

Recording requested by:
Director of Public Works Department
County of San Luis Obispo
County Government Center, Room 207
San Luis Obispo, CA 93408

When recorded return to:
County Clerk
County of San Luis Obispo
1055 Monterey Street, Room D120
San Luis Obispo, CA 93408

APN: ptn 091-301-021 [San Luis Obispo County] No recording fee per Government Code § 6103
APN: ptn 091-301-041 [San Luis Obispo County] No Documentary Transfer Tax per Revenue and Taxation Code § 11922

COUNTY OF SAN LUIS OBISPO • DEPARTMENT OF PUBLIC WORKS

DIRECTOR'S DEED AND SCG QUITCLAIM DEED

Highway 101, Nipomo, CA	300142.05	Willow Road Extension Project, Phase II (Interchange)
LOCATION	PROJECT#	PROJECT NAME

This DIRECTOR'S DEED AND SCG QUITCLAIM DEED (hereinafter "DEED"), entered into this ___ day of _____, 20___, by and between Southern California Gas Company, hereinafter called "SCG" and the COUNTY OF SAN LUIS OBISPO, hereinafter called "County."

WITNESSETH

WHEREAS, SCG is the owner of certain rights of way and easements located near Nipomo, California, in the County of San Luis Obispo, lying within the real property described in the attached Exhibits A1 and A2 (hereinafter referred to as "Original Easement Areas"):

and

WHEREAS, said Original Easement Areas are located within parcels acquired by the County for freeway purposes relating to State Highway 101;

and

WHEREAS, County has acquired replacement easements for SCG (hereinafter the "Replacement Easements") at the following locations near Nipomo, California (hereinafter the "Replacement Easement Areas"):

(See Attached Exhibits "Replacement Easement Area B1" and "Replacement Easement Area B2")

and

WHEREAS, the Replacement Easement covering "Replacement Easement Area B1" was conveyed to SCG by that certain "Grant of Easement" recorded June 9, 2011 as recorded Document No. 201127262 (said conveyance being by third parties who were provided consideration by the County to convey said "Grant of Easement" to SCG);

and

WHEREAS, the Replacement Easement covering "Replacement Easement Area B2" that is being conveyed to SCG by this DEED was acquired by the County by that certain Final Order of Condemnation recorded October 18, 2011 as Document No. 2011051759;

and

WHEREAS, SCG's below quitclaim of any and all of its rights, titles and interests in the Original Easement Areas to the County shall not be deemed accepted by the County until a formal acceptance thereof is recorded pursuant to Government Code Section 27281.

and

WHEREAS, the relocation of SCG's facilities from SCG's Original Easement Areas to the Replacement Easement Areas has been completed pursuant to that certain "Utility Agreement No. 05-UT-WRE2Gas2" previously entered into between SCG and the County.

CONVEYANCE OF DEEDS

NOW, THEREFORE, SCG now hereby QUITCLAIMS to the County ANY AND ALL OF ITS RIGHTS, TITLES AND INTERESTS in the Original Easement Areas described in the attached Exhibits A1 and A2;

And

NOW, THEREFORE, the County hereby ASSIGNS, GRANTS AND CONVEYS to SCG the easement described in the attached Exhibit B3 over, under, through and along the property described in the attached "Replacement Easement Area B2"

CERTIFICATE OF ACCEPTANCE

NOW, THEREFORE, the COUNTY OF SAN LUIS OBISPO, hereby certifies and accepts for public purposes, pursuant to Government Code Section 27281, the real property, or interest therein, described in the foregoing QUITCLAIM from Southern California Gas Company and consents to the recordation thereof.

SOUTHERN CALIFORNIA GAS COMPANY

Dated: 12/12, 20 13

By: Atenas Manes

By: N/A

ACKNOWLEDGMENT

State of California
County of Los Angeles)

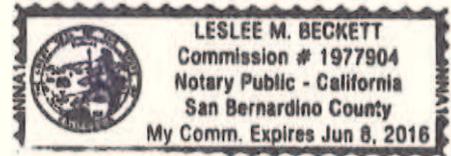
On 12/12/13 before me, Leslee M. Beckett
(insert name and title of the officer)

personally appeared Artemis Manos,
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 Leslee M. Beckett (Seal)



