
Sierra
Nevada
Conservancy
Grant
Program
Proposition
84

Stockton Creek
Preserve and Trail –
Project No 443
Final Report

Mariposa Public Utility District

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Stockton Creek Preserve and Trail Final Report

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Sierra Nevada Conservancy-Progress Report

**Sierra Nevada Conservancy Grant Program
Safe Drinking Water, Water Quality and Supply, Flood Control
River and Coastal Protection Act of 2008 (Proposition 84)**

Grantee Name: MARIPOSA PUBLIC UTILITY DISTRICT

Project title: STOCKTON CREEK PRESERVE AND TRAIL

SNC Reference Number: SNC 443 **Submittal Date:** November 2013

Report Preparer: MARK ROWNEY **Phone #:** (209) 966 2515

Check one:

6-Month Progress Report
 Final Report

<p>6-Month Progress Reports should reflect the previous six months. Final Reports should reflect the entire grant period.</p>

A. Progress Report Summary: (Please provide a general description of work completed during this reporting period.)
The Mariposa Public Utility District acquired 410 acres of land in the Stockton Creek Watershed that supplies the Stockton Creek Reservoir, the primary public drinking water source for the town of Mariposa California.

B. Deliverables or Outcomes completed during this Reporting Period or Milestones Achieved: (Include specific information, such as public meetings held, agency participation, partnerships developed, or acres mapped, treated or restored.)

The property acquisition included

- Property Title Report
- Title Insurance
- Grant Deed transferring property title to the Mariposa Public Utility District
- Certificate of compliance issued by Mariposa County Planning Department for the property acquired.
- Easement for public use trail access to south boundary of conservancy property.
- Complete survey and filing record of survey of property acquired
- Formation of conservancy committee to recommend public access features
- Brush clearing and trail construction approx 1.2 miles

- Mariposa Public Utility District Board of Directors adopted land use policies for public access to the conservancy property.

C. Challenges or Opportunities Encountered: (Please describe what has worked and what hasn't; include any solutions you initiated to resolve problems. If your project is not on schedule, please explain why here.)

The Mariposa Public Utility District provides public water wastewater and fire protection services to the town of Mariposa. In the past the District has sponsored and partnered with other agencies to pursue projects that are infrastructure related. Types of projects include Waste water treatment facility construction Water treatment facility construction, pipeline construction and Fire equipment acquisitions. The Stockton Creek Preserve and trail project provided an opportunity for the District to place more focus on watershed protection and management including (for the first time) recreational opportunities for the community. The District Board of Directors are committed to the ongoing management of this important watershed. Operational budgets current and anticipated in the future include allocations for ongoing improvement and maintenance of the Preserve and trail areas.

D. Unanticipated Successes Achieved: (Please describe any additional successes beyond completing scheduled tasks or meeting scheduled milestones.)

The original application included a proposal to open an existing water supply pipe easement to the public for hiking and biking. During project development and property negotiations the District and SFC was able to acquire a 30 foot wide easement approximately 1.3 miles long for public use. The additional trail is at a higher elevation and parallel to the pipe easement. The trail provides a spectacular view of the Stockton Creek reservoir and a large portion of the conservancy area.

E. Compare Actual Costs to Budgeted Costs: (Please refer to your grant agreement to list your deliverables/budget categories and budgeted costs compared to actual costs incurred during this reporting period in the table below.)

PROJECT BUDGET CATEGORIES	Budgeted SNC Dollars	Actual Dollars
Property Purchase in Fee	\$1,000,000	\$1,000,000

GRAND TOTAL	\$1,000,000	\$1,000,000

Explanation: (if needed)

F. Do you have information to report on the project-specific Performance Measures for your project? (If so, please list the Performance Measures below and describe your progress.)

Performance measures as listed in the Grant Application

1. Trail Access and Use: Although we have not completed a detailed trail register to count users, most all the anticipated user groups have accessed the trails since they were opened including Sierra Foothill Conservancy (SFC) guided tours, Yosemite Audubon, Bird watching groups, Local High School to name a few.
Signs (constructed by the High School FFA classes) were completed and installed and/or made available to trail users. Samples of brochures and photos of the trail signs are included in attachments
SFC and MPUD hosted a grand opening of the trails including the roles of the two agencies as well as the SNC participation in development and funding of the project. There were approximately 50 participants. The event included an overview of the property protections and a guided hike on the trails developed so far, (approximately 4 miles). County Supervisor Kevin Cann and SNC Area Representative Julie Bear spoke at the event. News articles were published in local news media indicating the opening of the new resource to the public. SFC and MPUD performed presentations describing the conservancy project including photos brochures and sample trail signs to the Mariposa County Board of Supervisors, SFC general membership, Yosemite-Mariposa Integrated Regional Water Management group, MPUD Board of Directors and the local Rotary club

2. Dollar Value of Resources Leveraged: MPUD has invested over 280 hours of administrative 40 hours office and 20 hours field staff time valued at \$25,000, MPUD covered the cost of an extensive land survey at a cost of \$10,500. Other closing costs for the acquisition including Title reports, fees, legal services, and appraisals totaled \$12,500. MPUD sponsored Cal Fire/CDC fire crews in the amount of \$2,000 for trail improvements. SFC staff has invested 310 hours valued at \$17,050.

The property manager of the property acquired (before acquisition) donated \$30,000 to the development of the conservancy land. The Property owner/seller donated \$50,000 to the SFC to perpetuate the mission of the local land trust.

MPUD applied for and received a grant from the Cal-Fire Prop-40 funding program to implement a watershed improvement fire hazard reduction project on the new conservancy land. The project includes mastication of brush and trees to reduce risk of catastrophic fire, improve habitat, protect the watershed and provide examples for property owners of property treatments available for fire protection and general property management. Completion of this project is anticipated for March of 2014. The total project cost is estimated to be \$118,000 including in kind contributions, district cash and \$110,000 grant from The Prop-40 funding program.

Total dollars leveraged for the Stockton Creek preserve and Trails project is \$265,000.

3. Number and Type of Jobs Created; Development of the Stockton Creek Preserve and Trails resulted in the creation of several jobs including:
 - Trail maintenance 1200 hours paid and donated
 - Trail kiosks construction 80 hours donated volunteer time
 - Brochure and map preparation 20 hour contracted graphic designer
 - The brush mastication project is expected provide jobs for 4 people for three months of full time work including equipment operators, contractor overhead, surveying and inspection.

4. Number of New, Improved or Preserved Economic Activities; SFC and MPUD have provided trail and general conservancy information to local tourism bureau, motels and other visitor related facilities. Although it is difficult to record an exact count of visitors, MPUD staff has witnessed trail use by tourists and groups outside the Mariposa Area as a result of the information distribution. These uses result in increased general economic activity at local restaurants, retail stores and other tourist related industry.

Since the trails have been opened there have been at least two Federal Government shut downs of Yosemite National Park. The Stockton Creek trails provided recreational opportunities for many visitors that were turned away from their intended tour of the National Park.

6. Number of Linear Feet of Stream Bank Protected; The Stockton Creek Preserve and Trails has resulted in the protection of 1.5 miles of the main stream of Stockton Creek as well as approximately 1.4 miles of tributaries.

7. Number of New Recreation Access Points; MPUD and SFC installed two kiosks at the south and north preserve access points. These kiosks have a Preserve Map, Rules and Regulations, and information about MPUD, SFC, and SNC. An Third access point with Kiosk is planned for construction after the completion of the brush mastication project discussed in performance measure #2 above.
8. Number of Special Significant Sites Protected and Preserved; MPUD has identified 4 archaeological sites so far within the conservancy area. A site review by a qualified Archaeologist is scheduled to inspect the sites on December 2, 2013 primarily to identify the boundaries of known sites as well as inspect for new sites in advance of the brush mastication project.
11. Acres of Land Preserved; The property acquisition resulted in direct preservation of 410 acres of land. The conservancy land acquired surrounds three sides of the Stockton Creek Reservoir property. Although the Reservoir property was already owned and controlled by MPUD the conservancy land provides protections to this 60 acre parcel. There is a high possibility that the Preserve could be expanded to conserve more land and watershed protection.
12. Acre Feet of Water Supply Conserved or Enhanced; The Stockton Creek Reservoir is within the south west portion of the conservancy land acquired. This Reservoir is the primary water source for the Mariposa community public water supply. The reservoir capacity is 440 Acre feet. In addition the Stockton Creek Reservoir is used as a pump to storage from a water supply pumping system in the Merced River which adds to the total water source available for public use. MPUD is licensed to divert up 5,000 acre feet per year from the Merced River which may be stored (over a period of time) in the reservoir or bypassed directly to treatment.
15. Feet of Trail/Path Length; The Stockton Creek Preserve and Trail project resulted in opening 9500 feet of existing trails for public access. An additional 11,500 feet of trail was newly developed since the property was acquired. As part of the brush mastication project commencing December 2, 2013, an additional 4900 feet of trail with one new trail head kiosk will be developed. See attachment C
17. Number of Collaboratively Developed Plans and Assessments; The Stockton Creek Preserve and Trails has resulted in relationships with local agencies and conservation oriented groups, some planned and some evolved through development of the project.
 - This was the first project SNC, MPUD and SFC combined resources resulting in preservation of land, water supply and recreation opportunities.

