

JULIE RODEWALD
San Luis Obispo County – Clerk/Recorder

MF
2/18/2005
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Recorded at the request of
First American Title Company

RECORDING REQUESTED BY
First American Title Company
ESCROW NO. 4009-1686572(LB)

DOC#: **2005013399**

Titles: 2 Pages: **137**



Fees	0.00
Taxes	0.00
Others	0.00
PAID	<u>0.00</u>

WHEN RECORDED MAIL TO:
State of California
Department of Parks and Recreation
Office of Acquisitions and Real Property
Services
One Capitol Mall, Suite 500
Sacramento, CA 95814

**OFFICIAL STATE BUSINESS: EXEMPT FROM RECORDING FEES PURSUANT TO GOV'T
CODE SECTION 27383**

Space above this line for Recorder's use

**DEED OF PUBLIC ACCESS CONSERVATION EASEMENT
AND AGREEMENT CONCERNING PUBLIC ACCESS EASEMENT RIGHTS**

Recording requested by
and 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

(Space above line for Recorder's use only.)

**DEED OF PUBLIC ACCESS CONSERVATION EASEMENT
AND AGREEMENT CONCERNING PUBLIC ACCESS EASEMENT RIGHTS**

This Deed of Public Access Conservation Easement and Agreement Concerning Access Rights (the "Public Access Easement") is granted on this 18th day of February, 2005, by **HEARST HOLDINGS, INC.**, a Delaware corporation ("Grantor"), to the **DEPARTMENT OF PARKS AND RECREATION, STATE OF CALIFORNIA** ("Grantee"), hereinafter collectively referred to as the "Parties."

RECITALS

A. Grantor is the sole owner in fee simple of certain real property consisting of approximately Eighty-One Thousand Seven Hundred Seventy-Seven (81,777) acres, located in San Luis Obispo County, California, described in "Exhibit A" attached hereto and incorporated herein by this reference (the "Ranch").

B. Grantor desires to grant to Grantee this Public Access Easement over the area described in "Exhibit B" attached hereto and incorporated herein by this reference (the "Public Access Easement Area") and depicted on "Exhibit C" incorporated herein by this reference (the "Public Access Easement Area Map"), to allow the development and management of a continuous segment of the California Coastal Trail along the coast of the Ranch (the "Trail" or "California Coastal Trail"), and for public access over the Trail and certain other trails connected thereto. Grantee desires to accept the Public Access Easement from Grantor and to develop the Trail and manage public uses thereof in accordance with the terms and provisions of this Public Access Easement. The Public Access Easement Area consists of four distinct areas: Pico Cove Conservation Area, Old San Simeon Village Conservation Area, San Simeon Point Conservation Area and Ragged Point Conservation Area, each of which is more particularly described in Exhibit "B" and depicted on Exhibit "C".