

Exhibit C

This page intentionally left blank.

#10

G 33908

FEEL 1079 PAGE 403

RECORDED BY DEPUTY CLERK OF BOARD OF SUPERVISORS
Before the Board of Supervisors in and for the County of Monterey, State of California

AUG 30 9 08 AM '76

OFFICE OF THE COUNTY CLERK COUNTY OF MONTEREY SALINAS, CALIFORNIA

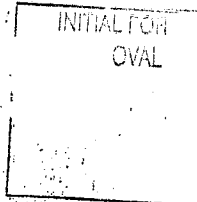
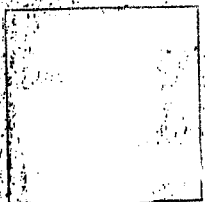
NO FEE

Conservation and Scenic Easement Deed from RICHARD F. Mc GRAW for Property Situated Near Van Ess Way, in Carmel Highlands, Accepted

FEEL 1079 PAGE 403

Upon motion of Supervisor Farr, seconded by Supervisor Petrovic, and unanimously carried, the Board hereby accepts the Conservation and Scenic Easement Deed from RICHARD F. Mc GRAW for property situated near Van Ess Way, in Carmel Highlands, for open space, and directs the Clerk to record said Deed.

G 33908



COUNTY OF MONTEREY }
STATE OF CALIFORNIA }

I, ERNEST A. MAGGINI, County Clerk and ex-officio Clerk of the Board of Supervisors of the County of Monterey, State of California, hereby certify that the foregoing is a full, true and correct copy of an original or ter of said Board of Supervisors duly made and entered in the minutes thereof at page 33 of Minute Book 33, on the 20th day of July 1976, and now remaining of record in my office.
Witness my hand and the seal of said Board of Supervisors this 20th day of July 1976.

ERNEST A. MAGGINI,
County Clerk and ex-officio Clerk of the Board of Supervisors, County of Monterey, State of California.
By Linde Munday
LINDE MOUNDAY

CONSERVATION AND SCENIC EASEMENT DEED

THIS DEED made this 24th day of June, 1976, by and between RICHARD F. Mc GRAW as Grantor, and the COUNTY OF MONTEREY, a political subdivision of the State of California, as Grantee;

WITNESSETH:

WHEREAS, the said Grantor is the owner in fee of the real property hereinafter described, situate in Monterey County, California; and

WHEREAS, the said land of said Grantor has certain natural scenic beauty and existing openness; and

WHEREAS, the Grantor and the Grantee desire to preserve and conserve for the public benefit the great natural scenic beauty and existing openness, natural condition and present state of use of said property of the Grantor; and

WHEREAS, the said Grantor is willing to grant to the County of Monterey the scenic use as hereinafter expressed to the said land, and thereby protect the present scenic beauty and existing openness by the restricted use and enjoyment of said property by the Grantor through the imposition of the conditions hereinafter expressed;

NOW, THEREFORE, for and in consideration of the premises, the Grantor does hereby grant and convey unto the County of Monterey an estate, interest, and conservation and scenic easement in said real property of Grantor of the nature and character and to the extent hereinafter expressed, which estate, interest, and easements will result from the restrictions hereby imposed upon the use of said property by said grantor, and to that end and for the purpose of accomplishing the intent of the parties hereto, said Grantor covenants on behalf of itself, its heirs, successors, and assigns with the said Grantee, its successors and assigns to do and refrain from doing severally and collectively upon the Grantor's said property the various acts hereinafter mentioned.

The restrictions hereby imposed upon the use of said property of the Grantor and the acts which said Grantor shall refrain from doing upon their said property in connection herewith are, and shall be as follows:

1. That no structures will be placed or erected upon said described premises except present structures as indicated on Exhibit A or their replacement as indicated on Exhibit A attached to and made a part of this deed.

2. That no advertising of any kind or nature shall be located on or within said property except small For Sale or For Rent or Lease signs.

3. That the Grantor shall not plant or permit to be planted any vegetation upon said premises, except that the grantor may maintain and replace existing vegetation and such other planting of shrubs, trees, flowers and grasses as do not cause major interference with views or detract from the scenic quality of the easement.

