

**LEGAL DESCRIPTION**

REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL A:  
PARCEL 1 OF LOT LINE ADJUSTMENT AL 80-08, IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, AS PER CERTIFICATE OF COMPLIANCE RECORDED JANUARY 29, 1981 IN BOOK 2302 PAGE 294 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF LOT Y OF "PLAT OF PART OF THE RANCHO SAN MIGUELITO OWNED BY J. HARFORD, SUBMITTED BY H.C. WARD, MAY 1880", IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, ACCORDING TO MAP RECORDED IN BOOK 8 PAGE 96 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 4" BRASS DISK MARKED LS 2739 AT THE NORTHEASTERLY CORNER OF THE UNION OIL COMPANY PARCEL OF LAND AS SHOWN ON A MAP FILED IN BOOK 7 PAGE 81 OF RECORDS OF SURVEY SAID 4" BRASS DISK IS ALSO SHOWN ON MAP FILED IN BOOK 1 PAGE 36 OF MISCELLANEOUS MAPS; THENCE ALONG THE NORTHERLY LINE OF SAID UNION OIL COMPANY PARCEL NORTH 89°20'27" WEST, 69.99 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE NORTH 09°38'27" EAST, 307.74 FEET; THENCE NORTH 75°50'34" EAST, 40.92 FEET;  
THENCE NORTH 53°43'20" EAST, 55.59 FEET; THENCE NORTH 41°52'52" EAST, 144.94 FEET;  
THENCE NORTH 26°29'17" EAST, 94.21 FEET; THENCE NORTH 08°24'52" WEST, 64.59 FEET;  
THENCE NORTH 48°77'06" WEST, 116.46 FEET; THENCE NORTH 23°26'50" WEST, 115.38 FEET;  
THENCE NORTH 57°04'43" WEST, 88.85 FEET MORE OR LESS, TO AN ANGLE POINT ON THE NORTHERLY LINE OF PARCEL 1 AS SAID PARCEL 1 IN A WESTERLY, SOUTHERLY AND EASTERLY DIRECTION THROUGH THE FOLLOWING COURSES:  
WEST, 1228.58 FEET; SOUTH 611.36 FEET; NORTH 62°15'22" EAST, 81.30 FEET; SOUTH 28°27'03" EAST, 211.38 FEET; NORTH 89°33'33" EAST, 48.74 FEET; NORTH 70°00'18" EAST, 77.38 FEET; SOUTH 80°24'52" EAST, 137.19 FEET; NORTH 89°33'33" EAST, 237.41 FEET; SOUTH 68°21'52" EAST, 258.31 FEET; SOUTH 79°15'16" EAST, 162.20 FEET; NORTH 04°54'31" EAST, 1.10 FEET; SOUTH 89°20'27" EAST, 571.50 FEET MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

EXCEPTING FROM A PORTION OF SAID PROPERTY 5% OF THE VALUE OF ALL OIL AND MINERALS REMOVED FROM SAID LAND THROUGH OPERATIONS CONDUCTED THEREON, INCLUDING OIL OR MINERALS TAKEN THEREFROM BY SO-CALLED SLANTING WELLS WHICH MAY BE BOTTOMED ON OR UNDER SAID LAND AS RESERVED AND EXCEPTED BY THE PACIFIC COAST RAILWAY COMPANY, A CALIFORNIA CORPORATION IN DEED RECORDED DECEMBER 30, 1942 IN BOOK 335 PAGE 78 OF OFFICIAL RECORDS.

ALSO EXCEPTING FROM ALL OF SAID PROPERTY ALL OIL, GAS AND OTHER MINERALS OF EVERY KIND AND CHARACTER IN, ON OR UNDER SAID LAND AS CONVEYED TO LUIS J. MARRE AND TRESSA B. MARRE IN DEED RECORDED IN BOOK 982 PAGE 396 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM SUCH INTEREST IN ALL OIL, GAS AND HYDROCARBONS ON, IN OR UNDER SAID LAND, BUT WITHOUT THE RIGHT OF SURFACE ENTRY FOR THE PURPOSE OF EXPLORING FOR, MINING FOR OR PRODUCING THEM AS RESERVED IN THE DEED FROM LUIS MARRE LAND AND CATTLE COMPANY, A CALIFORNIA CORPORATION RECORDED DECEMBER 14, 1966 IN BOOK 1419 PAGE 287 OF OFFICIAL RECORDS.

