When Recorded Mail To:
The Regents of the University of California
2200 University Avenue
Berkeley, California  94720

GRANT OF EASEMENT AND AGREEMENT

Attn:  Consideration Less Than

THIS GRANT OF EASEMENT AND AGREEMENT is made and entered into this
_________ day of _______ 19____, by and between the SANTA BARBARA
COMMUNITY COLLEGE DISTRICT of the County of Santa Barbara, State of California,
a school district organized under and by virtue of the laws of the State of
California, hereafter called "Grantor", and THE REGENTS OF THE UNIVERSITY OF
CALIFORNIA, a constitutional corporation of the State of California, hereafter
called "Grantee".

REcITALS

1. By a Grant Deed, recorded June 28, 1957, as Instrument No. 12697
in Book 1456, page 245, of the Records of the County of Santa Barbara, State of
California (hereafter called the "Grant Deed"). Grantee conveyed to Grantor's
predecessor in interest a parcel of real property comprising approximately forty
acres, reserving therefrom all of Grantee's right, title and interest in and to
any and all deposits of minerals, including oil and gas and other hydrocarbon
substances, existing at or below a level of five hundred (500) feet below the
surface of the land conveyed by the Grant Deed, together with the right to
prospect for, develop, extract, and remove the above-described deposits.

2. By the Grant Deed, there was provided access to said mineral
deposits by and through a 1,083 acre parcel of land and the five hundred (500)
foot vertical column of earth immediately beneath the surface of said 1,083 acre
parcel and the entire body of earth five hundred (500) feet or more below the
surface of the entire parcel conveyed by the Grant Deed and/or by and through any
other lands adjacent to or near said entire parcel in which Grantee had or there-
after acquired a right to approach the deposits so reserved in the Grant Deed and
the entire body of earth five hundred (500) feet or more below the surface of the entire
parcel conveyed by the Grant Deed. The Grant Deed also provided for access
by and through the 1,085 acre parcel to mineral deposits in which Grantee had or
subsequently gained an interest five hundred (500) feet or more below the surface
of properties adjoining or near the entire parcel conveyed by the Grant Deed.

3. Grantor required the surface of a portion of the 1,083 acre
parcel for development of its campus, Grantee by a Quitclaim Deed conveyed
to Grantor all of its right, title, and interest in the surface thereof and
in the entire body of earth five hundred (500) feet or more below the surface
of said parcel in consideration of Grantor's conveyance to Grantee of an easement
for access purposes by and through a 1.158 acre parcel and the entire body of
earth five hundred (500) feet or more below the surface of such parcel.
4. Grantor now requiring the surface of a portion of the 1,158 acre parcel for development of a pedestrian/utilities bridge, Grantee has by a Quitclaim Deed of even date herewith conveyed to Grantor all of its right, title, and interest in the surface thereof and in the entire body of earth five hundred (500) feet or more below the surface of said parcel in consideration of Grantor's conveyance to Grantee of an easement for access purposed by and through a 1,158 acre parcel and the entire body of earth five hundred (500) feet or more below the surface of such parcel.

NOW, THEREFORE, the parties agree as follows:

1. Grantor grants to Grantee an easement in the following described real property:

Commencing at a 1/2 inch survey monument, from which the southeasterly end of the 20th course of the tract of land described in the deed to the Regents of the University of California, recorded April 6, 1949 as Instrument No. 4363 in Book 847, Page 315 of Official Records, records of Santa Barbara County, California, bears S. 73°24'50" W. 13.20 feet, said point of commencing being more fully shown on a map of a survey entitled, "City College Site" filed in Book 64, Page 27 of Record of Surveys, records of said County:

Thence, N. 41°19'40" W. along the southwesterly line of said "City College Site" as shown on said map, 52.07 feet to the true point of beginning:

Thence 1st, N. 40°35'20" E. into said "City College Site," 310.80 feet;
Thence 2nd, N. 71°24'40" W. 247.44 feet;
Thence 3rd, S. 13°25'50" W. 96.76 feet;
Thence 4th, S. 40°00' W. 105.00 feet to a point in the southwesterly line of said "City College Site";
Thence 5th, S. 38°04'10" E. along said southwesterly line; 15.00 feet to an angle point therein;
Thence 6th, S. 41°19'40" E. along said southwesterly line, 171.17 feet to the true point of beginning.

Also granting an easement, for ingress and egress, over the following described tract of land:

Beginning at the true point of beginning herein above described:
Thence 1st, N. 40°35'20" E. 110.00 feet;
Thence 2nd, S. 57°14'20" E. 140.00 feet;
Thence 3rd, S. 13°51' W. 77.43 feet;
Thence 4th, S. 57°14'20" E. 50.00 feet;
Thence 5th, S. 32°45'40" W. 50.00 feet;
Thence 6th, N. 57°14'20" W. 180.00 feet;
Thence 7th, N. 41°19'40" W. 52.07 feet to the point of beginning, containing an area of 1,158 acres more or less; and the five hundred (500) foot vertical column of earth immediately beneath the surface area so described, for the purpose of gaining access to (a) Grantee's interest in mineral deposits reserved by the Grant Deed and (b) all other mineral deposits in which Grantee has, or may gain, an interest adjoining or near the land conveyed by the Grant Deed.
2. Grantor reserves the right to improve and use the real property described below for purposes of ingress and egress to adjacent property for Grantor. Grantee may use said property for ingress and egress to the remainder of the easement herein granted to it. Said real property is described as follows:

Beginning at the true point of beginning herein above described:

Thence N. 41°19'60" W. along the southwesterly line of said "City College Site" as shown on said map, 171.17 feet to the point of beginning of the designated ingress/egress improved area;

Thence 1st, N. 40°00' E. 80.00 feet;

Thence 2nd, N. 38°04'10" W. 15.00 feet;

Thence 3rd, S. 40°00' W. 80.00 feet;

Thence 4th, S. 38°04'10" E. 15.00 feet to the point of beginning of the designated ingress/egress improved area.

3. Grantee shall have no obligation to reimburse Grantor or any other party having an interest in the real property described herein or personal property located thereon for damage to or destruction or the cost of relocation or restoration of the surface of said real property, buildings or structures of any kind or nature, or irrigation, water, or other utility systems, Grantor hereby agreeing to indemnify Grantee and hold it harmless from and against any loss, liability, or damage resulting from Grantor’s exercise of its rights under this Grant of Easement.

IN WITNESS WHEREOF, Grantor and Grantee have executed this Grant of Easement and Agreement.

SANTA BARRARA COMMUNITY COLLEGE DISTRICT
of the County of Santa Barbara, State of California

By

ANN GUTSHALL, President, Board of Trustees

By

GLENN G. GOODER, Superintendent/President and Secretary/Clerk to the Board of Trustees
THE REGENTS OF THE UNIVERSITY OF CALIFORNIA

By

APPROVED AS TO FORM
TO: Elsic  
FROM: Margaret  

DATE: March 4, 1976  
RE: Grant of Easement and Agreement

Attached is a copy of the Grant of Easement and Agreement which exchanged drill sites on the SBCC campus and was recorded on February 6, 1976 in Book 2602, Page 1010 of the records of Santa Barbara County Recorder as document number 4832.
GRANT OF EASEMENT AND AGREEMENT

Attn: Consideration Less Than

THIS GRANT OF EASEMENT AND AGREEMENT is made and entered into this 18th day of December 1975, by and between THE SANTA BARBARA COMMUNITY COLLEGE DISTRICT of the County of Santa Barbara, State of California, a school district organized under and by virtue of the laws of the State of California, hereafter called "Grantor", and THE REGENTS OF THE UNIVERSITY OF CALIFORNIA, a constitutional corporation of the State of California, hereafter called "Grantee".

RECITALS

1. By a Grant Deed, recorded June 26, 1957, as Instrument No. 12697 in Book 1656, page 245, of the Records of the County of Santa Barbara, State of California (hereafter called the "Grant Deed"), Grantee conveyed to Grantor's predecessor in interest a parcel of real property comprising approximately forty acres, reserving therefrom all of Grantee's right, title and interest in and to any and all deposits of minerals, including oil and gas and other hydrocarbon substances, existing at or below a level of five hundred (500) feet below the surface of the land conveyed by the Grant Deed, together with the right to prospect for, develop, extract, and remove the above-described deposits.

2. By the Grant Deed, there was provided access to said mineral deposits by and through a 1,083 acre parcel of land and the five hundred (500) feet vertical column of earth immediately beneath the surface of said 1,083 acre parcel and the entire body of earth five hundred (500) feet or more below the surface of the entire parcel conveyed by the Grant Deed and/or by and through any other lands adjacent to or near said entire parcel in which Grantee had or thereafter acquired a right to approach the deposits so reserved in the Grant Deed and the entire body of earth five hundred (500) feet or more below the surface of the entire parcel conveyed by the Grant Deed. The Grant Deed also provided for access by and through the 1,083 acre parcel to mineral deposits in which Grantee had or subsequently gained an interest five hundred (500) feet or more below the surface of properties adjoining or near the entire parcel conveyed by the Grant Deed.

3. Grantee required the surface of a portion of the 1,083 acre parcel for development of its campus, Grantee by a Quitclaim Deed conveyed to Grantor all of its right, title, and interest in the surface thereof and in the entire body of earth five hundred (500) feet or more below the surface of said parcel in consideration of Grantor's conveyance to Grantee of an easement for access purposes by and through a 1,158 acre parcel and the entire body of earth five hundred (500) feet or more below the surface of such parcel.
4. Grantor now requiring the surface of a portion of the 1.158 acre parcel for development of a pedestrian/utilities bridge, Grantee has by a Quitclaim Deed of even date herewith conveyed to Grantor "all of its right, title, and interest in the surface thereof and in the entire body of earth five hundred (500) feet or more below the surface of said parcel in consideration of Grantor's conveyance to Grantee of an easement for access purposely by and through a 1.158 acre parcel and the entire body of earth five hundred (500) feet or more below the surface of such parcel.

