD DAY OF DECEMBER, 1857, IN BOOK "M" OF PATENTS, AT PAGES 1 TO 17 INCLUSIVE, RECORDS OF THE SAID COUNTY OF MARIPOSA, TOGETHER WITH THE RIGHT TO DIVERT THE WATERS OF THE SAID SPRING, BY MEANS OF PIPES AND TANKS FROM THE SAID SPRING, OVER, ACROSS, IN AND ON THE
INTERVENING LANDS OF THE PARTY OF THE FIRST PART TO THE LANDS OF THE PARTY OF THE SECOND PART; TO WITH, LOTS 2, 3, AND 4, IN BOOK 17, OF THE SAID TOWN OF MARIPOSA, AND THERE TO MAKE USE OF THE SAID WATERS IN ANY MANNER THAT THE PARTY OF THE SECOND PART, HIS HEIRS AND ASSIGNS, SHALL SEE FIT; BUT, ON THE CONDITION, NEVERTHELESS, THAT SUCH DIVERSION, BY THE MEANS AFORESAID, SHALL NOT, AT ANY TIME, UNREASONABLY INTERFERE WITH THE USE OR DISPOSITION OF THE SAID INTERVENING LANDS BY THE PARTY OF THE FIRST PART, ITS SUCCESSOR OR ASSIGNS.

TOGETHER WITH ALLAND SINGULAR, THE TENEMENTS, HEREDITAMENS AND APPURTEINANCES THEREUNTO BELONGING, OR IN ANYWISE APPERTAINING, AND THE RENTS, ISSUES AND PROFITS THEREOF.

THAT PARCEL OF LAND CONVEYED TO GEORGE W. KEYSER, ET UX, BY DEED RECORDED April 10, 1962 IN VOLUME 79 OF OFFICIAL RECORDS OF MARIPOSA COUNTY AT PAGE 275, SHOWN AS PARCEL 3 ON MAP NO. 1265, MORE PARTICULARLY DESCRIBED IN SAID DEED AS FOLLOWS:

BEGINNING AT CORNER NO. 2 OF PARCEL 3 AS DELINEATED ON MAP #717 ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF MARIPOSA COUNTY ENTITLED "RECORD OF SURVEY OF SUBDIVISION OF BLOCK 62 OF THE TOWN OF MARIPOSA; THENCE ALONG LINE 2-3 OF SAID PARCEL 3 S. 35°36'E. 189.62 FEET TO CORNER NO. 3 OF SAID PARCEL 3; THENCE S. 55°21'W. 40 FEET TO A POINT; THENCE N. 35°36'W. 189.62 FEET TO CORNER NO. 4; THENCE N. 55°21'E. 40 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT IS ADJACENT TO PARCEL 3 OF SUBDIVISION OF BLOCK 62 OF THE TOWN OF MARIPOSA.

ALSO A WATER RIGHT IN A SPRING AND TANK SITE ADJACENT TO THE ABOVE DESCRIBED TRACT AND BLOCK 62 OF THE TOWN OF MARIPOSA.

THAT PARCEL OF LAND CONVEYED TO DOUGLAS W. BLACK BY DEED RECORDED April 16, 1962 IN VOLUME 79 OF OFFICIAL RECORDS OF MARIPOSA COUNTY AT PAGE 362, MORE PARTICULARLY DESCRIBED IN SAID DEED AS FOLLOWS:

BEGINNING AT A POINT FROM WHICH THE NORTHWEST CORNER OF BLOCK 62 OF THE TOWN OF MARIPOSA BEARS NORTH 55°21' EAST 20 FEET; THENCE SOUTH 55°21' WEST 121.42 FEET; THENCE NORTH 50°36' WEST 50 FEET; THENCE NORTH 55°21' EAST 121.42 FEET; THENCE SOUTH 50°36' EAST 50 FEET TO THE POINT OF BEGINNING.

THAT PARCEL OF LAND CONVEYED TO T. KING MARTIN, ET UX, BY DEED RECORDED October 31, 1962 IN VOLUME 82 OF OFFICIAL RECORDS OF MARIPOSA COUNTY AT PAGE 30. SHOWN ON MAP NO. 1235, MORE PARTICULARLY DESCRIBED IN SAID DEED AS FOLLOWS:

A PARCEL OF LAND SITUATE IN AND BEING A FRACTIONAL PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 18 EAST, M.D.B. &M., (AS THE SAID SECTION, TOWNSHIP, AND RANGE ARE SO DESIGNATED BY THE DEED FROM THE UNITED STATES OF AMERICA TO JOHN C. FREMONT RECORDED IN BOOK M OF PATENTS AT PAGES 1-17 THEREOF, RECORDS OF THE SAID MARIPOSA COUNTY) AND ALSO BEING A FRACTIONAL PART OF THAT CERTAIN TRACT OF LAND KNOWN AS THE BUMGUARDNER EAST FIELD (AS THE SAID BUMGUARDNER EAST FIELD IS SO DESIGNED BY THE DEED RECORDED IN VOLUME 77 OF OFFICIAL RECORDS OF MARIPOSA COUNTY AT PAGE 200) AND BOUNDED BY A LINE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT CORNER NO. 1, FROM WHICH THE NORTHWEST CORNER OF THE SECTION 22 BEARS N. 7°25'44" WEST 3045.5 FEET DISTANCE; THENCE S. 84°06'30" EAST 440.00 FEET TO CORNER NO. 2; THENCE S. 11°08'30" WEST 507.08 FEET TO CORNER NO. 3; THENCE N. 84°06'30" WEST 440.00 FEET TO CORNER NO. 4; THENCE N. 11°06'30" EAST 507.06 FEET TO CORNER NO. 1, THE POINT OF BEGINNING. CONTAINING 5.10 ACRES, MORE OR LESS.