- Cal-Fire Fire crews have accessed the property for wild land fire suppression training.
- Cal-Fire Foresters have been investigating the recent increase in mortality of Gray Pine in the area by analysis of dead pines on the conservancy property.
- SFC with local youth groups, sponsored volunteer trail maintenance and tree inventory projects on the property.

G. Were there any other relevant materials produced under the terms of this Agreement that are not a part of the budgeted deliverables? If so, please attach copies. (Include digital photos, maps, media coverage of project, or other work products.)

See Attachments A&B, Photo Sheets and Brochure

H. Next Steps: (Work anticipated in the next 6 months, including location and timing of any scheduled events related to the project.)

MPUD recently received a funding agreement from Cal-Fire through the Prop-40 funding programs to implement a fuel modification project in the Stockton Creek watershed. The project includes removal of heavy fuel load incorporating fine and coarse mastication, hand crew brush removal and other mechanical removal of hazardous vegetation. After the mechanical treatments a Cal Fire hand crew will be brought in to build new trails for public use and maintenance of the treated areas. All of the work is to take place within the conservancy area.

MPUD in cooperation with the SFC and the Mariposa Fire Safe council are planning a fuel management demonstration to provide educational and fuel reduction examples available to property owners for consideration of treatments to private land.

The brush mastication project is scheduled to proceed on December 2, 2014.

See attachment D

Please Complete this Section for FINAL Report ONLY

Capacity-Building Results and Collaboration and Cooperation with Stakeholders:

(What partnerships did you initiate or strengthen as a result of this project? How did they affect the project outcome? If applicable, how did this grant increase your organization's capacity? What is your plan to sustain this increase?)

MPUD is a government agency that provides public water wastewater and fire protection to the Mariposa town area. With limited staff and financial resources past District projects have focused on the utility services the District provides. This project provided an opportunity for the District to collaborate with the SFC and SNC to implement a project that benefits the entire community while protecting the water quality and reduce potential for catastrophic fire. Adding the Stockton Creek Preserve property to the District's stewardship has enabled leveraging additional funding, community support and other public agency participation.

We are currently working on a program for permanent location to allow Cal Fire, firefighting hand crews to train in fire line construction and hazard reduction. The project is expected to result in additional public use trails as well as further reduce the risk of catastrophic fire in the watershed.

The District and SNC were able to engage a large nearby property owner (in addition to the property seller) and discuss the benefits of owning land adjacent to the conservancy. The property owner is now a project supporter.
Also see performance measure 17 above.

Description of Project Accomplishments:

1. Most Significant Accomplishment

Describe in one concise, well-written paragraph, the most significant accomplishment that resulted from this grant.

A large portion of the Stockton Creek Watershed is tributary and important to the Mariposa Town public water supply previously subject to development is now protected, available for proper management with the goals of water quality, conservation and public enjoyment.

2. WOW Factor

If applicable, please describe anything that happened as a result of the project or during the project that is particularly impressive.

“**WOW**, That’s a lot of poison oak!” (Jim Branham)

This is one of the few public trails in Mariposa county, and it is accessible from downtown Mariposa. This preserve is already used by high school students, local dog walkers, mountain bikers, and tourists. It is an excellent example of watershed conservation, as the trail goes past both the reservoir and the water treatment plant.

3. Design and Implementation

When considering the design and implementation of this project, what lessons did you learn that might help other grantees implement similar work?

4. Indirect Impact

Please describe any indirect benefits of the project such as information that has been developed as a result of the project is being used by several other organizations to improve decision-making, or a conservation easement funded by this grant that encouraged other landowners in the area to have conservation easements on their property.

The purchase of this property allowed MPUD to implement important land management strategies that reduced the fire hazard for the entire areas, and well as protect Mariposa’s water supply. Ideally, it will also provide a draw to Mariposa for tourists, who often pass through Mariposa on their way to Yosemite. As another activity, we hope that more people will stay and appreciate what the foothills have to offer.

SFC has also been leading several hikes on the property, including a birding walks and restoration events for high school students.

5. Collaboration and Conflict Resolution

If you worked in collaboration or cooperation with other organizations or institutions, describe those arrangements and their importance to the project. Also, describe if you encountered conflict in the project and how you dealt with it, or if there was conflict avoided as a result of the project.

The Stockton Creek Preserve and Trail project would not have taken place without the cooperation and participation of MPUD staff and Board of Directors, SFC staff and SNC staff. This project is the first for the District to collaborate with the other agencies mentioned above. As we review the project development and outcome, there really were not any identifiable conflicts encountered throughout the process.

6. Capacity-Building

SNC is interested in both the capacity of your organization, as well as local and regional capacity. Please describe the overall health of your organization including areas in need of assistance. SNC is interested in the strength and involvement of your board, significant changes to your staff, size and involvement of membership. In addition, describe how your project improved capabilities of partners, or the larger community.

As mentioned in # 5 the project developed a new relationship between the District (a public utility), the SNC and SFC (land protection and conservancy focused entities). The District Board by their actions throughout project development, provided new commitment to watershed conservation and protection. The District Staff has been vested in the project with management and protection activities in the newly acquired land.

7. Challenges

Did the project face internal or external challenges? How were they addressed? Describe each challenge and any actions that you took to address it. Was there something that SNC did or could have done to assist you? Did you have to change any of your key objectives in response to conditions “on the ground”?

8. Photographs

Grantees are strongly encouraged to submit photos, slides or digital images whenever possible. These images will be used for SNC publications such as annual reports or on the website. Please make sure you clearly identify location, activity, and your project with each submitted image. Images will be credited to the submitting organization, unless specified otherwise.

MPUD and SFC staff collected photo record of the watershed protections, collaboration activities and trail building in the conservancy. Examples of these photo records are shown in attachment A

9. Post Grant Plans

What are the post-grant plans for the project if it does not conclude with the grant? Include a description of the following (if applicable): (1) Changes in operations or scope; (2) Replication or use of findings; (3) Names of other organizations you expect to involve; (4) Plans to support the project financially, and; (5) Communication plans?

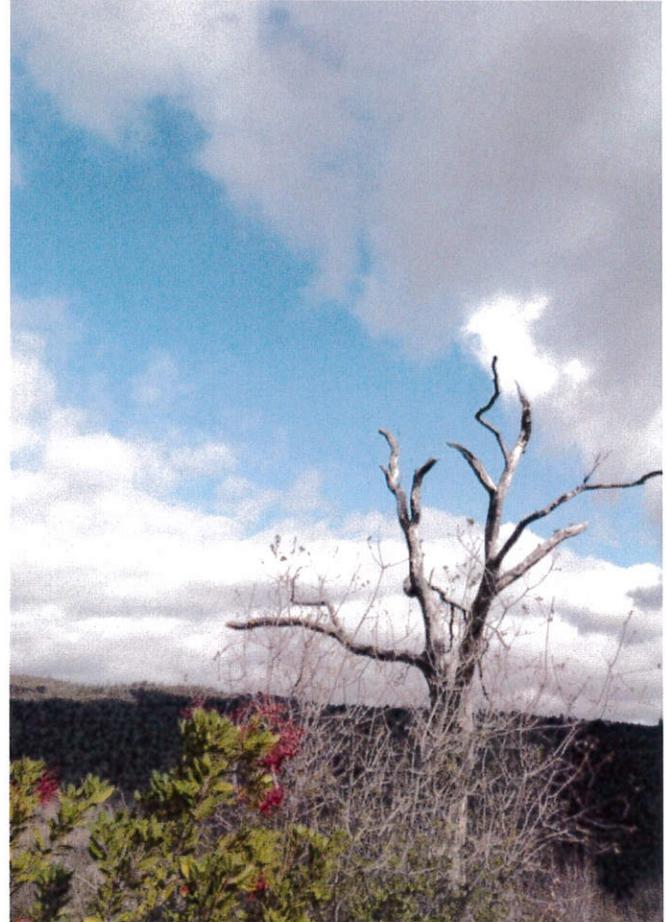
- Continue development of public use trails within the conservancy property
- Fire safe demonstration project including public education on fuel management options for private and public lands.
- Fuel reduction on the conservancy property
- Ongoing annual allocations within the District source of supply budget for property improvements and management.

10. Post Grant Contact

Who can be contacted a few years from now to follow up on the project? Please provide name and contact information.

