



WATER-RIGHT DOCKET

Golden Gate National Recreation Area

Docket No: 5

MCISSAC DAM.

Preliminary Docket Information

00-00-0000: water right/source docket information

ATER RESOURCES/WATER RIGHTS DOC. (FILE) INFORMATION DATE: _____
DOCKET (FILE) TITLE _____
REGION WESTERN AREA Golden Gate National Recreation Area
SITE Marin County -- 1 mile north of Jewel, borders San Geronimo
STATE California COUNTY Marin DOCKET NO AWR #3
LOCATION McIssaac Dam T 2N; R 8W; Sec 4
REGIONAL BASIN _____ LOCAL BASIN _____
ACQUIRED BY _____
APPLICATION 025498 PERMIT 017693 CERTIFICATE _____
ACTION DUE _____ PRIORITY _____ RESERVATION _____
QUANTITY 7.6 AC-FT USE Stockwatering
STATUS Active SOURCE McIssaac Dam (Lagunitas Crk)

REMARKS _____

NARRATIVE:

In 1972 Golden Gate NPA was established pursuant to the Act of October 27, 1972, (86 Stat. 1299). In 1983 in accordance with the Appropriation Act by the House of Representatives, Report # 97-978, 97th Congress, 2d session, the Department of the Interior was authorized to purchase the McIssaac Ranch in the Golden Gate NRA. This purchase was conditioned upon approval by the NPS within 60 days of this enactment.

On May 19, 1983, the McIssaacs', Grantors, conveyed to the United States 1,065.28 acres in consideration of \$1,988,193.00. The United States received the fee simple title with the usual existing public easements, and with the following reservation by the grantors: (1) reserving for themselves, assigns, heirs, etc., the right of use and occupancy for agricultural and single family residential purposes only for a term of 25 years from the date of conveyance. (See Exhibit C & D).

The grantors quitclaimed to the US and its assigns, all right, title, and interest which the Grantor may have in the banks, beds, and waters of any streams bordering or any appropriative water rights appurtenant to the said lands, and also all interest in any alleys, roads, streets, ways, strips, gores, or railroad rights-of-way abutting, adjoining, or appurtenant to said land and in any means of ingress or egress appurtenant thereto.

Along with the McIssaac Dam the purchase of the McIssaac Ranch, Tract 05-117, also include the following water rights licenses:
(1)- 005292 (2) 005293 (3) 005294 (4) 25498 application #

Compiled by Ricardo Lopez
Approved by [Signature]

Page _____ of _____

State of California
State Water Resources Control Board
DIVISION OF WATER RIGHTS
901 P Street, Sacramento, CA 95814
P. O. Box 2000, Sacramento, CA 95810

REQUEST FOR LICENSE

APPLICATION 25498

PERMIT 17693

SUBJECT TO APPROVAL BY THE STATE WATER RESOURCES CONTROL BOARD

United States Park Service
Western Region, Division of Water Resources
450 Golden Gate Avenue, Box 36063
San Francisco, California 94102

HAVING MADE PROOF AS OF July 18, 1984

(THE DATE OF INSPECTION)

HEREBY REQUEST LICENSE ACTION AS LISTED BELOW:

ACCORDING TO THE BEST KNOWLEDGE AND BELIEF OF THE UNDERSIGNED, A RIGHT HAS BEEN ESTABLISHED TO USE OF THE WATERS OF An Unnamed Stream in Marin County tributary to Lagunitas Creek thence Tomales Bay

FOR THE PURPOSE OF: Stockwatering

UNDER PERMIT 17693 THE PRIORITY OF WHICH DATES FROM September 2, 1977

BY BENEFICIAL USE IN THE AMOUNT OF Three and five tenths (3.5) acre-feet per annum to be collected from January 1 to March 31 of each year.

THE POINT OF DIVERSION OF SUCH WATER IS LOCATED:

North 3,000 feet and East 1,800 feet from SW corner of projected Section 4, T2N, R8W, MDB&M. being within SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of said Section 4.

DESCRIPTION OF THE LANDS OR THE PLACE OF USE WHERE SUCH WATER IS PUT TO BENEFICIAL USE IS AS FOLLOWS:

At Reservoir in SE $\frac{1}{4}$ of NW $\frac{1}{4}$ projected Section 2, T2N, R8W, MDB&M, as shown on map on file with State Water Resources Control Board.

This license does not authorize collection of water outside of the specified season to offset evaporation and seepage losses or for any other purpose.

