

Nº L.A. 1601

33026

DIVISION OF STATE LANDS
STATE LANDS COMMISSION
STATE OF CALIFORNIA
SACRAMENTO

The undersigned, acting in this behalf for the State Lands Commission, does hereby certify, that the annexed document is a true and correct copy of the resolution adopted by the State Lands Commission at its meeting held October 7, 1954 at Sacramento, California (Item 14, Minute Pages 2165 to 2184 inclusive).

on file in the office of the State Lands Commission; that said minute item has been compared by the undersigned with the original, and is a correct transcript therefrom.

33026

IN WITNESS WHEREOF, the undersigned has executed this

certificate and affixed the seal of the State Lands Commission, this

Nineteenth day of October A. D. 19 54

RECORDED AT REQUEST OF

Calif. State Lands Commission

AT 15 MIN. PAST 11 A. M.

OFFICIAL RECORDS VENTURA COUNTY

OCT 20 1954

BOOK 1236 PAGE 525

John P. Stahl RECORDED

FEES \$ None FOLIO 147

(TITLE)

Secretary

STATE LANDS COMMISSION

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COMPARED

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EXCERPT FROM MINUTES OF THE MEETING OF THE STATE LANDS COMMISSION HELD IN
SACRAMENTO, CALIFORNIA, ON OCTOBER 7, 1954 (Minute Pages 2165 - 2184).

14. (ACQUISITION BY THE UNITED STATES OF LANDS OCCUPIED BY THE NAVAL AIR MISSILE TEST CENTER, POINT MUGU, VENTURA COUNTY, CALIFORNIA, UNDER THE PROVISIONS OF SECTION 126, GOVERNMENT CODE - W.O. 1530.) On September 3, 1953, the Commission authorized the Executive Officer to order and conduct the requisite hearings pursuant to Section 126 of the Government Code and under the Rules and Regulations adopted by the Commission on June 14, 1949, on applications relating to acquisition of lands by the United States, subject to report to the Commission of the determinations of hearings for final consideration and action.

On August 24, 1953, an application for acceptance of jurisdiction by the United States over lands comprising the United States Naval Air Missile Test Center, Point Mugu, California, was executed by the Honorable R. B. Anderson, Secretary of the Navy. Subsequent thereto, and by letter dated December 18, 1953, the Secretary of the Navy amended the afore-mentioned application of the United States to accept on behalf of the United States of America, "political jurisdiction to the full extent, granted by the Legislature of the State of California over the lands within that State", heretofore referred to as the United States Naval Air Missile Test Center, Point Mugu, California.

Pursuant to said application, arrangements were made to conduct the requisite public hearing at Room 302 State Building, Los Angeles, California, at 10 a.m., Wednesday, September 8, 1954.

The notice of said public hearing was published in the Ventura County Star Free Press, Ventura, California, on August 16, 1954, and service on the Clerk of the Board of Supervisors of Ventura County was made on the 13th day of August, 1954. Notices were thus published and served in compliance with Section 2602, California Administrative Code, Title 2.

A hearing was held by the Executive Officer at Room 302 State Building, Los Angeles, California, Wednesday, September 8, 1954, beginning at 10 a.m. A record of the hearing was made and the transcript was made a part of the Commission record in this case. The Attorney General was represented by George G. Grover, Deputy Attorney General. Appearances were made on behalf of the applicant by H. F. Tebbetts, Lieut., U. S. Naval Reserve; Stuart Foutz, Attorney Adviser, District Public Works Office, U. S. Navy; and Capt. Edward Madison Condra, Jr., U. S. Navy.

Section 126 of the Government Code requires that the State Lands Commission must have found and declared to have occurred and to exist the fulfillment of certain specified conditions. Oral and documentary evidence was presented and received at the hearings in support of the contention of the applicant that these conditions have been met and complied with. Conclusions in regard to their presentation are as follows:

Evidence was presented at the hearing to the effect that the acquisition was made for the "erection of forts, magazines, arsenals, dockyards, and other needful buildings within the purview of Clause 17, Section 8, Article I of the Constitution of the United States". According to that evidence, the United States Naval Air Missile Test Center, Point Mugu, California, has as its mission the testing and evaluation of guided missiles and other components, and the training of certain fleet units in the preparation, maintenance and operation of guided missiles.

The second condition requires that a finding must be made that "the acquisition must be pursuant to and in compliance with the laws of the United States". The property was acquired by the United States by a number of deeds, most of which were grant deeds, including one quitclaim deed, one executor's deed, and one judgment of condemnation. The property was acquired pursuant to authorization contained in an Act of Congress approved June 16, 1948 (Public Law 653 - 80th Congress) and an Act of Congress approved June 23, 1948 (Public Law 765 - 80th Congress). The funds for such acquisition were appropriated by an Act of Congress approved June 25, 1948 (Public Law 785 - 80th Congress). Photostatic copies of Certificates of Title to all of the lands covered by the application of the United States have been filed with the Commission.

By testimony presented and documentary evidence introduced by the applicant, in the form of photostatic copies of the deeds and other muniments of title, it was established that all Federal statutory requirements had been fully complied with and that the United States is vested with a good and sufficient title in fee simple to the subject lands.

The third condition upon which a finding is required is that "the United States must in writing have assented to acceptance of jurisdiction over the lands upon and subject to each and all of the conditions and reservations in this section prescribed". Under the provisions of an Act of Congress of October 9, 1940, Public Law 825, "the head or other authorized officer of any department...of the Government" may accept jurisdiction from the State. A letter from the Secretary of the Navy dated August 24, 1953, subsequently amended by a letter dated December 18, 1953, both signed by him (R. B. Anderson), and accepting jurisdiction over the subject installation on behalf of the United States, was received by the Division of State Lands August 31, 1953. This acceptance is made subject to each and all of the conditions and reservations prescribed in Section 126, Government Code, State of California, and

is, therefore, in accordance with law and with the rules of the Commission. The form and substance of these applications have been approved by the Office of the Attorney General.

