

RECORDED AT THE REQUEST OF:

WHEN RECORDED, RETURN TO:

Santa Lucia Preserve  
The Ranch Club  
One Rancho San Carlos Road  
Carmel, CA 93923

Stephen L. Vagnini  
Monterey County Recorder  
Recorded at the request of  
**First American Title**

RANJELIQUE  
12/14/2009  
13:28:22

DOCUMENT: **2009079537**



Titles: 1/ Pages: 5	
Fees....	42.00
Taxes...	
Other...	4.00
AMT PAID	\$46.00

**PARTNERSHIP GRANT DEED**  
**(Reserved Rights in Deed of Conservation Easement)**

The undersigned grantor declares:

Documentary transfer tax is -0-. No consideration paid. *Right to Easement*

Unincorporated area

**RECITALS**

A. Grantor transferred certain real property pursuant to "Deed of Conservation Easement (The Openlands of the Santa Lucia Preserve)" in Document No. 9882397, Record Date 11/24/1998; Document No. 9989940, Record Date 12/07/1999; Document No. 2000080516, Record Date 12/07/2000; Document No. 2000038665, Record Date 6/16/2000; Document No. 2000069605, Record Date 10/24/2000; Document No. 2001010858, Record Date 2/15/2001; Document No. 2005071049, Record Date 7/13/2005; Document No. 2003144994, Record Date 11/26/2003 Official Records of Monterey County, California, pursuant to which Grantor retained certain Reserved Rights (the "Reserved Rights").

B. Grantor intends to transfer and grant certain of these Reserved Rights to Grantee.

**GRANT**

NOW, THEREFORE, for adequate consideration, the sufficiency of which is hereby acknowledged, RANCHO SAN CARLOS PARTNERSHIP, LP, a California limited partnership ("Grantor") hereby grants to THE RANCH CLUB, INC, A California Non-profit mutual benefit corporation, ("Grantee") the reserved rights contained in section 4c) of "Deed of Conservation Easement (The Openlands of the Santa Lucia Preserve)" in Document No. 9882397, Record Date 11/24/1998; Document No. 9989940, Record Date 12/07/1999; Document No. 2000080516, Record Date 12/07/2000; Document No. 2000038665, Record Date 6/16/2000; Document No. 2000069605, Record Date 10/24/2000; Document No. 2001010858, Record Date 2/15/2001; Document No. 2005071049, Record Date 7/13/2005; Document No. 2003144994, Record Date 11/26/2003 Official Records of Monterey County, California Official Records of Monterey County, California, more particularly described as follows: *EXHIBIT A*

"4. Interests and Rights Reserved

Grantor reserves to itself, and to its successors and assignees, all rights accruing from its ownership of the Property that are not inconsistent with the rights granted by this Easement, including the right to engage in or permit or invite others to engage in all uses of the Subject Property that are not expressly prohibited herein and are not inconsistent with the purpose of this Easement, which rights shall be exercised by Grantor and Grantor's successors in interest in such a manner as reasonably to minimize damage to the Protected Values. Without limiting the generality of the foregoing, the following rights are expressly reserved to Grantor:

....

c) Recreation. The use and maintenance (but no to the exclusion of Grantee's other rights as provided here) of the Subject Property for Camping, picnicking, hiking, horseback riding and other managed and passive recreational uses, specifically including the construction, maintenance, repair and replacement of signs, fences, camp sites, picnic sites, shelters and similar facilities accessory to such uses, and the licensing of such uses and activities to other individuals and organizations subject to the supervision of Grantor."

Date: December 10, 2009

RANCHO SAN CARLOS PARTNERSHIP, LP  
A California limited partnership

By:   
Don Wilcoxon

Its: Authorized Representative

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

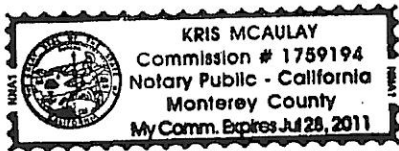
State of California

County of Monterey

On 12/10/2009 before me, Kris McAulay, Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared Don Wilcoxon  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is are subscribed to the within instrument and acknowledged to me that he she/they executed the same in his her/their authorized capacity(ies), and that by his her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Kris McAulay  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

**Description of Attached Document**

Title or Type of Document: Partnership Grant Deed

Document Date: December 10, 2009 Number of Pages: 2

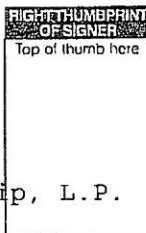
Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: Don Wilcoxon

- Individual
- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: Authorized Representative

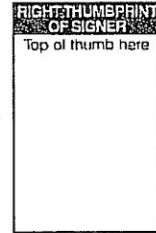
Signer Is Representing: Rancho San Carlos Partnership, L.P.



Signer's Name: \_\_\_\_\_

- Individual
- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_



## EXHIBIT "A"

Lots 1 through 75 and 135 through 154, inclusive, as said Lots are shown and described on the final subdivision map of Tract No. 1308, "The Santa Lucia Preserve, Phase A", filed for record on NOVEMBER 24, 1998, in Volume 20 of Maps, "Cities and Towns," at Page 8, Official Record of Monterey County, California.

The Openlands portions of Lots 1 through 75 and 135 through 154, inclusive, as said Lots and said Openlands are shown and described on the final subdivision map of Tract No. 1308, "The Santa Lucia Preserve, Phase A", filed for record on NOVEMBER 24, 1998, in Volume 20 of Maps, "Cities and Towns," at Page 8, Official Record of Monterey County, California.

**END OF DOCUMENT**