CLAUSES REQUIRED Permit terms 10, 11, 12, 13 & 14

THIS REQUEST FOR LICENSE IS MADE SUBJECT TO BOARD APPROVAL OF ANY PETITION NOTED ABOVE AND, IF ANY REDUCTION IN AMOUNT, SEASON, OR LAND DESCRIPTION BECOMES NECESSARY WHEN THESE ROUGH CALCULATIONS ARE CHECKED, THE OWNER WILL BE NOTIFIED AND ALLOWED 30 DAYS WITHIN WHICH TO PROTEST SUCH CHANGES.

PLEASE NOTE BEFORE SIGNING:

A LICENSE IS THE FINAL CONFIRMATION OF THE WATER RIGHT AND AMOUNT AND SEASON AS LIMITED BY THE LICENSE CANNOT BE INCREASED. EXCEPT AS AUTHORIZED BY THE LICENSE, ALL OTHER RIGHTS UNDER THE PERMIT ARE EXTINGUISHED.

SIGNATURE Edward J. Hirtz DATE Oct 3, 1984
Permittee or his Representative

INSPECTED BY: Harold J. Harty
W.R.D. - Hydrologist

CHECKED BY: _____
SENIOR ENGINEER

State Water Resources Control Board
DIVISION OF WATER RIGHTS
P.O. BOX 2000 SACRAMENTO, CA 95810
901 P ST. SACRAMENTO, CA
(916) 324-5626

PROGRESS REPORT BY PERMITTEE FOR 1983

OWNER OF RECORD:

APPLICATION: 025498

U S NATL PARK SERVICE
WESTERN REGION, DIVISION OF LAND
450 GOLDEN GATE AVENUE, BOX 36053
SAN FRANCISCO, CA 94102

PERMIT: 017693

TELEPHONE NUMBER:
(415) 556-8660

IF OWNER'S NAME/ADDRESS/PHONE NO. IS WRONG OR MISSING, PLEASE CORRECT.

SOURCE:

Declaration: The United States gives this
notification to the State in the interest
of comity, and does not concede that the
State has power to regulate the rights of
the United States to the use of water.

COUNTY:

UNNAMED STREAM

MARIN

PURPOSE:

DIVERSION/STORAGE SEASON:

ACRES/HP:

STOCKWATERING

// JAN 01 TO MAR 31

.0 AC

AMOUNT: 0.000

7.6 AC-FT

COMPLETE USE BY: 12/01/1983

IMPORTANT! EVERY permit is issued subject to the conditions therein expressed. I have currently reviewed my permit
YES [X] NO [] I am complying with the conditions under which my permit has been issued: YES [X] NO []
Identify any noncompliance by permit term number under "Remarks" on reverse side. This report is important in providing
the record of use needed in establishing your water right. It should be filled out carefully and returned promptly to the above
address.

THE PROJECT HAS BEEN ABANDONED AND I REQUEST REVOCATION OF THIS PERMIT: YES [] NO [X]

CONSTRUCTION WORK

1. Has construction work commenced? YES [X] NO [] Is construction completed? YES [X] NO []
2. If incomplete, describe briefly the work done, including cost: _____

3. If not completed, give estimated date of completion: _____

4. What percent of construction work remains to be done? _____ Explain: _____

USE OF WATER

5. Has use of water commenced? YES [X] NO [] Check appropriate box(es) below and explain how water was used.

- (a) [] Irrigation _____
Total acres irrigated _____ Name of crops served and acreage of each _____
(b) [X] Stockwatering 90 _____ (f) [] Recreational _____
Number of animals _____ Boating, fishing, water contact sports _____
(c) [] Industrial _____ (g) [] Power generation _____
Nature of use _____ Installed horsepower capacity _____
(d) [] Domestic _____ (h) [] Other _____
Number of persons, area of garden, lawn, etc. _____
(e) [] Municipal _____
Approximate population _____

6. Amount of water used each month under this permit in gallons or acre-feet. (If not known, check months water was used.)

Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Total Annual
X	X	X	X	X	X	X	X	X	X	X	X	

7. Has use of water, both amount and season, been as great as you expect in any future year under this permit? YES [X] NO []
"No", explain in "Remarks".
8. Has location of the intake, place of use, or type of use been changed? YES [] NO [X] Explain in "Remarks".
9. Did the source go dry? YES [] NO [X] If so, during what months? _____

STORAGE PROJECTS ONLY

10. Did your reservoir spill this year? YES [] NO [X] If not, how many feet below spillway vertically was the water level at maximum storage? _____ Have you emptied the reservoir? YES [] NO [X] If not, how many feet below spillway vertically was the water level at end of season? _____

STATE OF CALIFORNIA

GEORGE DEUKMEJIAN, Governor

STATE WATER RESOURCES CONTROL BOARD

DIVISION OF WATER RIGHTS

P.O. BOX 2000, Sacramento, CA 95810

901 P Street, Sacramento, CA 95814

(916) 324-5689



JUN 30 1983

In Reply Refer
to:341:S0:25498

U.S. Department of the Interior
National Park Service
Western Region, Division of Land
450 Golden Gate Avenue, Box 36063
San Francisco, CA 94102

Gentlemen:

PERMIT 17693 (APPLICATION 25498) AND STATEMENTS OF DIVERSION AND USE NUMBERS
5292, 5293, AND 5294, UNNAMED STREAMS TRIBUTARY TO LAGUNITAS CREEK IN MARIN
COUNTY

We have been informed that you have acquired property served by the above
water rights. Therefore, our records will be changed to show ownership of
Permit 17693 and Statements of Diversion and Use Numbers 5292, 5293, and 5294
in the name of United States Department of the Interior.