FOR FURTHER DESCRIPTION, REFERENCE IS MADE TO THE RECORD OF SURVEY FOR THE T. KING MARTIN TRACT ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF THE SAID COUNTY OF MARIPOSA.
THAT PARCEL OF LAND CONVEYED TO ELMER F. STROMING, ET UX, BY DEEDRecorded February 5, 1963 in Volume 83 of Official Records of Mariposa County at Page 151. Shown as Parcels 1, 2 and 4 on Map No. 1265 More particularly described as follows:

A tract of land situate in and being a fractional part of the East Bumguardner Field in Mariposa County, California, (as the East Bumguardner Field is so designated by the deed recorded in Volume 77, at page 200 of Official Records of the said Mariposa County) and being adjacent to block 62, 63, 64, and 65 of the town of Mariposa, Mariposa County, (as said blocks 62, 63, 64, and 65 are so delineated by the record map of Survey No. 313 of the said records of Mariposa county) bounded by a line particularly described as follows:

Beginning at the west corner of said block 65, a point on the southwest line of said block 64, thence along the southwest line of said block 65, S. 40°14'46"., 95.00 feet; thence leaving the said southwest line of said block 65, S. 52°37' W., 165.40 feet; thence N. 68°18' W., 126.68 feet; thence N. 35°30' W., 224.18 feet; thence N. 35°46' W., 190.30 feet; thence N. 22°24' W., 74.03 feet; thence N. 2°46' E., 36.74 feet to the west corner of said block 62; thence along the southwest line of said block 62, 63, and 64, S. 35°46' W., 785.21 feet to south corner of said block 64; thence along the south southeasterly lines of said block 64, the following courses and distances, S. 87°59' E., 90.26 feet; thence N. 48°55' E., 89.96 feet to the point of beginning, containing 1.366 acres more or less, excepting therefrom that certain tract of land deeded to George W. Keyser and Zelma Keyser, his wife, and recorded April 10, 1962 in Volume 79 of Official Records of Mariposa County at page 275.

Together with a spring site 20 feet in diameter the center of which is S. 43°20' W. 360 from corner No. 6 of the above described tract.

And together with a tank site, 20 feet in diameter, the center of which is S. 45°20' W. 235 feet from corner No. 6 of the above described tract.

THAT PARCEL OF LAND KNOWN AS THE "PERRY T.V. ANTENNA SITE", CONVEYED TO MILTON PERRY, ET UX, RECORDED July 12, 1963 in Volume 85 of Official Records of Mariposa County at Page 129. Shown on Map No. 1270, More particularly described as follows:

A tract of land designated as "PERRY T.B. ANTENNA SITE" together with a right of way 25 feet in width, as said antenna site and right of way are delineated on map entitled "Record of Survey Perry TV Antenna Site" on file in the office of the county recorder of Mariposa and delineated as Map #1270.

The above delineated tract contains 3.00 acres, more or less.

THAT PARCEL OF LAND CONVEYED TO HENRY H. ROHLOFF, ET UX, BY DEED Recorded December 20, 1963 in Volume 87 of Official Records of Mariposa County at Page 283. Shown as Parcels A, B, C and remainder of parcel maps book 9 page 36, more particularly described as follows:

A tract of land situate in and being a fractional part of the Fiske Tract in Section 26, Township 5 South, Range 18 East, M.D.B. & M., County of Mariposa, State of California, (as the said Fiske Tract is so described by the that certain deed recorded in Volume 77 at page 200 thereof, official records of the said county of Mariposa bounded by a line particularly described as follows:

Beginning at a point on the northeasterly line of right of way of the State Highway opposite Engineers Station No. 328+17.99 (as said state highway is so described by the deed from the Mariposa commercial and mining company to the state of California and recorded in Volume 32 of deeds at page 2 to 5 thereof of Official Records of the said county of Mariposa); thence leaving the said northeasterly line of right of way of the State Highway, N. 89°39'30". E., 1495.83 feet to a point on line 1-2 of the van meter tract, thence along the westerly southerly and easterly lines of the said van meter tract, S. 4°45'05" W., 86.27 feet to corner No. 1 of the said van meter tract; thence S. 89°13'10" E., 532.70
FEET TO CORNER NO. 5 OF THE SAID VAN METER TRACT; THENCE N. 74°03' E., 266.55 FEET TO CORNER NO. 4 OF THE SAID VAN METER TRACT; THENCE N. 30°03'20" W., 73.38 FEET TO A POINT ON LINE 3-4 OF THE SAID VAN METER TRACT; THENCE LEAVING THE SAID VAN METER TRACT AND RUNNING N. 86°39'31" E., 1463.83 FEET TO A POINT ON THE SOUTHWESTERNLY LINE OF RIGHT OF WAY OF THE SAID STATE HIGHWAY OPPOSITE ENGINEERS STATION 386+60.00; THENCE ALONG THE WESTERLY, NORTHERLY AND EASTERLY LINE OF THE SAID STATE HIGHWAY THE FOLLOWING COURSES AND DISTANCES; S. 14°1'5" E., 210.00 FEET; THENCE MN. 75°45' E., 25.00 FEET; THENCE S. 14°1'5" E., 127.64 FEET; THENCE ALONG A CURVE TO THE RIGHT, WITH A RADIUS OF 750 FEET, THRU AN ANGLE OF 59°54' A DISTANCE OF 784.09 FEET; THENCE S. 45°39' W., 769.21 FEET; THENCE ALONG A CURVE TO THE RIGHT, WITH A RADIUS OF 950 FEET, THRU AN ANGLE OF 56°42', A DISTANCE OF 940.12 FEET; THENCE N. 77°39' W., 894.79 FEET; THENCE ALONG A CURVE TO THE RIGHT, WITH A RADIUS OF 950 FEET, THRU AN ANGLE OF 42°15', A DISTANCE OF 700.53 FEET; THENCE N. 35°24' W., 1280.00 FEET TO THE POINT OF BEGINNING; CONTAINING 112.023 ACRES MORE OR LESS. FOR FURTHER DESCRIPTION REFERENCE IS MADE TO THE RECORD OF SURVEY ON FILE IN THE OFFICE OF THE COUNTY RECORDER, TOGETHER WITH THE APPURTENCES THEREUNTO BELONGING. MARIPOSA COUNTY.

