



Fidelity National Title Company

760 Paseo Camarillo, Suite 101, Camarillo, CA 93012
(805) 383-2353 • FAX (805) 388-8153

July 11, 2003

Sierra West Group
2012 H Street, #201
Sacramento, CA 95814

Attn: Wanda

Enclosed are various deeds where the State of California acquired various portions of the Ventura County Fairgrounds and one deed where the State gave back a portion to the City of San Buenaventura.

Mark Giddings
Fidelity Title

thereof, and this deed is given pursuant to said proceedings and order.

In witness whereof, this instrument is executed this 30th day of February, 1948.

U.S.I.R.S. \$1.65--Cancelled.
T.I.&T. Co. -- Mar. 15, '48.

BASIL KOZLOFF
As administrator of the Estate of Deceased.

STATE OF CALIFORNIA,
COUNTY OF LOS ANGELES.

On the 20th day of February, 1948, before me, Ida M. Murphy, a Notary Public in and for said County and State, residing therein, duly commissioned and sworn, personally appeared Ben H. Brown, as Administrator of the estate of Basil Kozloff, etc., deceased, known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that as Administrator of the estate of said deceased he executed the same.

WITNESS my hand and Official Seal.

(NOTARIAL SEAL)
Los Angeles Co.

IDA M. MURPHY
NOTARY PUBLIC in and for the County of Los Angeles, State of California.
My Commission Expires May 8, 1949.

RECORDED AT REQUEST OF TITLE INSURANCE & TRUST CO., at 9:00 A.M., MAR. 15, 1948.

NO. 4556.
Fee: \$1.80 Folio: 5.
V.C.W.
COMPARED: *BN*

JOHN S. LOCKE.....RECORDER.

--- * 0 ---
* * GRANT DEED * *

* * * * *

VENTURA COUNTY, a political subdivision of the State of California, hereby grants to

THIRTY-FIRST DISTRICT AGRICULTURAL ASSOCIATION, (formed and existing under and by virtue of the provisions of Article 2, Chapter 3, Division 1, Agricultural Code of California) the following described property in the County of Ventura, State of California, particularly described as follows:

PARCEL 1

Situate, lying and being in Tract One (1) of the Rancho Ex-Mission of San Buenaventura, County of Ventura, State of California, and described as:

All of Blocks Two (2), Three (3) Four (4), Five (5), Six (6), Eight (8), Nine (9), Ten (10), Eleven (11), and the West one-half (1/2) of Block Twelve (12) as said blocks and streets are designated and delineated upon the official map of the City (formerly Town) of San Buenaventura; also all that part of the City of San Buenaventura which lies South of Blocks Two (2), Four (4), Five (5), and Six (6) and as an entirety, particularly described as follows:

Beginning at the point of intersection of the southerly line of Front Street with the westerly limits of the City of San Buenaventura; thence from said point of beginning,

1st - Southerly along said City Limits to the high tide line of the Pacific Ocean; thence,

2nd - Easterly along said high tide line of the Pacific Ocean to the point of intersection with the southerly prolongation of the westerly line of South Ventura Avenue (formerly Spruce Street); thence,

3rd - Northerly along said southerly projection of the westerly line of South Ventura Avenue to the point of intersection with the westerly prolongation of the southerly line of Block 3; thence,

4th - Easterly along the said southerly line of Block 3 and the easterly prolongation thereof to the point of intersection with the easterly line of Walnut Street; thence,

5th - Southerly along the said easterly line of Walnut Street to the high tide line of the Pacific Ocean; thence,

6th - Easterly along said high tide line of the Pacific Ocean to the point of intersection with the westerly line of Figueroa Street; thence,

7th - Northerly along the west line of Figueroa Street to the center line of Beach Street; thence,

8th - Westerly along the center line of Beach Street, to the point of intersection with the southerly prolongation of the East line of the West one-half (½) of Block 12; thence,

9th - Northerly along said southerly projection and the East line of the West one-half (½) of Block 12, to the point of intersection with the South line of Front Street; thence,

10th - Westerly along the South line of Front Street to the point of beginning, all streets, blocks and boundaries being as delineated upon the official map of the City of San Buenaventura.

