

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

RANJELIQUE  
12/14/2009  
13:28:23

RECORDED AT THE REQUEST OF:

WHEN RECORDED, RETURN TO:

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

DOCUMENT: **2009079542**

Titles: 1/ Pages: 4



|          |         |
|----------|---------|
| Fees     | 39 00   |
| Taxes    |         |
| Other    | 2 00    |
| AMT PAID | \$41 00 |

**PARTNERSHIP GRANT DEED**  
**(Reserved Rights in the Wildlands of the Santa Lucia Preserve)**

The undersigned grantor declares:

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

[x ] Unincorporated area

**RECITALS**

A. Grantor transferred certain real property pursuant to "Partnership Grant Deed (The Wildlands of the Santa Lucia Preserve)" in Document No. 2000069613, Record Date 10/24/2000 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 3.5 of Document No. 2000069613, Record Date 10/24/2000 Official Records of Monterey County, California, more particularly described as follows: *EXHIBIT A*

**"3. Reserved Rights**

RESERVING UNTO GRANTOR the following rights and interest in and to the Subject property, which rights shall not compromise the monitoring and enforcement authority of the Grantee and its successors in interest as provided herein, and 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 caused by such exercise, and in such a manner as to best preserve and protect the Protected Values:

....

3.5 Recreational Uses

The exclusive right to carry on camping, picnicking, hiking, horseback riding and other managed and passive recreational uses (but not to the exclusion of Grantee's other use rights as provided herein, including but not limited to, the right to use, and the right, but not the obligation, to maintain, pedestrian hiking trails and facilities appurtenant to such trails for the uses set forth in Section 2.3[e] above); 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 also including, but not limited to, access to the Penon Tower in Parcel X and the right to rehabilitate, restore, improve, maintain and use the Penon Tower in Parcel X for recreational purposes, 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  
Don Wilcoxon

Its: Authorized Representative

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

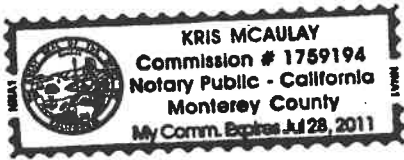
State of California

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

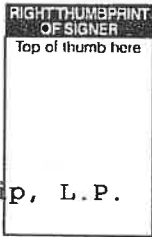
Signer(s) Other Than Named Above: \_\_\_\_\_

**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: \_\_\_\_\_

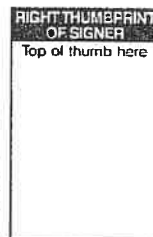


EXHIBIT A

Joseph F. Pitta  
Monterey County Recorder  
Recorded at the request of  
First American Title

CRSOLEAD  
10/24/2000  
12:14:59

RECORDED AT REQUEST OF:

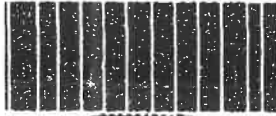
**BRIAN FINEGAN**

WHEN RECORDED, RETURN TO:

Brian Finegan, Esquire  
Brian Finegan and Michael D.  
Cling, A Professional Corporation  
60 West Alisal Street, Suite 1  
Post Office Box 2058  
Salinas, California 93902

DOCUMENT: 2000069613

Titles: 1 / Pages: 22



Fees... 71.00  
Taxes...  
Other...  
AMT PAID 71.00

**PARTNERSHIP GRANT DEED**

*(The Wildlands of the Santa Lucia Preserve, Phase C)  
(Combined Development Permit PC94-067)  
(Conditions No. 26, 108, 108a, 113, 135, 197 and 199)*

The undersigned grantor declares:

Documentary transfer tax is -0-

- computed on full value of property conveyed, or
- computed on full value less value of liens and encumbrances remaining at time of sale.
- Unincorporated area.

**RECITALS**

A. Grantor is the owner in fee simple of certain real property in the unincorporated area of Monterey County, California, more particularly described as Parcels AA, BB, Q, R, S, U, V, X, Y, and Z all as shown on the recorded final map of Tract No. 1353, SANTA LUCIA PRESERVE PHASE C, recorded OCTOBER 24, 2000, in Volume 21 of Maps, "Cities and Towns", at page 20, Official Records of Monterey County, California ("the Subject Property").

B. The Subject Property is a part of a phased project known generally as The Santa Lucia Preserve, consisting of approximately 18,000 acres of Preserve Lands and approximately 2,000 acres of Settled Lands as those terms are used and described in the Comprehensive Development Plan (April 1994, "the Plan"), the Combined Development Permit Application (Revised November 14, 1994, "the Application") and the Resource Management Plan for The Santa Lucia Preserve (Rancho San Carlos Partnership, April, 1994, rev. November, 1994, hereinafter "the RMP") on file as File Number PC94067 in the office of the Monterey County Planning and Building Inspection Department. Grantor has received entitlements from the