PARCEL A-1: Harford Drive Access

AN EASEMENT FOR ROAD PURPOSES OVER THOSE PORTIONS OF LOTS 45 AND 47 OF THE SUBDIVISIONS OF THE RANCHO SAN MIGUELITO, IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK A, PAGE 38 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND THAT PORTION OF LOT Y OF THE PLAT OF PART OF THE RANCHO SAN MIGUELITO, OWNED BY J. HARFORD, IN SAID COUNTY AND STATE, AS PER MAP FILED IN BOOK 8 PAGE 96 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, INCLUDING WITHIN A STRIP OF LAND 50 FEET WIDE, LYING 10 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTER LINE, DESCRIBED AS PARCEL 2, EXHIBIT E, IN DOCUMENT RECORDED JULY 29, 1983 IN BOOK 2507, PAGE 435 OF OFFICIAL RECORDS:

BEGINNING AT THE SOUTHERLY TERMINUS OF THE COURSE SHOWN AS "N 10°34'50" W 335.72" IN THE WESTERLY BOUNDARY OF LOT 28 OF TRACT NO. 699, AS SHOWN ON MAP RECORDED IN BOOK 10, PAGE 12 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE, AT RIGHT ANGLES FROM SAID COURSE, SOUTH 79° 25' 05" WEST, 60.00 FEET;  
THENCE SOUTH 6° 30' 45" WEST, 164.37 FEET; THENCE SOUTH 25° 58' 05" WEST, 516.25 FEET TO THE TRUE POINT OF BEGINNING;