THAT PARCEL OF LAND CONVEYED TO W. ROLLAND KIME, ET UX, BY DEED RECORDED October 30, 1964 IN VOLUME 91 OF OFFICIAL RECORDS OF MARIPOSA COUNTY AT PAGE 530. SHOWN ON MAP NO. 1362, MORE PARTICULARLY DESCRIBED AS FOLLOWS: A PARCEL OF LAND Situated in Sections 22 and 23, Township 5 South, Range 18 East, M.D.B. & M., Rancho Las Mariposas (As the Said Section Township and Range are so Designated in the Patent of the Tract of Land Known As Las Mariposas From the United States of America to John C Fremont, Dated the 19th Day of February, 1856, and Recorded in the Office of the County Recorder in the Said County of Mariposa on the 23rd Day of March, 1857, in Book D of Deeds, at Pages 70 To 88 Inclusive, Thereof) and Being Also a Portion of That Certain Parcel Conveyed by Deed From Joseph C. Bumgardner, Jr., ETUX, to Williams S. Fiske, JR., ETUX, IN VOLUME 77 OF OFFICIAL RECORDS OF MARIPOSA COUNTY AT PAGE 200 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTHERLY LINE OF STATE HIGHWAY ROUTE NO. 140 AT ENGINEER'S STATION 315+50.50 AND RUNNING THENCE ALONG SAID NORTHERLY LINE N. 78°42' W., 336.57 FEET; THENCE ALONG A 750 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 477.78 FEET; THENCE S. 64°48' W., 157.64 FEET; THENCE ALONG A 450 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE F 480.93 FEET; THENCE N. 53°58' W. 231.08 FEET; THENCE ALONG A 650 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 254.50 FEET; THENCE N. 76°24' W. 110.00 FEET; THENCE N. 13°36' E. 25.00 FEET; THENCE ALONG A 1550 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 476.95 FEET; THENCE LEAVING SAID NORTHERLY RIGHT OF WAY LINE, AND RUNNING N. 00°23'40" E. 260.49 FEET; THENCE N. 23°56'10" E. 901.39 FEET TO A POINT ON THE NORTHERLY INE OF THE BUMGARDNER EAST FILED BETWEEN POINTS 109 AND 110 AS DESCRIBED IN DEED FROM JOSEPH C. BUMGARDNER, JR., ETUX, TO WILLIAM S. FISKE, JR., ETUX; THENCE S. 82°06' E. 95.54 FEET TO CORNER NO. 110; THENCE N. 73°13' E. 710.90 FEET TO CORNER NO. 111; THENCE N. 57°59' E. 782.54 FEET TO CORNER NO. 112; THENCE N. 47°51' E. 272.67 FEET TO CORNER NO. 113; THENCE N. 60°45' E. 85.95 FEET TO CORNER NO. 114; THENCE N. 42°42' E. 333.30 FEET TO CORNER NO. 115; THENCE LEAVING SAID NORTH LINE OF SAID BUMGARDNER EAST FIELD AND RUNNING S. 04°50'04" E. 2679.90 FEET TO THE POINT OF BEGINNING. CONTAINING 97.86 ACRES, MORE OR LESS. ALL AS DELINATED ON RECORD OF SURVEY MAP NO. 1362 ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF MARIPOSA COUNTY. TOGETHER WITH A RIGHT-OF-WAY FOR ROAD 30 FEET IN WIDTH FROM THE "MARTIN ROAD" WESTERLY TO THE ABOVE DESCRIBED TRACT.

THAT PARCEL OF LAND CONVEYED TO ELVA B. ROGERS BY DEED RECORDED December 9, 1964 IN VOLUME 92 OF OFFICIAL RECORDS OF MARIPOSA COUNTY AT PAGE 223. SHOWN ON MAP NO. 1356, DESCRIBED AS FOLLOWS: A TRACT OF LAND SITUATE IN THE WEST HALF OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 18 EAST, M.D.B. & M., Rancho Las Mariposas, and Being More Particularly Described As Follows: BEGINNING AT CORNER NO. 1, THE SOUTHWEST CORNER OF THE PERRY TV ANTENNA SITE AS
DELINEATED ON THAT CERTAIN RECORD OF SURVEY MAP NO. 1270, MARIPOSA COUNTY RECORDS, AND RUNNING THENCE N. 09°21'00" E. ALONG THE WEST LINE OF SAID PERRY TV ANTENNA SITE 313.06 FEET TO CORNER NO. 2, THE NORTHWEST CORNER OF SAID PERRY TV ANTENNA SITE; THENCE S. 80°39'00" E. ALONG THE NORTH LINE OF SAID PERRY TV ANTENNA SITE A DISTANCE OF 247.67 FEET TO CORNER NO. 3; THENCE LEAVING SAID NORTH LINE ND RUNNING N. 06°00'00" W. A DISTANCE OF 290.15 FEET TO CORNER NO. 4; THENCE RUNNING S. 64°15'21" W. 382.62 FEET TO CORNER NO. 5; THENCE S. 41°31'40" W. 337.63 FEET TO CORNER NO. 6; THENCE S. 07°17'30" E. 129.08 FEET TO CORNER NO. 7; THENCE S. 87°57'46" E. 287.16 FEET TO CORNER NO. 1. THE POINT OF BEGINNING, ALL AS Delineated ON THAT CERTAIN RECORD OF SURVEY MAP NO. 1356, MARIPOSA COUNTY RECORDS. CONTAINING AN AREA OF 3.54 ACRES, MORE OR LESS.

TOGETHER WITH A ONE-FOURTH INTEREST IN THE WATER WELL APPROXIMATELY 118 FEET DEEP NOW LOCATED ON PROPERTY ADJACENT TO THE ABOVE DESCRIBED PROPERTY; SAID WELL BEING LOCATED N. 19°46'20" E. 117.5 FEET FROM CORNER NO. 6 OF THE ABOVE DESCRIBED TRACT. SUBJECT TO A RIGHT OF WAY FOR TELEVISION ANTENNA LINE OVER THE EASTERLY 12.5 FEET OF THE ABOVE DESCRIBED PROPERTY.

THAT PARCEL OF LAND CONVEYED TO DON E. VAN METER, ET UX, BY DEED RECORDED October 28, 1965 in VOLUME 97 OF OFFICIAL RECORDS OF MARIPOSA COUNTY AT PAGE 72. SHOWN ON MAP NO. 1451, DESCRIBED AS FOLLOWS:

A TRACT OF LAND SITUATED IN SECTION 23 AND 26, ALL IN TOWNSHIP 5 SOUTH, RANGE 18 EAST, M.D.B. & M., RANCHO LAS MARIPosas, MARIPOSA COUNTY, CALIFORNIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND Delineated AS PARCEL 1 ON THAT CERTAIN RECORD OF SURVEY MAP NO. 1403, MARIPOSA COUNTY RECORDS, AND RUNNING THENCE S. 83°42'2 W. 357.59 FEET ALONG THE NORTH LINE OF SAID PARCEL 1; THENCE LEAVING SAID NORTH LINE AND RUNNING N. 11°44'40" E. 312.48 FEET; THENCE N. 24°00'10" E. 153.95 FEET; THENCE N. 59°45'10" E. 73.39 FEET; THENCE N. 20°25'10" E. 382.26 FEET; THENCE N. 79°35'47" E. 430.76 FEET; THENCE S. 32°48'14" E. 975.96 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF THAT CERTAIN TRACT Delineated AS PARCEL 2 ON THE AFORESAID MAP NO. 1403; THENCE ALONG SAID NORTHERLY BOUNDARY THE FOLLOWING COURSES AND DISTANCES; S. 29°34' E. 73.38 FEET; S. 74°39' W. 266.55 FEET; N. 89°11' W. 532.70 FEET; N. 04°48' E. 86.27 FEET; AND S. 83°42' W. 174.78 FEET TO THE POINT OF BEGINNING, ALL AS Delineated ON THAT CERTAIN RECORD OF SURVEY MAP NO. 1451, MARIPOSA COUNTY RECORDS.

CONTAINING AN AREA OF 18.31 ACRES, MORE OR LESS, A ACCORDING TO THE SURVEY THEREOF.

THAT PARCEL OF LAND CONVEYED TO ANDY R. WEARE BY DEED RECORDED February 7, 1966 IN VOLUME 98 OF OFFICIAL RECORDS OF MARIPOSA COUNTY AT PAGE 244. SHOWN ON MAP NO. 1474, DESCRIBED AS FOLLOWS:

BEGINNING AS POINT ON THE WESTERLY LINE OF STATE HIGHWAY 140 THAT IS OPPOSITE ENGINEERS STATION 386+60, SAID POINT BEING ALSO THE EAST END OF THE NORTH LINE OF PARCEL 2 ACCORDING TO THAT CERTAIN RECORD OF SURVEY MAP NO. 1402, MARIPOSA COUNTY RECORDS AND RUNNING THENCE S. 89°49'00" W. 1404.30 FEET ALONG SAID NORTH LINE TO A POINT ON THE EASTERLY BOUNDARY OF PARCEL "D" ACCORDING TO THAT CERTAIN RECORD OF SURVEY MAP NO. 1462, MARIPOSA COUNTY RECORDS; THENCE N. 32°48'14" W. 975.96 FEET ALONG SAID EASTERLY BOUNDARY TO THE MOST NORTHERLY CORNER OF SAID PARCEL "D"; THENCE LEAVING SAID EASTERLY BOUNDARY AND RUNNING N. 10°00'23" E. 862.96 FEET TO A POINT ON THE SOUTH-WESTERLY LINE OF THE "MARIPOSA COUNTY TRACT" ACCORDING TO THAT CERTAIN MAP NO. 313, MARIPOSA COUNTY RECORDS; THENCE S. 63°30'00" E. 534.50 FEET ALONG THE SAID SOUTHWESTERLY LINE TO THE MOST SOUTHERLY CORNER OF SAID "MARIPOSA COUNTY TRACT"; THENCE N. 48°03'30" E. 403.37 FEET ALONG THE SOUTHEASTERLY LINE OF SAID "MARIPOSA COUNTY TRACT" TO THE MOST WESTERLY CORNER OF THE "RUBY WALLER TRACT"; THENCE S. 32°41'00" E. 225.62 FEET ALONG THE SOUTHWESTERLY LINE OF SAID "RUBY WALLER TRACT" TO THE MOST SOUTHERLY CORNER OF SAID "RUBY WALLER TRACT";

BEING ALSO THE MOST WESTERLY CORNER OF THE "ROMONA ECKERN TRACT"; THENCE S. 32°11'15" E.
265.43 FEET ALONG THE SOUTHWESTERLY LINE OF SAID "ROMONA ECKERN TRACT" TO THE MOST SOUTHERLY CORNER OF SAID "ROMONA ECKERN TRACT"; THENCE S. 40°03'46" E. 104.57 FEET TO THE MOST NORTHERLY CORNER OF THE "CHARLES R. AND VIOLET T. ATKINSON ADDITIONAL TRACT"; THENCE S. 38°49'23" W. 331.21 FEET ALONG THE NORTHWESTERLY LINE OF THE SAID "CHARLES R. AND VIOLET T. ATKINSON ADDITIONAL TRACT" AND THE NORTHWESTERLY LINE OF THE "CHARLES R. AND VIOLET T. ATKINSON TRACT" TO THE MOST WESTERLY CORNER OF THE SAID "CHARLES R. AND VIOLET T. ATKINSON TRACT"; THENCE S. 57°50'56" E. 357.95 FEET ALONG THE SOUTHWESTERLY LINE OF SAID ATKINSON TRACT TO THE MOST SOUTHERLY CORNER OF SAID ATKINSON TRACT, BEING ALSO THE WEST END OF THE SOUTH LINE OF THE "CHARLES R. AND VIOLET T. ATKINSON ADDITIONAL TRACT"; THENCE S. 84°45'00" E. 398.27 FEET ALONG SAID SOUTH LINE TO A POINT ON THE WESTERLY LINE TO THE POINT OF BEGINNING. ALL AS DELINEATED ON THAT CERTAIN RECORD OF SURVEY MAP NO. 1474, MARIPOSA COUNTY RECORDS, CONTAINING AN AREA OF 47.07 ACRES, MORE OR LESS, ACCORDING TO THE MAP THEREOF.

THAT PARCEL OF LAND CONVEYED TO ALVA R. PORTER, ET UX, BY DEED RECORDED June 13, 1966 IN VOLUME 100 OF OFFICIAL RECORDS OF MARIPOSA COUNTY AT PAGE 197, DESCRIBED AS FOLLOWS: BEGINNING AT CORNER NO. 1, A POINT ON THE NORTHWESTERLY LINE OF BLOCK 62 OF THE TOWN OF MARIPOSA AS SAID BLOCK 62 IS SHOWN ON A MAP ENTITLED "RECORD OF SURVEY SHOWING SUBDIVISION OF BLOCK 62, TOWN OF MARIPOSA", AND DESIGNATED AS NO. 717 OF MAPS ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF MARIPOSA COUNTY, FROM WHENCE THE SOUTHWEST CORNER OF SAID BLOCK 62 BEARS S. 55°21' W. 94.95 FEET; SAID POINT OF BEGINNING BEING IDENTICAL WITH CORNER NO. 2 OF LOT 5 AS PER SAID MAP #717; THENCE N. 55°21' E. 75 FEET; THENCE N. 34°39' W. 30 FEET; THENCE S. 55°21' W. 75 FEET; THENCE S. 34°39' E. 30 FEET TO THE POINT OF BEGINNING.
SITUATE IN AND BEING A PORTION OF THE SE1/4 OF NW1/4 OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 18 EAST, M.D.B. & M.

