



First American Title™

First American Title Company

1165-B Coast Village Road
Montecito, CA 93108

California Department of Insurance License No. 151

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E-Mail Loan Documents to:	Lenders please contact the Escrow Officer for email address for sending loan documents.
Owner:	Dale & Maggie Poe Ranch LLC
Property:	Vacant Land Ventura & Los Angeles Counties, CA

PRELIMINARY REPORT

In response to the above referenced application for a policy of title insurance, this company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Exhibit A attached. *The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties.* Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Exhibit A. Copies of the policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

Please be advised that any provision contained in this document, or in a document that is attached, linked or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable by law.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Dated as of April 05, 2023 at 7:30 A.M.

The form of Policy of title insurance contemplated by this report is:

To Be Determined

A specific request should be made if another form or additional coverage is desired.

Title to said estate or interest at the date hereof is vested in:

Dale & Maggie Poe Ranch, LLC

The estate or interest in the land hereinafter described or referred to covered by this Report is:

A FEE AS TO PARCEL(S) 1, 3, 4 AND 5, AN EASEMENT AS TO PARCEL(S) 2

The Land referred to herein is described as follows:

(See attached Legal Description)

At the date hereof exceptions to coverage in addition to the printed Exceptions and Exclusions in said policy form would be as follows:

1. General and special taxes and assessments for the fiscal year 2023-2024, a lien not yet due or payable.
2. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.

The Following Matters Affect Parcel 1 and 2:

3. An easement for The Purposes of Developing, Conserving an Conducting Said Waters and Of Constructing And Maintaining Tunnels, Dams, Ditches, Flumes And Pipe Lines And All Other Works Of Every Kind Necessarily Or Properly to Be Used In The Development, Conservation And Conducting Said Waters; also The Right Of Way On, over And Across Said Land By Such Routs as Shall Be Most Favorable And Convenient for The Constructing And Maintaining Said Ditches, Flumes And Pipe Lines For Conducting And Delivering Said Waters Over And From Said Land and incidental purposes, recorded January 09, 1890 in [Book 29 of Deeds, Page 563](#).
In Favor of: Simi Land and Water Company
Affects: As Described Therein

The location of the easement cannot be determined from record information.

4. An easement for The Purposes of Developing, Conserving and Conducting Said Waters and Of Constructing And Maintaining Tunnels, Dams, Ditches, Flumes And Pipe Lines And All Other Works Of Every Kind Necessarily Or Properly to Be Used In The Development, Conservation And Conducting Said Waters; also The Right Of Way On, over And Across Said Land By Such Routs as Shall Be Most Favorable And Convenient for The Constructing And Maintaining Said Ditches, Flumes And Pipe Lines For Conducting And Delivering Said Waters Over And From Said Land and incidental purposes, recorded February 04, 1890 in [Book 30 of Deeds, Page 52](#).
In Favor of: Simi Land and Water Company
Affects: As Described Therein

The location of the easement cannot be determined from record information.

5. All Rights of The Owners Of The Coal, Lignite, Coal Oil, Petroleum, Maltha, Asphalt, Brea, Bitumen, Natural Gas and All Other Kindred or Similar Minerals And Mineral Substances In And under Said Land, Who Did Not Join In The Deed to F. E. Yoakum, Recorded March 25, 1914 In [Book 145, Page 24](#) Of Deeds Or Subject Said Interests To The Easement Conveyed Thereby.

(Affects Parcel 2)

6. The Effect of The Finding In that Judgment Recorded November 28, 1950 In [Book 966, Page 525](#), Official Records Decreeing and Declaring That The Fence Constructed And then Existing On The West Side Of Parcel 1 Herein Described Is Not On The True Boundary Line between Said Parcel 1 And The Property Adjacent On The West.

Terms and provisions contained in the above document.

7. An easement for Roads, Pipe Lines, Pole Lines and incidental purposes, recorded January 02, 1957 as [Book 1471, Page 97](#) of Official Records.
In Favor of: C. R. Miller and Emma G. Miller, Husband and Wife
Affects: As Described Therein

The location of the easement cannot be determined from record information.

Terms and provisions contained in the above document.

8. The terms and provisions contained in the document entitled "Notice of Permission" recorded December 03, 1986 as Instrument No. [86-175886](#) of Official Records.
9. Notice of pendency of action recorded June 09, 1993 as Instrument No. [93-104277](#) of Official Records.

Court: Superior
Case No.: 118286
Plaintiff: Dale Poe Development Corporation, A California Corporation
Defendant: Lester T. Hope and Dolores Hope, Maxine A. Thompson, Simone Mauro, Elio Mauro, Francis M. Cummings, George F. Cummings
Purpose: To Quiet Title To Prescriptive Easement

10. The terms and provisions contained in the document entitled "Third Amended and Restated Cross Default And Cross Collateralization Agreement" recorded September 12, 1994 as Instrument No. [94-146374](#) of Official Records.

Document(s) declaring modifications thereof recorded December 11, 1995 as Instrument No. [95-151891](#) of Official Records.

11. The terms and provisions contained in the document entitled "Stipulation To Entry of Judgment" recorded July 18, 1995 as Instrument No. [95-083863](#) of Official Records.
12. Any easements and/or servitudes affecting easement parcel(s) 2 herein described.
13. Any claim that the Title is subject to a trust or lien created under The Perishable Agricultural Commodities Act, 1930 (7 U.S.C. §§499a, et seq.) or the Packers and Stockyards Act (7 U.S.C. §§181 et seq.) or under similar state laws.

Consideration for the deletion of this exception is highly fact intensive. Please contact the underwriter assigned to your file as soon as possible to discuss.

The Following Matters Affect Parcels 3, 4 and 5:

14. An oil and gas lease executed by Simi Land and Water Company, a corporation as lessor and Union Oil Company of California, a corporation as lessee, recorded November 16, 1899 as [Book 29, Page 15](#) of Official Records.

Defects, liens, encumbrances or other matters affecting the leasehold estate, whether or not shown by the public records.

15. Subject to any vested and accrued water rights for mining, agricultural, manufacturing or other purposes, and rights to ditches and reservoirs used in connection with such water rights as may be recognized and acknowledged by the local customs, laws and decisions of courts; and also subject to the right of the proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to penetrate or intersect the premises hereby granted as provided by law; and there is reserved from the lands hereby granted a right-of-way thereon for ditches or canals constructed by the authority of the United States, as reserved in Homestead Entry Patent No. [3428](#) issued August 12, 1901 to Gaetano Castino.

The location of the easement cannot be determined from record information.