The fourth requirement is that the Commission must have found and declared that the acquisition is in the interest of the State. Testimony was presented to the effect that the Naval Air Missile Test Center is an integral part of the National Defense System, that the installation employs approximately 2,000 civilians and 2,500 military personnel with an aggregate monthly payroll of approximately \$1,150,000, and additionally that there are approximately 1,000 civilian employees employed by contractors working at the Center, with an estimated monthly payroll of \$350,000. Most of these approximately 5,500 employees own or rent homes within a radius of about 20 miles of the Center, and most of the estimated \$1,500,000 monthly payroll is expended within this or adjacent areas in the State of California. This results in economic benefits to the community and the State in general. It was further established by testimony that the installation has its own source of water supply which is considered adequate to take care of its present requirements and which could support a reasonable increase in consumption. There was testimony to the effect that acquisition and exercise of Federal jurisdiction would benefit the State by relieving local law enforcing agencies of the burden of jurisdiction.

No appearances were made in opposition to the applicant.

SUMMARY

The hearing on this case was held at the State Building, Los Angeles, California, on September 8, 1954, pursuant to Commission authority. The findings of the hearing officer are as follows:

1. The property involves 13 parcels of land containing 4,290 acres, more or less, acquired by the United States as an Air Missile Test Center. The acquisition comes within the purview of Clause 17, Section 8, Article I, of the Constitution of the United States, which requires that it be "for the erection of forts, magazines, arsenals, dockyards and other needful buildings or other public purposes";
2. The acquisition was in part by grant deed and in part by condemnation and was made pursuant to the laws of the United States. The United States is vested with a good and sufficient title in fee simple to the subject lands;
3. The United States, through the Secretary of the Navy, has assented in writing to acceptance of jurisdiction subject to all the conditions of Section 126 of the Government Code, State of California, as amended by Statutes of 1953, Chapter 1856;

4. Acquisition is in the interest of the State in view of its value for national defense, its substantial contributions to the economy of the local community and the State;
5. All requirements of Section 126 of the Government Code of the State of California have been complied with by the applicant and by the State Lands Commission and its staff.

This calendar item has been reviewed and approved by the Office of the Attorney General.

UPON MOTION DULY MADE AND UNANIMOUSLY CARRIED, IT WAS RESOLVED AS FOLLOWS:

THE STATE LANDS COMMISSION FINDS AND DECLARES WITH RESPECT TO THOSE CERTAIN LANDS ACQUIRED BY THE UNITED STATES AND NOW USED BY THE DEPARTMENT OF THE NAVY AS AN AIR MISSILE TEST CENTER AT POINT MUGU, VENTURA COUNTY, CALIFORNIA, SAID LANDS BEING DESCRIBED IN EXHIBIT "A" ATTACHED HERETO, AND HEREBY MADE A PART HEREOF, THAT THE CONDITIONS PRESCRIBED IN SUB-DIVISIONS A, B AND C, OF SECTION 126 OF THE GOVERNMENT CODE OF THE STATE OF CALIFORNIA, HAVE BEEN FOUND TO HAVE OCCURRED AND TO EXIST AND THAT SUCH ACQUISITION IS IN THE INTEREST OF THE STATE; FURTHER, THAT THE EXECUTIVE OFFICER IS DIRECTED TO FILE A CERTIFIED COPY OF THIS FINDING IN THE OFFICE OF THE SECRETARY OF STATE AND TO HAVE ONE RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF VENTURA.

ATTACHMENT: EXHIBIT "A"

EXHIBIT "A"

PARCEL 1:

That portion of Subdivision 76 as shown on partition Map of Rancho El Rio de Santa Clara o' La Colonia in the County of Ventura, State of California, filed in the office of the County Clerk of said County, Superior Court, Case No. 5181 in and for said County, comprising 236.23 acres of land, more or less, and described as follows:

Beginning at a point in Line No. 22 of the final survey of said Rancho, at its intersection with the centerline of Arnold Road as described in deed to County of Ventura, recorded in Book 285, page 494 of Official Records of said County; thence South $53^{\circ} 15'$ East along said line No. 22, being also the shore line of the Pacific Ocean, a distance of 2150.95 feet more or less, to station "R. C. 22"; thence, South $54^{\circ} 20'$ East 2987.82 feet and along said shore line to Station "R. C. #21" at the Southwest corner of a tract of land conveyed to Beach Bay Corporation by deed recorded in Book 66, page 215 of said official records; thence, North $35^{\circ} 50'$ East along the Northwest line of land last referred to 2002.44 feet, more or less to the most Northerly corner of the land described in said last mentioned deed, in the Southwest line of land of Ventura County Game Preserve Association; thence along said Southwest line North $53^{\circ} 45'$ West 4987.28 feet, more or less, to the Northerly terminus of the centerline of said Arnold Road; thence, along said centerline South $40^{\circ} 07'$ West 2028.00 feet, more or less, to the point of beginning.

EXCEPTING any portions of said land lying outside the patent lines of said Rancho as said lines existed at the time of issuance of the patent which was not formed by the deposit of Alluvian from natural causes and by imperceptible degrees.

PARCEL 2:

A part of Subdivision 76 as the same is designated and delineated upon that certain map entitled "Map No. 2, of lands and subdivisions 44, 69, 70, 71, 72, 73, 74, 75, 76, 81, 83 and 84 of Rancho El Rio de Santa Clara o' la Colonia", in the County of Ventura, State of California and recorded in the office of the County Recorder of said Ventura County in Book 3, page 14 of Maps, and more particularly described as follows:

Beginning at a 2-inch iron pipe set in Line No. 19 of the final survey of the Rancho El Rio de Santa Clara o' La Colonia at the most Southerly corner of that certain parcel of land as conveyed to Charles Donlon, et al., by deed recorded in the office of the County Recorder of said Ventura County in Book 113, page 164 of Deeds from which a 4-inch iron pipe filled with concrete set in said Line No. 19 at the Northeast corner of said Subdivision 76, bears North $43^{\circ} 1' 26''$ East 497.84 feet distant; thence from said point of beginning:

- 1st: South 43° 1' 26" West 8743.59 feet along said Line 19 to the most Easterly corner of that certain parcel of land as conveyed to George E. Hart, et al., by deed recorded in the office of the County Recorder of said Ventura County in Book 106, page 283 of Deeds, thence along the Northeasterly line of said lands of George E. Hart, et al., by the following two courses and distances:
- 2nd: North 57° 15' 30" West 5433.78 feet to a point; thence,
- 3rd: North 53° 43' 30" West 4987.28 feet to a point in the center line of Arnold Road as conveyed to the County of Ventura by deed recorded in the office of the County Recorder of said Ventura County in Book 319, page 240 of Official Records; thence,
- 4th: North 40° 8' 30" East 551.75 feet along the center line of said Arnold Road to a point; thence
- 5th: South 53° 43' 30" East 6014.94 feet; at 30.06 feet an 8" x 8" concrete monument with a brass plate marked U. S. Navy set in the Southeasterly line of said Arnold Road; at 6014.94 feet an 8" x 8" concrete monument with a brass plate marked U. S. Navy; thence,
- 6th: North 88° 52' 10" East 3742.74 feet to an 8" x 8" concrete monument with a brass plate marked U. S. Navy; thence,
- 7th: North 1° 7' 50" West 3934.20 feet; at 3894.19 feet an 8" x 8" concrete monument with a brass plate marked U. S. Navy set in the Southerly line of Casper Road; at 3934.20 feet a point in the Northerly line of said Subdivision 76; thence along same by the following two courses:
- 8th: South 89° 57' 30" East 3545.32 feet to a 2-inch iron pipe filled with concrete; thence,
- 9th: South 89° 58' 20" East 1177.09 feet to the most Westerly corner of said lands of Charles Donlon, et al., thence along the Southerly line of said lands of Charles Donlon, et al.,
- 10th: Southeasterly 1033.28 feet along a curve concave to the right having a central angle of 41° 19' 21" and a radius of 1432.69 feet to the point of beginning and containing 665.84 acres of land.

PARCEL 3:

That portion of the Broome Estate Ranch, in the Rancho Guadaluca, in the County of Ventura, State of California, as per partition map filed in Superior Court Case No. 5181, of the State of California, in and for the County of Ventura, described as follows:

Beginning at a point in the center line of the State Highway 80.00 feet wide, as described in the decree entered in Case No. 5181 of the Superior Court of the State of California, in and for the County of Ventura, a certified copy of said decree being of record in Book 176, page 25 of deeds in the office of the County Recorder of said County, distant South $33^{\circ} 55'$ East 1910.00 feet from the Westerly line of said Rancho; thence along the center line of said highway, South $33^{\circ} 55'$ East 7827.48 feet to the beginning of a curve concave to the Southwest having a radius of 1500.00 feet and a central angle of $21^{\circ} 13'$; thence Southerly along said curve 555.45 feet; thence South $12^{\circ} 40' 30''$ East 483.68 feet to the beginning of a curve concave to the West having a radius of 1000.00 feet and a central angle of $29^{\circ} 16'$; thence Southerly along said curve 510.80 feet to end of same at the most Northerly corner of the land described in the deed to Francis Thornhill Broome, recorded in Book 661, page 331 of Official Records of said County; thence along the Westerly line of the land described in said deed and along a curve concave to the West having a radius of 1000.00 feet and a central angle of $1^{\circ} 41' 30''$ a distance of 29.53 feet; thence South $18^{\circ} 17'$ West along said Westerly line of land of Broome, 1386.46 feet to the beginning of a curve therein concave to the Northeast having a radius of 1000.00 feet; thence Southeasterly along said curve to the most Southerly corner of said land of Broome, said point being in the Southerly prolongation of that certain course in the deed to Long Bay Corporation, recorded in Book 102, page 456 of Official Records, recited in said deed as bearing "North $41^{\circ} 05'$ East 500.00 feet"; thence to and along said course North $41^{\circ} 05'$ East to an angle point in the boundary line of the land described in said deed; thence following along said boundary line, South $48^{\circ} 54' 30''$ East 1047.25 feet to the beginning of a curve concave to the Northeast having a radius of 1000.00 feet and a central angle of $8^{\circ} 24' 30''$; thence Southeasterly along said curve 146.75 feet; thence tangent to said curve, South $57^{\circ} 19'$ East 1583.02 feet to the beginning of a curve concave Northerly having a radius of 1000.00 feet and a central angle of $13^{\circ} 04'$; thence Southeasterly along said curve 228.06 feet; thence tangent to said curve South $70^{\circ} 23'$ East 208.25 feet to the beginning of a curve concave Southerly, having a radius of 1500.00 feet and a central angle of $20^{\circ} 53' 30''$; thence Southeasterly along said curve 546.94 feet; thence tangent to said curve South $49^{\circ} 29' 30''$ East 1084.83 feet to the beginning of a curve concave to the Southwest having a radius of 2500.00 feet and a central angle of $13^{\circ} 21' 30''$; thence Southeasterly along said curve 582.86 feet; thence tangent to said curve South $36^{\circ} 08'$ East 1886.27 feet, more or less to an angle point in the Easterly line of said land of Long Bay Corporation; thence South $53^{\circ} 52'$ West 327.17 feet to an angle point in the Northeasterly line of the land conveyed to State of California by deed recorded in Book 577, page 1 of said Official Records; thence along said Northeast line North $55^{\circ} 30' 40''$ West 206.37 feet and North $42^{\circ} 44' 30''$ West 559.97 feet to the most Westerly corner of the land last referred to and being a point in the Northeast line of the 80.00 foot strip of land described in the deed to State of California, recorded in Book 393, page 460 of said Official Records; thence along the Northeast line of said 80.00 foot strip South $36^{\circ} 08' 30''$ East 713.54 feet to the beginning of a tangent curve therein concave to the Southwest, having a radius of 2040.00 feet; thence Southeasterly along said curve, through a central angle of $13^{\circ} 36' 50''$ a distance of 484.72 feet,

more or less, to an intersection with that certain course in said deed to Long Bay Corporation, recorded in Book 102, page 456 of Official Records, recited as bearing "South 36° 32' 30" West 199.64 feet"; thence South 36° 32' 30" West to the Southerly terminus of the course last referred to; thence continuing along the boundary of said land described in Book 102, page 456 of Official Records, South 24° 33' East 75.86 feet, more or less, to a point in the Southerly line of Lot 4 as shown on said map filed in said Superior Court Case No. 5181; thence along the Southerly lines of Lots 4, 3 and 2, as shown on said map by the following eight courses and distances: North 60° 30' West 6404.10 feet; North 68° 35' West 4375.14 feet; North 85° 40' West 1386.00 feet; South 67° 00' West 1386.00 feet; South 54° 48' West 1566.18 feet; South 80° 20' West 1093.62 feet; North 79° 20' West 1983.96 feet; North 72° 15' West 2364.78 feet to the common corner of Lots 1 and 2 as shown on said map; thence leaving the Southerly line of said Lot 2, North 38° 40' East 14052.36 feet to the point of beginning.