THAT PARCEL OF LAND CONVEYED TO LILE S. HINKLEY, ET UX, BY DEED RECORDED MAY 23, 1967 IN VOLUME 104 OF OFFICIAL RECORDS OF MARIPOSA COUNTY AT PAGE 604. SHOWN AS PARCEL 2 ON PARCEL MAP, BOOK 2, PAGE 4, DESCRIBED AS FOLLOWS:
PARCEL 2 AS DELINEATED ON PARCEL MAP FOR LILE S. HINKLEY RECORDED IN BOOK 2 OF PARCEL MAPS AT PAGE 4 IN THE OFFICE OF THE MARIPOSA COUNTY RECORDER. BEING A PORTION OF THE S1/2 OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 18 EAST, M.D.B. &., RANDO LAS MARIPOSAS.

THAT PARCEL OF LAND CONVEYED TO EPHRAIM REGELSON, ET UX, BY DEED RECORDED April 28, 1967 IN VOLUME 104 OF OFFICIAL RECORDS OF MARIPOSA COUNTY AT PAGE 426. SHOWN AS MAP NO. 1551, DESCRIBED AS FOLLOWS:
A TRACT OF LAND SITUATE IN SECTION 23, TOWNSHIP 5 SOUTH, RANGE 18 EAST, M.D.B. & M., RANDO LAS MARIPOSAS, MARIPOSA COUNTY, CALIFORNIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE MOST SOUTHERLY CORNER OF BLOCK 65 OF TOWN OF MARIPOSA AS DELINEATED ON MAP ENTITLED "MAP OF AMENDED SURVEY, BLOCK 1 LOTS 1, 2, 3, 4, BLOCK 5 AND LOTS 2 AND 3, BLOCK 9 AND BLOCKS 62, 63, 64, 65, 66, 67, 68, 69, AND 72, TOWN OF MARIPOSA" FILED AS MAP NO. 313, MARIPOSA COUNTY RECORDS, AND RUNNING THENCE S. 38°26'50" E. 455.29 FEET; THENCE S. 51°33'10" W. 238.28 FEET; THENCE S. 38°26'50" E. 158.84 FEET TO A POINT ON THE NORTHWESTERLY LINE OF MARIPOSA COUNTY TRACT AS DELINEATED ON SAID MAP NO. 313; THENCE S. 43°51'10" W. 198.66 FEET ALONG SAID NORTHWESTERLY LINE TO THE MOST WESTERLY CORNER OF SAID MARIPOSA COUNTY TRACT; THENCE S. 63°30'0" E. 344.78 FEET ALONG THE SOUTHWESTERLY LINE OF SAID MARIPOSA COUNTY TRACT TO THE MOST NORTHERLY CORNER OF THAT CERTAIN 42.01 ACRE REGELSON TRACT DELINEATED ON MAP ENTITLED "RECORD OF SURVEY FOR REGELSON & WEARE" FILED AS MAP NO. 1474, MARIPOSA COUNTY RECORDS; THENCE S. 10°00'23" W. 862.96 FEET TO THE MOST WESTERLY CORNER OF SAID REGELSON TRACT; BEING ALSO THE MOST NORTHERLY CORNER OF PARCEL "D" AS DELINEATED ON MAP ENTITLED "RECORD OF SURVEY FOR DON VAN METER" FILED AS MAP NO. 1462,
MARIPOSA COUNTY RECORDS; THENCE S. 79°35'47" W. 414.43 FEET TO THE MOST WESTERLY CORNER OF SAID PARCEL "D" BEING ALSO A POINT ON THE CENTERLINE OF A PRIVATE ROAD; THENCE NORTHW ESTERLY ALONG SAID CENTERLINE THE FOLLOWING COURSES AND DISTANCES; N. 53°25'19" W. 183.24 FEET; N. 41°22'19" W. 247.33 FEET AND N. 69°49'39" W. 383.73 FEET; THENCE LEAVING SAID CENTERLINE AND RUNNING N. 00°44'35" E. 204.86 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN 3.00 ACRE TRACT DELINEATED ON MAP ENTITLED "RECORD OF SURVEY MAP PERRY TV ANTENNA SITE" FILED AS MAP NO. 1270, MARIPOSA COUNTY RECORDS; THENCE N. 05°18'30" E. 313.06 FEET TO THE NORTHEAST CORNER OF SAID 3.00 ACRE TRACT; THENCE S. 80°41'30" W. 169.55 FEET ALONG THE NORTHERLY LINE F SAID 3.00 ACRE PARCEL TO A POINT ON THE CENTERLINE OF A 25 FOOT EASEMENT; THENCE NORTH-EASTERLY ALONG SAID CENTERLINE THE FOLLOWING COURSES AND DISTANCES; N. 05°57'30" W. 290.15 FEET; N. 10°21'30" E. 206.11 FEET; N. 25°09'30" E. 374.21 FEET; N. 32°48'30" E. 442.84 FEET; N. 37°26'30" E. 240.79 FEET; AND N. 57°28'30" E. 46.82 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF PARCEL 2 AS DELINEATED ON MAP ENTITLED "RECORD OF SURVEY STROMING LOTS" FILED AS MAP NO. 1265, MARIPOSA COUNTY RECORDS; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF PARCEL 2 AND PARCEL 1 AS DELINEATED ON SAID MAP NO. 1265 THE FOLLOWING COURSES AND DISTANCES; S. 35°30'00" E. 124.49 FEET; S. 25°06'00" 190.62 FEET; S. 40°09'00" E. 123.66 FEET; AND S. 69°18'00" E. 126.68 FEET TO THE MOST SOUTHERLY CORNER OF SAID PARCEL 1; THENCE N. 52°37'00" E. 165.39 FEET ALONG THE SOUTHEAST LINE OF SAID PARCEL 1 TO A POINT ON THE SOUTHWESTERLY LINE OF BLOCK 65 AS DELINEATED ON THE AFORESAID AMP NO 313; THENCE S. 40°12'30" E. 170.65 FEET TO THE POINT OF BEGINNING. ALL AS DELINEATED ON MAP ENTITLED "RECORD OF SURVEY FOR E. REGELSON" FILED AS AMP NO. 1551, MARIPOSA COUNTY RECORDS.