(Affects Parcels 4 and 5)

16. Subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws and decisions of court. But excepting nevertheless, and reserving unto the United States, rights-of-way over, across and through said lands for canals and ditches constructed by its authority, all in the manner prescribed and directed by the act of congress approved August 30, 1890 (26 Stat. 391). Also excepting and reserving to the United States all the oil and gas in the lands so patented, and to it, or persons authorized by it, the right to prospect for, mine and remove such deposits from the same upon compliance with the conditions and subject to the provisions and limitations of the act of July 17, 1914 (38 Stat. 509), as reserved in Cash Entry Patent No. [970312](#) issued November 27, 1925 to Eva J. Pullin.

The location of the easement cannot be determined from record information.

(Affects Parcels 4 and 5)

17. The right to prospect for, mine, and remove the oil and gas upon compliance with the conditions and subject to the provisions and limitations of the Act of July 17, 1914 (38 Stat, 509) as reserved by the United States of America in Patent dated November 27, 1925 recorded in [Book 4639, Page 12](#), Official Records, records of Los Angeles County.
18. The effect of an overlap of the Westerly portion of said land by the Map of Rancho Simi, recorded in [Book 39, Page 77](#), of Miscellaneous Records, and Lot "A" of Tract No. 9199, as per map recorded in [Book 123, Pages 43 and 44](#) of Maps, records of said Los Angeles County.

(Affects Parcels 3, 4 and 5)

19. The effect of the recording of the map of Tract No. 9199 on March 1, 1926 in [Book 123, Pages 43 and 44](#) of Maps, consisting of one lot designated as Lot "A" and purporting to be a subdivision of the herein described Lots 9 and 10, of Section 14, Township 3 North, Range 17 West; and the affect of the Licensed Surveyor's Maps filed in [Book 21, Page 1](#) et seq., of Record of Surveys in [Book 27, Page 21](#) of Record of Surveys and in [Book 47, Page 39](#) of Record of Surveys, no guarantee made that the exterior boundaries of said Lot A as delineated on the map of said Tract 9199 are identical with the boundaries of said Lots 9 and 10 as located by Government Survey.

(Affects Parcel 4)

20. An easement for The Right to Take, Use and Develop Water Together with Such Rights of Ingress And Egress And for Pipe Lines as May Be Necessary On The Development Of Water and incidental purposes, recorded in [Book 645 of Deeds, Page 18](#) and in [Book 645, Page 22](#).
In Favor of: Simi Land and Water Company, a corporation
Affects: As Described Therein

The location of the easement cannot be determined from record information.

21. An easement for Cattle Trail and Wagon Road and incidental purposes, recorded in [Book 645 of Deeds, Page 18](#) and in [Book 645, Page 22](#).
In Favor of: Simi Land and Water Company, a corporation
Affects: As Described Therein

The location of the easement cannot be determined from record information.

22. An easement for The Right to Construct, Maintain and Use Appurtenant Structures and incidental purposes, recorded November 13, 1946 as [Book 23949, Page 55](#) of Official Records.
In Favor of: County of Los Angeles
Affects: As Described Therein

(Affects Parcel 5)

23. An Agreement by and between C. R. Miller and Emma G. Miller, husband and wife, as owner and by Union Oil Company of California, a California corporation, as owner or the minerals excepted from the description of Parcel 1 herein described, dated December 26, 1956 recorded January 10, 1957 in [Book 53332, Page 412](#), Official Records, relative to the use of Parcel 1 for the development and production of said minerals, easements and rights of way in connection therewith, and the participation in the royalties from such production, upon the terms, conditions and provisions therein set forth.

(Affects Parcel 3)

24. Any easements, rights or restraints on use, remaining on said land according to the provisions of an Oil and Gas Lease recorded June 22, 1965 in [Book M-1897, Page 608](#), Official Records, said land having been released from said Lease by document recorded March 17, 1966 as Instrument No. [3208](#).

The location of the easement cannot be determined from record information.

25. An easement or lesser right that may exist over said land by reason of a recorded Notice pursuant to the provisions of Civil Code Section 813 as disclosed by a recorded Notice recorded November 6, 1986 as Document No. [86-1519197](#) records of Los Angeles County.

The location of the easement cannot be determined from record information.

26. A Deed of Trust to secure an original indebtedness of \$37,000,000.00 recorded September 12, 1994 as Instrument No. [94-1665392](#) of Official Records.

Dated: August 10, 1994
Trustor: Dale Poe Development Corporation, a California corporation
Trustee: American Securities Company, a corporation
Beneficiary: Wells Fargo Bank, National Association
Affects: The land and other property.

A document recorded March 30, 1995 as Instrument No. [95-454457](#) of Official Records provides that the deed of trust or the obligation secured thereby has been modified.

A document recorded March 30, 1995 as Instrument No. [95-454458](#) of Official Records provides that the deed of trust or the obligation secured thereby has been modified.

A document recorded December 11, 1995 as Instrument No. [95-1962521](#) of Official Records provides that the deed of trust or the obligation secured thereby has been modified.

A document recorded July 31, 1996 as Instrument No. [96-1225120](#) of Official Records provides that the deed of trust or the obligation secured thereby has been modified.

27. The terms and provisions contained in the document entitled "Amended and Restated Cross Default and Cross Collateralization Agreement" recorded September 12, 1994 as Instrument No. [94-166394](#) of Official Records.
28. The terms, provisions and easement(s) contained in the document entitled "Stipulation to Entry of Judgment; Judgment, Case No. 118472" recorded July 20, 1995 as Instrument No. [95-1177705](#) of Official Records.

The location of the easement cannot be determined from record information.

(Affects Parcel 4)

The terms and provisions contained in the document entitled "Order Supplementing "Stipulation to Entry of Judgment, Judgment" filed on July 12, 1995" recorded January 22, 1999 as Instrument No. [99-0098479](#) of Official Records.

29. The effect of a map purporting to show the land and other property, filed in [Book 339, Page 70](#) of Record of Surveys.
30. Any defects, liens, encumbrances or other matters which name parties with the same or similar names as Rene J. Smith. The name search necessary to ascertain the existence of such matters has not been completed. In order to complete this preliminary report or commitment, we will require a statement of information.
31. The lack of a right of access to and from the land.
32. Any claim that any portion of the land is below the ordinary high water mark where it was located prior to any artificial or avulsive changes in the location of the shoreline.

(Affects Portion of Parcel 1 (APN'S: 2826-012-014; 2826-012-018; AND 2826-012-019) and Parcel 4)

33. Any rights, interests, or easements in favor of the public, which exist or are claimed to exist over any portion of said land covered by water, including a public right of access to the water.

(Affects Portion of Parcel 1 (APN'S: 2826-012-014; 2826-012-018; AND 2826-012-019) and Parcel 4)

34. Any claim that any portion of the land is or was formerly tidelands or submerged lands.

(Affects Portion of Parcel 1 (APN'S: 2826-012-014; 2826-012-018; AND 2826-012-019) and Parcel 4)

The Following Matters Affect All Parcels:

35. Water rights, claims or title to water, whether or not shown by the Public Records.
36. Rights of the public in and to that portion of the Land lying within any Road, Street, Alley or Highway.