4. That, except for the construction, alteration, relocation and maintenance of existing public roads; and the construction, alteration, relocation and maintenance of private pedestrian trails and pathways as Grantors may desire for Grantors use, the general topography of the landscape shall be maintained in its present condition, and no major excavation or topographic changes shall be made

5. That no use of said property which will or does materially alter the landscape or other attractive scenic features of said land other than those specified above shall be done or suffered.

The land of the Grantor hereinabove referred to and to which the provisions of this instrument apply is situate in the County of Monterey, State of California, and is particularly described in Exhibit A and Map attached hereto, and made a part hereof.

Excepting and reserving to the Grantor:

(1) The right of the Grantor and his invitees to maintain and use all existing private roads, bridges, trails and structures upon said land:

(2) The use and occupancy of said land not inconsistent with the

(3) The right to use, maintain, reconstruct and relocate utility lines, pipes, septic tanks and drainfields.

Land uses permitted, or reserved to the Grantor by this instrument shall be subject to the ordinances of Grantee regulating the use of land.

To have and to hold unto the said County of Monterey, its successors and assigns forever. This grant shall be binding upon the heirs and assigns of the said Grantor.

In addition to the foregoing conservation easement a mutual covenant between the owners of adjacent properties not to release said easements will be recorded and is intended by said covenantees to be a covenant running with the lands of each covenantee. The other lands affected are described in Exhibit B, attached hereto.

IN WITNESS WHEREOF, the Grantor(s) ha_ executed this conveyance the day and year first above written.

Signed and Sealed in the presence of:

GRANTOR(S)

Richard F. McGraw
Richard F. McGraw

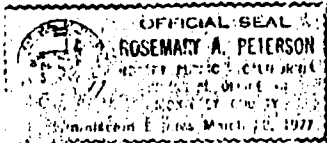
STATE OF CALIFORNIA)

ss.

COUNTY OF MONTEREY)

On this 24th day of July in the year one thousand nine hundred and seventy-six before me, Rosemary A. Peterson, a Notary Public, State of California, duly commissioned and sworn, personally appeared Richard F. McGraw, known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal in the County of Monterey the day and year in this certificate first above written.



Rosemary A. Peterson
Notary Public, State of California

My commission expires March 18, 1977

ACCEPTANCE BY THE COUNTY OF MONTEREY

The foregoing Conservation and Scenic Easement Deed is accepted by the County of Monterey this 24th day of July, 1976.

COUNTY OF MONTEREY

BY: *Wesley H. ...*
Chairman, Board of Supervisors

STATE OF CALIFORNIA)
COUNTY OF MONTEREY) ss.

DEEL 1079 PAGE 407

On this 20th day of July, 1976, before me,
ERNEST A. MAGGINI, County Clerk of the County of Monterey, and ex-officio
Clerk of the Board of Supervisors and of the Superior Court, in and for said County and State,
personally appeared WARREN CHURCH, known to me to be the Chairman
of said Board of Supervisors of the County of Monterey, and known to me to be the person who
executed the within instrument on behalf of said political subdivision, and acknowledged to
me that such County of Monterey executed the same.

ERNEST A. MAGGINI,
County Clerk and ex-officio Clerk of the
Board of Supervisors of Monterey County,
State of California

By Linda Monday
Linda Monday DEPUTY CLERK

SCENIC EASEMENT - MC GRAW PROPERTY

Exhibit "A"

All that real property situated in the Rancho San Jose Y San Chiquito, County of Monterey as conveyed to Richard F. McGraw by deed recorded in Book 1489, page 546, and Book 2052, page 603, of the Official Records of Monterey County, excepting therefrom that certain property described in deed to Ansel Easton Adams, et al, recorded on Reel 82 page 460 of the Official Records of said county and also excepting therefrom that certain property conveyed to William Webb et al by deed recorded on Reel 322 page 117 of the Official Records of Monterey County and also excepting therefrom the following described property:

Beginning at Station S-7, an intersection point on the centerline of Van Ess Way as said station and line are shown on the Licensed Surveyor's Map of a part of Carmel Highlands and filed for record in Volume 3 of Surveys page 109 Monterey County Records, N 46° 00' W 12.00 feet to a point on said centerline, thence leaving said centerline S 85° 04' W 95.0 feet; thence N 61° 03' W 210.0 feet; thence N 20° 45' E 92.0 feet, thence S 66° 15' E 180.0 feet thence N 63° 35' E 180.0 feet, thence S 31° 05' E 77.0 feet thence S 81° 55' E 85.0 feet, thence S 01° 07' W 90.0 feet thence S 58° 00' W 60.62 feet to a point on the centerline of Van Ess Way; thence following said centerline in a curve to the left to Station S-6 shown on said map; thence following said centerline S 86° 00' W 79.59 to Station S-7 shown on said map, the point of beginning.

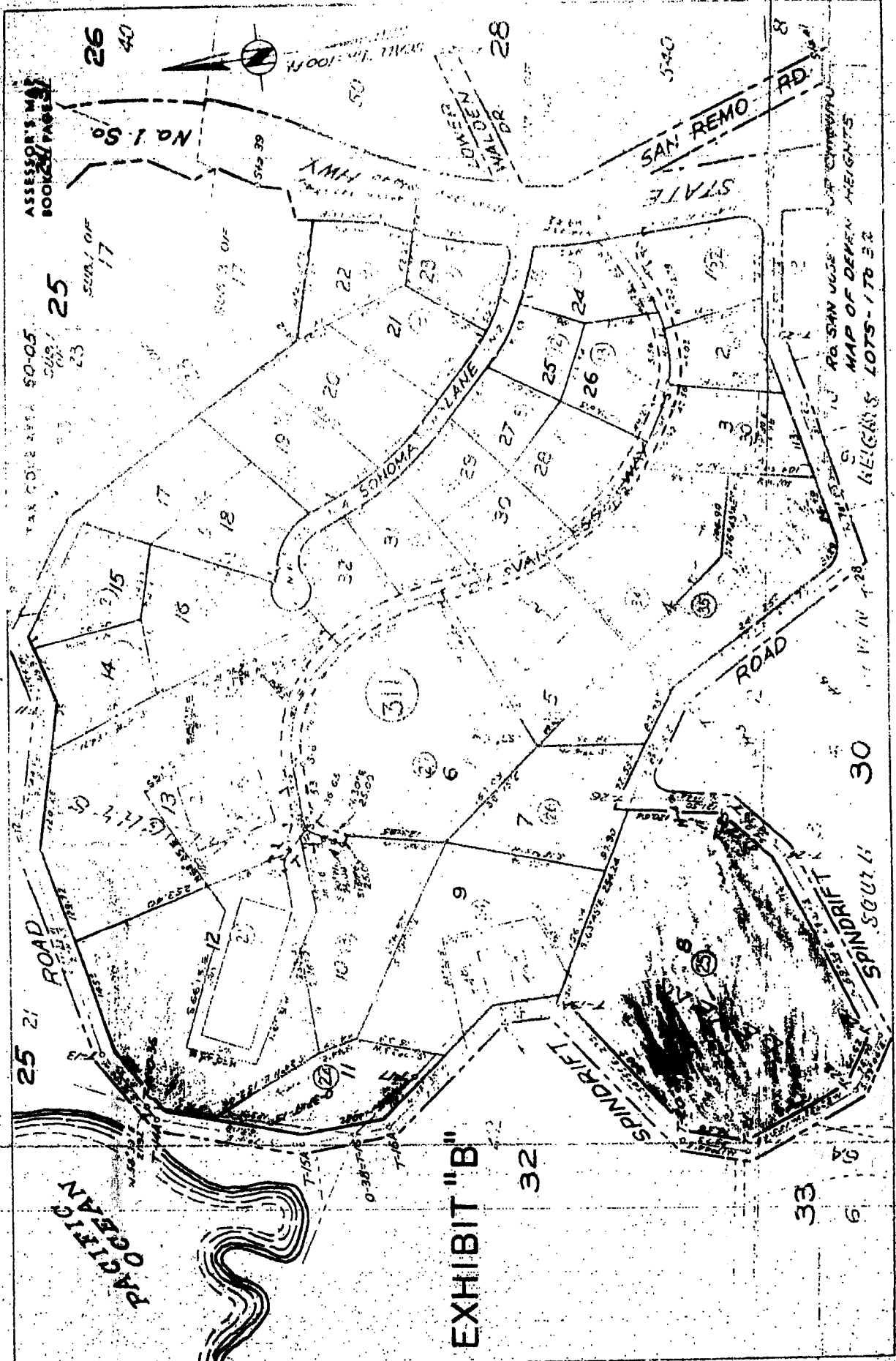


EXHIBIT "B"

END OF DOCUMENT

#12A

59263