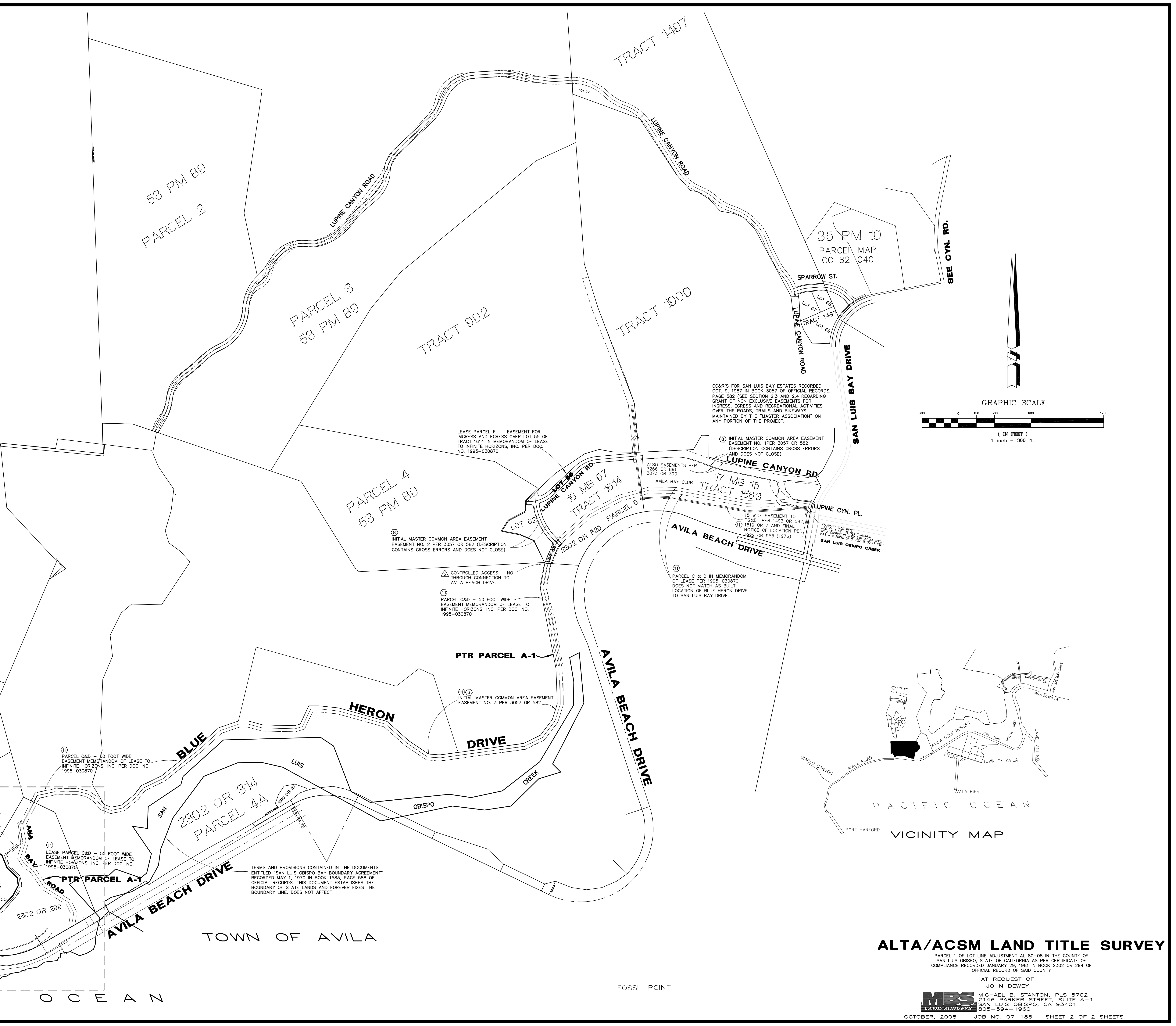
THENCE NORTH 83° 50' 06" WEST 152.24 FEET; THENCE SOUTH 84° 31' 06" WEST 265.71 FEET;  
THENCE NORTH 89° 12' 24" WEST 113.33 FEET; THENCE NORTH 80° 54' 44" WEST 592.33 FEET;  
THENCE SOUTH 89° 30' 16" WEST 220.93 FEET; THENCE SOUTH 73° 30' 10" WEST 249.77 FEET;  
THENCE SOUTH 60° 30' 30" WEST 284.94 FEET; THENCE SOUTH 14° 20' 01" WEST 374.86 FEET;  
THENCE SOUTH 21° 46' 04" WEST 176.79 FEET; THENCE SOUTH 09° 14' 42" WEST 201.83 FEET;  
THENCE SOUTH 01° 50' 27" EAST 287.99 FEET; THENCE SOUTH 15° 50' 03" WEST 143.08 FEET;  
THENCE SOUTH 35° 44' 18" WEST 173.56 FEET; THENCE SOUTH 62° 15' 14" WEST 163.28 FEET;  
THENCE NORTH 82° 41' 27" WEST 702.79 FEET; THENCE NORTH 61° 23' 02" WEST 154.40 FEET;  
THENCE NORTH 57° 42' 57" WEST 203.97 FEET; THENCE NORTH 49° 54' 39" WEST 237.27 FEET;  
THENCE NORTH 75° 43' 20" WEST 403.83 FEET; THENCE NORTH 14° 36' 38" WEST 162.00 FEET;  
THENCE NORTH 88° 33' 21" WEST 67.50 FEET; THENCE SOUTH 23° 43' 32" WEST 161.96 FEET;  
THENCE SOUTH 72° 08' 51" WEST 63.38 FEET; THENCE SOUTH 89° 45' 35" WEST 267.43 FEET;  
THENCE NORTH 76° 20' 47" WEST 127.25 FEET; THENCE SOUTH 67° 56' 05" WEST 73.32 FEET;  
THENCE SOUTH 69° 36' 13" WEST 153.67 FEET; THENCE NORTH 46° 15' 25" WEST 328.69 FEET;  
THENCE SOUTH 49° 40' 08" WEST 386.75 FEET; THENCE SOUTH 62° 33' 14" WEST 185.83 FEET;  
THENCE SOUTH 38° 17' 23" WEST 161.21 FEET; THENCE SOUTH 49° 24' 27" WEST 143.88 FEET;  
THENCE SOUTH 76° 45' 25" WEST 101.06 FEET; THENCE NORTH 69° 47' 77" WEST 78.86 FEET;  
THENCE NORTH 42° 07' 55" WEST 83.84 FEET; THENCE NORTH 57° 17' 50" WEST 77.17 FEET;  
THENCE NORTH 77° 30' 10" WEST 83.84 FEET; THENCE SOUTH 88° 05' 14" WEST 149.50 FEET;  
THENCE SOUTH 78° 32' 39" WEST 146.58 FEET; THENCE SOUTH 25° 40' 01" WEST 286.59 FEET;  
THENCE SOUTH 12° 09' 40" EAST 139.45 FEET; THENCE SOUTH 16° 39' 54" WEST 143.88 FEET;  
THENCE SOUTH 34° 01' 33" EAST 64.73 FEET; THENCE SOUTH 53° 30' 11" EAST 84.84 FEET;  
THENCE SOUTH 35° 56' 46" EAST 107.44 FEET; THENCE SOUTH 590° 14' 10" EAST 65.69 FEET;  
THENCE SOUTH 27° 30' 10" EAST 93.66 FEET; THENCE SOUTH 07° 52' 45" WEST 98.45 FEET;  
THENCE SOUTH 05° 40' 27" EAST 143.36 FEET; MORE OR LESS, TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF HARFORD DRIVE AND TO THE END OF SAID EASEMENT.  
THE SIDE LINES OF SAID EASEMENT ARE TO BE LENGTHENED OR SHORTENED SO AS TO TERMINATE IN THE NORTHERLY RIGHT OF WAY LINE OF HARFORD DRIVE.