37. The new lender, **if any**, for this transaction may be a Non-Institutional Lender. If so, the Company will require the Deed of Trust to be signed before a **First American approved notary**.
38. Rights of parties in possession.

Prior to the issuance of any policy of title insurance, the Company will require:

39. With respect to Dale & Maggie Poe Ranch, LLC, a limited liability company:
- a. A copy of its operating agreement and any amendments thereto;
 - b. If it is a California limited liability company, that a certified copy of its articles of organization (LLC-1) and any certificate of correction (LLC-11), certificate of amendment (LLC-2), or restatement of articles of organization (LLC-10) be recorded in the public records;
 - c. If it is a foreign limited liability company, that a certified copy of its application for registration (LLC-5) be recorded in the public records;
 - d. With respect to any deed, deed of trust, lease, subordination agreement or other document or instrument executed by such limited liability company and presented for recordation by the Company or upon which the Company is asked to rely, that such document or instrument be executed in accordance with one of the following, as appropriate:
 - (i) If the limited liability company properly operates through officers appointed or elected pursuant to the terms of a written operating agreement, such document must be executed by at least two duly elected or appointed officers, as follows: the chairman of the board, the president or any vice president, and any secretary, assistant secretary, the chief financial officer or any assistant treasurer;
 - (ii) If the limited liability company properly operates through a manager or managers identified in the articles of organization and/or duly elected pursuant to the terms of a written operating agreement, such document must be executed by at least two such managers or by one manager if the limited liability company properly operates with the existence of only one manager.
 - e. Other requirements which the Company may impose following its review of the material required herein and other information which the Company may require.

INFORMATIONAL NOTES

Note: The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than the certain dollar amount set forth in any applicable arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. If you desire to review the terms of the policy, including any arbitration clause that may be included, contact the office that issued this Commitment or Report to obtain a sample of the policy jacket for the policy that is to be issued in connection with your transaction.

1. General and special taxes and assessments for the fiscal year 2022-2023.

First Installment:	\$14.71, PAID
Penalty:	\$0.00
Second Installment:	\$14.71, PAID
Penalty:	\$0.00
Tax Rate Area:	84010
A. P. No.:	615-0-100-045

(Affects Portion of Parcel 1)

2. General and special taxes and assessments for the fiscal year 2022-2023.

First Installment:	\$5,316.05, PAID
Penalty:	\$0.00
Second Installment:	\$5,316.05, PAID
Penalty:	\$0.00
Tax Rate Area:	84057
A. P. No.:	615-0-100-055

(Affects Portion of Parcel 1)

3. General and special taxes and assessments for the fiscal year 2022-2023.

First Installment:	\$4,839.18, PAID
Penalty:	\$0.00
Second Installment:	\$4,839.18, PAID
Penalty:	\$0.00
Tax Rate Area:	84057
A. P. No.:	615-0-100-065

(Affects Portion of Parcel 1)

4. General and special taxes and assessments for the fiscal year 2022-2023.

First Installment:	\$5,592.47, PAID
Penalty:	\$0.00
Second Installment:	\$5,592.47, PAID
Penalty:	\$0.00
Tax Rate Area:	84057

A. P. No.: 615-0-100-075

(Affects Portion of Parcel 1)

5. General and special taxes and assessments for the fiscal year 2022-2023.

First Installment: \$2,624.98, PAID
Penalty: \$0.00
Second Installment: \$2,624.98, PAID
Penalty: \$0.00
Tax Rate Area: 84057
A. P. No.: 615-0-100-085

(Affects Portion of Parcel 1)

6. General and special taxes and assessments for the fiscal year 2022-2023.

First Installment: \$709.54, PAID
Penalty: \$0.00
Second Installment: \$709.54, PAID
Penalty: \$0.00
Tax Rate Area: 15535
A. P. No.: 2826-012-014

(Affects Portion of Parcel 3)

7. General and special taxes and assessments for the fiscal year 2022-2023.

First Installment: \$891.39, PAID
Penalty: \$0.00
Second Installment: \$891.38, PAID
Penalty: \$0.00
Tax Rate Area: 15535
A. P. No.: 2826-012-015

(Affects Portion of Parcel 3)

8. General and special taxes and assessments for the fiscal year 2022-2023.

First Installment: \$1,188.56, PAID
Penalty: \$0.00
Second Installment: \$1,188.55, PAID
Penalty: \$0.00
Tax Rate Area: 15535
A. P. No.: 2826-012-018

(Affects Portion of Parcel 3)

9. General and special taxes and assessments for the fiscal year 2022-2023.

First Installment: \$420.81, PAID
Penalty: \$0.00
Second Installment: \$420.80, PAID
Penalty: \$0.00
Tax Rate Area: 15535
A. P. No.: 2826-012-019

(Affects Portion of Parcel 3)

10. General and special taxes and assessments for the fiscal year 2022-2023.

First Installment: \$306.55, PAID
Penalty: \$0.00
Second Installment: \$306.54, PAID
Penalty: \$0.00
Tax Rate Area: 15535
A. P. No.: 2826-015-036

(Affects Parcels 4 and 5)

- 11. The property covered by this report is vacant land.
- 12. According to the public records, there has been no conveyance of the land within a period of twenty-four months prior to the date of this report, except as follows:

None
- 13. We find no outstanding voluntary liens of record affecting subject property. Disclosure should be made concerning the existence of any unrecorded lien or other indebtedness which could give rise to any possible security interest in the subject property.

(Affects Parcel 1)

The map attached, if any, may or may not be a survey of the land depicted hereon. First American expressly disclaims any liability for loss or damage which may result from reliance on this map except to the extent coverage for such loss or damage is expressly provided by the terms and provisions of the title insurance policy, if any, to which this map is attached.