ALSO any and all land lying between the Southerly line of the land herein specifically described and the line of the ordinary high water mark of the Pacific Ocean, which has been formed from natural causes and by imperceptible degrees, but excepting any portion of the aggregate area lying below said highwater mark as same existed on September 1, 1873.

EXCEPTING therefrom the following described portion thereof:

Beginning at the most southerly corner of the land described in the deed to Thornhill Francis Broome recorded in Book 661, Page 331 of Official Records of said County, said point being in the Southerly prolongation of that certain course in the deed to Long Bay Corporation, recorded in Book 102, page 456 of Official Records, recited in said deed as bearing "North 41° 05' East 500.00 feet"; thence to and along said course North 41° 05' East to an angle point in the boundary line of the land described in said deed; thence following along said boundary line, South 48° 54' 30" East 1047.25 feet to the beginning of a curve concave to the Northeast having a radius of 1000.00 feet and a central angle of 8° 24' 30"; thence Southeasterly along said curve 146.75 feet; thence tangent to said curve, South 57° 19' East 1583.02 feet to the beginning of a curve concave Northerly having a radius of 1000.00 feet and a central angle of 13° 04'; thence Southeasterly along said curve 228.06 feet; thence tangent to said curve South 70° 23' East 208.25 feet to the beginning of a curve concave Southerly, having a radius of 1500.00 feet and a central angle of 20° 53' 30"; thence Southeasterly along said curve 546.94 feet; thence tangent to said curve South 49° 29' 30" East 1084.83 feet to the beginning of a curve concave to the Southwest having a radius of 2500.00 feet and a central angle of 13° 21' 30"; thence Southeasterly along said curve 582.86 feet; thence tangent to said curve South 36° 08' East 1886.27 feet, more or less to an angle point in the Easterly line of said land of Long Bay Corporation; thence South 53° 52' West 327.17 feet to an angle point in the Northeasterly line of the land conveyed to State of California by deed recorded in Book 577, page 1 of said Official Records; thence along said Northeast line North 55° 30' 40" West 206.37 feet and North 42° 44' 30" West 559.97 feet to the most Westerly corner of the land last referred to and being a point in the Northeast line of the 80.00 foot strip of land described in the deed to State of California, recorded in Book 393, page 460 of said Official Records;

thence along said Northeast line South $36^{\circ} 08' 30''$ East 713.54 feet to the beginning of a tangent curve concave to the Southwest, having a radius of 2040.00 feet; thence Southeasterly along said curve through a central angle of $13^{\circ} 36' 50''$ an arc distance of 484.72 feet more or less to an intersection with that certain course in said Deed to Long Bay Corporation recorded in Book 102 Page 456 Official Records, recited therein as bearing South $36^{\circ} 32' 30''$ West 199.64 feet; thence Southerly along the Easterly line of the land last referred to, to a point in the center line of the California State Highway as now established. Thence Northwesterly along said center line to the point of beginning.

PARCEL 4:

All that portion of the Broome Estate Ranch, in the County of Ventura, State of California, as shown on the map thereof filed in the office of the County Clerk of said Ventura County, in the action of Thornhill Francis Broome vs. Frances Broome, et al., (Case No. 5181), described as follows:

All of Lot 1, EXCEPTING THEREFROM that portion of said Lot 1, lying Southerly or Southwesterly of a line beginning at a point in the Northwesterly line of said Lot 1, distant thereon South $43^{\circ} 14'$ West 6018.51 feet from the most Northerly corner thereof; thence South $34^{\circ} 56'$ East 470.51 feet to the beginning of a curve; thence Easterly with said curve to the left (having a radius of 200.00 feet and a central angle of $27^{\circ} 48'$) a distance of 97.07 feet to the end of curve; thence tangent to said curve, South $62^{\circ} 45'$ East 181.52 feet to the beginning of a curve; thence, Easterly with said curve to the left (having a radius of 200.00 feet and a central angle of $29^{\circ} 35'$) a distance of 103.27 feet to the end of curve; thence tangent to said curve, North $87^{\circ} 40'$ East 542.03 feet to the beginning of a curve; thence, Easterly with said curve to the right (having a radius of 200.00 feet and a central angle of $38^{\circ} 09'$) a distance of 133.17 feet to the end of curve; thence tangent to said curve South $54^{\circ} 11'$ East 956.43 feet to a point in the East line of said Lot 1.

PARCEL 5:

All that portion of the Broome Estate Ranch, in the County of Ventura, State of California, as shown on the map thereof filed in the office of the County Clerk of said Ventura County in the action of Thornhill Francis Broome vs. Frances Broome, et al., (Case No. 5181), described as follows:

All that portion of Lot 1, lying Southerly or Southwesterly of a line beginning at a point in the Northwesterly line of said Lot 1, distant thereon South $43^{\circ} 14'$ West 6018.51 feet from the most Northerly corner thereof, thence South $34^{\circ} 56'$ East 470.51 feet to the beginning of a curve; thence, Easterly with said curve to the left (having a radius of 200.00 feet and a central angle of $27^{\circ} 48'$) a distance of 97.07 feet to the end of a curve; thence tangent to said curve, South $62^{\circ} 45'$ East 181.52 feet to the beginning of a curve; thence, Easterly with said curve to the left (having a radius of 200.00 feet and a central angle of $29^{\circ} 35'$) a distance of 103.27 feet to the end of curve; thence tangent to said curve, North $87^{\circ} 40'$ East 542.03 feet to the beginning of a curve; thence, Easterly with said curve to the right (having a radius of 200.00 feet and a central angle of $38^{\circ} 09'$) a distance of 133.17 feet to the end of curve; thence tangent to said curve South $54^{\circ} 11'$ East 956.43 feet to a point in the East line of said Lot 1.

