

JULIE RODEWALD
San Luis Obispo County - Clerk/Recorder

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DOC#: **2005013400**

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Fees 0.00
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Others 0.00
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RECORDING REQUESTED BY

FIRST AMERICAN TITLE INSURANCE CO.
4009-1595450 (LH)
WHEN RECORDED MAIL TO:
STATE OF CALIFORNIA
DEPARTMENT OF PARKS AND RECREATION
OFFICE OF ACQUISITION AND
REAL PROPERTY SERVICES
ONE CAPITOL MALL, SUITE 500
SACRAMENTO, CALIFORNIA 95814

OFFICIAL STATE BUSINESS - EXEMPT FROM RECORDING FEES PURSUANT TO GOV'T CODE SECTION 27383
AND DOCUMENTARY TRANSFER TAX PURSUANT TO REVENUE AND TAXATION CODE SECTION 11922

CORPORATION GIFT DEED	Agency: Department of Parks and Recreation
	Project: Hearst Ranch
	Parcel No.: B134/DGS PARCEL #10257
County: San Luis Obispo Assessor's Parcel Nos: <u>SEE ATTACHED PAGE</u>	

HEARST HOLDINGS, INC., a Delaware corporation ("Grantor"), hereby **GIFTS** and **GRANTS** to the **STATE OF CALIFORNIA**, acting on behalf of the Department of Parks and Recreation of the State of California, the real property in the State of California, County of San Luis Obispo County, California, described as set forth in Exhibit A, attached hereto and incorporated herein by this reference. The foregoing grant is subject to all encumbrances of record including, without limitation, that certain Deed of Scenic Conservation Easement and Agreement Concerning Easement Rights (West Side Public Ownership Area), dated Feb. 18, 2005, by Grantor to the California Department of Transportation, as recorded on Feb. 18, 2005, in the Official Records of San Luis Obispo County, California, as Document No. 2005013394.

IN WITNESS WHEREOF, Grantor has caused its corporate name to be affixed hereto and this instrument to be executed by its duly authorized officer.

GRANTOR:

HEARST HOLDINGS, INC., a California corporation

Dated: 2/10/05

By: Stephen T. Hearst
Stephen T. Hearst
Its: Vice President and General Manager,
San Simeon Ranch Division

STATE OF CALIFORNIA)
)
COUNTY OF SACRAMENTO)

On February 10, 2005, before me, the undersigned, a notary public for the state,
personally appeared Stephen T. Hearst.

- personally known to me - OR -
- proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Kathryn A. Hustrei
Kathryn A. Hustrei



NOTARY SEAL

LEGAL DESCRIPTION OF THE PROPERTY

That portion of the Rancho Piedra Blanca, in the County of San Luis Obispo, State of California, as described in the patent recorded February 20, 1878, in Book B, Page 30 of Patents, in the office of the County Recorder of said county, described as follows:

That portion of the Parcels described in the Certificates of Compliance recorded December 20, 2001 as Document No. 2001-098847, Document No. 2001-098848, Document No. 2001-098853, Document No. 2001-098854, Document No. 2001-098855, Document No. 2001-098859, and that portion of the Parcels described in the Certificates of Compliance recorded August 14, 2002 as Document No. 2002-066311, Document No. 2002-066313, and Document No. 2002-066314, Official Records of San Luis Obispo County, lying generally West of the Westerly right of way of State Highway 1, and EXCEPTING that portion within State Highway 1 as said Highway 1 exists as of the 10th day of FEBRUARY, 2005 and as described in the following deeds to or from the State of California:

STATE OF CALIFORNIA HIGHWAY DEEDS:

Caltrans Parcel #	Grantor	Date	Vol. / Page
	Post Mile 54.9 to 59.2		
33	E. Bianchini, et. ux.	10/13/32	128 / 484
32	Piedmont Land & Cattle Co.	1/26/32	119 / 482
42	Hearst Sunical Land & Pack Corp.	1/09/39	253 / 51
189	Willis V. Dalton	8/31/60	1082 / 113
190	Edward Woodhall, et. ux.	8/23/60	1080 / 521
191	Willard H. Allen, et. ux.	9/12/60	1083 / 375
645	Hearst Corporation	3/18/66	1389 / 719
1633	Co. of San Luis Obispo (Relinquish)	6/30/67	1440 / 350
854	Co. of San Luis Obispo (Relinquish)	1/09/39	253 / 39
855	Original Owners (Abandonment)	1/09/39	253 / 43
857	Original Owners (Abandonment)	1/09/39	253 / 41
856	Co. of San Luis Obispo (Relinquish)	1/09/39	253 / 41
646	Co. of San Luis Obispo	11/29/66	1417 / 562
645-5A	State Parks and Recreation (Transfer of Control)	4/27/66	Not Recorded
645-DD	Hearst Corporation (Dir. Deed)	8/08/66	1405 / 715