Mark L Rowney
mpud@sti.net
(209) 966 2515

Stockton Creek Preserve Photo Sheet



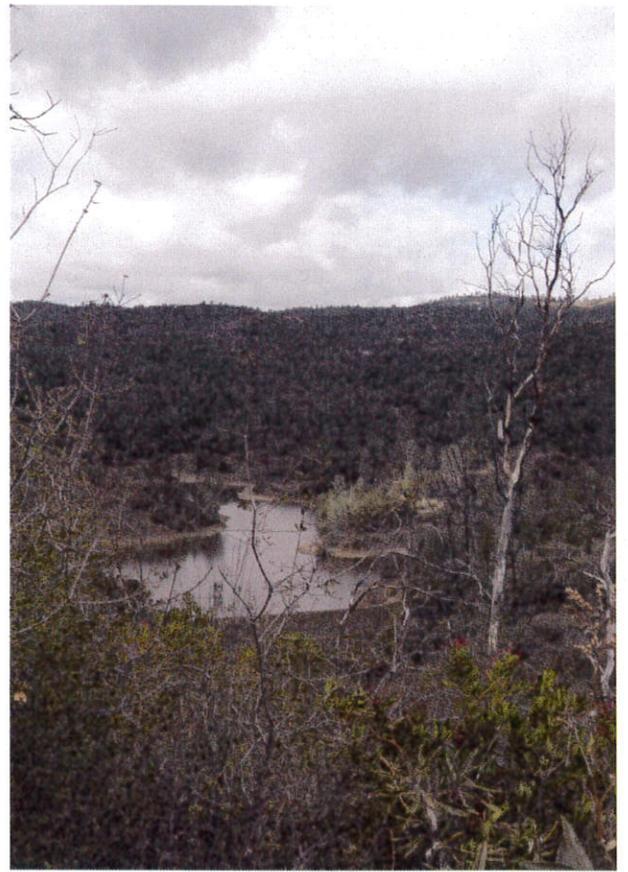
Autumn Hutchings, Dana Finney, Julie Bear, Bridget Fithian, Jim Branham, and Mark Rowney at the Stockton Creek Preserve

Mark Rowney (MPUD), Jim Branham (SNC), and Bridget Fithian (SFC)



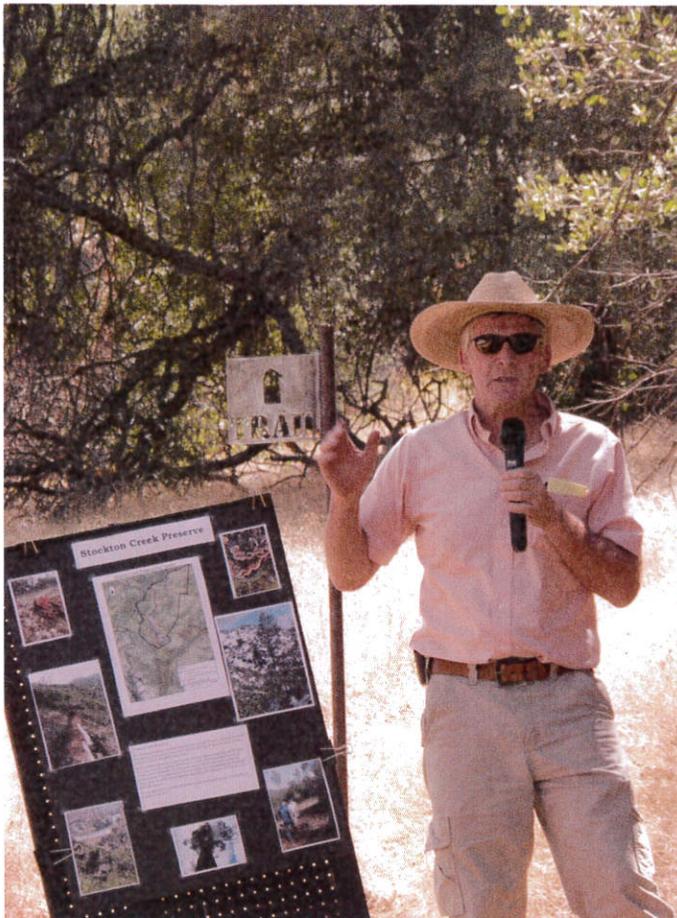


Trail Sign on the Stockton Creek Preserve

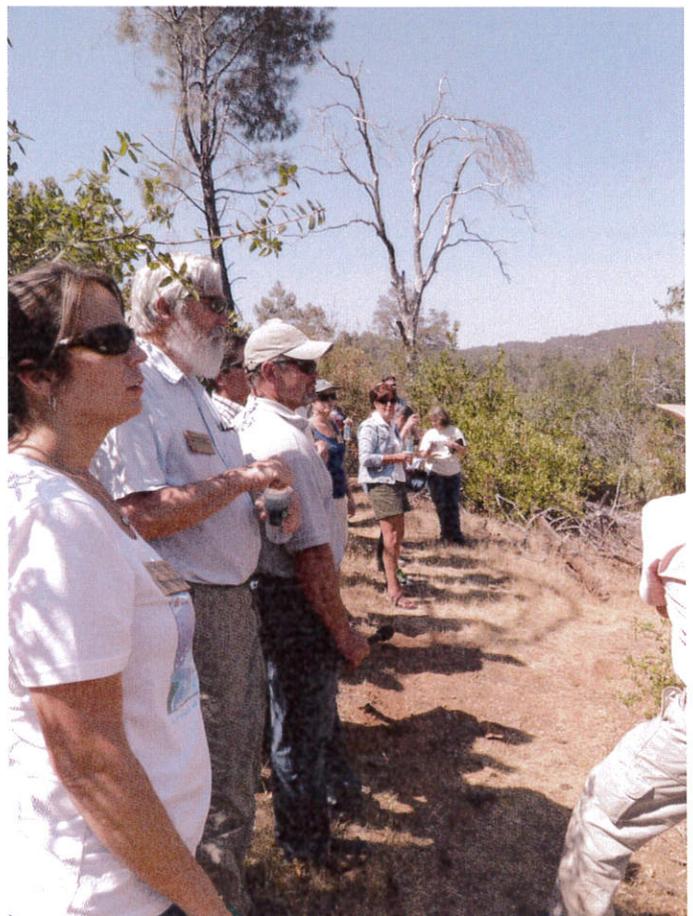


Stockton Creek Reservoir

Mark Rowney presents to the SNC Board of Directors



SNC Board of Directors on the Stockton Creek Trail





Sierra Nevada Conservancy Board of Directors on the Stockton Creek Preserve

Stockton Creek Preserve Trail



Where Our Water Comes From

The 410 acre Stockton Creek Preserve and Trail provides domestic water supply protection, viewshed conservation, recreational opportunities, and fire hazard reduction for the town of Mariposa. Stockton Creek watershed is Mariposa's primary water source, and by protecting the land around the reservoir we reduce sediment and contaminants in the public water supply.

The primary role of this preserve is to maintain water quality. Please pack out everything you pack in.

The Story of Stockton Creek

This preserve and trail system is a unique partnership project between the Mariposa Public Utility District (MPUD), Sierra Foothill Conservancy (SFC), and Sierra Nevada Conservancy (SNC). SNC provided funds to SFC and MPUD to purchase 410 acres around Stockton Reservoir. MPUD, with the help of trail crews, built over four miles of trails on the preserve. MPUD now owns and manages the property for public benefit in perpetuity. SFC and MPUD extend thanks to the Fischer family for their easement donation, and to Mariposa County High School Future Farmers of America for welding trail signs.



The **Sierra Nevada Conservancy** is a State Agency created by legislation in 2004. SNC initiates, encourages, and supports efforts that improve the environmental, economic, and social well-being of the Sierra Nevada Region, its communities, and the citizens of California. SFC and MPUD extend great thanks to the Sierra Nevada Conservancy and the Proposition 84 Grant Program for providing the funding for this now publicly accessible preserve. Phone: 209-742-0480 www.sierranevada.ca.gov

Established in 1947, the **Mariposa Public Utility District** provides water, wastewater, and fire protection services to the town of Mariposa. MPUD will manage the Stockton Creek Preserve to protect the town's water resources and provide public access trails. Water from the Stockton Creek Reservoir is treated at the MPUD treatment facility, which is visible from the trailhead. Phone: 209-966-2515 www.mariposapud.org

The **Sierra Foothill Conservancy**, a local land trust, protects and preserves land to enhance our local watersheds, ecosystems, and economy. Since our founding in 1996, SFC has protected more than 25,000 acres of important habitat and family ranches, while providing education and recreational opportunities for the community. Join SFC and help conserve local lands today. Phone: 209-742-5556 www.sierrafoothill.org
Design by Gwen Barrow 2013