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PARCEL 6: (RESERVOIR TRACT)

A portion of Lot 4 of the Broome Estate Ranch, in the County of Ventura, State of California, as shown on the map thereof filed in the Office of the County Clerk of said Ventura County in the action of Thornhill Francis Broome vs. Frances Broome, et al., (Superior Court Case No. 5181), described as follows:

Commencing at the point of intersection of the Northeasterly right of way line of the U. S. Highway 101A with the Westerly line of Lot 4 of Broome Estate Ranch; thence,

South 33° 55' 30" East along the said Northeasterly right-of-way line of U. S. Highway 101A, a distance of 2100.34 feet; thence,

North 56° 29' East, a distance of 110.93 feet; thence,

North 89° 20' East, a distance of 750.92 feet to the true point of beginning; thence,

From the true point of beginning by the following metes and bounds:

- 1st North 0° 59' West, 742.87 feet to an 8" x 8" concrete monument with a brass disk marked U. S. Navy N. A. M. T. C. Prop. Cor. and R. E. 2259; thence,
- 2nd North 88° 47' East, 253.90 feet to a monument as above described; thence,
- 3rd North 0° 58' West, 89.58 feet to a monument as above described; thence,
- 4th North 89° 09' East, 195.75 feet to a monument as above described; thence,
- 5th South 1° 04' East, 137.55 feet to a monument as above described; thence,
- 6th South 62° 57' West, 143.41 feet to a monument as above described; thence,
- 7th South 0° 53' East, 39.41 feet to a monument as above described; thence,
- 8th South 89° 06' West, 50.89 feet to a monument as above described; thence,
- 9th South 0° 59' East, 699.78 feet to a monument as above described; thence,
- 10th South 88° 59' 30" West, 270.10 feet to a monument as above described; thence,
- 11th North 0° 59' West, 106.94 feet to the true point of beginning.

Containing 6.08 acres, more or less.

PARCEL 7: (LAGUNA PEAK TRACT)

A portion of Lot 4 of the Broome Estate Ranch, in the County of Ventura, State of California, as shown on the map thereof filed in the office of the County Clerk of said Ventura County in the action of Thornhill Francis Broome vs. Frances Broome, et al., (Superior Court Case No. 5181), described as follows:

Commencing at a point on the Easterly line of Parcel 6 (Reservoir Tract), said point being North $0^{\circ} 59'$ West, a distance of 118.80 feet from the Southeasterly corner of said Parcel 6 (Reservoir Tract);

Thence, North $86^{\circ} 23'$ East, a distance of 290.45 feet;

Thence, South $84^{\circ} 22'$ East, a distance of 670.96 feet;

Thence, South $82^{\circ} 18'$ East, a distance of 1142.65 feet;

Thence, South $84^{\circ} 29'$ East, a distance of 432.43 feet;

Thence, South $54^{\circ} 40'$ East, a distance of 347.66 feet;

Thence, South $62^{\circ} 54'$ East, a distance of 63.97 feet;

Thence, South $68^{\circ} 40'$ East, a distance of 96.71 feet to the true point of beginning;

Thence, from the true point of beginning by the following metes and bounds;

- 1st North $0^{\circ} 48' 14''$ West, 43.3 feet to an 8" x 8" concrete monument with a disk stamped U. S. N. A. M. T. C. Prop. Cor. and R. E. 2259; thence,
- 2nd North $88^{\circ} 15' 12''$ East, 663.07 feet to a monument as above described; thence,
- 3rd South $0^{\circ} 45' 39''$ East, 823.85 feet to a monument as above described; thence,
- 4th South $88^{\circ} 18' 30''$ West, 401.78 feet to a monument as above described; thence,
- 5th South $39^{\circ} 26'$ West, 338.25 feet to a monument as above described; thence,
- 6th North $40^{\circ} 24'$ West, 163.34 feet to a monument as above described; thence,
- 7th North $14^{\circ} 14' 30''$ West, 128.36 feet to a monument as above described; thence,

8th North 85° 14' East, 92.15 feet to a monument as above described; thence,

9th North 0° 48' 14" West, 77.15 feet to the true point of beginning.

Containing 13.67 acres, more or less.

PARCEL 8:

A portion of Lot 4 of the Broome Estate Ranch, in the County of Ventura, State of California, as shown on the map thereof filed in the office of the County Clerk of said Ventura County in the action of Thornhill Francis Broome vs. Frances Broome, et al., (Superior Court Case No. 5181), described as follows:

A strip of land 50.00 feet in width lying 25.00 feet on each side of the following described centerline:

Commencing at the point of intersection of the Northeasterly right-of-way line of U. S. Highway 101A with the Westerly line of Lot 4 of Broome Estate Ranch;

Thence, South 33° 55' 30" East along the said Northeasterly right-of-way line of U. S. Highway 101A, a distance of 1781.25 feet;

Thence, North 67° 30' 30" East, a distance of 114.56 feet;

Thence, on a curve concave to the right, having a radius of 125.00 feet and central angle of 36° 52' 12", a distance of 80.44 feet to the true point of beginning, said true point of beginning being the intersection of the last-mentioned course and the Southerly right-of-way line of that certain entrance road 50.00 feet in width, to the Broome Estate Ranch;

Thence, from said true point of beginning by the following metes and bounds;

1st Continuing on said curve concave to the right, with a radius of 125.00 feet and a central angle of 48° 47' 18", a distance of 106.44 feet; thence,

2nd South 26° 50' East, 368.38 feet; thence,

3rd On a curve concave to the right, with a radius of 400.00 feet and a central angle of 11° 01', a distance of 76.91 feet; thence,

4th South 15° 49' East, 230.92 feet; thence,

5th On a curve concave to the left, with a radius of 92.00 feet and a central angle of 168° 04', a distance of 269.86 feet; thence,

6th North 3° 53' West, a distance of 532.35 feet; thence,

- 7th On a curve concave to the right, with a radius of 110.00 feet and a central angle of $103^{\circ} 22'$, a distance of 198.45 feet; thence,
- 8th South $80^{\circ} 31'$ East, 185.19 feet; thence,
- 9th On a curve concave to the left, with a radius of 85.00 feet and a central angle of $27^{\circ} 58' 30''$ a distance of 41.50 feet to a point on the Westerly line of Parcel 6 (Reservoir Tract), said point being distant North $0^{\circ} 59'$ West 314.81 feet from the Southwesterly corner of said Parcel 6 (Reservoir Tract).

