STATE OF CALIFORNIA – THE RESOURCES AGENCY
DEPARTMENT OF PARKS AND RECREATION

50

NOTIFICATION OF REAL PROPERTY TRANSFER DATE: July 19, 1978

[X] Addition

[ ] Disposal

The following described parcel of real property has been transferred to (from) the Department of Parks and Recreation.

UNIT NO.	UNIT NAME				COUNTY
203	Mount Diablo State Park				Contra Costa
SECTION	TOWNSHIP	RANGE	BASE	ASSESSOR'S PARCEL NO.	RES. PARCEL NO.
	1S	1W	MDM		2807

[X] GRANT DEED [ ] GIFT DEED [ ] OTHER

DATE RECORDED	BOOK	PAGE	DOC. NO.
July 18, 1977	8423	110	

GRANTOR

Stanloyd Construction Co., a limited partnership

LAND ACREAGE	WATER SURFACE ACREAGE	FRONTAGE – OCEAN	LAKE	RIVER
787.58				

ESTABLISHED VALUE

LAND	$1,180,000.00
IMPROVEMENTS	included in land value
TOTAL	$1,180,000.00

STATE FUNDS EXPENDED

LAND	$ 1,180,000.00
IMPROVEMENTS	included in land value
TOTAL	$ 1,180,000.00

FUND SOURCE

Chapter 375/74, Item 4107B (s)

TRANSFER OF JURISDICTION
~~CERTIFICATE OF ACCEPTANCE~~
DATE June 29, 1978

REMARKS: (NUMBER, TYPE AND DESCRIPTION OF IMPROVEMENTS; DEED RESTRICTIONS, ETC.) [X] IMPROVED [ ] UNIMPROVED

Parcel Two

A non exclusive easement "for use soley and exclusively as a riding trail for horseback riders", granted as an appurtenance to Parcel One, by Castle & Cooke, Inc., a corporation to Stanley M. Friden and Lloyd C. Rossi, in deed dated November 19, 1962, and recorded on December 11, 1962, in Book 4260 of Official Records.

Improvement consist of a single family residence and 5 outbuildings.

Land and Water reimbursement project.

Ray B Wilde
ACQUISITION BRANCH Division

'R 243 (Rev. 8/76)

State of California — Agriculture and Services Agency

Memorandum

Date : June 13, 1978

File No. : DBP-324

To : Office of the Director
Department of Parks and Recreation
1416 Ninth Street, 14th Floor
Sacramento, CA 95824

Attention Les McCargo, Chief
Management Office

Subject : TRANSFER OF JURISDICTION
Parks and Recreation
Mount Diablo
Parcel 2807

From : **Department of General Services** – Real Estate Services Division
650 Howe Avenue, Sacramento 95825

By resolution dated February 27, 1976, the State Public Works Board authorized the acquisition of subject parcel of real property required for the above-referenced project.

The Department of Parks and Recreation having determined that the subject parcel is needed for the purpose for which acquired as of the date hereof, the Director of General Services, acting pursuant to the Property Acquisition Law, transfers jurisdiction of the subject parcel of real property to the Department of Parks and Recreation as of such date.

Copies of the recorded instrument of conveyance and policy of title insurance for the parcel being transferred are enclosed for your use. Originals of these documents have been sent to the Proprietary Land Index for forwarding and permanent filing in the Office of the Secretary of State.

Taxes on this parcel have been handled pursuant to Section 4986, et seq., Revenue and Taxation Code.

Attached are three copies of this letter which we request be acknowledged on behalf of the Department of Parks and Recreation. The original may be retained for your records. After so signing, please return the three copies to this office.

DEPARTMENT OF GENERAL SERVICES

BY Thomas F. Sherman
THOMAS F. SHERMAN
Supervising Land Agent

Receipt of this communication with enclosures mentioned is hereby acknowledged.