COUNTY OF SAN LUIS OBISPO

Chairperson of the Board of Supervisors
County of San Luis Obispo

Dated: _____, 20__

ATTEST:
Julie L. Rodewald County Clerk-Recorder
and Ex-Officio Clerk of the Board of Supervisors
County of San Luis Obispo

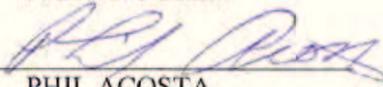
Deputy Clerk

APPROVED AS TO FORM AND LEGAL EFFECT:
RITA L. NEAL
County Counsel

By: 

Deputy County Counsel

RECOMMENDED FOR APPROVAL:
Department of Public Works:
PAAVO OGREN

By: 

PHIL ACOSTA
Right of Way Agent

T: PWA\zz Willow Rd\SCG Deed & Qc1m_March 21-2013_pwa-pjf

EXHIBIT A1

(PAGE 1 OF 2)

LEGAL DESCRIPTION

That portion of Parcel 4 of Parcel Map CO 72-007, as said parcel is delineated on the map recorded in Book 8, at Page 92 of Parcel Maps, together with a portion of Lot 7 of H. C. Ward's Subdivision of the Nipomo Rancho, according to the map of a re-survey of Lot 22 entitled "Map of Nipomo Reserve Tract" recorded in Book A, at Page 26 of Maps, in the County of San Luis Obispo, State of California both maps being on file in the office of the County Recorder of said county and state, more particularly described as follows:

Beginning at a 1¼-inch iron pipe marked LS 3877 located at the most westerly corner of said Parcel 4 being distant North 49°15'59" East, 236.54 feet from a 5/8-inch rebar and cap stamped RCE 31581 located at the most southerly corner of Parcel 5 as said parcel is delineated on Parcel Map CO 85-214 on file in the office of the County Recorder of said county and state in Book 48, at Page 26 of Parcel Maps; thence along the northwesterly line of said Parcel 4, North 49°15'59" East, a distance of 106.64 feet to the True Point of Beginning (TPOB); thence continuing along said northwesterly line, North 49°15'59" East, a distance of 608.05 feet to a point distant 35.00 feet southwesterly from the southwesterly right of way of U.S. Highway 101 and the beginning of a non-tangent curve concave to the southwest, having a radius of 69,875.00 feet, through which a radial of said curve bears North 54°49'15.2" East; thence southeasterly, parallel with said right of way and distant 35.00 feet, along the arc of said curve through a central angle of 00°14'06.4", an arc distance of 286.73 feet to a point through which a radial of said curve bears North 55°03'21.7" East; thence continuing parallel with said right of way, South 34°57'51" East, a distance of 38.04 feet to the northwesterly corner of Parcel B as said Parcel is described in the deed recorded in Volume 886 at Page 261 of Official Records, records of said county; thence along the northwesterly line of said Parcel B North 55°02'09" East, a distance of 35.00 feet to the southwesterly right of way of U.S. Highway 101; thence along said southwesterly right of way South 34°57'51" East, a distance of 60.00 feet to the southeasterly corner of said Parcel B; thence along the southeasterly line of said Parcel B South 55°02'09" West, a distance of 35.00 feet to the southwesterly corner of said Parcel B; thence distant 35.00 feet southwesterly of and parallel with the southwesterly right of way of U.S. Highway 101 South 34°57'51" East, a distance of 503.84 feet to the southeasterly line of said Parcel 4, said point bearing South 49°18'46" West, a distance of 35.18 feet from the southwesterly right of way of U.S. Highway 101, as measured along the prolongation of said southeasterly line of Parcel 4; thence along said southeasterly line South 49°18'46" West, a distance of 48.13 feet; thence departing from said southeasterly line, North 48°44'24" West, a distance of 163.48 feet; thence North 58°31'55" West, a distance of 712.57 feet; thence South 54°13'42" West, a distance of 231.36 feet; thence North 40°46'01" West, a distance of 23.76 feet to the True Point of Beginning.

This conveyance is made for the purpose of a freeway and the grantor hereby releases and relinquishes to the grantee any and all abutter's rights including access rights, appurtenant to the grantor's remaining property, in and to said freeway.

All bearings and distances used herein are based on the California Coordinate System, Zone 5. Multiply all distances by 1.000081924 to obtain ground level distances.

Consisting of 193,595 square feet, more or less.