THAT PARCEL OF LAND CONVEYED TO THE MARIPOSA MASONIC LODGE NO. 24 TEMPLE ASSOCIATION BY DEED RECORDED AUGUST 26, 1969 IN VOLUME 115 OF OFFICIAL RECORDS OF MARIPOSA COUNTY AT PAGE 569. SHOWN ON MAP NO. 1551, DESCRIBED AS FOLLOWS:

A TRACT OF LAND SITUATE IN SECTION 23, TOWNSHIP 5 SOUTH, RANGE 18 EAST, M.D.B. & M., RANCHO LAS MARIPOSAS, MARIPOSA COUNTY, CALIFORNIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHERLY CORNER OF BLOCK 65 OF THE TOWN OF MARIPOSA AS DELINEATED IN MAP ENTITLED "MAP OF AMENDED SURVEY, BLOCK 1 LOTS 1,2,3,4, BLOCK 5 AND LOTS 2 AND 3, BLOCK 9 AND BLOCKS 62, 63, 64, 65, 66, 67, 68, 69, AND 72, TOWN OF MARIPOSA" FILED AS MAP NO. 313, MARIPOSA COUNTY RECORDS, AND RUNNING THENCE S. 38°26'50" E. 158.84 FEET TO A POINT ON THE NORTHWESTERLY LINE OF MARIPOSA COUNTY TRACT AS DELINEATED ON SAID MAP NO. 313; THENCE N. 43°51'00" E. 190 FEET ALONG SAID NORTHWESTERLY LINE; THENCE N. 38°26'50" W. 133.38 FEET TO THE TRUE POINT OF BEGINNING. ALL AS DELINEATED ON MAP ENTITLED "RECORD OF SURVEY FOR E. REGELSON" FILED AS AMP NO. 1551, MARIPOSA COUNTY RECORDS.

CONTAINING AN AREA OF 0.63 ACRES, MORE OR LESS, ACCORDING TO THE SURVEY THEREOF.

ALSO EXCEPTING THEREFROM ALL THAT PARCEL OF LAND GRANTED TO THE COUNTY OF MARIPOSA AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED JANUARY 4, 2012 AS DOCUMENT NO. 20120019, MARIPOSA COUNTY RECORDS, MORE PARTICULARLY DESCRIBED IN SAID DEED AS FOLLOWS:

A TRACT OF LAND SITUATED IN A PORTION OF PROJECTED SECTION 23, TOWNSHIP 5 SOUTH RANGE 18 EAST, M.D.B. & M., RANCHO LAS MARIPOSAS, MARIPOSA COUNTY, STATE OF CALIFORNIA, SAID TRACT OF LAND BEING ALSO A PORTION OF THE BUMGUARDNER EAST FIELD AS SAID BUMGUARDNER EAST FIELD IS DESCRIBED IN JUDGMENT OF FINAL DISTRIBUTION OF WAIVER OF ACCOUNTING, NO. 1422, RECORDED DECEMBER 27, 1974 IN VOLUME 151 OF OFFICIAL RECORDS AT PAGE 776, MARIPOSA COUNTY RECORDS, SAID TRACT OF LAND BEING DELINEATED AS SUBJECT PARCEL (FEE TRANSFER) ON EXHIBIT B ATTACHED HERETO AND ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT CORNER NO. 122 OF SAID BUMGUARDNER EAST FIELD; THENCE TRAVERSING AROUND THE BOUNDARY OF THE HERENIN DESCRIBED TRACT OF LAND, THE FOLLOWING TWENTY-TWO (22) CURSES AND DISTANCES:

1. S55°11'33"E FOR 264.86 FEET TO CORNER NO. 123 OF SAID BUMGUARDNER EAST FIELD; THENCE
2. S39°09′39″E FOR 141.92 FEET TO CORNER NO. 124 OF SAID BUMGUARDNER EAST FIELD; THENCE.
3. S52°45′35″E FOR 125.74 FEET TO CORNER NO. 125 OF SAID BUMGUARDNER EAST FIELD; THENCE.
4. S73°31′38″E FOR 132.28 FEET TO CORNER NO. 126 OF SAID BUMGUARDNER EAST FIELD; THENCE.
5. S76°00′01″E FOR 256.55 FEET TO CORNER NO. 127 OF SAID BUMGUARDNER EAST FIELD; THENCE.
6. S54°32′09″E FOR 240.19 FEET TO CORNER NO. 128 OF SAID BUMGUARDNER EAST FIELD; THENCE.
7. S45°49′46″E FOR 143.55 FEET TO CORNER NO. 129 OF SAID BUMGUARDNER EAST FIELD; THENCE.
8. S51°25′31″E FOR 103.22 FEET TO CORNER NO. 130 OF SAID BUMGUARDNER EAST FIELD; THENCE.
9. S42°28′53″E FOR 226.85 FEET TO CORNER NO. 131 OF SAID BUMGUARDNER EAST FIELD; THENCE.
10. S53°16′33″W, ALONG THE LIEN BETWEEN CORNER NO. 131 AND CORNER NO. 132 OF SAID BUMGUARDNER EAST FIELD, FOR 10.78 FEET TO A POINT ON THE EAST BANK OF A WATER COURSE KNOWN AS MARIPOSA CREEK AS SAID EAST BANK WAS SURVEYED DECEMBER 16, 1977; THENCE.
11. LEAVING THE LINE BETWEEN CORNER NO. 131 AND CORNER NO. 132 OF SAID BUMGUARDNER EAST FIELD, N43°34′37″W FOR 87.62 FEET TO A 5/8″ STEEL BAR WITH A PLASTIC CAP STAMPED LS 5339; THENCE.
12. N 63°43′18″W FOR 310.80 FEET TO A 5/8″ STEEL BAR WITH A PLASTIC CAP STAMPED LS 5339; THENCE.
13. N59°38′48″W FOR 201.54 FEET TO A 5/8″ STEEL BAR WITH A PLASTIC CAP STAMPED LS 5339; THENCE.
14. N64°50′35″W FOR 164.79 FEET TO A 5/8″ STEEL BAR WITH A PLASTIC CAP STAMPED LS 5339; THENCE.
15. N 58°30′08″W FOR 291.85 FEET TO A 5/8″ STEEL BAR WITH A PLASTIC CAP STAMPED LS 5339; THENCE.
16. N48°18′32″W FOR 134.62 FEET TO A 5/8″ STEEL BAR WITH A PLASTIC CAP STAMPED LS 5339; THENCE.
17. N55°32′26″W FOR 100.71 FEET TO A 5/8″ STEEL BAR WITH A PLASTIC CAP STAMPED LS 5339; THENCE.
18. N20°08′02″W FOR 99.04 FEET TO A 5/8″ STEEL BAR WITH A PLASTIC CAP STAMPED LS 5339; THENCE.
19. N52°08′18″W FOR 149.05 FEET TO A 5/8″ STEEL BAR WITH A PLASTIC CAP STAMPED LS 5339; THENCE.
20. N66°02′26″W FOR 66.07 FEET TO A 5/8″ STEEL BAR WITH A PLASTIC CAP STAMPED LS 5339; THENCE.
21. CONTINUING N66°02′26″W FOR 26.31 FEET TO A POINT ON THE LINE BETWEEN CORNER NO. 121 AND CORNER NO. 122 OF SAID BUMGUARDNER EAST FIELD; THENCE.
22. N49°29′04″E. ALONG THE LINE BETWEEN CORNER NO. 121 AND CORNER NO. 122 OF SAID BUMGUARDNER EAST FIELD, FOR 31.45 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