LEGAL DESCRIPTION

Real property in the unincorporated area of the County of Ventura, State of California, described as follows:

PARCEL 1: (APN'S: 615-0-100-045; 615-0-100-055; 615-0-100-065; 615-0-100-075; AND 615-0-100-085)

THAT PORTION OF PARCEL "O" OF THE LANDS OF THE RANCHO SIMI, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN [BOOK 3, PAGE 7](#) OF MAPS, IN THE OFFICE OF THE COUNTY RECORDS, SAID COUNTY, AND IN [BOOK 39, PAGE 77](#) OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL "O"; THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL, NORTH 89° WEST 12.21 CHAINS; THENCE STILL ALONG SAID NORTHERLY LINE, SOUTH 82° 36' WEST 61.30 CHAINS TO THE NORTHEAST CORNER OF THE SECOND DESCRIBED PARCEL OF LAND IN DEED TO NEWHALL LAND AND FARMING COMPANY, RECORDED IN [BOOK 4206, PAGE 119](#) OF DEEDS, RECORDS OF LOS ANGELES COUNTY; THENCE ALONG THE EAST LINE OF THE LAND SO DESCRIBED IN SAID DEED TO THE NEWHALL LAND AND FARMING COMPANY, SOUTH 6 CHAINS; THENCE ALONG THE SOUTHERLY LINE OF THE LAND SO DESCRIBED WEST 49 CHAINS; THENCE, STILL ALONG SAID SOUTHERLY LINE, NORTH 54° 28' WEST 111.34 CHAINS TO A POINT IN THE NORTHERLY LINE OF SAID PARCEL "O"; THENCE ALONG SAID NORTHERLY LINE SOUTH 72° 26' WEST A DISTANCE OF 13.80 CHAINS TO A POINT; SAID POINT BEING THE NORTHWEST CORNER OF THE 3155 ACRE TRACT OF LAND DESCRIBED IN DEED TO F. E. YOAKUM, DATED MARCH 16, 1914, RECORDED IN [BOOK 5717, PAGE 203](#) OF DEEDS, RECORDS OF LOS ANGELES COUNTY, AND RECORDED IN [BOOK 145, PAGE 24](#) OF DEEDS, RECORDS OF VENTURA COUNTY; THENCE SOUTH 199.135 CHAINS TO A POINT IN THE NORTHERLY LINE OF THE LAND DESCRIBED IN THE DEED TO SANTA SUSANA OIL CORPORATION, RECORDED IN [BOOK 159, PAGE 377](#) OF DEEDS, RECORDS OF SAID VENTURA COUNTY, THENCE EASTERLY ALONG THE NORTHERLY LINE OF THE LAND DESCRIBED IN SAID DEED TO SANTA SUSANA OIL CORPORATION, A DISTANCE OF 6.14 CHAINS, MORE OR LESS TO AN ANGLE POINT IN THE SOUTHERLY LINE OF THE LAND DESCRIBED IN SAID DEED TO F. E. YOAKUM; THENCE NORTH 19.54 CHAINS; THENCE EAST 219.70 CHAINS TO AND ALONG THE NORTH LINE OF THE LAND CONVEYED TO J. B. LANKERSHIM BY DEED RECORDED IN [BOOK 6175, PAGE 184](#) OF DEEDS, RECORDS OF SAID LOS ANGELES COUNTY, TO THE EAST LINE OF SAID PARCEL "O"; THENCE NORTH ALONG SAID EAST LINE, 132.85 CHAINS TO THE POINT OF BEGINNING.

EXCEPTING ANY PORTION NOT INCLUDED WITHIN THE BOUNDARIES OF THE RANCHO SIMI, AS PATENTED BY PATENT, RECORDED IN [BOOK 4, PAGE 328](#) OF PATENTS, RECORDS OF LOS ANGELES COUNTY, AND IN [BOOK 1, PAGE 13](#) OF PATENTS, RECORDS OF VENTURA COUNTY.

ALSO EXCEPT THE INTEREST RESERVED BY THE SIMI LAND AND WATER COMPANY IN DEEDS RECORDED JANUARY 9, 1890, IN [BOOK 29, PAGE 563](#) OF DEEDS, AND FEBRUARY 4, 1890, IN [BOOK 30, PAGE 52](#) OF DEEDS, AS FOLLOWS:

THE FULL, FREE, EXCLUSIVE AND PERPETUAL RIGHT TO AN OWNERSHIP OF ALL COAL, LIGNITE, COAL OIL, PETROLEUM, NAPHTHA, ASPHALT, MALTHA, BREA, BITUMEN, NATURAL GAS AND ALL OTHER KINDRED AND SIMILAR MINERALS OR MINERAL SUBSTANCES WHICH NOW EXIST, OR AT ANY TIME HEREAFTER MAY EXIST UPON, IN OR UNDER SAID LAND, WITH THE FULL, FREE, EXCLUSIVE AND PERPETUAL RIGHT OF EXPLORE, DIG, MINE AND BORE AND OTHERWISE TO EXTRACT SAID SUBSTANCES FROM SAID LAND, AND TO SEVER AND REMOVE THE SAME THEREFROM ;AND ALSO THE FULL, FREE AND PERPETUAL RIGHT OF INGRESS TO AND EGRESS FROM AND RIGHT OF WAY UPON AND OVER SAID LAND PROPER AND NECESSARY FOR THE EXERCISE OF SAID RIGHTS SO RESERVED, INCLUDING AS WELL, RIGHTS OF WAY FOR ROADS AS FOR DITCHES AND PIPE LINES FOR THE

CONVEYANCE OF WATER NECESSARY FOR SAID WORKS AND OF OIL, PETROLEUM AND OTHER KINDRED LIQUID SUBSTANCES AND GASES; ALSO ALL NECESSARY RIGHTS OF LOCATION IN AND ON SAID LAND FOR MINES, TUNNELS, SHAFTS, WELLS DERRICKS, HOISTING WORKS, TANKS, DUMPS, ENGINES, PUMPS AND ALL OTHER NECESSARY MACHINERY; ALSO FOR ALL HOUSES, BUILDINGS AND STRUCTURES OF EVERY KIND NECESSARY OR PROPER FOR THE SUCCESSFUL EXERCISE OF THE RIGHTS HEREBY RESERVED.

PARCEL 2:

AN EASEMENT, 30 FEET IN WIDTH, FOR A PERPETUAL RIGHT OF INGRESS AND EGRESS AND FOR ROAD PURPOSES, THE EXTEND OF WHICH INCLUDES THE USE OF SAME FOR ALL REASONABLE PURPOSES CONNECTED WITH THE USE, ENJOYMENT AND DEVELOPMENT OF PARCEL 1 HEREINBEFORE DESCRIBED, OVER THE PORTION OF SUBDIVISION "O", RANCHO SIMI, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN [BOOK 3, PAGE 7](#) OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING 15 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO EDWARD CLAYTON GILLIBRAND, BY DEED DATED AUGUST 21, 1900, RECORDED IN [BOOK 67 PAGE 340](#) OF DEEDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID VENTURA COUNTY; THENCE SOUTH 17° 20'00" WEST 10,850.40 FEET (164.40 CHAINS) TO AN ANGLE POINT IN THE BOUNDARY LINE OF SAID LAND OF EDWARD CLAYTON GILLIBRAND; THENCE FURTHER ALONG THE BOUNDARY LINE OF SAID LAND, SOUTH 67° 00' 00" WEST 236.28 FEET (3.58 CHAINS) AND SOUTH 35° 00' 00" EAST 80.70 FEET TO THE TRUE POINT OF BEGINNING OF THE CENTERLINE OF SAID 30-FOOT EASEMENT; THENCE AT RIGHT ANGLES TO SAID LAST MENTIONED COURSES, NORTH 55° 00' 00" EAST 150 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 283.56 FEET; THENCE ALONG THE ARC OF SAID CURVE 155.95 FEET; THENCE NORTH 23° 29' 22" EAST TANGENT TO SAID LAST MENTIONED CURVE, 195.52 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 41.06 FEET; THENCE ALONG THE ARC OF SAID CURVE 65.43 FEET; THENCE SOUTH 65° 14' 30" EAST, TANGENT TO SAID LAST MENTIONED CURVE, 99.11 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 75.07 FEET; THENCE ALONG THE ARC OF SAID CURVE 90.96 FEET; THENCE NORTH 45° 20' 15" EAST, TANGENT TO SAID LAST MENTIONED CURVE, 126.79 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 58.75 FEET; THENCE ALONG THE ARC OF SAID CURVE 102.52 FEET; THENCE SOUTH 34° 40' 45" EAST TANGENT TO SAID LAST MENTIONED CURVE 51.48 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 114.64 FEET; THENCE ALONG THE ARC OF SAID CURVE 228.74 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 64.69 FEET; THENCE ALONG THE ARC OF SAID CURVE, 96.37 FEET; THENCE SOUTH 63° 38' 52" EAST TANGENT TO SAID LAST MENTIONED CURVE, 140.05 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 228.09 FEET; THENCE ALONG THE ARC OF SAID CURVE, 98.44 FEET; THENCE SOUTH 88° 22' 37" EAST TANGENT TO SAID LAST MENTIONED CURVE 320.30 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 4044.20 FEET; THENCE ALONG THE ARC OF SAID CURVE 99.99 FEET; THENCE SOUTH 86° 57' 37" EAST TANGENT TO SAID LAST MENTIONED CURVE 274.23 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 94.32 FEET THENCE ALONG THE ARC OF SAID CURVE 75.66 FEET; THENCE NORTH 47° 04' 38" EAST TANGENT TO SAID LAST MENTIONED CURVE 233.09 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 51.54 FEET; THENCE ALONG THE ARC OF SAID CURVE 38.16 FEET; THENCE NORTH 4° 39' 23" EAST TANGENT TO SAID LAST MENTIONED CURVE 17.63 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 64.05 FEET; THENCE ALONG THE ARC OF SAID CURVE 38.77 FEET; THENCE NORTH 39° 20' 16" EAST TANGENT TO SAID LAST MENTIONED CURVE 88.69 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 113.43 FEET; THENCE ALONG THE ARC OF SAID CURVE 49.21

FEET; THENCE NORTH 64° 11' 46" EAST, TANGENT TO SAID LAST MENTIONED CURVE, 91.38 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 119.16 FEET; THENCE ALONG THE ARC OF SAID CURVE 49.29 FEET; THENCE NORTH 89° 53' 39" EAST TANGENT TO SAID LAST MENTIONED CURVE, 13.35 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 357.04 FEET; THENCE ALONG THE ARC OF SAID CURVE 118.89 FEET; THENCE NORTH 68° 48' 54" EAST TANGENT TO SAID LAST MENTIONED CURVE, 43.16 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 329.07 FEET; THENCE ALONG THE ARC OF SAID CURVE 118.70 FEET; THENCE NORTH 48° 08' 54" EAST, TANGENT TO SAID LAST MENTIONED CURVE, 46.56 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 212.60 FEET; THENCE ALONG THE ARC OF THE SAID CURVE 59.61 FEET; THENCE NORTH 64° 12' 46" EAST TANGENT TO SAID LAST MENTIONED CURVE 128.32 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 351.51 FEET; THENCE ALONG THE ARC OF SAID CURVE 176.21 FEET; THENCE SOUTH 87° 03' 52" EAST TANGENT TO SAID LAST MENTIONED CURVE, 145.13 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 92.79 FEET; THENCE ALONG THE ARC OF SAID CURVE 48.84 FEET; THENCE NORTH 62° 46' 38" EAST TANGENT TO SAID LAST MENTIONED CURVE 42.44 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 142.99 FEET; THENCE ALONG THE ARC OF SAID CURVE 49.50 FEET; THENCE NORTH 82° 36' 46" EAST TANGENT TO SAID LAST MENTIONED CURVE, 41.44 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 138.35 FEET; THENCE ALONG THE ARC OF SAID CURVE 59.08 FEET; THENCE SOUTH 72° 55' 06" EAST TANGENT TO SAID LAST MENTIONED CURVE, 146.55 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 460.74 FEET; THENCE ALONG THE ARC OF SAID CURVE 99.61 FEET; THENCE SOUTH 85° 18' 21" EAST TANGENT TO SAID LAST MENTIONED CURVE 342.33 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 218.74 FEET; THENCE ALONG THE ARC OF SAID CURVE 59.63 FEET; THENCE NORTH 79° 04' 31" EAST, TANGENT TO SAID LAST MENTIONED CURVE, 143.70 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 97.77 FEET, THE POINT OF BEGINNING OF SAID CURVE ALSO BEING THE POINT OF BEGINNING OF THE CENTERLINE OF GRADED ROAD BED; THENCE ALONG THE ARC OF SAID CURVE, AND FOLLOWING SAID ROAD BET, 48.95 FEET; CONTINUING ALONG SAID ROAD BED THE FOLLOWING DISTANCES AND COURSES, SOUTH 72° 14' 14" EAST, TANGENT TO SAID LAST MENTIONED CURVE 32.13 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 172.31 FEET; THENCE ALONG THE ARC OF SAID CURVE 39.82 FEET; THENCE SOUTH 85° 28' 44" EAST TANGENT TO SAID LAST MENTIONED CURVE, 90.92 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 258.99 FEET; THENCE ALONG THE ARC OF SAID CURVE 98.79 FEET; THENCE SOUTH 63° 37' 29" EAST TANGENT TO SAID LAST MENTIONED CURVE 15.65 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 122.65 FEET; THENCE ALONG THE ARC OF SAID CURVE 77.33 FEET; THENCE NORTH 80° 15' 01" EAST TANGENT TO SAID LAST MENTIONED CURVE 95.01 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 126.96 FEET; THENCE ALONG THE ARC OF SAID CURVE 49.37 FEET; THENCE SOUTH 77° 28' 14" EAST TANGENT TO SAID LAST MENTIONED CURVE, 22.27 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 100.40 FEET; THENCE ALONG THE ARC OF SAID CURVE 49 FEET; THENCE NORTH 74° 33' 53" EAST TANGENT TO SAID LAST MENTIONED CURVE, 35.92 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 178.07 FEET; THENCE ALONG THE ARC OF SAID CURVE 78.69 FEET; THENCE SOUTH 80° 06' 52" EAST TANGENT TO SAID LAST MENTIONED CURVE, 30.70 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 192.58 FEET; THENCE ALONG THE ARC OF SAID CURVE 97.84 FEET; THENCE SOUTH 51° 00' 22" EAST TANGENT TO SAID LAST MENTIONED CURVE, 109.75 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 68.70 FEET; THENCE ALONG THE ARC OF SAID CURVE, 72.45 FEET; THENCE SOUTH 9° 24' 53" WEST TANGENT TO SAID LAST MENTIONED CURVE, 104.48 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 81.15 FEET; THENCE ALONG THE ARC OF SAID CURVE, 56.62 FEET TO THE BEGINNING OF A REVERSE

CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 82.16 FEET; THENCE ALONG THE ARC OF SAID CURVE 48.54 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 106.82 FEET; THENCE ALONG THE ARC OF SAID CURVE 55.50 FEET; THENCE SOUTH 26° 28' 52" EAST, TANGENT TO SAID LAST MENTIONED CURVE 58.17 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 260.39 FEET; THENCE ALONG THE ARC OF THE SAID CURVE 79.38 FEET; THENCE SOUTH 9° 00' 52" EAST TANGENT TO SAID LAST MENTIONED CURVE, 89.49 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 198.56 FEET; THENCE ALONG THE ARC OF SAID CURVE 78.94 FEET; THENCE SOUTH 13° 45' 53" WEST, TANGENT TO SAID LAST MENTIONED CURVE, 38.78 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 132.05 FEET; THENCE ALONG THE ARC OF SAID CURVE 39.70 FEET TO THE BEGINNING OF COMPOUND CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 26.14 FEET; THENCE ALONG THE ARC OF SAID CURVE 61.52 FEET; THENCE NORTH 41° 41' 53" EAST, TANGENT TO SAID LAST MENTIONED CURVE 83.67 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 236.51 FEET; THENCE ALONG THE ARC OF SAID CURVE 59.68 FEET; THENCE 27° 14' 23" EAST TANGENT TO SAID LAST MENTIONED CURVE, 38.53 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 35.38 FEET; THENCE ALONG THE ARC OF SAID CURVE 55.19 FEET; THENCE SOUTH 63° 23' 07" EAST TANGENT TO SAID LAST MENTIONED CURVE, 56 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 133.91 FEET; THENCE ALONG THE ARC OF SAID CURVE 49.43 FEET; THENCE SOUTH 42° 14' 07" EAST TANGENT TO SAID LAST MENTIONED CURVE 151.72 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 27.87 FEET; THENCE ALONG THE ARC OF SAID CURVE 45.83 FEET TO THE BEGINNING OF A RESERVED CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 143.75 FEET; THENCE ALONG THE ARC OF SAID CURVE 61.33 FEET; THENCE NORTH 68° 00' 08" EAST TANGENT TO SAID LAST MENTIONED CURVE, 43.84 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 219.78 FEET; THENCE ALONG THE ARC OF SAID CURVE 59.63 FEET; THENCE CONTINUING ALONG THE CENTERLINE OF THE HEREINBEFORE MENTIONED GRADED ROAD BED, NORTH 83° 32' 53" EAST TANGENT TO SAID LAST MENTIONED CURVE, 102.40 FEET, MORE OR LESS, TO A POINT IN THE EAST BOUNDARY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO EDYTHE BELANGER BY DEED FROM JUANITA PARKER, RECORDED IN [BOOK 688, PAGE 333](#) OF OFFICIAL RECORDS OF SAID VENTURA COUNTY, DISTANT THEREON NORTH 2018.21 FEET, MORE OR LESS, FROM THE SOUTHEAST CORNER OF SAID LAND CONVEYED TO EDYTHE BELANGER.

THE SIDELINES OF SAID EASEMENT AT THE END OF THE LAST MENTIONED COURSE ARE TO BE LENGTHENED OR SHORTENED AS IS REQUIRED SO AS TO MEET SAID EAST BOUNDARY LINE.

Real property in the unincorporated area of the County of Los Angeles, State of California, described as follows:

PARCEL 3 : (APN'S: 2826-012-014; 2826-012-015; 2826-012-018; AND 2826-012-019)

THAT PORTION OF THE FOLLOWING DESCRIBED LAND WHICH LIES WITHIN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA:

THE FOLLOWING DESCRIBED PARCEL OF LAND WHICH LIES WITHIN THE COUNTIES OF LOS ANGELES AND VENTURA, IN THE STATE OF CALIFORNIA; THAT PORTION OF PARCEL "O" OF THE LANDS OF THE RANCHO SIMI, AS PER MAP RECORDED IN [BOOK 3 PAGE 7](#), MISCELLANEOUS RECORDS, COUNTY OF VENTURA, AND IN [BOOK 39, PAGE 77](#), MISCELLANEOUS RECORDS, COUNTY OF LOS ANGELES, SAID STATE DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL "O", THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL NORTH 89° WEST 12.21 CHAINS; THENCE STILL ALONG SAID NORTHERLY LINE SOUTH 82° 36' WEST 61.30 CHAINS TO THE NORTHEAST CORNER OF THE SECOND DESCRIBED

PARCEL OF LAND IN DEED TO NEWHALL LAND AND FARMING COMPANY RECORDED IN BOCK 4206, PAGE 119 OF DEEDS, RECORDS OF SAID LOS ANGELES COUNTY; THENCE ALONG THE EAST LINE OF THE LAND SO DESCRIBED IN SAID DEED TO THE NEWHALL LAND AND FARMING COMPANY SOUTH 6 CHAINS; THENCE ALONG THE SOUTHERLY LINE OF THE LAND SO DESCRIBED WEST 49 CHAINS; THENCE STILL ALONG SAID SOUTHERLY LINE NORTH 54° 28' WEST 111.34 CHAINS TO A POINT IN THE NORTHERLY LINE OF SAID PARCEL "O"; THENCE ALONG SAID NORTHERLY LINE SOUTH 72° 26' WEST A DISTANCE OF 13.89 CHAINS TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF THE 3155 ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM JOHN HENKETH TO F. E. YONKUN, DATED MARCH 16, 1914, RECORDED IN [BOOK 5717, PAGE 203](#) OF DEEDS, RECORDS OF LOS ANGELES COUNTY AND RECORDED IN [BOOK 145, PAGE 24](#) OF DEEDS, RECORDS OF VENTURA COUNTY; THENCE 199.135 CHAINS TO A POINT IN THE NORTHERLY LINE OF THE LAND DESCRIBED IN THE DEED OF SANTA SUANA OIL CORPORATION RECORDED IN [BOOK 159, PAGE 377](#) OF DEEDS, RECORDS OF SAID VENTURA COUNTY; THENCE EASTERLY ALONG THE NORTHERLY LINE OF THE LAND DESCRIBED IN SAID DEED TO SANTA SUANA OIL CORPORATION A DISTANCE OF 6.14 CHAINS, MORE OR LESS, TO AN ANGLE POINT IN THE SOUTHERLY LINE OF THE LAND DESCRIBED IN SAID DEED TO F. E. YOAKUN; THENCE NORTH 19.54 CHAINS; THENCE EAST 219.70 CHAINS TO AND ALONG THE NORTH LINE OF THE LAND CONVEYED TO J. B. LANKERSHIM BY DEED RECORDED IN [BOOK 6175, PAGE 184](#) OF DEEDS, RECORDS OF SAID LOS ANGELES COUNTY TO THE EAST LINE OF SAID PARCEL "O"; THENCE NORTH ALONG SAID EAST LINE 132.85 CHAINS TO THE POINT OF BEGINNING.