REEL 3142 PAGE 1300

WHEN RECORDED MAIL TO:

Mellie

119

R	5
M	1
RF	8
TC	1
T	15

RECORDED 21 REQUESTOR

ATTORNEY

AUG 25 10 26 AM '94

OFFICE OF RECORDER
COUNTY OF MONTEREY
SALINAS, CALIFORNIA

Space above this line for use of the County Recorder

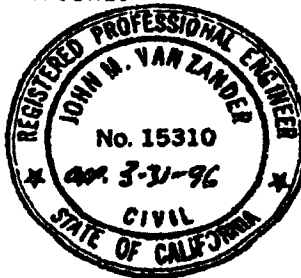
CERTIFICATE OF CORRECTION

Notice is hereby given that a certain Record of Survey Map filed for record on October 20, 1981 in Volume 13 of Surveys at Page 2, Monterey County, California records, is amended in accordance with Section 8770.5 of the Land Surveyors Act and Section 66469 of the Subdivision Map Act as follows:

See attached plat.

The Fee Owner of this property is:

Peter Marcus, a single man.



CERTIFICATE OF THE LAND SURVEYOR—CIVIL ENGINEER

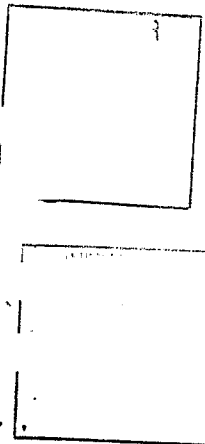
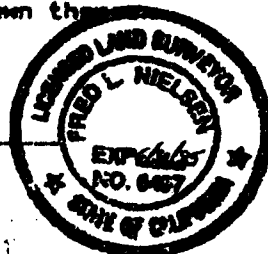
This is to certify that the above Certificate of Correction was prepared by me or under my direction and control.