DEPARTMENT OF PARKS AND RECREATION

BY Marie Hadano DATE June 29, 1978

PC-30

BOOK 8423 PAGE 110

WHEN RECORDED MAIL TO

STATE OF CALIFORNIA
DEPARTMENT OF GENERAL SERVICES
REAL ESTATE SERVICES DIVISION
650 Howe Avenue
Sacramento, CA 95825

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Grant Deed

Agency: Parks and Recreation
Project: Mt. Diablo
Parcel: 2807

STANLOYD CONSTRUCTION CO., a limited partnership hereby GRANTS to THE STATE OF CALIFORNIA, the following described real property in the County of Contra Costa, State of California:

as described in the attached Exhibit "A", consisting of two pages, and by this reference made a part hereof.

Affix IRS

Dated: June 2, 1977

Subscribing Witness:

STANLOYD CONSTRUCTION CO.
Lloyd C. Rossi, General Partner
Stanley M. Friden, Limited Partner

RES 5A (3/73)

GRANTOR(S)

STATE OF ~~CALIFORNIA~~ Nevada
COUNTY OF Washoe } ss.

On June 2, 19 77 before me, the undersigned, a Notary Public in and for the State of ~~California~~ Nevada, personally appeared Lloyd C. Rossi and Stanley M. Friden, known to me to be the person s whose name s are subscribed to the within instrument and acknowledged that they executed the same.

WITNESS my hand and official seal.

(Seal) Jan K. Horsley

Jan K. Horsley
Name (Typed or Printed)
Notary Public in and for the State of ~~California~~ Nevada

SUBSCRIBING WITNESS

STATE OF ~~CALIFORNIA~~ Nevada
COUNTY OF Washoe } ss.

On June 2, 19 77 before me, the undersigned, a Notary Public in and for the State of ~~California~~ Nevada, personally appeared Emil M. Laird, known to me to be the person whose name is subscribed to the within instrument as a witness thereto, who, being by me duly sworn, deposed and said: that he was present and saw Lloyd C. Rossi and Stanley M. Friden, personally known to him to be the person s described in and whose name s are subscribed to the within instrument, execute the same; and that affiant subscribed his name thereto as a witness to said execution.

WITNESS my hand and official seal.

Jan K. Horsley (Seal)

Jan K. Horsley
Name (Typed or Printed)
Notary Public in and for the State of ~~California~~ Nevada

PARCEL ONE

Portion of the Rancho San Miguel, described as follows:

Beginning at a one inch iron pipe set at an angle point in the south boundary line of the Rancho San Miguel, being the northeast corner of the 20.42 acre parcel of land described as Parcel One in the deed from John C. Wayne, et ux, to John M. Rogers, et ux, dated April 14, 1952, in Volume 1918 of Official Records, at Page 215; thence from said point of beginning along the boundary lines of said Rancho south 6° 08' 40" east, (the bearing of south 6° 08' 40" east is taken for the purpose of the description) 2389.284 feet to a one inch iron pipe and north 87° 52' 06" east, 9881.203 feet to a 1-1/2 inch iron pipe set in the center line of Arroyo Del Pinal; thence along said center line, as follows: North 22° 58' 25" west, 155.695 feet; north 63° 31' 45" west, 86.256 feet; north 29° 15' 46" west, 538.744 feet; north 27° 09' 35" east, 232.881 feet; north 45° 32' 41" west, 1301.338 feet to a one inch iron pipe, south 65° 52' 57" west, 128.959 feet; north 57° 48' 58" west, 864.413 feet; south 48° 25' 21" west, 298.439 feet to a one inch iron pipe; north 56° 17' 33" west, 281.512 feet; south 70° 49' 57" west, 212.514 feet; north 49° 13' 13" west, 288.066 feet; south 73° 02' 28" west, 179.198 feet to a one inch iron pipe; north 46° 12' 28" west, 1224.099 feet; north 42° 12' 34" west, 573.326 feet; north 61° 53' 28" west, 995.198 feet; south 67° 24' 54" west, 131.009 feet; north 26° 09' 52" west, 231.108 feet; south 74° 43' 41" west, 144.484 feet; north 66° 29' 49" west 508.396 feet; north 63° 34' 52" west, 556.384 feet; north 33° 58' 09" west, 475.949 feet; north 69° 06' 31" west, 311.025 feet; north 53° 02' 45" west, 215.051 feet and north 80° 56' 08" west, 839.970 feet to a 1-1/2 inch iron pipe which bears north 29° 57' 35" east from the point of beginning; thence south 29° 57° 35" west, 3,817.401 feet to the point of beginning.