STOCKTON CREEK PRESERVE & TRAIL

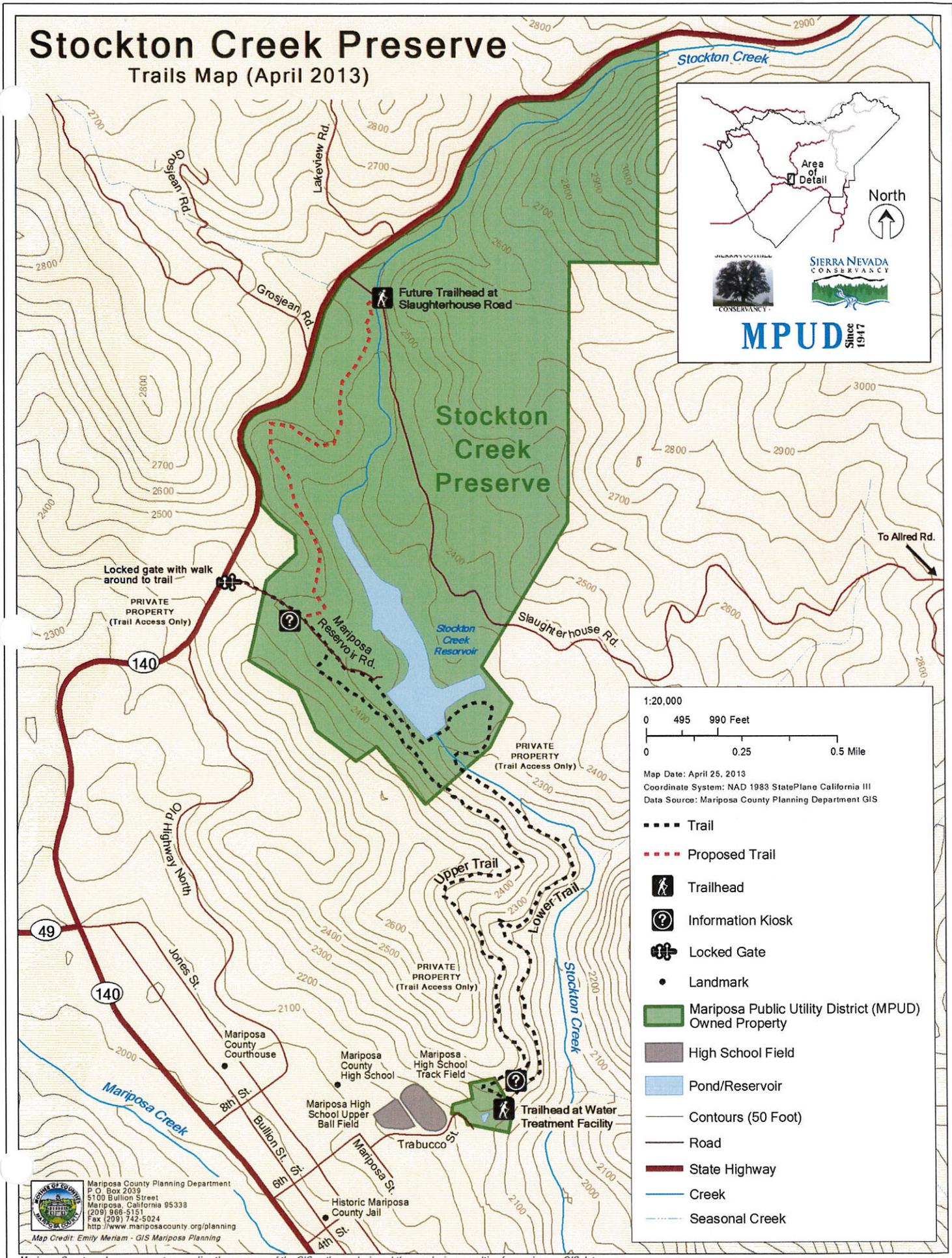
Mariposa, California

Attachment B



Stockton Creek Preserve

Trails Map (April 2013)



1:20,000

0 495 990 Feet

0 0.25 0.5 Mile

Map Date: April 25, 2013
 Coordinate System: NAD 1983 StatePlane California III
 Data Source: Mariposa County Planning Department GIS

- Trail
- - - Proposed Trail
- Trailhead
- Information Kiosk
- Locked Gate
- Landmark
- Mariposa Public Utility District (MPUD) Owned Property
- High School Field
- Pond/Reservoir
- Contours (50 Foot)
- Road
- State Highway
- Creek
- - - Seasonal Creek

Mariposa County Planning Department
 P.O. Box 2039
 5100 Bullion Street
 Mariposa, California 95338
 (209) 966-5151
 Fax (209) 742-5024
<http://www.mariposacounty.org/planning>

Map Credit: Emily Meriam - GIS Mariposa Planning

Mariposa County makes no warranty regarding the accuracy of the GIS or the analysis and the conclusions resulting from using our GIS data.

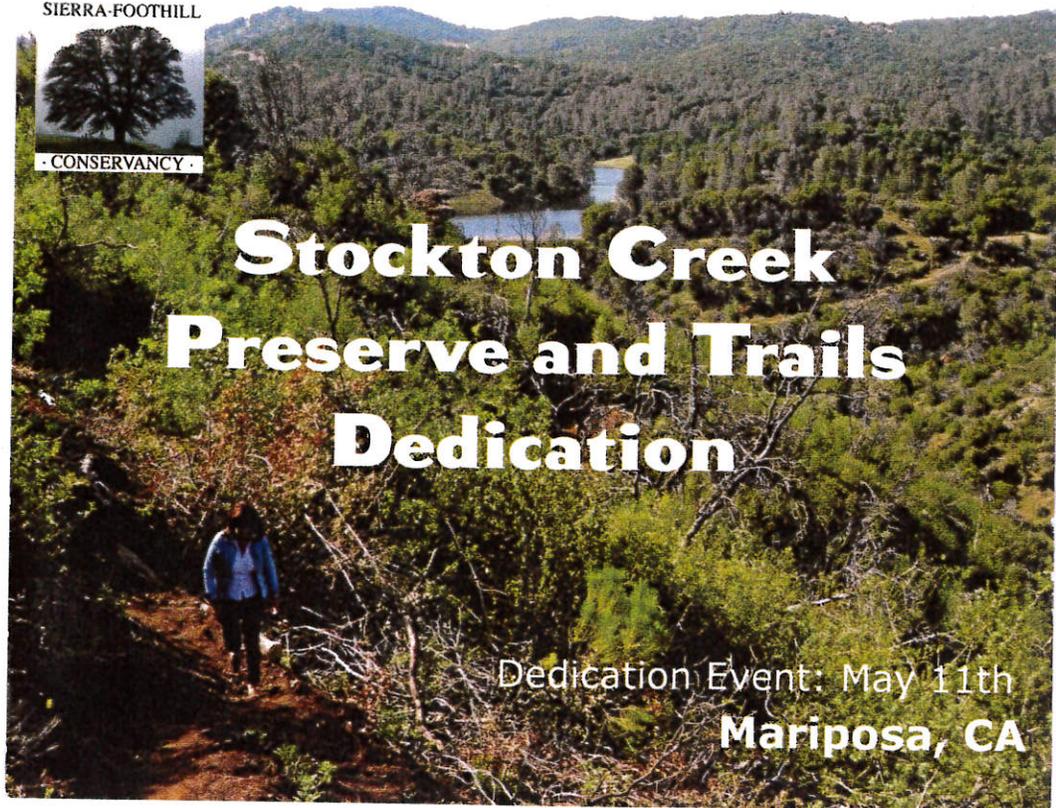
SIERRA-FOOTHILL



CONSERVANCY

Stockton Creek Preserve and Trails Dedication

Dedication Event: May 11th
Mariposa, CA



Stockton Creek Dedication Saturday, May 11th

Join Sierra Foothill Conservancy, Sierra Nevada Conservancy, and Mariposa Public Utility District to celebrate the protection of the Stockton Creek Preserve.

The Preserve protects the water and natural resources Mariposa. The trails are open for the public to explore and enjoy.