Terence K. Orton 12/07/09
Terence K. Orton, PE 21,807



091-301-021-H December 1, 2009

Page 1 of 2

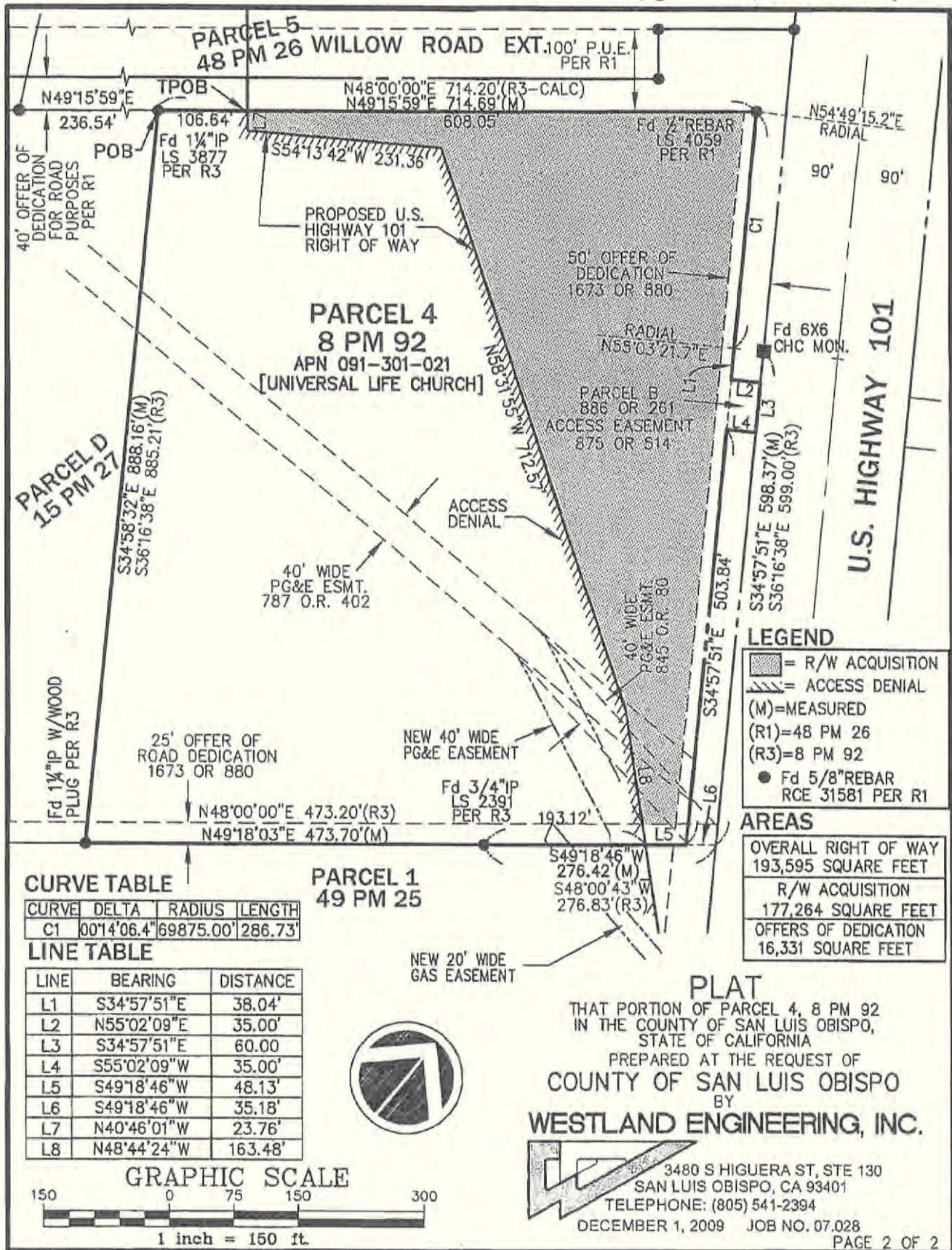


EXHIBIT A2

(PAGE 1 OF 2)

LEGAL DESCRIPTION

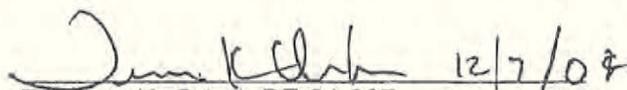
That portion of Parcel 1 of Parcel Map CO 89-389 in the County of San Luis Obispo, State of California, as said parcel is delineated on the map recorded in Book 49, at Page 25 of Parcel Maps and that portion of Lot 7 of H. C. Ward's Subdivision of the Nipomo Rancho, according to the map of a re-survey of Lot 22 entitled "Map of Nipomo Reserve Tract", recorded in Book A, at Page 26 of Maps, both maps on file in the office of the County Recorder of said county and state, more particularly described as follows:

Beginning at a 1¼ inch iron pipe with wood plug located at the most southerly corner of Parcel 4 of Parcel Map CO 72-007 as said parcel is delineated on the map recorded in Book 8, at Page 92 of Parcel Maps on file in the office of the County Recorder of said county and state, said point also being on the northwesterly line of said Parcel 1; thence along said northwesterly line, North 49°18'03" East, a distance of 473.70 feet to a ¾ inch iron pipe marked LS 2391; thence continuing along said line, North 49°18'46" East, a distance of 193.12 feet to the True Point of Beginning (TPOB); thence continuing along said line North 49°18'46" East, a distance of 48.13 feet to the most easterly corner of said Parcel 4; thence along the northeasterly line of Parcel 4, parallel with and distant 35.00 feet southwesterly of the southwesterly right of way of U.S. Highway 101, North 34°57'51" West, a distance of 503.84 feet to the southwesterly corner of Parcel B described in the deed recorded in Volume 886, at Page 261 of Official Records on file in the office of the County Recorder of said county and state, thence along the southeasterly line of said Parcel B, North 55°02'09" East, a distance of 35.00 feet to the southwesterly right of way of U.S. Highway 101; thence along said right of way, South 34°57'51" East, a distance of 1839.45 feet; thence departing from said right of way, North 36°07'11" West, a distance of 900.78 feet; thence North 41°06'48" West, a distance of 298.30 feet; thence North 48°44'24" West, a distance of 137.59 feet to the True Point of Beginning.

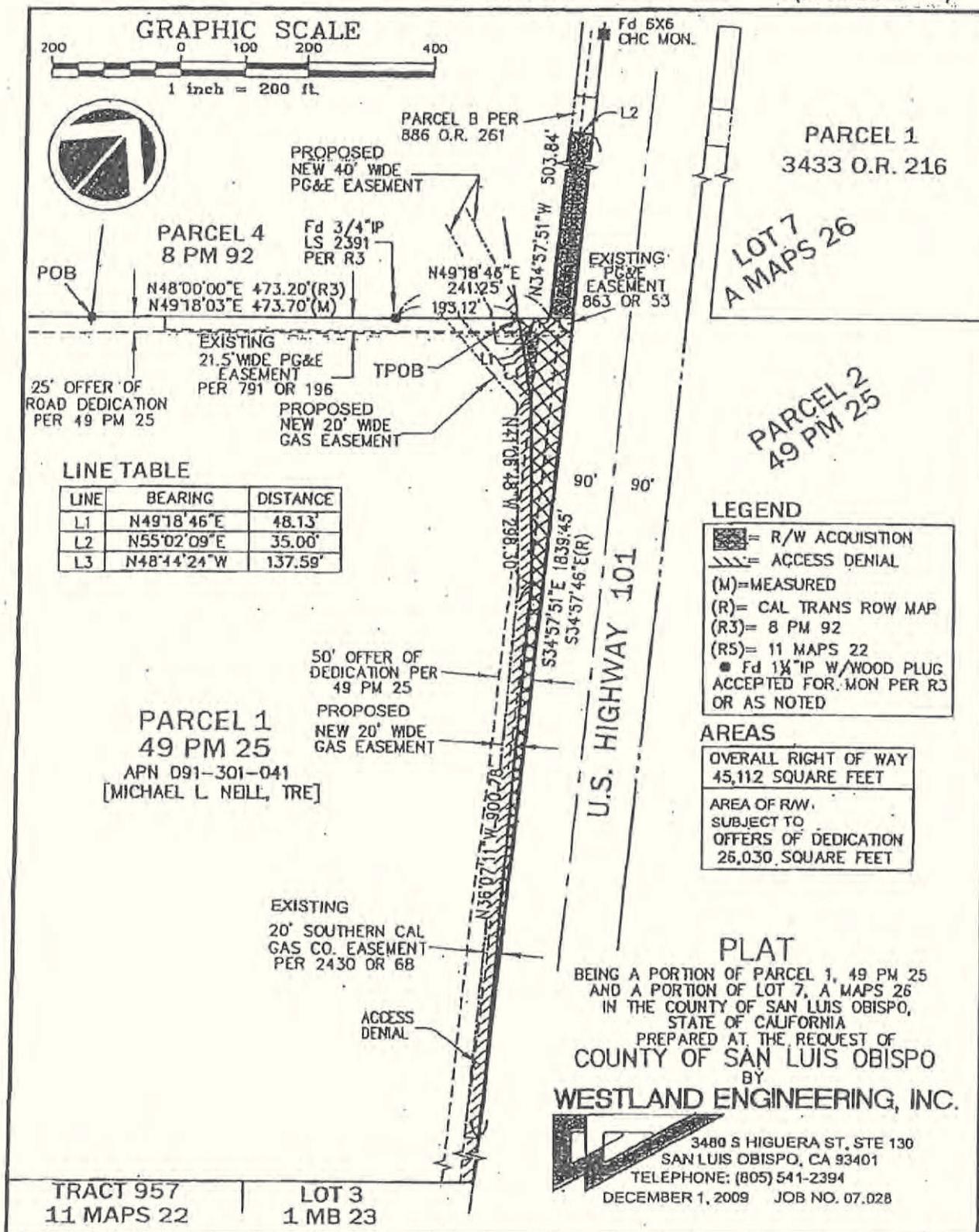
This conveyance is made for the purpose of a freeway and the grantor hereby releases and relinquishes to the grantee any and all abutter's rights including access rights, appurtenant to the grantor's remaining property, in and to said freeway.