The side lines of the above-described strip of land shall be prolonged or shortened so as to terminate on the Southerly right-of-way line of that certain road, 50.00 feet in width, to the Broome Estate Ranch, and on the Westerly line of Parcel 6 (Reservoir Tract);

Containing 2.31 acres, more or less.

PARCEL 9:

A portion of Lot 4 of the Broome Estate Ranch, in the County of Ventura, State of California, as shown on the map thereof filed in the office of the County Clerk of said Ventura County in the action of Thornhill Francis Broome vs. Frances Broome, et al., (Superior Court Case No. 5181), described as follows:

A strip of land 50 feet in width lying 25 feet on each side of the following described centerline:

Beginning at the Northeasterly corner of Parcel 6 (Reservoir Tract); thence, South $1^{\circ} 04'$ East, a distance of 106.12 feet to the true point of beginning; thence,

- 1st North $49^{\circ} 56'$ East a distance of 244.63 feet; thence,
- 2nd On a curve to the right having a radius of 250 feet and a central angle of $13^{\circ} 43'$ a distance of 59.85 feet; thence,
- 3rd North $63^{\circ} 39'$ East a distance of 83.79 feet; thence,
- 4th On a curve to the left having a radius of 100.00 feet and a central angle of $32^{\circ} 56'$ a distance of 57.48 feet; thence,
- 5th North $30^{\circ} 43'$ East a distance of 125.35 feet; thence,
- 6th On a curve to the right having a radius of 140 feet and a central angle of $98^{\circ} 55'$ a distance of 241.70 feet; thence,
- 7th South $50^{\circ} 22'$ East a distance of 13.06 feet; thence,
- 8th On a curve to the right having a radius of 143.43 feet and a central angle of $33^{\circ} 48' 30''$ a distance of 84.63 feet; thence,

- 9th South $16^{\circ} 33' 30''$ East a distance of 90.73 feet; thence,
- 10th On a curve to the left having a radius of 100.00 feet and a central angle of $49^{\circ} 19' 30''$ a distance of 86.09 feet; thence,
- 11th South $65^{\circ} 53'$ East a distance of 113.19 feet; thence,
- 12th On a curve to the left having a radius of 100.00 feet and a central angle of $125^{\circ} 46'$ a distance of 219.50 feet; thence,
- 13th North $11^{\circ} 39'$ West a distance of 69.90 feet; thence,
- 14th On a curve to the right having a radius of 100.00 feet and a central angle of $65^{\circ} 42' 30''$ a distance of 114.68 feet; thence,
- 15th North $54^{\circ} 03' 30''$ East a distance of 49.43 feet; thence,
- 16th On a curve to the left having a radius of 100.00 feet and a central angle of $81^{\circ} 55' 30''$ a distance of 142.99 feet; thence,
- 17th North $27^{\circ} 52'$ West a distance of 108.92 feet; thence,
- 18th On a curve to the right having a radius of 176.94 feet and a central angle of $87^{\circ} 36' 30''$ a distance of 270.59 feet; thence,
- 19th North $59^{\circ} 44' 30''$ a distance of 30.97 feet; thence,
- 20th On a curve to the right having a radius of 150.00 feet and a central angle of $46^{\circ} 03'$ a distance of 120.56 feet; thence,
- 21st South $74^{\circ} 12' 30''$ East a distance of 1.40 feet; thence,
- 22nd On a curve to the right having a radius of 301.85 feet and a central angle of $18^{\circ} 40'$ a distance of 98.34 feet; thence,
- 23rd South $55^{\circ} 32' 30''$ East a distance of 21.93 feet; thence,
- 24th On a curve to the left having a radius of 150.00 feet and a central angle of $36^{\circ} 56'$ a distance of 96.69 feet; thence,
- 25th North $87^{\circ} 31' 30''$ East a distance of 43.74 feet; thence,
- 26th On a curve to the right having a radius of 150.00 feet and a central angle of $51^{\circ} 07' 30''$ a distance of 133.84 feet; thence,
- 27th South $41^{\circ} 21'$ East a distance of 12.01 feet; thence,
- 28th On a curve to the right having a radius of 600.00 feet and a central angle of $10^{\circ} 33' 30''$ a distance of 110.57 feet; thence,
- 29th South $30^{\circ} 47' 30''$ East a distance of 135.69 feet; thence,

- 30th On a curve to the left having a radius of 363.61 feet and a central angle of $18^{\circ} 07'$ for a distance of 114.97 feet; thence,
- 31st South $48^{\circ} 54' 30''$ East a distance of 81.25 feet; thence,
- 32nd On a curve to the left having a radius of 378.76 feet and a central angle of $13^{\circ} 56' 30''$ a distance of 92.16 feet; thence,
- 33rd South $62^{\circ} 51'$ East a distance of 77.20 feet; thence,
- 34th On a curve to the left having a radius of 502.14 feet and a central angle of $11^{\circ} 53'$ a distance of 104.15 feet; thence,
- 35th South $74^{\circ} 44'$ East a distance of 161.45 feet; thence,
- 36th On a curve to the left having a radius of 84.95 feet and a central angle of $108^{\circ} 31'$ a distance of 160.89 feet; thence,
- 37th North $3^{\circ} 15'$ West a distance of 203.52 feet; thence,
- 38th On a curve to the right having a radius of 100.00 feet and a central angle of $226^{\circ} 20'$ a distance of 395.02 feet; thence,
- 39th South $43^{\circ} 05'$ West a distance of 31.51 feet; thence,
- 40th On a curve to the left having a radius of 148.58 feet and a central angle of $65^{\circ} 51'$ a distance of 170.76 feet; thence,
- 41st South $22^{\circ} 46'$ East a distance of 113.96 feet; thence,
- 42nd On a curve to the right having a radius of 200.00 feet and a central angle of $23^{\circ} 55'$ a distance of 83.48 feet; thence,
- 43rd On a curve to the right having a radius of 148.60 feet and a central angle of $41^{\circ} 49'$ a distance of 108.45 feet; thence,
- 44th South $42^{\circ} 58'$ West a distance of 12.07 feet; thence,
- 45th On a curve to the right having a radius of 126.43 feet and a central angle of $33^{\circ} 29'$ a distance of 73.88 feet; thence,
- 46th South $76^{\circ} 27'$ West a distance of 85.54 feet; thence,
- 47th On a curve to the left having a radius of 351.00 feet and a central angle of $18^{\circ} 28'$ a distance of 113.13 feet; thence,
- 48th South $57^{\circ} 59'$ West a distance of 120.18 feet; thence,
- 49th On a curve to the left having a radius of 299.01 feet and a central angle of $28^{\circ} 33' 30''$ a distance of 149.04 feet; thence,
- 50th South $29^{\circ} 25' 30''$ West a distance of 292.89 feet; thence,