PARCEL A-2: Marre Access Road

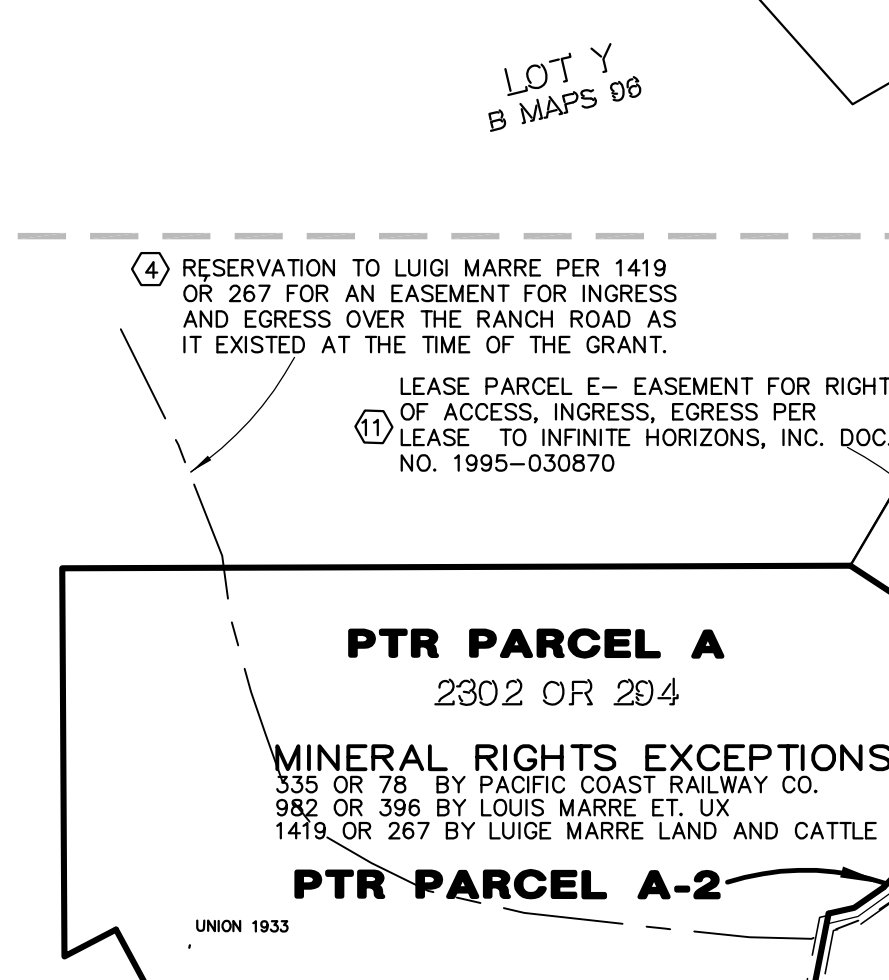
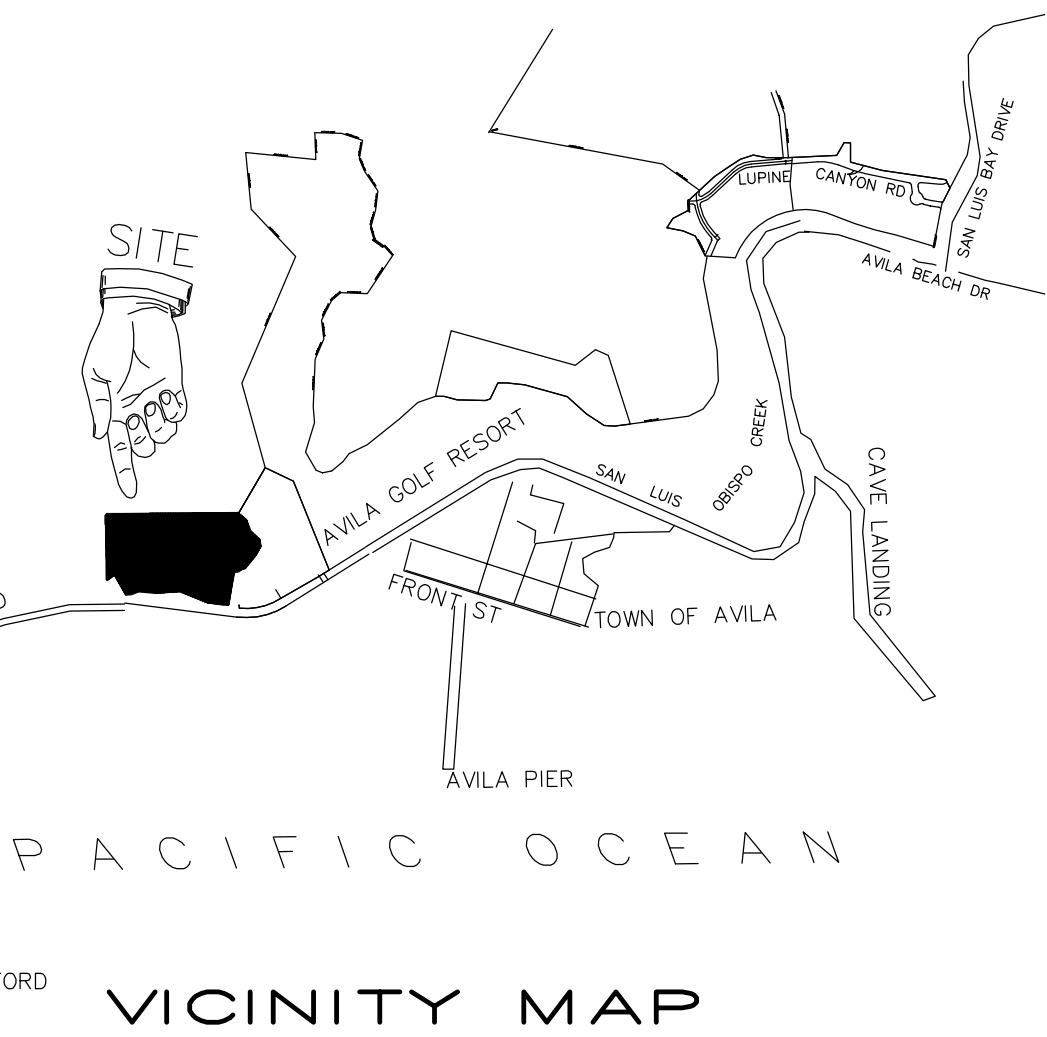
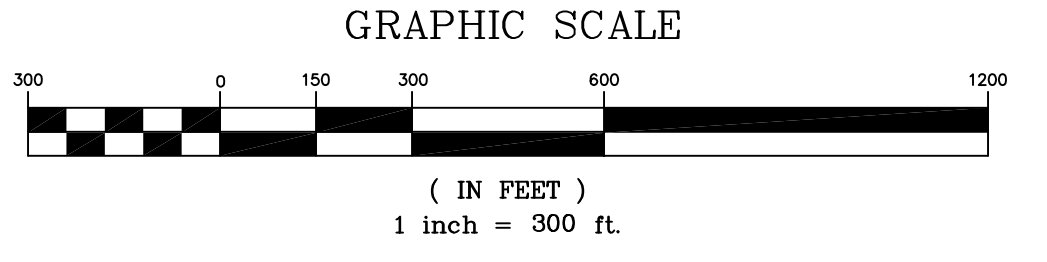
A PARCEL OF LAND FOR ROAD PURPOSES OVER A PORTION OF LOT "Y" OF THE RANCHO SAN MIGUELITO, SAN LUIS OBISPO COUNTY, STATE OF CALIFORNIA, AS SHOWN ON A MAP FILED FOR RECORD IN BOOK B, AT PAGE 96 OF MAPS IN THE OFFICE OF THE SAN LUIS OBISPO COUNTY RECORDER, THE CENTERLINE OF SAID ROAD BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST WESTERLY CORNER OF PARCEL 2, BEING A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF HARFORD DRIVE AS SHOWN ON MAP FILED FOR RECORD IN BOOK 43, AT PAGE 12 OF RECORDS OF SURVEY IN THE OFFICE OF SAID COUNTY RECORDER AND RUNNING ALONG THE LINE BETWEEN PARCEL 1 AND PARCEL 2 AS SHOWN ON SAID MAP, NORTH 09° 38' 27" EAST, 290.74 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 74° 58' 12" EAST, 50.65 FEET; THENCE NORTH 52° 57' 55" EAST, 59.93 FEET;  
THENCE NORTH 41° 51' 49" EAST, 188.26 FEET; THENCE NORTH 27° 48' 28" EAST, 101.16 FEET;  
