

QUITCLAIM DEED
AND
GRANT OF EASEMENT

The County of San Luis Obispo, a body corporate in politic, for good and valuable consideration, the receipt of which is hereby acknowledged, does hereby remise and release to the Port San Luis Obispo Harbor District that real property located in the unincorporated town of Avila Beach, San Luis Obispo County, State of California, described as follows:

See Exhibit "I", Parcel 1 and Parcel 2, attached hereto and incorporated herein by this reference.

In addition, the County of San Luis Obispo, does hereby grant to the Port San Luis Obispo Harbor District an easement for public parking purposes on that real property located in the unincorporated town of Avila Beach, San Luis Obispo County, State of California described as follows:

See Exhibit "I" Parcel 3, attached hereto and incorporated herein by this reference.

Both subject to the restriction that said property shall be held by the Port San Luis Obispo Harbor District open to the public and shall revert to the County, upon demand by County, should one of the following occur;

1) Should said property not be held by the Port San Luis Obispo Harbor District in the public trust, substantially open and available for public parking and unencumbered by any commercial or residential development. "Substantially open and available" shall mean that not less than 300 parking spaces located in said parking lot shall be available for use by the general public not less than 365 days per year. This reversion shall in no way be construed to prevent Port from utilizing a portion of said Parking Lot for operational and maintenance purposes of Port or to restrict Port from charging a fee for the use of said Parking Lot; or

2) At such time as the Port San Luis Obispo Harbor District no longer operates and maintains the physical beach at Avila Beach (not including the pier located thereon).

3) This Quitclaim Deed and Grant of Easement is subject to the further restriction that, in the event that the Port San Luis Obispo Harbor District does not acquire ownership, in fee simple absolute, of the Avila beach and Avila Pier properties as leased to the County of San Luis Obispo by that Agreement dated

August 7, 1980 by and between the State of California and the County of San Luis Obispo and entitled "Lease Agreement (administration and control of certain state beach areas for purposes of State Park System, for 50 year period ending 8-7-2000)," on or before January 1, 1986, the Port shall have the right during calendar year 1986 to Quitclaim its interest in said property to County.

COUNTY OF SAN LUIS OBISPO

BY: Jerry Diefenderfer
Chairman of the Board of Supervisors

Authorized by Board Resolution 88-134
on April 11, 1983

ACKNOWLEDGMENT
State of California)
County of San Luis Obispo)s

On this 15th day of June, 1983, before me FRANCIS M. COONEY, County Clerk and Ex-Officio Clerk of the Board of Supervisors, County of San Luis Obispo, State of California, personally appeared Jerry Diefenderfer, known to me to be the Chairman of the Board of Supervisors of the County of San Luis Obispo, State of California, and known to me to be the person who executed the within instrument on behalf of said public corporation, agency or political subdivision, and acknowledge to me that such County of San Luis Obispo, State of California, executed same.

FRANCIS M. COONEY, County Clerk and
Ex-Officio Clerk of the Board of
Supervisors, County of San Luis Obispo,
State of California

BY: Francis M. Cooney
Deputy Clerk

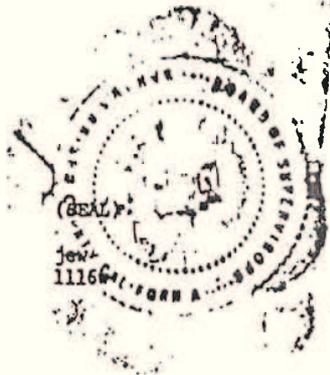


EXHIBIT I
LEGAL DESCRIPTION

PARCEL 1:

All of Lots 6 and 7 and those portions of Lots 2, 3, 4, 5, 13, 14 and 15, lying southeasterly of the right of way of the Pacific Coast Railway Co., all in block 5 of the Town of Avila, County of San Luis Obispo, State of California, as per map recorded in Book A, Page 5 of Maps, in the office of the County Recorder of said County.

PARCEL 2:

Lots 1 through 16 inclusive, in Block 9, of the Town of Avila, in the County of San Luis Obispo, State of California, according to the map thereof, recorded August 20, 1875, in Book A, Page 5 of Maps, in the Office of the County Recorder of said County.

Except therefrom the easterly most 70 feet of Lot 1 and the westerly most 50 feet of Lot 2 as per deeds filed for record in Official Records Volume 2457, Page 886 and Volume 2457 Pages 887 to 889 respectively, in the Office of the County Recorder of said County.

And, except therefrom the southeasterly 75 feet of Lots 3, 4, 5, 6, 7 and 8 as described in the deed to Marshall C. Ellis and Rose V. Ellis, recorded April 19, 1955 in Book 800, Page 450 of Official Records, in the Office of the County Recorder of said County.

Said Parcel 2, being all of Parcel A of Parcel map COAL-72-289 as per map recorded in Book 10, Page 40 of Parcel Maps, in the Office of the County Recorder of said County.

PARCEL 3:

That portion of San Francisco Street, Town of Avila, County of San Luis Obispo, State of California per map recorded in Book A, Page 5 of Maps in the Office of the County Recorder of said County, lying between 1st Street and the southeasterly line of the right-of-way of the Pacific Coast Railway Co.

Together with that portion of 2nd Street, Town of Avila, County of San Luis Obispo, State of California, per map recorded in Book A, Page 5 of Maps in the Office of the County Recorder of said County, lying between San Miguel Street and the southeasterly line of the right-of-way of the Pacific Coast Railway Co.

APN 76-213-09 and 76-215-05

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END OF DOCUMENT

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