Dedication Event Details:

Date: May 11th

Time: 10:00am-2:00pm

Location: Stockton Creek Preserve

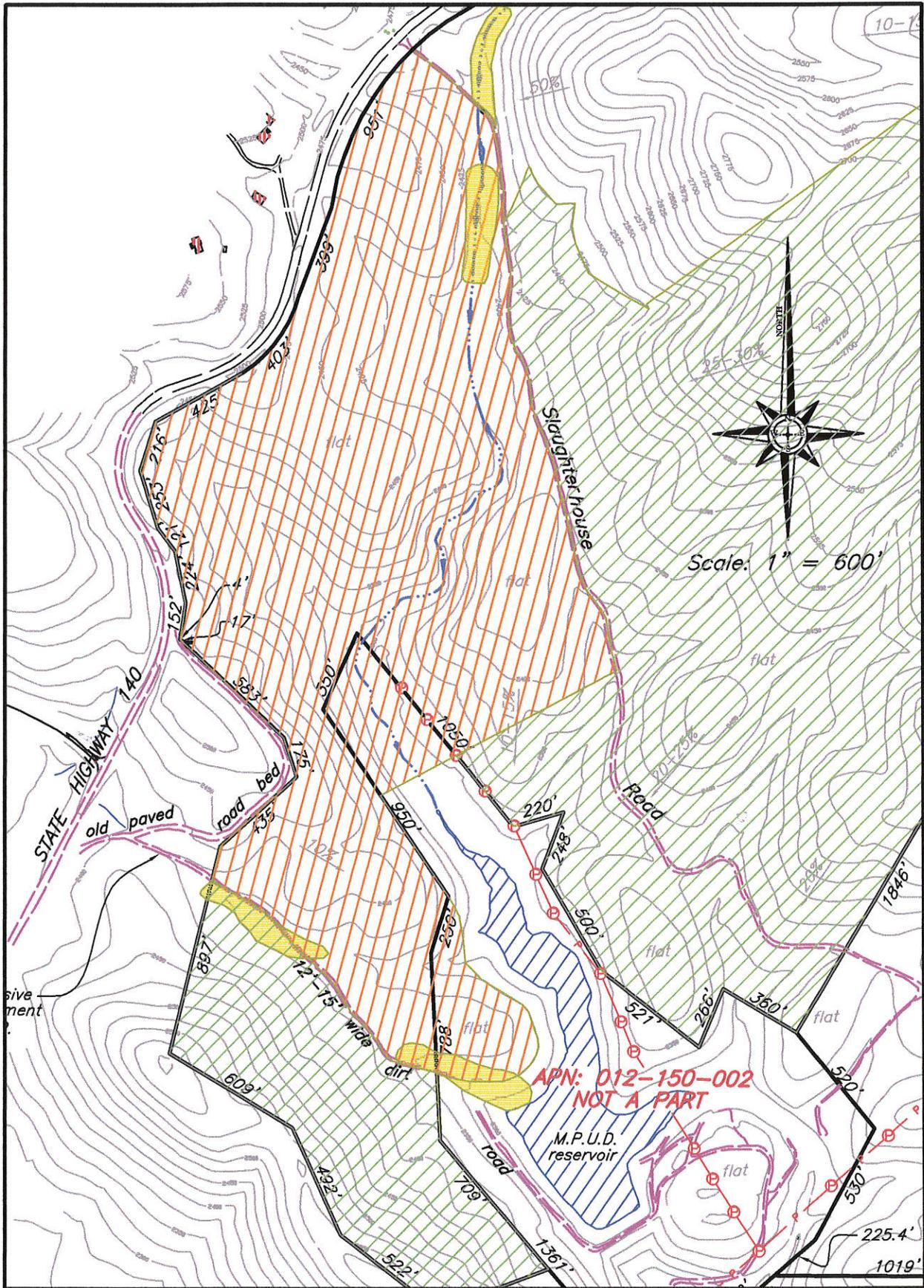
For all details:

<http://tiny.cc/stocktoncreek>

or call Kristen @ (209)742.5556

Join SFC to support continuing land conservation in the Sierra Foothills





 Primary Project Treatment Area

 Alternate Project Area

 Controlled Area (CA)

 Buffer (SMZ) 30' from center line of Stockton Creek Stream Bed

100904sp8x11-Fuelmod.dwg

MARIPOSA PUBLIC UTILITY DISTRICT
COUNTY OF MARIPOSA, STATE OF CALIFORNIA
RESOLUTION #2012-1741-1

WHEREAS, the Mariposa Public Utility District has received Grant funds to develop the Stockton Creek Preserve and Trail from the Sierra Nevada Conservancy; and

WHEREAS, the District has acquired four hundred ten (410) acres of land adjacent to the Districts Stockton Creek Reservoir property; and

WHEREAS, the District intends to manage the acquired property with the intent of conservation, fire safety, watershed protection and limited public use; and

WHEREAS, the District needs to adopt land use policies to limit public use within the conservancy area to minimum impact type activities.

THEREFORE, BE IT RESOLVED by the Mariposa Public Utility District Board of Directors will hereby adopt the following policies for public access to the Stockton Creek Preserve and Trails

- Motorized vehicles are prohibited outside of Slaughter House Road and Highway 140 except for MPUD authorized vehicle access for water system and conservancy land maintenance.
- Public access to the waters of Stockton Creek Reservoir is prohibited.
- Overnight camping and campfires are prohibited on the District owned property within the preserve and Stockton Creek Reservoir.
- Recreational Mining is permitted and means the extraction of minerals primarily for recreation on a seasonal basis and using such devices as pan, rockers, sluices, glassing or sniping and metal detectors. Any mechanical or motorized devices are prohibited including suction dredges as specified by the California Department of Fish and Game for specified waters in the state. In addition, soils and overburden, including any material processed through permitted means shall be returned back to their origin and all excavation sites filled in upon completion.

The foregoing resolution was duly passed and adopted by the Board of Directors of the Mariposa Public Utility District at a regular meeting thereof held on the 7th day of February 2012 by the following vote:

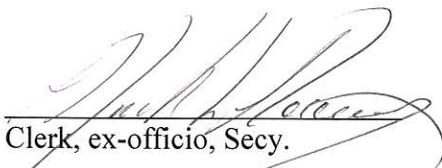
AYES: Directors Bondshu, Finney, McKnight, Muller, and Radanovich

NOES: None

ABSENT: None

ABSTAIN: None

ATTEST:



Clerk, ex-officio, Secy.

SEAL

Attachment F

**- Recorder
Mariposa Co Official Records**

LJ
12/28/2011
9:57 AM

Recorded at the request of
INTER COUNTY TITLE COMPANY

When recorded mail to:
Mariposa Public Utility Dist

P.O. Box 494
Mariposa, CA 95338

DOC#: **20114777**

Titles: 1 Pages: 6



00020114777

**Fees 29.00
Taxes 1,100.00
Others 0.00
PAID \$1,129.00**

Mail Tax Statements to above

Above Space for Recorder's Use only

The undersigned declares Documentary Transfer Tax is: \$ 1,100.00

____ Computed on the full value, or ____ Computed on the full value less liens and encumbrances

File No. M25276B

APN: SEE LEGAL DESCRIPTION 012-011-001 & Pgs. 012-150-54,56 & 31

Grant Deed

For Valuable Consideration, receipt of which is hereby acknowledged,
Sierra Foothill Conservancy, a California Non-Profit Public Benefit Corporation

Hereby Grants To:

Mariposa Public Utility District, a California Public Utility District

That certain Real Property in the unincorporated area of the of the County of Mariposa, State of California, more particularly described as follows:

SEE EXHIBIT A FOR LEGAL DESCRIPTION.

SEE EXHIBIT B FOR DEED CONDITIONS, RESTRICTIONS AND RESERVATIONS.

Dated: 11/23/11

Sierra Foothill Conservancy, a California
Non-Profit Public Benefit Corporation

BY: [Signature]

State of California
County of Mariposa

On November 23, 2011, before me Rick Lobaugh, Notary Public, personally appeared Bridget Fithian 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]

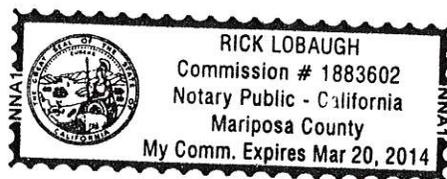


EXHIBIT A

A tract of land situated in a portion of Projected Sections 11, 12, 13, and 14, Township 5 South, Range 18 East, M.D.B. & M., Rancho Las Mariposas, County of Mariposa, State of California, said tract of land being more particularly described as follows:

Parcel 2 as said Parcel 2 was conveyed to CI Oakhurst, LLC by Grant Deed recorded November 3, 2005 as Document No. 2057437 in the Official Records of Mariposa County, said Parcel 2 being more particularly described as follows:

Commencing at an angle point in the westerly line of that certain real property conveyed to John Trabucco and Catherine B. Trabucco by Deed No. 312 recorded April 18, 1942 in Volume 11 of Official Records, page 98, Mariposa County Records, said point also being an angle point in the easterly line of Parcel No. 2 as said Parcel No. 2 was conveyed to the State of California by Indenture No. 746 recorded September 23, 1940 in Volume 8 of Official Records, page 155, Mariposa County Records, said point being located 110 feet right of engineer's station 98+01.34 B.C. of the centerline of California State Highway 140; thence $N08^{\circ}40'45''E$, along the easterly line of said State Highway 140, said easterly line of said State Highway 140 being identical to the westerly line of said certain real property conveyed to John Trabucco and Catherine B. Trabucco by said Deed No. 312 and the easterly line of said Parcel 2 as said Parcel No. 2 was conveyed to the State of California by said Indenture No. 746, a distance of 243.96 feet to a point on the easterly line of the Mariposa County Town Planning Area, said point being the POINT OF BEGINNING of the herein described Parcel 2; thence $S46^{\circ}38'09''E$, along the easterly line of said Mariposa County Town Planning Area, for 4.10 feet to a point, from said point an aerial control point designated PM603, as said aerial control point is delineated on a map prepared for Mariposa County dated November 20, 1989 and compiled by photogrammetric methods by Cascade Aerial Maps and Surveys of Eugene, Oregon, bears $N10^{\circ}13'56''W$ a distance of 123.84 feet; thence, leaving the easterly line of said Mariposa Town Planning Area, $N54^{\circ}32'53''E$ for 4354.05 feet to the northeast corner of the West half of the Southwest quarter ($W1/2 SW1/4$) of said Projected Section 12; thence $S89^{\circ}50'29''E$, along the north line of said $W1/2 SW1/4$, for 1000.00 feet to the southwest corner of the East half of the East half of the Northwest quarter ($E1/2 E1/2 E1/2 NW1/4$) of said Projected Section 12; thence $N00^{\circ}10'11''W$, along the west line of said $E1/2 E1/2 E1/2 NW1/4$, for 2513.70 feet to a point on the southeasterly line of State Highway 140; thence southwesterly, along the southeasterly line of said State Highway 140, to the POINT OF BEGINNING of the herein described Parcel 2.