PARCEL 2

Lot one (1), Block Twenty-seven (27), as the same are designated and delineated upon that certain map entitled, "Map of the Mission Orchard and part of the official survey of San Buenaventura", and recorded in the office of the County Recorder of said Ventura County in Book 1 of Miscellaneous Records at page 330; also all of Lots one (1), eight (8), nine (9), ten (10), and the East 45.00 feet of Lot Two (2), Block twenty-seven (27); as the same are designated and delineated upon that certain map entitled, "Plat of Blocks 27 - 28 & 29 Town of San Buenaventura Subdivided for J.M. Brooks", and recorded in the office of the County Recorder of said Ventura County in Book 2 of Miscellaneous Records at Page 148, and particularly described as an entirety as follows: -

Beginning at the point of intersection of the South line of Meta Street and the West line of Spruce Street, at the North-east corner of said Block Twenty-seven (27); thence from said point of beginning,

1st - West 145.00 feet along the South line of Meta Street to a point; thence at right angles,

2nd - South 170.00 feet parallel with and at all points distant East 5.00 feet from and at right angles to the boundary line between Lots two (2) and three (3), Block twenty-seven (27), as delineated upon the map last above described, to a point in the North line of Brooks Avenue; thence along same;

3rd - West 5.00 feet to the corner common to said Lots two (2) and three (3), Block twenty-seven (27); thence at right angles,

4th - South 230.00 feet; at 80.00 feet a point in the South line of said Brooks Avenue; at the corner common to Lots Ten (10) and eleven (11) of said Block twenty-seven (27); at 230.00 feet a point in the North line of Front Street; at the corner common to said Lots Ten (10) and eleven (11) of said Block twenty-seven (27); thence at right angles,

5th - East 150.00 feet to the point of intersection of the North line of Front Street and the West line of said Spruce Street; thence along same;

6th - North 400.00 feet; at 170.00 feet the point of intersection of the West line of said Spruce Street and the South line of said Brooks Avenue; at 230.00 feet the point of intersection of the North line of Brooks Avenue and the West line of said Spruce Street; at 400.00 feet the point of beginning.

Reserving and excepting all right that the public may have in, on or across all that part of Brooks Avenue within the exterior boundary of the above described real property.

PARCEL 3

A part of Lot one (1), Block Twenty-six (26), as the same are designated and delineated upon the first map described in Parcel 2 in this document, and particularly described as follows: -

Beginning at the point of intersection of the South line of Meta Street and the East line of Spruce Street; thence from said point of beginning,

1st - East 100.00 feet along the South line of Meta Street to a point; thence at right angles,

2nd - South 57.50 feet to a point in the South line of said Lot one (1), Block Twenty-six (26), Mission Orchard; thence,

3rd - South 88° 34' West 100.00 feet to a point in the East line of said Spruce Street at the South-west corner of said Lot one (1), Block twenty-six (26), Mission Orchard; thence,

4th - North 60.00 feet along the East line of said Spruce Street to the point of beginning.

This Grant Deed is made, executed and delivered without compensation or consideration under the authority of, and as provided by, Act 2435, Dering's General Laws (Chapter 447, Stats. 1935 p. 1493; as amended by Chapter 848, Stats. 1947).

IN WITNESS WHEREOF, the said Ventura County, upon the unanimous vote of its governing body, to-wit: the Board of Supervisors of said Ventura County, has caused the within Grant Deed to be executed by the Chairman and Clerk of said Board of Supervisors.

Dated this 23rd day of September, 1947.

(BOARD OF SUPERVISORS SEAL)
Ventura Co., California.

VENTURA COUNTY
BY P. W. DENNIS,
Acting Chairman of the Board of
Supervisors
ATTEST: L. E. HALLOWELL
Clerk of the Board of Supervisors

STATE OF CALIFORNIA,
COUNTY OF VENTURA.

On this 23rd day of September, 1947, before me, Ernest Arnold, Notary Public in and for said County and State, residing therein, duly commissioned and sworn, personally appeared P. W. Dennis and L. E. Hallowell, known to me to be the Acting Chairman and the Clerk respectively of the governing body of the County of Ventura, to-wit: Board of Supervisors of the County that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of the said County therein named, and acknowledged to me that such County executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal, at my office in said County, the day and year in this certificate first above written.

(NOTARIAL SEAL)
Ventura Co.

ERNEST ARNOLD
NOTARY PUBLIC in and for the County of
Ventura, State of California.
My Commission Expires Apr. 15, 1950.

RESOLUTION FOR SEASIDE PARK
Drawn by the 31st DISTRICT AGRICULTURAL
ASSOCIATION, Ventura, California.

A good and sufficient deed having been presented to the 31st District Agricultural Association Board, by the Supervisors of Ventura County, wherein and whereby certain real property therein described, and to which this resolution is attached, is conveyed to the State of California for the 31st District Agricultural Association purposes, and it appearing to the Board that said deed is regular and in due form, upon motion of Director Rothschild, seconded by Director Daniels and duly carried, it is ordered that said deed be, and the same is hereby accepted for and on behalf of the 31st District Agricultural Association and the State of California and that said deed be recorded. When instructed to do so by the Division of Finance, State of California, Sacramento, California.