THENCE NORTH 08° 17' 04" WEST, 75.48 FEET; THENCE NORTH 40° 44' 27" WEST, 118.59 FEET;  
THENCE NORTH 26° 15' 38" WEST, 57.35 FEET; THENCE NORTH 06° 46' 06" WEST, 26.27 FEET;  
THENCE NORTH 19° 13' 41" EAST, 25.71 FEET; THENCE NORTH 40° 59' 08" EAST, 26.77 FEET;  
THENCE NORTH 52° 17' 28" EAST, 41.35 FEET; THENCE NORTH 51° 47' 51" EAST, 81.06 FEET;  
THENCE NORTH 07° 43' 14" WEST, 72.10 FEET; THENCE NORTH 11° 17' 30" WEST, 83.30 FEET;  
THENCE NORTH 07° 43' 14" WEST, 23.75 FEET; THENCE NORTH 31° 27' 15" EAST, 12.37 FEET;  
THENCE NORTH 56° 15' 31" EAST 16.00 FEET; THENCE SOUTH 67° 39' 30" EAST 12.93 FEET TO A POINT ON THE CENTERLINE OF A 50 FOOT WIDE ROAD EASEMENT SHOWN ON EXHIBIT "A" ON DEED FILED IN VOLUME 2302 AT PAGE 299 OF OFFICIAL RECORDS IN THE OFFICE OF SAID COUNTY RECORDER, SAID POINT BEARING NORTH 25° 40' 01" EAST 2.83 FEET FROM THE WESTERLY TERMINUS OF THE COURSE DESIGNATED AS SOUTH 250 40 01" WEST, 266.59 FEET, SAID POINT BEING THE END OF THE ABOVE DESCRIBED PARCEL OF LAND.