EXCEPTING ANY PORTION NOT INCLUDED WITHIN THE BOUNDARIES OF THE RANCHO SIMI AS PATENTED BY PATENT RECORDED IN [BOOK 4, PAGE 328](#), ET. SEQ. OF PATENTS, RECORDS OF LOS ANGELES COUNTY.

ALSO EXCEPT THEREFROM, ALL COAL LIGNITE, COAL OIL, PETROLEUM, NAPHA, ASPHALT, MALTHA, BREA, BITUMEN, NATURAL GAS AND OTHER KINDRED OR SIMILAR MINERALS OR SUBSTANCES AS RESERVED BY SIMI LAND AND WATER COMPANY BY DEEDS OF RECORD.

PARCEL 4 : (PORTION OF APN: 2826-015-036)

LOTS 9 AND 10 OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, IN SAID COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL 5: (PORTION OF APN: 2826-015-036)

LOTS 1, 2, 3 AND 4 IN FRACTIONAL SECTION 14, TOWNSHIP 3 NORTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, IN SAID COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

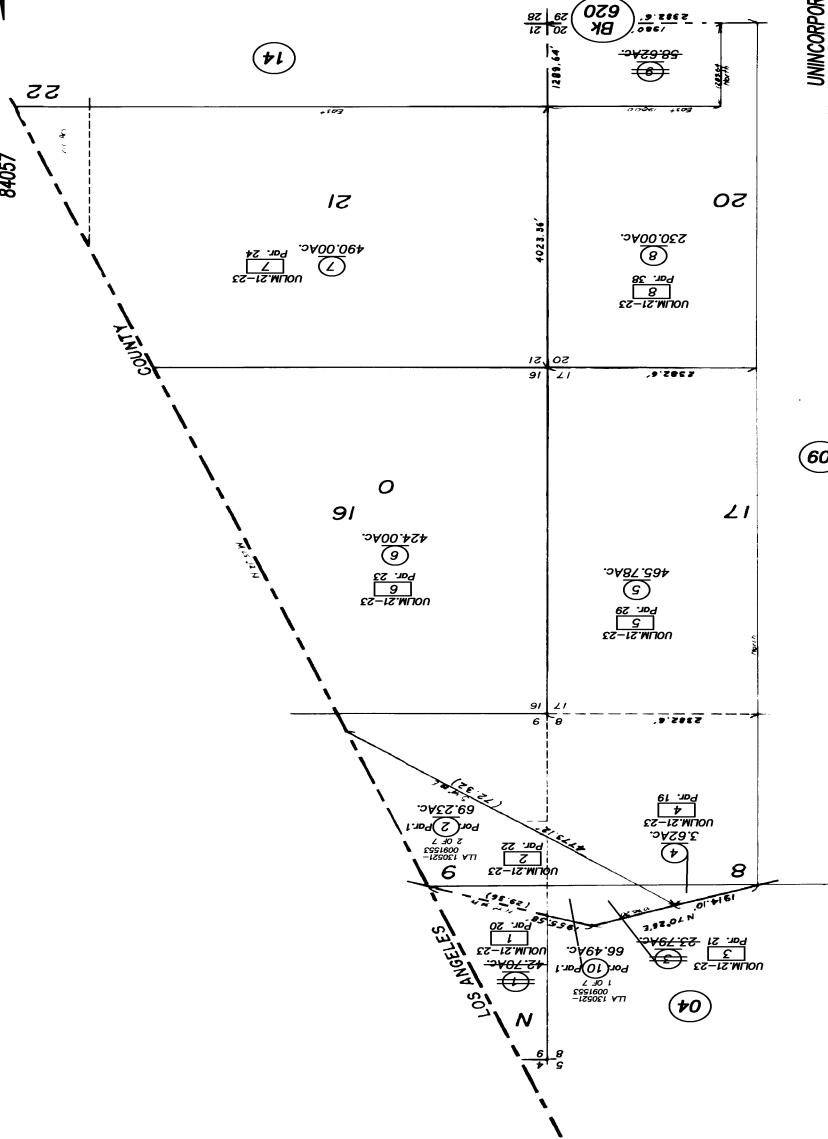
EXCEPTING THEREFROM ALL OIL AND GAS IN THE LANDS SO PATENTED, AND TO IT, OR PERSONS AUTHORIZED BY IT, THE RIGHT TO PROSPECT FOR, MINE, AND REMOVE SUCH DEPOSITS FROM THE SAME UPON COMPLIANCE WITH THE CONDITIONS AND SUBJECT TO THE PROVISIONS AND LIMITATIONS OF THE ACT OF JULY 17, 1914 (38 STAT., 509), AS RESERVED IN THE PATENT FROM THE UNITED STATES OF AMERICA TO EVA J. PULLIN, RECORDED APRIL 30, 1926 IN [BOOK 4539, PAGE 12](#), OFFICIAL RECORDS.

Roll-Year	14-15	BK 615 , PG. 10 REVISION LOG
EXPLANATION		
Code		
Parcel Map Waiver (Merges)		
DATE	1/10/2014	
REFERENCE DOC.		
LA #		
Combination		
Description		
A.P.N.(s)		
RESIDUAL		
A.P.N.(s)		
NEW		
A.P.N.(s)		

615-10

Tax Rate Area
84005
84010
84015
84057

RANCHO SIMI
PORTION SUBDIVISIONS O & N
T.3N, R.17W.



UNINCORPORATED AREA
Ventura County Assessor's Map.

Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.
Assessor's Mineral Numbers Shown in Squares.

GRAIN	RELEASED	1-10-2014
FEDERMIN	CREATED	
UNED	PLOTTED/EFFECTIVE	ROLL

NOTE: ASSESSOR PARCELS SHOWN ON THIS PAGE
DO NOT NECESSARILY CONSTITUTE LEGAL LOTS.
CHECK WITH COUNTY SURVEYORS OFFICE OR
PLANNING DIVISION TO VERIFY.