John M. Van Zander
No. 15310

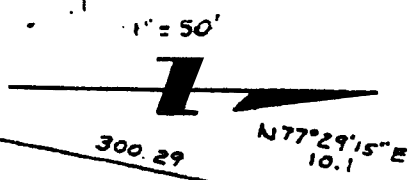
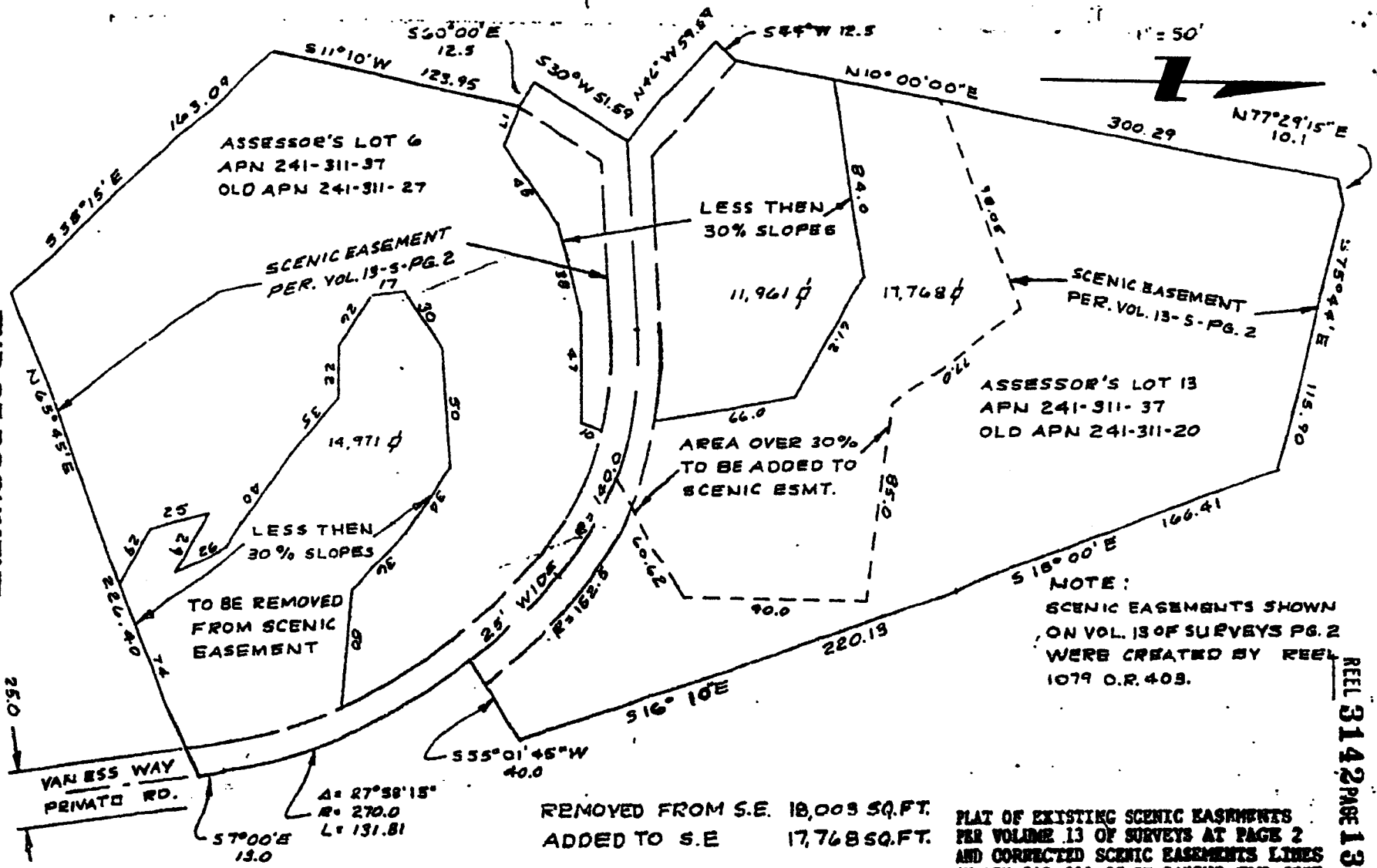
CERTIFICATE OF THE COUNTY SURVEYOR

This is to certify that the above Certificate of Correction has been examined this 21 day of AUGUST 1994, for conformance with the requirements of Section 66469 of the Subdivision Map Act, and that the only changes shown there are changes provided for in said Section 66469.

Fred L. Nielsen
County Surveyor



END OF DOCUMENT



NOTE:
 SCENIC EASEMENTS SHOWN
 ON VOL. 13 OF SURVEYS PG. 2
 WERE CREATED BY REEL
 1079 O.R. 403.

REMOVED FROM S.E. 10,009 SQ.FT.
 ADDED TO S.E. 17,768 SQ.FT.

PLAT OF EXISTING SCENIC EASEMENTS
 PER VOLUME 13 OF SURVEYS AT PAGE 2
 AND CORRECTED SCENIC EASEMENTS LINES
 ON APN 241-311-37 IN RANCHO SAN JOSE
 Y SUR CHIQUITO, MONTEREY COUNTY
 CALIFORNIA

SCALE 1"=50' JULY 1994

REEL 3142 PAGE 1301

This page intentionally left blank