THE ABOVE TRACT OF LAND CONTAINS 2.69 ACRES, MORE OR LESS, AND IS SUBJECT TO AN LIENS, ENCUMBRANCES, COVENANTS, RESTRICTIONS AND RIGHTS-OF-WAY OR EASEMENTS OF RECORD OR LEGALLY ACQUIRED.

ALSO EXCEPTING THEREFROM ALL THAT PORTION OF SAID REAL PROPERTY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHEASTERLY LINE OF PARCEL 3, AS SAID PARCEL 3 IS DELINEATED ON THAT CERTAIN MAP ENTITLED "AMENDED PARCEL MAP FOR J.G. GREENAMYER, ET. AL", FILED APRIL 29, 1976 IN BOOK 10 OF PARCEL MAPS AT PAGE 32, MARIPOSA COUNTY RECORDS, SAID POINT BEING LOCATED S49°29′04″W A DISTANCE OF 408.44 FEET FROM THE MOST EASTERLY CORNER THEREOF; THENCE, E LEAVING THE SOUTHEASTERLY LINE OF SAID PARCEL 3, S01°44′12″E FOR 19.94 FEET; THENCE S40°00′22″W FOR 150.93 FEET; THENCE N40°38′51″W FOR 40.40 FEET TO THE MOST SOUTHERLY LINE OF SAID PARCEL 3, FOR 161.45 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

TOGETHER WITH ALL THAT PORTION OF THAT CERTAIN REAL PROPERTY VIRGINIA STURM LEAP AND JAMES P. LEAP BY GRANT DEED RECORDED AUGUST 9, 2007 AS DOCUMENT NO. 2074587, MARIPOSA COUNTY OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST EASTERLY CORNER OF PARCEL 3, AS SAID PARCEL 3 IS DELINEATED ON THAT CERTAIN MAP ENTITLED "AMENDED PARCEL MAP FOR J.G. GREENAMYER, ET. AL", FILED APRIL 29, 1976 IN BOOK 10 OF PARCEL MAPS AT PAGE 32, MARIPOSA COUNTY RECORDS; THENCE S49°29′04″W, ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL 3, FOR 18.44 FEET; THENCE LEAVING THE SOUTHEASTERLY LINE OF SAID PARCEL 3, N01°44′12″W FOR 76.99 FEET; THENCE N49°29′04″E, PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID PARCEL 3, FOR 34.33 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SAID PARCEL 3; THENCE S63°50′39″E, ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 3, FOR 65.36 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. [CORRECTED BEARING AS SHOWN ON RECORD OF SURVEY NO. 2900, MCR.]
EXEMPTING THEREFROM THE MINERAL RIGHTS IN MARIPOSA CREEK AS RESERVED BY MARIPOSA COMMERCIAL AND MINING COMPANY RECORDED IN VOLUME 15 OF OFFICIAL RECORDS OF MARIPOSA COUNTY AT PAGE 201A.
Required Deed Restriction Language

The burdened property was purchased in part or in whole with grant funds provided by the State of California by and through the Natural Resources Agency ("the State") under the California Drought, Water, Parks, Climate, Coastal Protection, and Outdoor Access for All Act of 2018 (Proposition 68). The burdened property currently consists of approximately 167.16 acres in Mariposa County, California comprised of Assessor’s Parcel Numbers: 012-140-034, 012-140-039, 012-143-004, 013-130-078, and 013-230-053. Landowner desires and intends that in order to provide public benefit and meet the terms of the funding, the burdened property shall be used only for purposes consistent with the funding.

Use of the burdened property shall exclusively be for expansion of public access to community green space and passive recreation which includes managing and maintaining public access features including maintenance activities for fuel clearance for hazard mitigation and resiliency and invasive species removal so long as such management and maintenance complies with federal and state laws and regulations. If access for the public ever needs to change location, scope, or scale, landowner will seek consent from the State.

The burdened property (including any portion of it or any interest in it) may not be sold or transferred without the written approval of the State. Such approval shall not be unreasonably withheld, provided the purposes for which the funding was awarded are expressly assumed by the purchaser as part of the purchase agreement and prior to the close of escrow.

Responsibilities to maintain and operate the burdened property in accordance with the terms of the funding may be assigned only upon the written approval of the State.

Obligations for operation and maintenance of the burdened property may be excused only upon the written approval of the State and only for good cause. Good cause includes, but is not limited to, natural disasters that destroy the property improvements and render the project obsolete or impracticable to rebuild. Good cause shall not include more expedient or economically beneficial development.

Landowner shall not use or allow the use of any portion of the burdened property for mitigation without the written permission of the State.

Landowner shall not use or allow the use of any portion of the burdened property as security for any debt.