PARCEL TWO

A non-exclusive easement "for use soley and exclusively as a riding train for horseback riders" , granted as an appurtenance to Parcel One above, by Castle & Cooke, Inc., a corporation to Stanley M. Friden and Lloyd C. Rossi, in the deed dated November 19, 1962 and recorded December 11, 1962 in Book 4260 of Official Records, at Page 559, over and across the following described property:

Continued . . .

Portion of Lot 1 of Section 10, Portion of Lot 5 and Portion of the North 1/2 of the southwest 1/4 of Section 11, Township 1 south, Range 1 west, Mount Diablo Base and Meridian, being a strip of land 25 feet in width measured at right angles, the northeast line of which is described as follows:

Beginning in the center line of Pine Creek, also known as Arroyo Del Pinal, being also the southwest line of the parcel of land described in the deed from Mt. Diablo Company Ltd., et al, to Charles M. Fryer, recorded December 6, 1935, in Volume 402 of Official Records, at Page 74, at the north line of the parcel of land described as Parcel 13, in the deed from "Mrs." Florence H. Force to Castle & Cooke, Limited, recorded May 2, 1956 in Volume 2758 of Official Records, at Page 73; thence from said point of beginning south-easterly along said center line, being also along the southwest line of said Fryer parcel (402 OR 74) to a point on a north line of the parcel of land described in the deed from Mt. Diablo Company, Ltd., to State of California, recorded July 16, 1931 in Volume 282 of Official Records, at Page 326, being also the most easterly corner of Parcel 13 in said deed to Castle & Cooke, Limited, (2758 OR 52). The northerly terminus of said strip being the north line of said Parcel 13 and the southerly terminus thereof being the southerly line of said Parcel 13.

END OF DOCUMENT

State of California
Department of General Services
Real Estate Services Division
650 Howe Avenue
Sacramento Ca. 95825

98275

JUL 18 1977

BK 8123 PG 109

Exhibit "Q"
of minutes
State Public Works Board
June 24, 1977

RESOLUTION OF STATE PUBLIC WORKS BOARD
APPROVING ACQUISITION OF REAL PROPERTY
UNDER SECTION 11854 OF THE GOVERNMENT CODE
FOR THE
DEPARTMENT OF PARKS AND RECREATION

(Parcel 2807 - Mount Diablo)

WHEREAS, the owners of the hereinafter identified parcel of real property have agreed to sell said parcel to the State for the consideration set forth in the hereinafter identified agreement, subject to the terms and conditions contained therein.

NOW, THEREFORE, BE IT RESOLVED, the STATE PUBLIC WORKS BOARD, by unanimous vote, hereby determines the consideration set forth in the hereinafter identified agreement is fair and reasonable for the purchase of certain property in the County of Contra Costa, State of California, as more particularly described in that certain resolution adopted by this Board on February 27, 1976, and designated as Exhibit "J" of the minutes of that date, and acquisition by condemnation is not necessary.

Parcel Number	Date of Agreement	Date of Conveyance	Grantor
2708	6/2/77	6/2/77	Stanloyd Construction Co.

BE IT FURTHER RESOLVED, that the conveyance identified above is hereby accepted on behalf of the State of California and consent is given to the recordation thereof, and that either the Chairman or Administrative Secretary of this Board is authorized to execute said agreement and such other instruments as may be necessary to complete the acquisition of said real property.

END OF RESOLUTION

I HEREBY CERTIFY the foregoing to be a full, true and correct copy of a resolution adopted by unanimous vote of the State Public Works Board on June 24, 1977.

WITNESS my hand this 24th day of June, 1977.