TOGETHER WITH a portion of Parcel 4 as said Parcel 4 was conveyed to CI Oakhurst, LLC by Grant Deed recorded November 3, 2005 as Document No. 2057437 in the Official Records of Mariposa County, said portion of said Parcel 4 being more particularly described as follows:

Commencing at an angle point in the westerly line of that certain real property conveyed to John Trabucco and Catherine B. Trabucco by Deed No. 312 recorded April 18, 1942 in Volume 11 of Official Records, page 98, Mariposa County Records, said point also being an angle point in the easterly line of Parcel No. 2 as said Parcel No. 2 was conveyed to the State of California by Indenture No. 746 recorded September 23, 1940 in Volume 8 of Official Records, page 155, Mariposa County Records, said point being located 110 feet right of engineer's station 98+01.34 B.C. of the centerline of California State Highway 140; thence $N08^{\circ}40'45''E$, along the easterly line of said State Highway 140, said easterly line of said State Highway 140 being identical to the westerly line of said certain real property conveyed to John Trabucco and Catherine B. Trabucco by said Deed No. 312 and the easterly line of said Parcel No. 2 as said Parcel No. 2 was conveyed to the State of California by said Indenture No. 746, a distance of 243.96 feet to a point on the easterly line of the Mariposa County Town Planning Area; thence $S46^{\circ}38'09''E$, along the easterly line of said Mariposa County Town Planning Area, a distance of 4.10 feet to the POINT OF BEGINNING of the herein described portion of said Parcel 4, from said point an aerial control point designated PM603, as said aerial control point is delineated on a map prepared for Mariposa County dated November 20, 1989 and compiled by photogrammetric methods by Cascade Aerial Maps and Surveys of Eugene, Oregon, bears $N10^{\circ}13'56''W$ a distance of 123.84 feet; thence, leaving the easterly line of said Mariposa Town Planning Area, traversing around the boundary of the herein described portion of said Parcel 4, the following thirteen (13) courses and distances:

1. $N54^{\circ}32'53''E$ for 4354.05 feet to the northeast corner of the West half of the Southwest quarter (W1/2 SW1/4) of said Projected Section 12; thence
2. $S00^{\circ}20'11''E$, along the east line of said W1/2 SW1/4, for 2595.60 feet to the southeast corner thereof; thence,
3. $S30^{\circ}54'56''W$ for 1845.57 feet to Corner No. 4 of Parcel One as said Parcel One is described in Judgment in Condemnation recorded July 8, 1950 in Volume 32 of Official Records, page 450, Mariposa County Records; thence
4. $N59^{\circ}25'47''W$ for 360.14 feet to Corner No. 5 of said Parcel One; thence
5. $S23^{\circ}07'38''W$ for 265.51 feet to Corner No. 6 of said Parcel One; thence
6. $N52^{\circ}13'17''W$ for 521.14 feet to Corner No. 7 of said Parcel One; thence
7. $N30^{\circ}26'44''W$ for 500.06 feet to Corner No. 8 of said Parcel One; thence
8. $N21^{\circ}03'11''E$ for 247.99 feet to Corner No. 9 of said Parcel One; thence
9. $S75^{\circ}22'18''W$ for 220.08 feet to Corner No. 10 of said Parcel One; thence

10. N39°10'25"W for 1050.38 feet to Corner No. 11 of said Parcel One; thence
11. S24°14'41"W, along the line between said Corner No. 11 and Corner No. 12 of said Parcel One, for 54.15 feet to a point on the north line of said Projected Section 14; thence
12. N89°03'21"W, along the north line of said Projected Section 14, for 712.41 feet to a point on the easterly line of said Mariposa County Town Planning Area, said point being located on a line which bears S46°38'09"E from the point of beginning of the herein described tract of land; thence
13. N46°38'09"W, along the easterly line of said Mariposa Town Planning Area, for 16.92 feet, more or less, to the POINT OF BEGINNING of the herein described portion of said Parcel 4.

TOGETHER WITH all that portion of Parcel 7 as said Parcel 7 was conveyed to CI Oakhurst, LLC by Grant Deed recorded November 3, 2005 as Document No. 2057437 in the Official Records of Mariposa County, said portion of said Parcel 7 being more particularly described as follows:

Commencing at an angle point in the westerly line of that certain real property conveyed to John Trabucco and Catherine B. Trabucco by Deed No. 312 recorded April 18, 1942 in Volume 11 of Official Records, page 98, Mariposa County Records, said point also being an angle point in the easterly line of Parcel No. 2 as said Parcel No. 2 was conveyed to the State of California by Indenture No. 746 recorded September 23, 1940 in Volume 8 of Official Records, page 155, Mariposa County Records, said point being located 110 feet right of engineer's station 98+01.34 B.C. of the centerline of California State Highway 140; thence N08°40'45"E, along the easterly line of said State Highway 140, said easterly line of said State Highway 140 being identical to the westerly line of said certain real property conveyed to John Trabucco and Catherine B. Trabucco by said Deed No. 312 and the easterly line of said Parcel 2 as said Parcel No. 2 was conveyed to the State of California by said Indenture No. 746, a distance of 243.96 feet to a point on the easterly line of the Mariposa County Town Planning Area; thence S46°38'09"E, along the easterly line of said Mariposa County Town Planning Area, a distance of 4.10 feet to a point from which an aerial control point designated PM603, as said aerial control point is delineated on a map prepared for Mariposa County dated November 20, 1989 and compiled by photogrammetric methods by Cascade Aerial Maps and Surveys of Eugene, Oregon, bears N10°13'56"W a distance of 123.84 feet; thence S46°38'09"E, along the easterly line of said Mariposa County Town Planning Area, a distance of 16.92 feet to a point on the north line of said Projected Section 14, said point being the POINT OF BEGINNING of the herein described portion of said Parcel 7; thence, traversing in a

generally southerly direction, along the easterly line of said Mariposa County Town Planning Area, the following seven (7) courses and distances:

1. S46°38'09"E for 583.11 feet; thence
2. S18°21'41"E for 175.31 feet; thence
3. S48°06'38"W for 435.31 feet; thence
4. S13°52'04"W for 896.88 feet; thence
5. S58°59'06"E for 608.81 feet; thence
6. S24°13'48"E for 492.25 feet; thence
7. S52°31'23"E for 522.27 feet; thence,

leaving the easterly line of said Mariposa County Town Planning Area, N69°33'15"E for 499.75 feet to a point on the line between Corner No. 1 and Corner No. 15 of said Parcel One of Judgment in Condemnation recorded July 8, 1950 in Volume 32 of Official Records, page 450, Mariposa County Records, said point being located N40°23'54"W a distance of 652.25 feet from said Corner No. 1; thence, traversing along the boundary of said Parcel One, the following five (5) courses and distances:

1. N40°23'54"W for 708.30 feet to Corner No.15 of said Parcel One; thence
2. N02°47'06"W for 787.88 feet to Corner No. 14 of said Parcel One; thence
3. N17°12'52"E for 250.07 feet to Corner No. 13 of said Parcel One; thence
4. N34°04'36"W for 950.40 feet to Corner No. 12 of said Parcel One; thence
5. N24°14'41"E for 295.87 feet to a point on the north line of said Projected Section 14; thence,

N89°03'21"W, along the north line of said Projected Section 14 for 712.41 feet, more or less, to the POINT OF BEGINNING.

The above-described tract of land is subject to any liens, encumbrances, covenants, restrictions and rights-of-way or easements of record or legally acquired.