The above resolution is a true and correct copy of the resolution as recorded in the minutes of the 31st District Agricultural Association held on August 13, 1947.

R. E. Stuart being sworn does depose and say that he is Secretary-Manager, 31st District Agricultural Association and that the information given above is correct to the best of his knowledge and belief.

R. E. STUART
R. E. Stuart, Secretary-Manager

STATE OF CALIFORNIA,
COUNTY OF VENTURA.

Subscribed and sworn to before me this 27th day of October A.D., 1947.

(NOTARIAL SEAL)
Ventura Co.

MARY JANE GARRISON
My Commission Expires July 16, 1951.

STATE OF CALIFORNIA
DEPARTMENT OF FINANCE
SACRAMENTO, CALIFORNIA

CERTIFICATE OF APPROVAL

The Director of Finance of the State of California hereby approves and consents to the execution of the annexed conveyance from Ventura County to Thirty-First District Agricultural Association, an institution of the State of California, of certain real property situate in the County of Ventura, State of California, and accepts the real property described therein on behalf of the State of California.

JAMES S. LEAH, Director of Finance
BY A. EARL WASHBURN
A. Earl Washburn
Deputy Director of Finance

Dated: September 30, 1947.

RECORDED AT REQUEST OF TITLE INSURANCE & TRUST CO., at 9:00 A.M., MAR. 15, 1948.

ED. 4357. -- Fee: Home Folio: 50.
V.C.W. -- COMPARED

JOHN S. LOCKE.....RECORDER.

STATE DEPARTMENT OF
GENERAL SERVICES
1108 "O" STREET
SACRAMENTO, CALIF. 95814

50127

BOOK 2587 PAGE 165 136
R9-10

RECORDED AT REQUEST OF
Dept. of General Services
AT 1:40 P.M. EAST 8⁰⁰ M.
OFFICIAL RECORDS VENTURA COUNTY

QUITCLAIM DEED

JUL 22 1964
BOOK 2587 PAGE 165
RECORDED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby
acknowledged,

FREE-5

COUNTY OF VENTURA, California

does hereby remise, release and forever Quitclaim to
THIRTY-FIRST DISTRICT AGRICULTURAL ASSOCIATION, formed
and existing under and by virtue of the provisions of
Article 2, Chapter 3, Division 1, Agricultural Code
of California,

all of its right, title and interest in and to the here-
inafter described real property in the State of California,
County of Ventura:

A portion of Rancho Ex-Mission as per map recorded in the
office of the County Recorder of Ventura County in Book 1
of Patents at page 72, described as follows:

Beginning at the point of intersection of the southerly
line of Front Street, as shown on map recorded in Book A,
page 326 1/2, of Miscellaneous Transcribed Records from Santa
Barbara County, with the westerly limits of the City of San
Buenaventura, as reincorporated February 4, 1874; thence,

- 1st - Westerly along said southerly line of Front Street
and along the southerly line of the Southern Pacific
Railroad Company right of way as described in the
Deed to Southern Pacific Branch Railway Company re-
corded in Book 18, page 197 of Deeds, to a point in
a line parallel with and distant 60.0 feet easterly,
measured at right angles, from the westerly line of
Parcel A as described in the Deed of Ventura County
to Ventura County Flood Control District recorded in
Book 896, page 361 of Official Records; thence,
- 2nd - Southerly along said parallel line and the southerly
prolongation thereof, to the ordinary high water line
of the Pacific Ocean; thence,
- 3rd - Easterly along said ordinary high water line to said
westerly limits of the City of San Buenaventura;
thence,
- 4th - Northerly along said westerly limits to the point of
beginning.

VENTURA COUNTY OFFICIAL RECORDS

STATE OF CALIFORNIA - OFFICIAL BUSINESS
Document entitled to free recordation
pursuant to Gov't. Code Sec. 6103

Subject to the condition subsequent that said land shall be used, improved and be perpetually maintained by the Grantee and its assigns, as a public park and place of recreation and pleasure ground for the amusement, health and pleasure of the general public.