- 51st On a curve to the right having a radius of 408.20 feet and a central angle of $9^{\circ} 23'$ a distance of 66.85 feet; thence,
- 52nd South $38^{\circ} 48' 30''$ West a distance of 216.39 feet; thence,
- 53rd On a curve to the left having a radius of 130.63 feet and a central angle of $56^{\circ} 05' 30''$ a distance of 127.88 feet; thence,
- 54th On a curve to the left having a radius of 322.75 feet and a central angle of $32^{\circ} 03'$ a distance of 180.54 feet; thence,
- 55th South $49^{\circ} 20'$ East a distance of 81.42 feet; thence,
- 56th On a curve to the left having a radius of 150.00 feet and a central angle of $6^{\circ} 41'$ a distance of 17.50 feet; thence,
- 57th South $56^{\circ} 01'$ East a distance of 106.37 feet; thence,
- 58th On a curve to the right having a radius of 110.00 feet and a central angle of $112^{\circ} 37'$ a distance of 216.21 feet; thence,
- 59th South $56^{\circ} 36'$ West a distance of 129.35 feet; thence,
- 60th On a curve to the left having a radius of 160.00 feet and a central angle of $65^{\circ} 17'$ a distance of 182.31 feet; thence,
- 61st South $8^{\circ} 41'$ East a distance of 218.46 feet; thence,
- 62nd On a curve to the left having a radius of 200.00 feet and a central angle of $43^{\circ} 31' 30''$ a distance of 151.93 feet; thence,
- 63rd South $52^{\circ} 12' 30''$ East a distance of 74.20 feet; thence,
- 64th On a curve to the right having a radius of 160.00 feet and a central angle of $68^{\circ} 59' 30''$ a distance of 192.66 feet; thence,
- 65th South $16^{\circ} 47'$ West a distance of 144.42 feet; thence,
- 66th On a curve to the left having a radius of 150.00 feet and a central angle of $21^{\circ} 46'$ a distance of 56.99 feet; thence,
- 67th South $4^{\circ} 59'$ East a distance of 151.93 feet; thence,
- 68th On a curve to the left having a radius of 200.00 feet and a central angle of $15^{\circ} 27' 30''$ a distance of 53.96 feet; thence,
- 69th South $20^{\circ} 26' 30''$ East a distance of 116.58 feet; thence,
- 70th On a curve to the left having a radius of 150.00 feet and a central angle of $54^{\circ} 52'$ a distance of 143.64 feet; thence,
- 71st South $75^{\circ} 18' 30''$ East a distance of 100.88 feet; thence,

- 72nd On a curve to the left having a radius of 200.00 feet and a central angle of $19^{\circ} 09'$ a distance of 66.85 feet; thence,
- 73rd North $85^{\circ} 32' 30''$ East a distance of 72.09 feet; thence,
- 74th On a curve to the right having a radius of 150.00 feet and a central angle of $16^{\circ} 17'$ a distance of 42.63 feet; thence,
- 75th South $78^{\circ} 10' 30''$ East a distance of 109.58 feet; thence,
- 76th On a curve to the left having a radius of 100.00 feet and a central angle of $51^{\circ} 06'$ a distance of 89.19 feet; thence,
- 77th North $50^{\circ} 43' 30''$ East a distance of 45.10 feet; thence
- 78th On a curve to the right having a radius of 103.55 feet and a central angle of $87^{\circ} 37'$ a distance of 158.35 feet; thence,
- 79th South $41^{\circ} 39' 30''$ East a distance of 142.31 feet; thence,
- 80th On a curve to the left having a radius of 200.00 feet and a central angle of $47^{\circ} 55' 30''$ a distance of 167.29 feet; thence,
- 81st South $89^{\circ} 35'$ East a distance of 116.36 feet; thence,
- 82nd On a curve to the right having a radius of 199.97 feet and a central angle of $5^{\circ} 05' 30''$ a distance of 17.77 feet; thence,
- 83rd South $84^{\circ} 29' 30''$ East a distance of 267.86 feet; thence,
- 84th On a curve to the right having a radius of 199.05 feet and a central angle of $41^{\circ} 35'$ a distance of 144.46 feet; thence,
- 85th South $42^{\circ} 54' 30''$ East a distance of 64.24 feet; thence,
- 86th On a curve to the left having a radius of 105.00 feet and a central angle of $208^{\circ} 24'$ a distance of 381.91 feet; thence,
- 87th North $71^{\circ} 18' 30''$ West a distance of 332.75 feet; thence,
- 88th On a curve to the right having a radius of 300.00 feet and a central angle of $7^{\circ} 12'$ a distance of 37.70 feet; thence,
- 89th North $64^{\circ} 06' 30''$ West a distance of 252.92 feet; thence,
- 90th On a curve to the right having a radius of 150.00 feet and a central angle of $28^{\circ} 51'$ a distance of 75.53 feet; thence,
- 91st North $35^{\circ} 15' 30''$ West a distance of 242.40 feet; thence,
- 92nd On a curve to the right having a radius of 150.00 feet and a central angle of $26^{\circ} 35' 30''$ a distance of 69.62 feet; thence,

- 93rd North 8° 40' West a distance of 116.35 feet; thence,
- 94th On a curve to the left having a radius of 100.00 feet and a central angle of 59° 50' 30" a distance of 104.44 feet; thence,
- 95th North 68° 30' 30" West a distance of 48.13 feet; thence,
- 96th On a curve to the right having a radius of 100.00 feet and a central angle of 196° 58' a distance of 343.72 feet; thence,
- 97th South 51° 32' 30" East a distance of 84.68 feet; thence,
- 98th On a curve to the right having a radius of 150.00 feet and a central angle of 27° 04' 30" a distance of 70.88 feet; thence,
- 99th South 24° 28' East a distance of 29.46 feet to a point on the boundary line of Parcel 7 (Laguna Peak Tract) which point is North 85° 14' East a distance of 26.55 feet from the most Westerly corner of said Parcel 7 (Laguna Peak Tract).