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Caltrans Parcel #	Grantor	Date	Vol. / Page
Post Mile 59.2 to 60.0			
A	William R. Hearst Book of Deeds	7/27/22	156 / 462
32	Piedmont Land & Cattle Co.	1/26/32	119 / 482
42	Hearst Sunical Land & Pack Corp.	1/09/39	253 / 51
855	Original Owners (Abandonment)	1/09/39	253 / 43
7	The Hearst Corp. (a Delaware Corp.)	1/22/54	742 / 343
1713	Hearst Sunical Land and Packing Company	8/11/67	1444 / 743
1721	Hearst Sunical Land and Packing Company	8/11/67	1444 / 743
857	Original Owners (Abandonment); see Parcel C	1/09/39	253 / 41
2877	Original Owners (Abandonment)	7/06/78	2083 / 910
4340	Original Owners (Vacation)	4/05/83	2476 / 118
Post Mile 60.0 to 61.4			
C	William R. Hearst Book of Deeds	7/27/22	156 / 462
B	Hearst Sunical Land & Pack Corp. (Agreement)	1/09/39	253 / 44
855	Original Owners (Abandonment)	1/09/39	253 / 43
4124	Hearst Corporation	5/12/82	2406 / 476
4340	Original Owners (Vacation)	4/05/83	2476 / 118
4125	Hearst Corporation	5/12/82	2406 / 476
TC4124-01-01	Dept. of Parks & Recreation (Transfer of Control)	8/13/90	3559 / 731
DK4124-01-02	Hearst Corporation	11/04/97	1997-062746
JUA361.31A	Pacific Telephone and Telegraph Co. (Joint Use Agre.)	10/15/79	2193 / 716
CCU357.31A	Pacific Bell Tele. Co. (Consent Common Use Agre.)	7/23/84	2616 / 895
3925	Hearst Corporation	10/25/77	2020 / 387
4058	Original Owners (Abandonment)	11/14/78	2113 / 993
3926	Hearst Corporation	10/25/77	2020 / 387
Post Mile 61.4 to 64.1			
A	William R. Hearst Book of Deeds	7/27/22	156 / 462
5435	The Hearst Corp.	7/12/95	1995-029222
5434	The Hearst Corp.	7/12/95	1995-029222
DK6028	The Hearst Corp.	12/04/98	1998-080907
5656	The Hearst Corp. Includes turn-out	11/05/97	1997-062965
5657	The Hearst Corp. Includes turn-out	11/05/97	1997-062965
TC4125-02-01	Dept. of Parks & Recreation Includes turn-out	4/17/96	1996-019117
Post Mile 64.1 to 71.2			
A	William R. Hearst Book of Deeds	7/27/22	156 / 462
1	D.E. Evans Book of Deeds	6/23/21	146 / 279
2	W. J. Evans Book of Deeds	6/23/21	146 / 282
3	John C. Evans Book of Deeds	6/23/21	146 / 280
4	W.R. Evans Book of Deeds	6/23/21	146 / 283
6	T.C. Evans Book of Deeds	6/23/21	146 / 281
5	Hearst Sunical Land & Packing Co.	1/09/39	253 / 47

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MAAS: 160391v8 - 2/10/05
FATCO: 1595450

Caltrans Parcel #	Grantor	Date	Vol. / Page
4048	The Hearst Corp.	12/07/78	2119 / 124
4049	The Hearst Corp.	12/07/78	2119 / 124
Post Mile 64.1 to 71.2			
3787	Hearst Corp.	3/21/75	1824 / 737
3788	J.M. Valois	6/27/75	1840 / 506
4050	J.M. Valois	2/13/79	2133 / 401
4150	The Hearst Corp.	8/07/80	2260 / 88
1722	Hearst Sunical Land and Packing Company	8/11/67	1444 / 743
1714	Hearst Sunical Land and Packing Company	8/11/67	1444 / 743
855	Original Owners (Abandonment)	1/09/39	253 / 43
Post Mile 71.2 to 72.0			
8-A&B	Hearst Corporation	5/10/56	846 / 14
2	William J. Evans, et. ux.	3/19/28	47 / 54
9	Tony Williams, et. ux.	11/07/56	869 / 94
G	Adelaide Valenzuela	Book of Deeds 9/03/21	148 / 98
F	Antonio D. Russ	Book of Deeds 10/03/21	148 / 100
Post Mile 64.1 to 66.5			
8539	Hearst Holdings, Inc	2/9/05	2005010260
8566	Hearst Holdings, Inc	2/9/05	2005010260
8540	Hearst Holdings, Inc	2/9/05	2005010259
8541	Hearst Holdings, Inc	2/9/05	2005010259
DK9995-01-01	California Department of Transportation	2/10/05	2005011142
DK9996-01-01	California Department of Transportation	2/10/05	2005011141