All bearings and distances used herein are based on the California Coordinate System, Zone 5. Multiply all distances by 1.000081924 to obtain ground level distances.

Consisting of 45,112 square feet, more or less.

 12/7/08
Terence K. Orton, PE 21,807





REPLACEMENT EASEMENT AREA B1

(PAGE 1 OF 2)

LEGAL DESCRIPTION

That portion of Parcel 4 of Parcel Map CO 72-007, as said parcel is delineated on the map recorded in Book 8, at Page 92 of Parcel Maps, on file in the office of the County Recorder, in the County of San Luis Obispo, State of California, more particularly described as follows:

Beginning at a 1¼ inch iron pipe with wood plug located at the most southerly corner of said Parcel 4, said point also being on the northwesterly line of Parcel 1 of Parcel Map CO 89-389, as said parcel is delineated on the map recorded in Book 49, at Page 25 of Parcel Maps, on file in the office of the said County Recorder, in the said County and State; thence along the said northwesterly line, North 49°18'03" East, a distance of 473.70 feet to a ¾ inch iron pipe marked LS 2391; thence continuing along said line, North 49°18'46" East, a distance of 241.25 to the most easterly corner of said Parcel 4; thence along the northeasterly line of Parcel 4, parallel with and distant 35.00 feet southwesterly of the southwesterly right of way of U.S. Highway 101, North 34°57'51" West, a distance of 503.84 feet to the southwesterly corner of Parcel B described in the deed recorded in Volume 886, at Page 261 of Official Records on file in the office of the said County Recorder; thence along the southeasterly line of said Parcel B, North 55°02'09" East, a distance of 35.00 feet to the southwesterly right of way of U.S. Highway 101; thence along said right of way, South 34°57'51" East, a distance of 1839.45 feet; thence departing from said right of way, North 36°07'11" West, a distance of 900.78 feet; thence North 41°06'48" West, a distance of 298.30 feet; thence North 48°44'24" West, a distance of 6.99 feet; thence North 80°19'24" West, a distance of 167.91 feet to a point on the said northwesterly line of said Parcel 1 said point being the True Point of Beginning (TPOB); thence North 80°19'24" West, a distance of 33.92 feet; thence South 15°30'34" East, a distance of 22.10 feet; thence South 80°19'24" East, a distance of 7.95 feet to the said northwesterly line; thence northeasterly along said line, North 49°18'46" East, a distance of 25.97 feet to the True Point of Beginning.

All bearings and distances used herein are based on the California Coordinate System, Zone 5. Multiply all distances by 1.000081924 to obtain ground level distances.

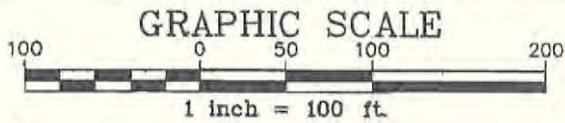
Consisting of 419 square feet, more or less.