Rancho Simi, M.R. Bk. 3, Pg. 7

NOTICE

Section 12413.1 of the California Insurance Code, effective January 1, 1990, requires that any title insurance company, underwritten title company, or controlled escrow company handling funds in an escrow or sub-escrow capacity, wait a specified number of days after depositing funds, before recording any documents in connection with the transaction or disbursing funds. This statute allows for funds deposited by wire transfer to be disbursed the same day as deposit. In the case of cashier's checks or certified checks, funds may be disbursed the next day after deposit. In order to avoid unnecessary delays of three to seven days, or more, please use wire transfer, cashier's checks, or certified checks whenever possible.

EXHIBIT A
LIST OF PRINTED EXCEPTIONS AND EXCLUSIONS (BY POLICY TYPE)
CLTA/ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE [(07-01-2021) v. 01.00]
EXCLUSIONS FROM COVERAGE

The following matters are excluded from the coverage of this policy and We will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
 - i. the occupancy, use, or enjoyment of the Land;
 - ii. the character, dimensions, or location of any improvement on the Land;
 - iii. the subdivision of land; or
 - iv. environmental remediation or protection.
- b. any governmental forfeiture, police, or regulatory, or national security power.
- c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.
Exclusion 1 does not modify or limit the coverage provided under Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23, or 27.
2. Any power to take the Land by condemnation. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 17.
3. Any defect, lien, encumbrance, adverse claim, or other matter:
 - a. created, suffered, assumed, or agreed to by You;
 - b. not Known to Us, not recorded in the Public Records at the Date of Policy, but Known to You and not disclosed in writing to Us by You prior to the date You became an Insured under this policy;
 - c. resulting in no loss or damage to You;
 - d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 5, 8.f., 25, 26, 27, 28, or 32); or
 - e. resulting in loss or damage that would not have been sustained if You paid consideration sufficient to qualify You as a bona fide purchaser of the Title at the Date of Policy.
4. Lack of a right:
 - a. to any land outside the area specifically described and referred to in Item 3 of Schedule A; and
 - b. in any street, road, avenue, alley, lane, right-of-way, body of water, or waterway that abut the Land.
Exclusion 4 does not modify or limit the coverage provided under Covered Risk 11 or 21.
5. The failure of Your existing structures, or any portion of Your existing structures, to have been constructed before, on, or after the Date of Policy in accordance with applicable building codes. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 14 or 15.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transfer of the Title to You is a:
 - a. fraudulent conveyance or fraudulent transfer;
 - b. voidable transfer under the Uniform Voidable Transactions Act; or
 - c. preferential transfer:
 - i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or
 - ii. for any other reason not stated in Covered Risk 30.
7. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
8. Negligence by a person or an entity exercising a right to extract or develop oil, gas, minerals, groundwater, or any other subsurface substance.
9. Any lien on Your Title for real estate taxes or assessments imposed or collected by a governmental authority that becomes due and payable after the Date of Policy. Exclusion 9 does not modify or limit the coverage provided under Covered Risk 8.a. or 27.
10. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	<u>Your Deductible Amount</u>	<u>Our Maximum Dollar Limit of Liability</u>
Covered Risk 16:	1% of Policy Amount Shown in Schedule A or \$2,500 (whichever is less)	\$10,000
Covered Risk 18:	1% of Policy Amount Shown in Schedule A or \$5,000 (whichever is less)	\$25,000
Covered Risk 19:	1% of Policy Amount Shown on Schedule A or \$5,000 (whichever is less)	\$25,000
Covered Risk 21:	1% of Policy Amount Shown on Schedule A or \$2,500 (whichever is less)	\$5,000

ALTA OWNER'S POLICY [(07-01-2021) V. 01.00]
CLTA STANDARD COVERAGE OWNER'S POLICY [(02-04-22) V. 01.00]
EXCLUSIONS FROM COVERAGE

The following matters are excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
 - i. the occupancy, use, or enjoyment of the Land;
 - ii. the character, dimensions, or location of any improvement on the Land;
 - iii. the subdivision of land; or
 - iv. environmental remediation or protection.
 - b. any governmental forfeiture, police, regulatory, or national security power.
 - c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.
- Exclusion 1 does not modify or limit the coverage provided under Covered Risk 5 or 6.
2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.
 3. Any defect, lien, encumbrance, adverse claim, or other matter:
 - a. created, suffered, assumed, or agreed to by the Insured Claimant;
 - b. not Known to the Company, not recorded in the Public Records at the Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - c. resulting in no loss or damage to the Insured Claimant;
 - d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 9 or 10); or
 - e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser had been given for the Title at the Date of Policy.
 4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transaction vesting the Title as shown in Schedule A is a:
 - a. fraudulent conveyance or fraudulent transfer;
 - b. voidable transfer under the Uniform Voidable Transactions Act; or
 - c. preferential transfer:
 - i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or
 - ii. for any other reason not stated in Covered Risk 9.b.
 5. Any claim of a PACA-PSA Trust. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 8.
 6. Any lien on the Title for real estate taxes or assessments imposed or collected by a governmental authority that becomes due and payable after the Date of Policy. Exclusion 6 does not modify or limit the coverage provided under Covered Risk 2.b.
 7. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

NOTE: The 2021 ALTA Owner's Policy may be issued to afford either Standard Coverage or Extended Coverage. In addition to variable exceptions such as taxes, easements, CC&R's, etc., the Exceptions from Coverage in a Standard Coverage policy will also include the Western Regional Standard Coverage Exceptions listed below as numbers 1 through 7. The 2021 CLTA Standard Coverage Owner's Policy will include the Western Regional Standard Coverage Exceptions listed below as numbers 1 through 7.

EXCEPTIONS FROM COVERAGE

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This policy treats any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document are excepted from coverage.

This policy does not insure against loss or damage and the Company will not pay costs, attorneys' fees, or expenses resulting from the terms and conditions of any lease or easement identified in Schedule A, and the following matters:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material unless such lien is shown by the Public Records at Date of Policy.
7. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas,

uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.

2006 ALTA OWNER'S POLICY (06-17-06)
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
 - (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
 - (a) a fraudulent conveyance or fraudulent transfer; or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

NOTE: The 2006 ALTA Owner's Policy may be issued to afford either Standard Coverage or Extended Coverage. In addition to variable exceptions such as taxes, easements, CC&R's, etc., the Exceptions from Coverage in a Standard Coverage policy will also include the Western Regional Standard Coverage Exceptions listed below as numbers 1 through 7.

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of:

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown in the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and that are not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material unless such lien is shown by the Public Records at Date of Policy.
7. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.