EXCEPTING therefrom that part of the Parcel described in the Certificate of Compliance recorded August 14, 2002 as Document No. 2002-066311, records of said County, lying Southeasterly of a line that bears South 39°35'30" West from a point in the Westerly line of the right of way for State Highway V-SLO-56-A, said point being 40 feet southeasterly of the centerline Engineer's Station 43+60.36 BC for said Highway as shown on the map filed in Book 1, page 227, of State Highway Maps, in the office of the Recorder of said County.

ALSO EXCEPTING therefrom **PARCEL A** described as follows:

That portion of the Parcel described in the Certificate of Compliance recorded December 20, 2001 as Document No. 2001-098847, Official Records of San Luis Obispo County, lying Northerly of the southerly top of bank of the Arroyo that empties itself into the Pacific Ocean, said arroyo crosses through the concrete box culvert at Engineer's Station 581+17 of State Highway V-SLO-56-A (South of Breaker Point as shown on USGS 7.5 minute quadrangle map of Piedras Blancas, Calif. dated 1959); and lying generally West of the Westerly line of the right of way for said

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Highway as described in the deed recorded January 9, 1939 in Volume 253, Page 47, records of said County.

EXCEPTING, from the above described Parcel A, that portion lying generally North, Northwesterly and Westerly of the southerly toe of bank of the Arroyo San Carpofo and continuing along the transition to the toe of bluff bank of the ocean to the most westerly toe of bluff point that intersects a line that bears North 86° 40' West from a point in the Easterly line of said right of way for State Highway V-SLO-56-A, said point being 40 feet southeasterly of the centerline Engineer's Station 666+57.83 BC for said Highway as described in said deed recorded January 9, 1939 in Volume 253, Page 47, records of said County.

End Parcel A description.

End of Description

11/11/2004

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SCENIC EASEMENT-PUBLIC OWNERSHIP AREA-EX A2.doc
MAAS: 160391v8 - 2/10/05
FATCO: 1595450

CERTIFICATE OF ACCEPTANCE

Agency	Department of Parks and Recreation
Project	William Randolph Hearst Memorial State Beach/Hearst Ranch
Agency Parcel	DPR Parcel No.: 8134/DGS Parcel No. 10257
A.P.N.	Multiple

This is to certify that, pursuant to Sections 15853 and 27281 of the California Government Code, the interest in real property conveyed by the Corporation Gift Deed dated February 10, 2005, from HEARST HOLDINGS, INC., a Delaware corporation, to the STATE OF CALIFORNIA, acting on behalf of the Department of Parks and Recreation of the State of California, is hereby accepted by the undersigned officer of the State Public Works Board pursuant to authority conferred by resolution of said Board duly adopted November 10, 2004 and the Grantee consents to the recordation thereof by its duly authorized officer.

Note to Recorder: If this certificate is for a correction deed, all corrections and/or changes to the previously recorded deed of trust must be reviewed and accepted by the State prior to recording a correction deed. All correction deeds require a new Certificate of Acceptance dated subsequent to recordation of the original deed or the most recent correction deed, if any.

Accepted:

STATE OF CALIFORNIA
State Public Works Board

By: Michael Carter, Assistant Adm. Secretary Dated: Feb 17, 2005
BOB CLARK
Assistant Administrative Secretary

Approved:

DEPARTMENT OF PARKS AND RECREATION

By: Stephen R. Lehman Dated: 2/16/05
STEPHEN R. LEHMAN
Deputy Director

Approved:

DIRECTOR, DEPARTMENT OF GENERAL SERVICES

By: James S. Martin Dated: 2-17-05
JAMES MARTIN, Assistant Chief
Real Property Services Section

Attachment page to Corporation Gift Deed dated February 10, 2005, Project: Hearst Ranch, in favor of State of California, acting on behalf of the Department of Parks and Recreation of the State of California.

ALL OR A PORTION OF THE FOLLOWING ASSESSOR PARCEL NUMBERS:

011-161-014
011-181-013
011-221-021
011-221-036
011-221-037
011-221-038
011-221-039
011-241-007
011-242-013
011-251-013
011-251-014

END OF DOCUMENT