Terence K. Orton 12/07/09
Terence K. Orton, PE 21,807



REPLACEMENT EASEMENT AREA B1

(PAGE 2 OF 2)



PARCEL 4
 40' WIDE PG&E EASEMENT
 8 PM 92
 APN 091-301-021
 [UNIVERSAL LIFE CHURCH]

POB N48°00'00"E 473.20'(R3)
 N49°18'03"E 473.70'(M)
 Fd 3/4" IP
 LS 2391
 PER R3

TPOB N49°18'46"E 241.25'

PARCEL B PER
 886 O.R. 261

PG&E EASEMENT
 863 O.R. 53

20' SOUTHERN CAL
 GAS CO. EASEMENT
 PER 2430 O.R. 68

21.5' WIDE PG&E
 EASEMENT
 PER 791 O.R. 196

25' OFFER OF
 ROAD DEDICATION
 PER 49 PM 25

20' WIDE
 GAS EASEMENT

LEGEND

- = GAS EASEMENT
419 SQUARE FEET
- = ACCESS DENIAL
- (M)=MEASURED
- (R)= CAL TRANS ROW MAP
- (R3)= 8 PM 92
- Fd 1 1/4" IP W/WOOD PLUG
ACCEPTED FOR MON PER R3
OR AS NOTED

LINE TABLE

LINE	BEARING	DISTANCE
L1	N55°02'09"E	35.00'
L2	N36°07'11"W	900.78'
L3	N48°44'24"W	6.99'
L4	N80°19'24"W	33.92'
L5	S15°30'34"E	22.10'
L6	S80°19'24"E	7.95'
L7	N49°18'46"E	25.97'

PARCEL 1
 49 PM 25
 APN 091-301-041
 [RICHARD A. CANADA]

50' OFFER OF
 DEDICATION PER
 49 PM 25

U.S. HIGHWAY 101

LOT 3
 1 MB 23

PLAT

BEING A PORTION OF PARCEL 4, 8 PM 92
 IN THE COUNTY OF SAN LUIS OBISPO,
 STATE OF CALIFORNIA
 PREPARED AT THE REQUEST OF
 COUNTY OF SAN LUIS OBISPO

BY
WESTLAND ENGINEERING, INC.



3480 S HIGUERA ST, STE 130
 SAN LUIS OBISPO, CA 93401
 TELEPHONE: (805) 541-2394
 DECEMBER 1, 2009 JOB NO. 07.028
 PAGE 2 OF 2

REPLACEMENT EASEMENT AREA B2

(PAGE 1 OF 2)

LEGAL DESCRIPTION

That portion of Parcel 1 of Parcel Map CO 89-389 as said parcel is delineated on the map recorded in Book 49, at Page 25 of Parcel Maps on file in the office of the County Recorder, in the County of San Luis Obispo, State of California, being a strip of land 20.00 feet wide more particularly described as follows:

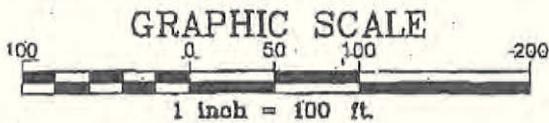
Beginning at a 1¼ inch iron pipe with wood plug located at the most southerly corner of Parcel 4 of Parcel Map CO 72-007 as said parcel is delineated on the map recorded in Book 8, at Page 92 of Parcel Maps on file in the office of the said County Recorder, in the said County and State, said point also being on the northwesterly line of said Parcel 1; thence along said northwesterly line, North 49°18'03" East, a distance of 473.70 feet to a ¼ inch iron pipe marked LS 2391; thence continuing along said line, North 49°18'46" East, a distance of 241.25 to the most easterly corner of said Parcel 4; thence along the northeasterly line of Parcel 4, parallel with and distant 35.00 feet southwesterly of the southwesterly right of way of U.S. Highway 101, North 34°57'51" West, a distance of 503.84 feet to the southwesterly corner of Parcel B described in the deed recorded in Volume 886, at Page 261 of Official Records on file in the said office of the County Recorder; thence along the southeasterly line of said Parcel B, North 55°02'09" East, a distance of 35.00 feet to the southwesterly right of way of U.S. Highway 101; thence along said right of way, South 34°57'51" East, a distance of 1839.45 feet to the True Point of Beginning (TPOB); thence departing from said right of way, North 36°07'11" West, a distance of 900.78 feet; thence North 41°06'48" West, a distance of 298.30 feet; thence North 48°44'24" West, a distance of 6.99 feet; thence North 80°19'24" West, a distance of 167.91 feet to a point on the northwesterly line of said Parcel 1; thence southwesterly along said northwesterly line, South 49°18'46" West, a distance of 25.97 feet, thence leaving said line, South 80°19'24" East, a distance of 178.82 feet; thence South 41°06'48" East, a distance of 296.09 feet; thence South 36°07'11" East, a distance of 899.71 feet; thence North 54°27'29" East, a distance of 20.00 feet to the True Point of Beginning.