COUNTY OF VENTURA

Dated: April 7, 1964

By Edwin L. Garty
Chairman
Board of Supervisors

c/c

APPROVED:

HALE CHAMPION
Director of Finance

By H. C. Vincent Jr.
Authorized Representative

APPROVED:

DEPARTMENT OF AGRICULTURE
DIVISION OF FAIRS AND EXPOSITIONS

By M. Ray Harrington
Assistant Chief

RW-47

STATE OF CALIFORNIA
COUNTY OF VENTURA 86

On this 7th day of April, 1964, before me, ROBERT L. HAMM, County Clerk of the County of Ventura, State of California, personally appeared Edwin L. Garty, known to me to be the Chairman (pro tempore) of the Board of Supervisors of the County of Ventura, State of California, and acknowledged to me that he executed the within instrument for and on behalf of the County of Ventura.

ROBERT L. HAMM
County Clerk
County of Ventura

By Lawrence B. Young
Deputy Clerk

RESOLUTION ACCEPTING DEED

RESOLUTION NO. _____

Thirty-first District Agricultural Association

BE IT RESOLVED that the above named Association hereby accepts and consents to the recordation of the following deed:

Quitclaim Deed: From County of Ventura, California, to Thirty-first District Agricultural Association, dated April 7, 1964.

A copy of this Resolution shall be attached to this deed pursuant to Section 27281 of the California Government Code.

ADOPTED this 20th day of May, 1964.

CERTIFICATE

I declare under penalty of perjury that the foregoing is a true and correct copy of a resolution adopted by the above named Association.

Executed at Ventura, California

this 22nd day of May, 19 64.

W. E. Rothchild
President

[Signature]
Secretary-Manager of the above named Association

c/c

Rev. 4/25/3

RECORDER'S MEMO: COPY of original of this document was received.

221.161
BOOK 2587 PAGE 168

JUN 4 - 1964

RESOLUTION AUTHORIZING CONVEYANCE OF
COUNTY OWNED REAL PROPERTY TO THE
THIRTY-FIRST DISTRICT AGRICULTURAL
ASSOCIATION

Upon motion of Supervisor _____, seconded by Super-
visor _____, and carried by at least a four-fifths
vote of all the members of the Board of Supervisors, the fol-
lowing resolution is adopted.

WHEREAS, the Board of Supervisors on March 17, 1964
adopted a Notice and Resolution of Intention to Convey real pro-
perty as described on Exhibit "A", which is attached hereto and
made a part hereof, to the Thirty-first District Agricultural
Association, and

WHEREAS, said real property is no longer required for County
use, and

WHEREAS, now is the time set for action on said matter, and

WHEREAS, the notice of the adoption of said Notice and Resolu-
tion of Intention was duly given for the time and in the manner
required by law.

NOW, THEREFORE, the Board of Supervisors of the County of
Ventura, resolves its orders that the Chairman _____
of Supervisors _____ hereby authorized to execute _____
Bond whereby the County of Ventura relinquishes to the Thirty-
first District Agricultural Association, all of its right,
title or interest in and to the real property described on
Exhibit "A".

PASSED, APPROVED AND ADOPTED this 7th day of April
1964.

c/c

Copies to:
Dir. (2)
Asst. Dir. (3)
Dep. Sec. 64-661
Sec. 50
4/7/64

I hereby certify that the enclosed instrument is a
true and correct copy of the document which is on
file in this office.
S U P
Dated: 5/17/64 ROBERT L. HAMM, County Clerk
and Ex-Officio Clerk of the
Board of Supervisors

[Handwritten Signature]

A portion of Rancho Ex-Mission as per map recorded in the office of the County Recorder of Ventura County in Book 1 of Patents at page 72, described as follows:

Beginning at the point of intersection of the southerly line of Front Street, as shown on map recorded in Book A, page 326½, of Miscellaneous Transcribed Records from Santa Barbara County, with the westerly limits of the City of San Buenaventura, as reincorporated February 4, 1874; thence,

- 1st - Westerly along said southerly line of Front Street and along the southerly line of the Southern Pacific Railroad Company right of way as described in the deed to Southern Pacific Branch Railway Company recorded in Book 18, page 197 of Deeds; to a point in a line parallel with and distant 60.00 feet easterly, measured at right angles, from the westerly line of Parcel A as described in the Deed of Ventura County to Ventura County Flood Control District recorded in Book 896, page 361 of Official Records; thence,
- 2nd - Southerly along said parallel line and the southerly prolongation thereof, to the ordinary high water line of the Pacific Ocean; thence,
- 3rd - Easterly along said ordinary high water line to said westerly limits of the City of San Buenaventura; thence,
- 4th - Northerly along said westerly limits to the point of beginning.

Subject to the condition subsequent that said land shall be used, improved and be perpetually maintained by the Grantee and its assigns, as a public park and place of recreation and pleasure ground for the amusement, health and pleasure of the general public.

EXHIBIT A

END OF RECORDED DOCUMENT