The side lines of the above-described strip of land shall be prolonged or shortened so as to terminate on the boundary lines of Parcel 6 (Reservoir Tract) and Parcel 7 (Laguna Peak Tract). Containing 13.95 acres, more or less.

PARCEL 10:

A portion of Lot 4 of the Broome Estate Ranch, in the County of Ventura, State of California, as shown on the map thereof filed in the Office of the County Clerk of said Ventura County in the action of Thornhill Francis Broome vs. Frances Broome, et al., (Superior Court Case No. 5181), described as follows:

A strip of land 50.00 feet in width lying 25.00 feet on each side of the following described centerline:

Commencing at the point of intersection of the Northeasterly right-of-way line of U. S. Highway 101A with the Westerly line of Lot 4 of Broome Estate Ranch; thence,

South 33° 55' 30" East, along the said Northeasterly right-of-way line of U. S. Highway 101A, a distance of 2100.34 feet to the true point of beginning; thence,

From said true point of beginning by the following metes and bounds:

- 1st North 56° 29' East, 110.93 feet to a point; thence,
- 2nd North 89° 20' East, 750.92 feet to a point in the Westerly line of said Parcel 6 (Reservoir Tract) said point being distant North 0° 59' West 106.94 feet from the Southwesterly corner of said Parcel 6 (Reservoir Tract).

The side lines of the above-described strip of land shall be prolonged or shortened so as to terminate on the Northeasterly right-of-way line of U. S. Highway 101A and the most Westerly line of Parcel 6 (Reservoir Tract); containing 0.99 acres, more or less.

PARCEL 11:

A portion of Lot 4 of the Broome Estate Ranch, in the County of Ventura, State of California, as shown on the map thereof filed in the office of the County Clerk of said Ventura County in the action of Thornhill Francis Broome vs. Frances Broome, et al., (Superior Court Case No. 5181), described as follows:

Strip of land 25.00 feet in width lying 12.50 feet on each side of the following described centerline:

Beginning at a point on the Easterly side of Parcel 6 (Reservoir Tract), said point being North 0° 59' West, 118.80 feet from the Southeasterly corner of said Parcel 6 (Reservoir Tract); said point being the true point of beginning; thence,

From the said point of beginning by the following metes and bounds:

- 1st North 86° 23' East, 290.45 feet to a point; thence,
- 2nd South 84° 22' East 670.96 feet to a point; thence,
- 3rd South 82° 18' East 1142.65 feet to a point; thence,
- 4th South 84° 29' East, 432.43 feet to a point; thence,
- 5th South 54° 40' East, 347.66 feet to a point; thence,
- 6th South 62° 54' East, 63.97 feet to a point; thence,
- 7th South 68° 40' East 96.71 feet to a point in the Westerly line of said Parcel 7 (Laguna Peak Tract) said point being distant South 0° 48' 14" East 43.30 feet from the Northwesterly corner of said Parcel 7 (Laguna Peak Tract).

The side lines of the above-described strip of land shall be prolonged or shortened so as to terminate on the Easterly line of Parcel 6 (Reservoir Tract) and the Westerly line of Parcel 7 (Laguna Peak Tract).

Containing 1.92 acres, more or less.

PARCEL 12:

That portion of the Subdivision Number 76 of the Rancho El Rio de Santa Clara o' La Colonia, in the County of Ventura, State of California, described as follows:

Beginning at a point in the boundary line between Rancho El Rio de Santa Clara o' La Colonia and Rancho Guadelasca at the most Easterly corner of that certain tract of land as conveyed to Emil Firth by deed to him dated March 26, 1910, and recorded in Book 123 of Deeds, at page 202, records of said County, thence from said point of beginning:

1st North 57 degrees 17' West 5433.78 feet to a 3" x 3" redwood post marked "J.B.W." at the most Easterly corner of that certain parcel of land as conveyed to Louis Evans by deed dated December 4, 1924, and recorded in Book 58 at page 98 of Official Records of Ventura County:

Thence along the Southerly line of the land so conveyed to said Louis Evans,

2nd South 35 degrees 50' West 2000 feet, more or less, to the line of ordinary high tide of the Pacific Ocean; thence along the line of ordinary high tide of the Pacific Ocean,

3rd South 57 degrees 16' East 5177.04 feet, more or less, to a point therein which is South 42 degrees 59' West from the point of beginning; and thence,

4th North 42 degrees 59' East 2032.80 feet to the point of beginning.

PARCEL 13:

That portion of Subdivision No. 76 of the Rancho El Rio de Santa Clara o' La Colonia, in the County of Ventura, State of California, described as follows:

Beginning at the Northeasterly corner of said subdivision No. 76;

thence South 42° 59' West, along line No. 19 of the final survey of said Rancho, 497.84 feet;

thence Northwesterly along the Southwesterly line of that certain land conveyed to Charles Donlon et al by deed recorded in Book 113 on Page 164 of deed records, on a curve having a radius of 1432.69 feet, and more particularly described by its chords as follows, North 53° 45' 14" West, 260.11 feet, North 64° 04' 22" West 264.33 feet, North 74° 26' 37" West, 264.33 feet, North 84° 48' 52" West, 264.33 feet to a point on the Northerly boundary line of said subdivision No. 76;

thence South 89° 54' East along said Northerly boundary line 1304.95 feet to the point of beginning.