All bearings and distances used herein are based on the California Coordinate System, Zone 5. Multiply all distances by 1.000081924 to obtain ground level distances.

Consisting of 27,486 square feet, more or less.

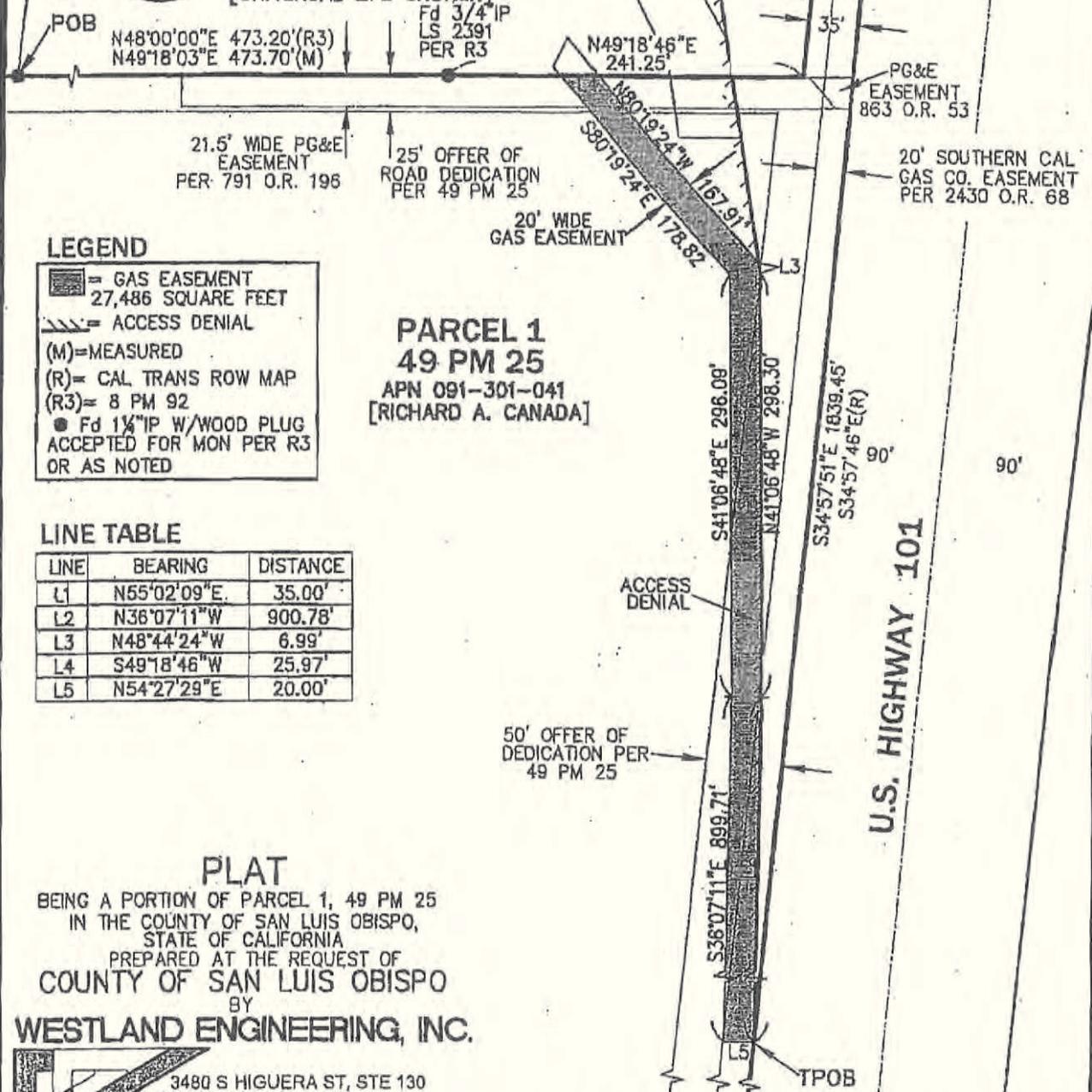
Terence K. Orton
Terence K. Orton, PE 21,807