Prepared by:


Richard A. Seaman, L.S. 5339

8/23/11
Date



EXHIBIT B**Conditions, Restrictions and Reservations**

SUBJECT to a power of termination by the State of California ("State"), pursuant to the terms of the funding agreement for the acquisition of real property, Agreement No. 443 ("The Funding Agreement"), entered into by and between the Sierra Nevada Conservancy ("Conservancy") and Mariposa Public Utility District ("the Grantee"), on August 23, 2011. The State, acting by and through the Conservancy, or its successor or assign, may exercise the said power of termination in the event of Grantee's violation of the purpose of the Funding Agreement through breach of a material term or condition thereof, by recording a notice that Grantee is in default under said Funding Agreement, and that the power of termination has been exercised. The said notice, when recorded, shall cause full title to the above-described real property to vest immediately in the State or in such other public agency or nonprofit organization, designated by the Conservancy, to which the State has conveyed its interest. The power of termination created herein is subject to the provisions of Civil Code Sections 885.010 – 885.070 and Public Resources Code Section 33344(e), and shall be construed in accordance with the said provisions or successor statutes.

AND RESERVING THEREFROM, in favor of the STATE OF CALIFORNIA ("State"), a remainder interest in the above-described real property, pursuant to the terms of the aforementioned Funding Agreement. Upon the termination of Grantee's existence as a nonprofit organization within the meaning of Public Resources Code Section 33302(e), as confirmed by the recording by State, acting by and through the Sierra Nevada Conservancy ("Conservancy"), of a notice declaring that such termination has occurred, the said property shall be deemed to have vested, in both title and possession, in the State or in such other public agency or nonprofit organization, designated by the Conservancy, to which the State has conveyed its interest. The interest created herein is subject to the provisions of Civil Code Section 769 et seq. and Public Resources Code Section 33344(f), and shall be construed in accordance with the said provisions or successor statutes.

Recorded at the request of
Public

RECORDING REQUESTED BY:

Kris Schenk, Planning Director
Mariposa County Planning Department

WHEN RECORDED MAIL TO:

Mariposa Public Utility District
P.O. Box 494
Mariposa, CA 95338

DOC#: 20114805



00020114805

Titles: 1 Pages: 6

Fees 29.00

Taxes 0.00

Others 0.00

PAID \$29.00

Space Above This Line Reserved for Recorder's Use

Amended APN012-011-001 (A)

CERTIFICATE OF COMPLIANCE

GRANTEE: MARIPOSA PUBLIC UTILITY COMPANY, a California
Public Utility Company

The following real property and the division thereof into one (1) parcel (as hereinafter described) as of the date of recordation of this document, has been determined to be in compliance with applicable provisions of the Subdivision Map Act of the State of California Section 66410 et. seq. of the California Government Code) and the Subdivision Map Ordinance of Mariposa County, enacted pursuant thereto:

LEGAL DESCRIPTION:

The real property located within the County of Mariposa as described in Exhibit "A" attached hereto.

This document is being recorded pursuant to the Planning Director's approval of Lot Line Adjustment No. 2011-140 on August 22, 2011.

Application date: July 26, 2011.

This certificate relates only to issues of compliance or noncompliance with the Subdivision Map Act and local ordinances enacted pursuant thereto. The parcel described herein may be sold, leased, or financed without further compliance with the Subdivision Map Act or any local ordinance enacted pursuant thereto. Development of the parcel may require issuance of a permit or permits, or other grant or grants of approval.

County of Mariposa, Planning Department

Kris Schenk
Kris Schenk, Planning Director

VERIFICATION OF TAXES PAID
MPUD
All taxes for the above APN or ACCOUNT #
have been paid in full through the filing
year 2011 2012
TAX COLLECTOR
BY *Heath McWilliam*

ACKNOWLEDGEMENT

State of California
County of Mariposa

On December 28, 2011 before me, Judy Mueller, Notary Public, personally appeared Kris Schenk, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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.

Judy Mueller
Judy Mueller



Title of Document: <u>Certificate of Compliance</u>	
Date of Document: <u>12-28-2011</u>	No. of Pages: <u>6</u>
Other signatures not acknowledged: <u>None</u>	

EXHIBIT A

A tract of land situated in a portion of Projected Sections 11, 12, 13, and 14, Township 5 South, Range 18 East, M.D.B. & M., Rancho Las Mariposas, County of Mariposa, State of California, said tract of land being more particularly described as follows:

Parcel 2 as said Parcel 2 was conveyed to CI Oakhurst, LLC by Grant Deed recorded November 3, 2005 as Document No. 2057437 in the Official Records of Mariposa County, said Parcel 2 being more particularly described as follows:

Commencing at an angle point in the westerly line of that certain real property conveyed to John Trabucco and Catherine B. Trabucco by Deed No. 312 recorded April 18, 1942 in Volume 11 of Official Records, page 98, Mariposa County Records, said point also being an angle point in the easterly line of Parcel No. 2 as said Parcel No. 2 was conveyed to the State of California by Indenture No. 746 recorded September 23, 1940 in Volume 8 of Official Records, page 155, Mariposa County Records, said point being located 110 feet right of engineer's station 98+01.34 B.C. of the centerline of California State Highway 140; thence N08°40'45"E, along the easterly line of said State Highway 140, said easterly line of said State Highway 140 being identical to the westerly line of said certain real property conveyed to John Trabucco and Catherine B. Trabucco by said Deed No. 312 and the easterly line of said Parcel 2 as said Parcel No. 2 was conveyed to the State of California by said Indenture No. 746, a distance of 243.96 feet to a point on the easterly line of the Mariposa County Town Planning Area, said point being the POINT OF BEGINNING of the herein described Parcel 2; thence S46°38'09"E, along the easterly line of said Mariposa County Town Planning Area, for 4.10 feet to a point, from said point an aerial control point designated PM603, as said aerial control point is delineated on a map prepared for Mariposa County dated November 20, 1989 and compiled by photogrammetric methods by Cascade Aerial Maps and Surveys of Eugene, Oregon, bears N10°13'56"W a distance of 123.84 feet; thence, leaving the easterly line of said Mariposa Town Planning Area, N54°32'53"E for 4354.05 feet to the northeast corner of the West half of the Southwest quarter (W1/2 SW1/4) of said Projected Section 12; thence S89°50'29"E, along the north line of said W1/2 SW1/4, for 1000.00 feet to the southwest corner of the East half of the East half of the Northwest quarter (E1/2 E1/2 E1/2 NW1/4) of said Projected Section 12; thence N00°10'11"W, along the west line of said E1/2 E1/2 E1/2 NW1/4, for 2513.70 feet to a point on the southeasterly line of State Highway 140; thence southwesterly, along the southeasterly line of said State Highway 140, to the POINT OF BEGINNING of the herein described Parcel 2.

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5. $S23^{\circ}07'38''W$ for 265.51 feet to Corner No. 6 of said Parcel One; thence
6. $N52^{\circ}13'17''W$ for 521.14 feet to Corner No. 7 of said Parcel One; thence
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10. N39°10'25"W for 1050.38 feet to Corner No. 11 of said Parcel One; thence
11. S24°14'41"W, along the line between said Corner No. 11 and Corner No. 12 of said Parcel One, for 54.15 feet to a point on the north line of said Projected Section 14; thence
12. N89°03'21"W, along the north line of said Projected Section 14, for 712.41 feet to a point on the easterly line of said Mariposa County Town Planning Area, said point being located on a line which bears S46°38'09"E from the point of beginning of the herein described tract of land; thence
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TOGETHER WITH all that portion of Parcel 7 as said Parcel 7 was conveyed to CI Oakhurst, LLC by Grant Deed recorded November 3, 2005 as Document No. 2057437 in the Official Records of Mariposa County, said portion of said Parcel 7 being more particularly described as follows:

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generally southerly direction, along the easterly line of said Mariposa County Town Planning Area, the following seven (7) courses and distances:

1. S46°38'09"E for 583.11 feet; thence
2. S18°21'41"E for 175.31 feet; thence
3. S48°06'38"W for 435.31 feet; thence
4. S13°52'04"W for 896.88 feet; thence
5. S58°59'06"E for 608.81 feet; thence
6. S24°13'48"E for 492.25 feet; thence
7. S52°31'23"E for 522.27 feet; thence,

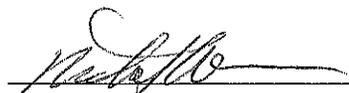
leaving the easterly line of said Mariposa County Town Planning Area, N69°33'15"E for 499.75 feet to a point on the line between Corner No. 1 and Corner No. 15 of said Parcel One of Judgment in Condemnation recorded July 8, 1950 in Volume 32 of Official Records, page 450, Mariposa County Records, said point being located N40°23'54"W a distance of 652.25 feet from said Corner No. 1; thence, traversing along the boundary of said Parcel One, the following five (5) courses and distances:

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3. N17°12'52"E for 250.07 feet to Corner No. 13 of said Parcel One; thence
4. N34°04'36"W for 950.40 feet to Corner No. 12 of said Parcel One; thence
5. N24°14'41"E for 295.87 feet to a point on the north line of said Projected Section 14; thence,

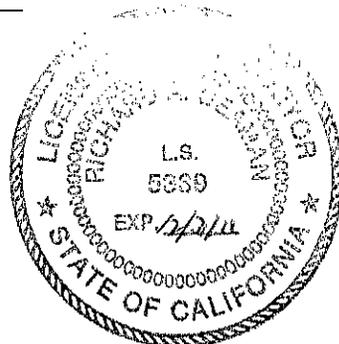
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The above-described tract of land is subject to any liens, encumbrances, covenants, restrictions and rights-of-way or easements of record or legally acquired.