Thomas F. Hannan
Administrative Secretary
State Public Works Board

RECORDED AT REQUEST OF
FIRST AMERICAN TITLE GUARANTY COMPANY
At 1 Min Past 8 A M
JUL 18 1977
OFFICIAL RECORDS OF
CONTRA COSTA COUNTY
J. P. OLESON
COUNTY RECORDER
FEE $ OFF'D

Form No. 1084 (10/73)
California Land Title Association
Standard Coverage Policy Form
Copyright 1973

FIRST AMERICAN

Pd 2807

POLICY OF TITLE INSURANCE

ISSUED BY

First American Title Insurance Company

SUBJECT TO SCHEDULE B AND THE CONDITIONS AND STIPULATIONS HEREOF, FIRST AMERICAN TITLE INSURANCE COMPANY, a California corporation, herein called the Company, insures the insured, as of Date of Policy shown in Schedule A, against loss or damage, not exceeding the amount of insurance stated in Schedule A, and costs, attorneys' fees and expenses which the Company may become obligated to pay hereunder, sustained or incurred by said insured by reason of:

1. Title to the estate or interest described in Schedule A being vested other than as stated therein:
2. Any defect in or lien or encumbrance on such title;
3. Unmarketability of such title; or
4. Any lack of the ordinary right of an abutting owner for access to at least one physically open street or highway if the land, in fact, abuts upon one or more such streets or highways;

and in addition, as to an insured lender only:

5. Invalidity of the lien of the insured mortgage upon said estate or interest except to the extent that such invalidity, or claim thereof, arises out of the transaction evidenced by the insured mortgage and is based upon
   a. usury, or
   b. any consumer credit protection or truth in lending law;
6. Priority of any lien or encumbrance over the lien of the insured mortgage, said mortgage being shown in Schedule B in the order of its priority; or
7. Invalidity of any assignment of the insured mortgage, provided such assignment is shown in Schedule B.

IN WITNESS WHEREOF, First American Title Insurance Company has caused this policy to be signed and sealed by its duly authorized officers as of Date of Policy shown in Schedule A.

First American Title Insurance Company

BY _____ PRESIDENT

ATTEST _____ SECRETARY

the insured mortgage and secured by mortgage at the time of acquisition of interest in the land; or

or proceeding, and (2) in any other act which in the opinion of the Company may be necessary or desirable to establish the title to the estate or

loss power

ed against by this policy, all costs in- n an insured in litigation carried on by

pd

SCHEDULE A

Total Fee for Title Search, Examination and Title Insurance $ 2,622.25

Amount of Insurance: $ 1,180,000.00 Policy No. 106748

Date of Policy: July 18, 1977, at 1:00 p.m.

1. Name of Insured:

THE STATE OF CALIFORNIA

2. The estate or interest referred to herein is at Date of Policy vested in:

THE STATE OF CALIFORNIA

3. The estate or interest in the land described in Schedule C and which is covered by this policy is:

A fee as to Parcel One; an easement as to Parcel Two

SCHEDULE B

This policy does not insure against loss or damage, nor against costs, attorneys' fees or expenses, any or all of which arise by reason of the following:

Part One:

1. Taxes or assessments which 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.

   Proceedings by a public agency which 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 which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.

3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.

4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which 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.

6. Any right, title, interest, estate or easement in land beyond the lines of the area specifically described or referred to in Schedule C, or in abutting streets, roads, avenues, alleys, lanes, ways or waterways, but nothing in this paragraph shall modify or limit the extent to which the ordinary right of an abutting owner for access to a physically open street or highway is insured by this policy.

7. Any law, ordinance or governmental regulation (including but not limited to building and zoning ordinances) restricting or regulating or prohibiting the occupancy, use or enjoyment of the land, or regulating the character, dimensions or location of any improvement now or hereafter erected on the land, or prohibiting a separation in ownership or a reduction in the dimensions or area of the land, or the effect of any violation of any such law, ordinance or governmental regulation.