COAR'S FOR SAN LUIS BAY ESTATES RECORDED OCT. 9, 1987 IN BOOK 3057 OF OFFICIAL RECORDS, PAGE 582 (SEE SECTION 2.3 AND 2.4 REGARDING GRANT OF NON EXCLUSIVE EASEMENTS FOR INGRESS, EGRESS AND RECREATIONAL ACTIVITIES OVER THE ROADS, TRAILS AND BIKEWAYS MAINTAINED BY THE "MASTER ASSOCIATION" ON ANY PORTION OF THE PROJECT.



TERMS AND PROVISIONS CONTAINED IN THE DOCUMENTS ENTITLED "SAN LUIS OBISPO BAY BOUNDARY AGREEMENT" RECORDED MAY 1, 1970 IN BOOK 1583, PAGE 588 OF OFFICIAL RECORDS; THIS DOCUMENT ESTABLISHES THE BOUNDARY OF STATE LANDS AND FOREVER FIXES THE BOUNDARY LINE. DOES NOT AFFECT.

**ALTA/ACSM LAND TITLE SURVEY**

PARCEL 1 OF LOT LINE ADJUSTMENT AL 80-08 IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA AS PER CERTIFICATE OF COMPLIANCE RECORDED JANUARY 29, 1981 IN BOOK 2302 OR 294 OF OFFICIAL RECORD OF SAID COUNTY

AT REQUEST OF  
MICHAEL B. STANTON, PLS 5702  
2146 PARKER STREET, SUITE A-1  
SAN LUIS OBISPO, CA 93401  
805-594-1198

OCTOBER, 2008 JOB NO. 07-185 SHEET 2 OF 2 SHEETS

M:\07-465 Avila - Cottage - 07-185\07-185 Avila Cottage ALTA on GPOD 300 Scale.dwg, 3/14/08, 300 SCALE, Nov 05, 2008 9:22am, Foster