Prepared by:


 Richard A. Seaman, L.S. 5339


 Date



Recording Requested By:

Mariposa Public Utility District
P.O. Box 494
Mariposa, CA 95338
Attn: General Manager

Attachment 9
— Recorder
Mariposa Co Official Records
Recorded at the request of
INTER COUNTY TITLE COMPANY

LJ
12/28/2011
9:57 AM

DOC#: 20114779



Titles:	1	Pages:	5
Fees			26.00
Taxes			0.00
Others			0.00
PAID			\$26.00

Space above this line for recorder's use

APN #012-150-056 & 061

DEED OF EASEMENT

Preamble & Recitals

This Deed of Easement (The "Agreement") is entered into on September , 2011, by and between CI OAKHURST, LLC hereinafter referred to as "Grantor", and the Mariposa Public Utility District herein after referred to as "Grantee".

A. Grantor is the owner of certain real property situated in an unincorporated area of Mariposa County, California (herein after referred to as the "Servient Tenement"), and is more particularly described in Exhibit A, which is attached to this Agreement and hereby incorporated by reference.

B. Grantee desires to acquire certain rights in the Servient Tenement.

Grant of Easement

1. Grantor grants to Grantee an easement for public access purposes, described as "a tract of land" in Exhibit A, subject to the terms of this Agreement.

Character of Easement

2. The easement granted in this Agreement is in gross.

Incidental Rights

3. Easements granted in this Agreement include the incidental right to trim such trees and other foliage and to cut such roots on the Servient Tenement as may be necessary for the construction, protection, maintenance, operation, renewal and replacement of public use trails, and the full exercise of the rights hereby granted. Grantor covenants that no building or permanent improvemnets will be placed on the permanent easement at any time. In exercising these rights, Grantee must use reasonable care and may not unreasonably increase the burden on the Servient Tenement or make any material changes to the Servient Tenement other than those necessary in connection with the utilization of the above-mentioned incidental right.

Exclusive Easement

4. Grantee's use of the easement granted in this Agreement shall be non-exclusive. Grantor reserves the right to use the Servient Tenement in a manner consistent with the Grantee's free use and enjoyment of the easement. Grantor shall not grant or assign to others any right-of-way or easement in the Servient Tenement which will interfere or obstruct Grantee's use of the easement.

5. This agreement, including any interest in this Agreement, shall not be assigned by either party without the prior written consent of the other party.

Entire Agreement

6. This Agreement constitutes the entire agreement between Grantor and Grantee relating to the above easement. Any prior agreement, promises, negotiations, or representations not expressly set forth in this Agreement are of no force and effect. Any amendment to this Agreement shall be of no force and effect unless it is in writing and signed by both Grantor and Grantee.

Binding Effect

7. This Agreement shall be binding on and shall inure to the benefit of the heirs, executors, administrators, successors, and assigns of Grantor and Grantee.

Executed on August 30, 2011 at Mariposa California.

GRANTOR: CI OAKHURST, LLC

Typed Name: Gerald D. Fischer, Manager

Signature(s): 

Grantee hereby accepts the terms and condition of the above grant of an easement.

GRANTEE:
MARIPOSA PUBLIC UTILITY DISTRICT,

By:
General Manager

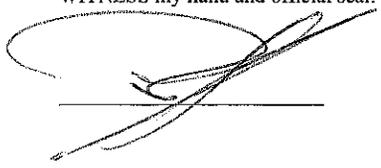
State of California
County of Mariposa

On August 30, 2011 before me, Rick Lobaugh, Notary Public, personally appeared
Gerald D. Fischer

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.



SEAL

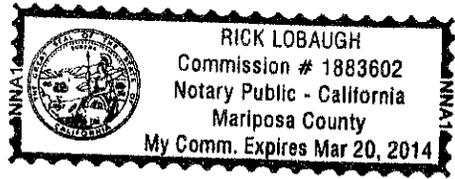


EXHIBIT A

A strip of land situated in a portion of Parcel 4, as said Parcel 4 was conveyed to CI Oakhurst, LLC by Grant Deed recorded November 03, 2005 as Document No. 2057437, Mariposa County Official Records, said strip of land also being situated in a portion of Projected Sections 13, 14 & 24, all in Township 5 South, Range 18 East, M.D.B. & M., Rancho Las Mariposas, Mariposa County, State of California, said strip of land having a uniform width of 30.00 feet, being 15.00 feet on each side of the following described centerline:

BEGINNING at a point on the northeast line of the Remainder, as said Remainder is delineated on that certain map entitled "Parcel Map for Dubberke, Dubberke, & Lawson, LLC" filed August 26, 2010 in Book 30 of Parcel Maps at page 11, Mariposa County Records, said point being located S25°54'26"E a distance of 48.18 feet from the northeast corner of said Remainder; thence, leaving the northeast line of said Remainder, traversing in a generally northerly direction along the herein described centerline, the following fifty-three (53) courses and distances;

1. N51°59'36"E for 14.44 feet; thence
2. N68°20'01"E for 49.22 feet; thence
3. N75°52'06"E for 103.31 feet; thence
4. N64°48'34"E for 59.36 feet; thence
5. N48°22'45"E for 71.24 feet; thence
6. N29°13'57"E for 70.63 feet; thence
7. N13°02'56"W for 94.49 feet; thence
8. N34°36'15"W for 121.35 feet; thence
9. N49°27'25"W for 29.71 feet; thence
10. N76°43'48"W for 30.41 feet; thence
11. N55°41'09"W for 152.69 feet; thence
12. N38°14'09"W for 56.07 feet; thence
13. N08°54'31"E for 30.73 feet; thence
14. N25°30'29"W for 74.87 feet; thence
15. N14°33'18"E for 191.24 feet; thence
16. N16°03'27"W for 144.63 feet; thence
17. N11°50'22"E for 67.96 feet; thence
18. N25°33'52"E for 177.85 feet; thence
19. N00°52'16"E for 100.18 feet; thence
20. N57°14'34"W for 32.36 feet; thence
21. N80°22'23"W for 109.02 feet; thence

22. S82°36'26"W for 84.60 feet; thence
23. N03°35'39"W for 202.40 feet; thence
24. N21°26'45"W for 64.92 feet; thence
25. N35°27'29"W for 85.29 feet; thence
26. N47°33'40"W for 191.12 feet; thence
27. N59°13'49"W for 38.41 feet; thence
28. N23°46'13"W for 54.40 feet; thence
29. N44°42'54"W for 159.13 feet; thence
30. N24°59'58"W for 79.60 feet; thence
31. N35°22'57"E for 119.01 feet; thence
32. N73°58'49"E for 150.38 feet; thence
33. N58°40'13"E for 127.21 feet; thence
34. S81°29'51"E for 187.10 feet; thence
35. N71°44'22"E for 59.49 feet; thence
36. S79°52'01"E for 64.54 feet; thence
37. N58°02'16"E for 152.06 feet; thence
38. N74°48'08"E for 125.32 feet; thence
39. N35°07'44"W for 61.53 feet; thence
40. N50°30'02"W for 71.78 feet; thence
41. N63°08'44"W for 74.69 feet; thence
42. N34°04'13"W for 74.97 feet; thence
43. N06°54'57"W for 192.35 feet; thence
44. N29°48'52"W for 51.63 feet; thence
45. N44°28'04"W for 85.66 feet; thence
46. N71°55'50"W for 96.28 feet; thence
47. N47°41'04"W for 72.18 feet; thence
48. N69°13'56"W for 158.01 feet; thence
49. N29°33'09"W for 110.27 feet; thence
50. S03°34'24"W for 64.29 feet; thence
51. N37°08'22"W for 47.42 feet; thence
52. N61°16'07"W for 104.57 feet; thence
53. N22°29'21"W for 66.32 feet, more or less, to a point on the line between
Corners No. 1 and No. 2 of Parcel One as said Parcel One is described in Judgement in
Condemnation recorded July 8, 1950 in Volume 32 of Official Records, page 450,
Mariposa County Records, said point being located N48°50'59"E a distance of 74.50 feet
from said Corner No. 1, said point being the northerly terminus of the herein described
centerline.

The sidelines of said strip of land are to be lengthened or shortened so as to begin on the northeast line of said Remainder and end on the line between Corners No. 1 and No. 2 of said Parcel One.

The above described strip of land contains 3.48 acres, more or less, and is subject to any liens, encumbrances, covenants, restrictions and rights-of-way or easements of record or legally acquired.

Prepared by:


Richard A. Seaman, L.S. 5339

8/28/11
Date