These restrictions imposed on the burdened property shall run with the land and pass with each and every portion of the burdened property and shall apply to and bind the respective successors in interest to the burdened property.
CERTIFICATE OF ACCEPTANCE
Government Code 27281

This is to certify that the interest in the real property described in the within document and conveyed by this GRANT DEED in favor of the County of Mariposa, a political subdivision of the State of California, is hereby accepted by the County of Mariposa and the grantee consents to the recordation of this document.

Date: August 25, 2020

Mariposa County

By: [Signature]

Kevin Cann, Board Chair
EXHIBIT E

HULBERT PROPERTY GRANT DEED
GRANT DEED

SIERRA FOOTHILL CONSERVANCY, a California non-profit public benefit corporation, grants to the County of Mariposa, a political subdivision of the State of California, all that real property situated in Mariposa County, California, described as follows:

Legal description attached as EXHIBIT A, and incorporated herein by reference.

Subject to the conditions and restrictions as set forth in the attached Deed Restriction marked EXHIBIT B.

Witness my hand this 25th day of August 2020.

__________________________
Bridget M. Fithian, Executive Director
Sierra Foothill Conservancy
All that real property situated in the State of California, County of Mariposa and described as follows:

A PARCEL OF LAND SITUATED IN A PORTION OF BLOCK 57, TOWN OF MARIPOSA, AS SAID BLOCK IS DELINEATED ON THAT CERTAIN MAP ENTITLED "TOWN OF MARIPOSA, AS SURVEYED BY R. THOMAS, C.E. FOR J.F. JOHNSON, ESQ. 1860", RECORDED IN BOOK OF MAPS AT PAGE 314, MARIPOSA COUNTY RECORDS, MARIPOSA COUNTY, STATE OF CALIFORNIA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHEASTERLY CORNER OF SAID BLOCK 57, SAID POINT OF BEGINNING ALSO BEING THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF A 60.00 FOOT WIDE COUNTY ROAD KNOWN AS JESSIE STREET WITH THE NORTHERLY RIGHT OF WAY LINE OF A 50.00 FOOT WIDE COUNTY ROAD KNOWN AS EIGHT STREET; THENCE S. 53° 57' 28" W., ALONG THE NORTHERLY RIGHT OF WAY OF SAID EIGHT STREET FOR 156.24 FEET TO A POINT ON THE EAST BANK OF A WATER COURSE KNOWN AS MARIPOSA CREEK AS SAID EAST BANK WAS SURVEYED December 16, 1977; THENCE N. 52° 35' 04" W., ALONG SAID EAST BANK, FOR 31.94 FEET, MORE OR LESS, TO A POINT ON A LINE BETWEEN CORNER NO. 131 AND CORNER NO. 132 OF THAT CERTAIN REAL PROPERTY AS DESCRIBED IN THAT CERTAIN JUDGMENT OF FINAL DISTRIBUTIONS RECORDED December 27, 1974 IN VOLUME 151 OF OFFICIAL RECORDS AT PAGE 776, MARIPOSA COUNTY RECORDS; THENCE IN GENERALLY EASTERLY AND NORTHERLY DIRECTION ALONG THE NORTHEASTERLY LINE OF SAID CERTAIN REAL PROPERTY THE FOLLOWING COURSES AND DISTANCES, N. 53° 25' 11" E., FOR 10.79 FEET TO CORNER NO. 131; THENCE N. 42 Degrees 28 Feet 53 inches W., FOR 226.89 FEET TO CORNER NO. 130; THENCE N. 51° 24' 46" E., FOR 103.34 FEET TO CORNER NO. 129; THENCE N. 45° 42' 07" W., ALONG THE LINE BETWEEN CORNER NO. 129 AND CORNER NO. 128, FOR 46.54 FEET; THENCE LEAVING THE NORTHEASTERLY LINE OF SAID CERTAIN REAL PROPERTY, N. 56° 51' 45" E., FOR 49.35 FEET; THENCE N. 34° 45' 38" E., FOR 73.40 FEET; THENCE N. 46° 03' 03" E., FOR 96.62 FEET, MORE OR LESS, TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SAID JESSIE STREET; THENCE S. 36° 07' 52" E., ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID JESSIE STREET, FOR 436.66 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND ALSO DELINEATED ON RECORD OF SURVEY MAP RECORDED November 6, 1979 AS MAP NO. 2043.
Required Deed Restriction Language

The burdened property was purchased in part or in whole with grant funds provided by the State of California by and through the Natural Resources Agency (“the State”) under the California Drought, Water, Parks, Climate, Coastal Protection, and Outdoor Access for All Act of 2018 (Proposition 68). The burdened property currently consists of approximately 1.72 acres in Mariposa County, California comprised of Assessor’s Parcel Number: 013-130-045. Landowner desires and intends that in order to provide public benefit and meet the terms of the funding, the burdened property shall be used only for purposes consistent with the funding.

Use of the burdened property shall exclusively be for expansion of public access to community green space and passive recreation which includes managing and maintaining public access features including maintenance activities for fuel clearance for hazard mitigation and resiliency and invasive species removal so long as such management and maintenance complies with federal and state laws and regulations. If access for the public ever needs to change location, scope, or scale, landowner will seek consent from the State.

The burdened property (including any portion of it or any interest in it) may not be sold or transferred without the written approval of the State. Such approval shall not be unreasonably withheld, provided the purposes for which the funding was awarded are expressly assumed by the purchaser as part of the purchase agreement and prior to the close of escrow.

Responsibilities to maintain and operate the burdened property in accordance with the terms of the funding may be assigned only upon the written approval of the State.

Obligations for operation and maintenance of the burdened property may be excused only upon the written approval of the State and only for good cause. Good cause includes, but is not limited to, natural disasters that destroy the property improvements and render the project obsolete or impracticable to rebuild. Good cause shall not include more expedient or economically beneficial development.

Landowner shall not use or allow the use of any portion of the burdened property for mitigation without the written permission of the State.

Landowner shall not use or allow the use of any portion of the burdened property as security for any debt.

These restrictions imposed on the burdened property shall run with the land and pass with each and every portion of the burdened property and shall apply to and bind the respective successors in interest to the burdened property.
CERTIFICATE OF ACCEPTANCE
Government Code 27281

This is to certify that the interest in the real property described in the within document and conveyed by this GRANT DEED in favor of the County of Mariposa, a political subdivision of the State of California, is hereby accepted by the County of Mariposa and the grantee consents to the recordation of this document.

Date: August 25, 2020

Mariposa County

By: ____________________________
   Kevin Cann, Board Chair