NOW, THEREFORE, the parties agree as follows:

1. Grantor grants to Grantee an easement in the following described real property:

Commencing at a 1/2 inch survey monument, from which the southeasterly end of the 20th course of the tract of land described in the deed to the Regent of the University of California, recorded April 6, 1949 as Instrument No. 4363 in Book 847, Page 315 of Official Records, records of Santa Barbara County, California, bears S. 79°24'50" W. 13.20 feet, said point of commencing being more fully shown on a map of a survey entitled, "City College Site" filed in Book 64, Page 27 of Record of Surveys, records of said County:

Thence, N. 41°19'40" W. along the southwesterly line of said "City College Site" as shown on said map, 52.07 feet to the true point of beginning:

Thence 1st, N. 40°35'20" E. into said "City College Site," 310.80 feet;

Thence 2nd, N. 71°24'40" W. 247.44 feet;

Thence 3rd, S. 13°25'50" W. 96.76 feet;

Thence 4th, S. 40°00'0 W. 105.00 feet to a point in the southwesterly line of said "City College Site";

Thence 5th, S. 38°04'10" E. along said southwesterly line; 15.00 feet to an angle point therein;

Thence 6th, S. 41°19'40" E. along said southwesterly line, 171.17 feet to the true point of beginning.

Also granting an easement, for ingress and egress, over the following described tract of land:

Beginning at the true point of beginning herein above described:

Thence 1st, N. 40°35'20" E. 110.00 feet;

Thence 2nd, S. 57°14'20" E. 140.00 feet;

Thence 3rd, S. 13°51' W. 77.43 feet;

Thence 4th, S. 57°14'20" W. 50.00 feet;

Thence 5th, S. 32°45'40" W. 50.00 feet;

Thence 6th, N. 57°14'20" W. 180.00 feet;

Thence 7th, N. 41°19'40" W. 52.07 feet to the point of beginning, containing an area of 1.158 acres more or less; and the five hundred (500) foot vertical column of earth immediately beneath the surface area so described, for the purpose of gaining access to (a) Grantee's interest in mineral deposits reserved by the Grant Deed and (b) all other mineral deposits in which Grantee has, or may gain, an interest adjoining or near the land conveyed by the Grant Deed.
2. Grantor reserves the right to improve and use the real property described below for purposes of ingress and egress to adjacent property for Grantor. Grantee may use said property for ingress and egress to the remainder of the easement herein granted to it. Said real property is described as follows:

Beginning at the true point of beginning herein above described:

Thence N. 41°29'40" W. along the southeasterly line of said "City College Site" as shown on said map, 171.17 feet to the point of beginning of the designated ingress/egress improved area;

Thence 1st, N. 40°00' E. 80.00 feet;

Thence 2nd, N. 38°04'10" W. 15.00 feet;

Thence 3rd, S. 40°00' W. 80.00 feet;

Thence 4th, S. 38°04'10" E. 15.00 feet to the point of beginning of the designated ingress/egress improved area.

3. Grantee shall have no obligation to reimburse Grantor or any other party having an interest in the real property described herein or personal property located thereon for damage to or destruction or the cost of relocation or restoration of the surface of said real property, buildings or structures of any kind or nature, or irrigation, water, or other utility systems, Grantor hereby agreeing to indemnify Grantee and hold it harmless from and against any loss, liability, or damage resulting from Grantor's exercise of its rights under this Grant of Easement.

IN WITNESS WHEREOF, Grantor and Grantee have executed this Grant of Easement and Agreement.

SANTA BARBARA COMMUNITY COLLEGE DISTRICT
of the County of Santa Barbara, State of California

By

/approved as to form

[Signature]

[Signature]
State of California

County of Alameda

On this 3rd day of February, 1976, before me, CONSTANCE LANGTON, a Notary Public in and for the County of Alameda, duly commissioned and sworn, personally appeared MARJORIE J. WOODMAN, known to me to be the Secretary of the Regents of the University of California, a public corporation, and known to me to be the person who executed the within instrument on behalf of said public corporation and acknowledged to me that the Regents of the University of California executed the same.

In Witness Whereof, I, have hereunto set my hand and affixed my official seal, at my office in the County of Alameda, the day and year in this certificate set above written.

CONSTANCE LANGTON, Notary Public
County of Alameda, State of California
Commission expires 7-22-79
SECRETARY'S CERTIFICATE TO THE REGENTS' ACCEPTANCE OF A CONVEYANCE OF REAL PROPERTY AND THEIR CONSENT TO RECORDATION

This is to certify that the interest in real property conveyed by the Grant of Easement & Agreement dated 12/18/1973, from SANTA BARBARA COMMUNITY COLLEGE DISTRICT, to THE REGENTS OF THE UNIVERSITY OF CALIFORNIA, a governmental agency, is hereby accepted by the undersigned officer on behalf of The Regents of the University of California pursuant to authority conferred by Resolution of The Regents of the University of California adopted on September 18, 1975 as revised by Notice-Action 12/23/74; and the grantee hereby consents to recordation thereof by its duly authorized officer.

Dated: [Signature] January 26, 1976

[Signature]

DIOXY OF
THE REGENTS OF THE UNIVERSITY OF CALIFORNIA

END OF DOCUMENT