PARCEL 4
 8 PM 92
 APN 091-301-021
 [UNIVERSAL LIFE CHURCH]
 Fd 3/4" IP
 LS 2391
 PER R3

PARCEL B PER
 886 O.R. 261



LEGEND

- = GAS EASEMENT
27,486 SQUARE FEET
- = ACCESS DENIAL
- (M) = MEASURED
- (R) = CAL TRANS ROW MAP
- (R3) = 8 PM 92
- Fd 1/4" IP W/WOOD PLUG
ACCEPTED FOR MON PER R3
OR AS NOTED

LINE TABLE

LINE	BEARING	DISTANCE
L1	N55°02'09"E	35.00'
L2	N36°07'11"W	900.78'
L3	N48°44'24"W	6.99'
L4	S49°18'46"W	25.97'
L5	N54°27'29"E	20.00'

PLAT

BEING A PORTION OF PARCEL 1, 49 PM 25
 IN THE COUNTY OF SAN LUIS OBISPO,
 STATE OF CALIFORNIA
 PREPARED AT THE REQUEST OF
 COUNTY OF SAN LUIS OBISPO
 BY

WESTLAND ENGINEERING, INC.

3480 S HIGUERA ST, STE 130
 SAN LUIS OBISPO, CA 93401
 TELEPHONE: (805) 541-2394

JANUARY 5, 2009 JOB NO. 07.028

PAGE 2 OF 2

LOT 3
 1 MB 23

EXHIBIT B3

The scope of the easement being granted to SCG by this Deed is identical to the scope of "Utility Easement 1" granted to the County by that certain Final Order of Condemnation recorded October 18, 2011 as Document No. 2011051759. The scope of said easement is set forth at the last page of Exhibit B of said Final Order of Condemnation, and is restated below for the convenience of the parties:

A non-exclusive easement to lay, construct, maintain, operate, repair, replace, patrol, change the size of, add to, or remove from time to time, as Easement holder deems necessary, one or more pipelines and conduits, together with metering, measuring, regulating, cathodic protection, communications and other appurtenances (all hereinafter referred to as the "Facilities") for the transportation of gas, energy, communications, petroleum, products and other substances (whether or not such substances are transported at any particular time), over, under, through, and along the land located in the County of San Luis Obispo, State of California, further described and depicted as Replacement Easement Area B2 attached hereto and incorporated herein, together with the reasonable right of ingress and egress to and from the Easement Facilities and the right to use a 20' wide strip of the remainder of the Larger Parcel abutting easement for a 6 month period during construction of the Facilities. Said "Larger Parcel" is described in the following page entitled "Larger Parcel".

The owner of the remainder of the Larger Parcel, for its heirs, successors and assigns, shall make no change of grade of the Easement, shall not inundate it, shall keep it free of trees, deep-rooted shrubs, buildings and structures of all kinds (except for Easement holder's Facilities as described herein), and that nothing shall be done to impair easement holder's vehicular access to or along the Easement. The owner of the remainder of the Larger Parcel may (1) use any surface or subsurface areas, provided such use does not unreasonably or substantially interfere with Easement holder's use of the Easement; (2) improve the Easement area surface with landscaping (except trees and deep-rooted shrubs), paved driveways, parking surfaces, sidewalks, curbs and gutters; provided, however, that before making any such improvements involving a change of grade, the owner of the remainder of the Larger Parcel and its heirs, successors and assigns, shall notify the Easement holder in advance.

This Easement shall be binding upon and inure to the benefit of successors, heirs, and assigns of the owner of the remainder of the Larger Parcel and Easement holder.

EXHIBIT B3

"Larger Parcel"

The Larger Parcel is described as follows:

PARCEL 1 OF PARCEL MAP CO-89-389 IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, AS PER MAP RECORDED FEBRUARY 28, 1992, IN BOOK 49, PAGE 25 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 091-301-041