8. Rights of eminent domain or governmental rights of police power unless notice of the exercise of such rights appears in the public records.

9. Defects, liens, encumbrances, adverse claims, or other matters (a) created, suffered, assumed or agreed to by the insured claimant; (b) not shown by the public records and not otherwise excluded from coverage but known to the insured claimant either at Date of Policy or at the date such claimant acquired an estate or interest insured by this policy or acquired the insured mortgage and not disclosed in writing by the insured claimant to the Company prior to the date such insured claimant became an insured hereunder; (c) resulting in no loss or damage to the insured claimant; (d) attaching or created subsequent to Date of Policy; or (e) resulting in loss or damage which would not have been sustained if the insured claimant had been a purchaser or encumbrancer for value without knowledge.

Part Two:

1. Easement for pole line purposes, and incidents thereto, granted to Pacific Gas and Electric Company, in the instrument,
   Recorded: December 6, 1924, Book 489, of Deeds, Page 7, Official Records
   Affects: See map for location.

   Contains rights of ingress and egress.

2. Terms, Conditions and Restrictions regarding the use of the easement described under Parcel Two herein, as contained and fully set forth, in the deed from Castle & Cooke, Inc., a corporation, to Stanley M. Friden and Lloyd C. Rossi, dated November 19, 1962 and recorded December 11, 1962 in Book 4260 of Official Records, Page 559.

3. The effect of a natural water course over the northerly portion of the herein described property lyin within the lines of Pine Creek. The exact locaiton could only be determined from a correct survey of said land.

SCHEDULE C

The land referred to in this policy is situated in the State of California, County of Contra Costa, unincorporated, and is described as follows:

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Continued . . .

SCHEDULE C, Continued.

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CONTRA COSTA COUNTY
T.1N., 1S., R.1E., 1W., M.D.M.

MURCHIO (FUNDED ACQUISITION)

MOUNT DIABLO STATE PARK

M.D.S.P.

MOUNT DIABLO BASE LINE

MORGAN TERRITORY

MOUNT DIABLO MERIDIAN

2807

2807

2808A

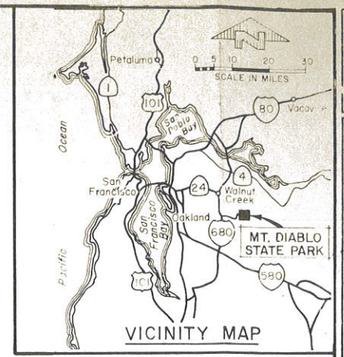
2808B

2809

2810

2811

VICINITY MAP



OWNERSHIP SCHEDULE

R.E.S. PCL. No.	PARCEL No.	OWNER	ASSESSORS PCL. Nº	SECTION, TWNSHP, RNGE.	DOCUMENT	ACREAGE
2807	1	STAN LOYD CONST CO.(ROSSI & FRIDEN)				787
2808A	2	MORGAN TERRITORY INVEST.				
2809	3	KNOX LA RUE				632±
2810	4	E. W. ZIPPE				545±
2811	5	D.C. JONES				3.2
	6	C.R. STANLEY				2.0
2808B	7	MORGAN TERRITORY INVEST.				117.0

LEGEND

- EXISTING STATE PARK BOUNDARY
- PROPOSED ACQUISITION BOUNDARY (1974 BF)
- (3) PARCEL OWNERSHIP NUMBER
- PROPOSED ACQUISITION (L & W FUND)
- 2807 R.E.S PARCEL NUMBER

0 2000 4000 6000 8000

DBP 324

DESIGNED

DRAWN MAR 1975

CHECKED

REVISIONS	DATE
Revised Acquisition Boundary & Added Pcl. 7	8-75
" " " " RES. PCL. No.	6-77

RESOURCES AGENCY OF CALIFORNIA
DEPARTMENT OF PARKS AND RECREATION
APPROVED _____ DATE _____

MOUNT DIABLO STATE PARK
ACQUISITION PLAN

DRAWING NO. 14593

SHEET NO. 1 OF 1