We assume that you were provided a copy of the permit by the previous owners.
If not, a copy will be forwarded on request.

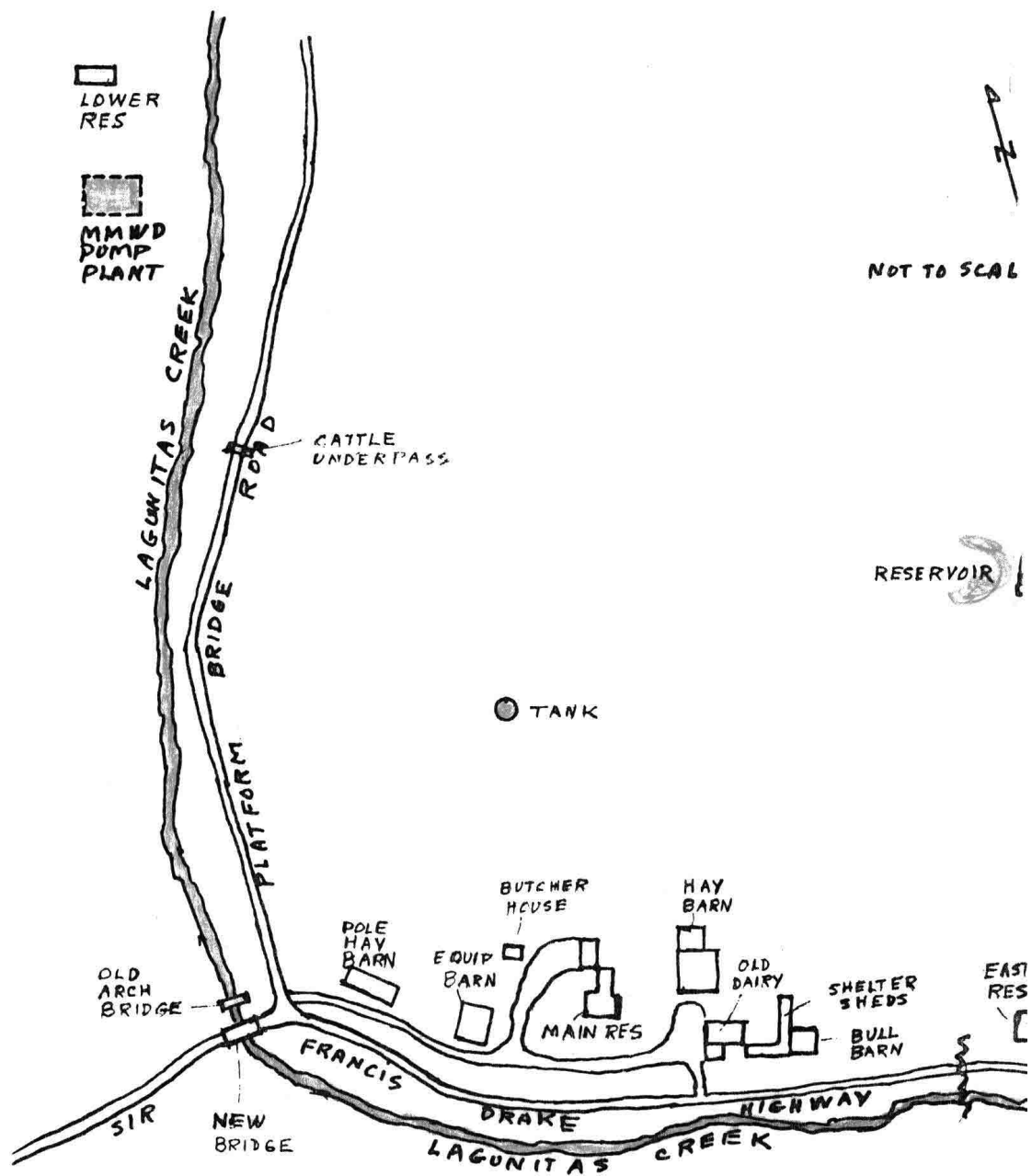
If I can be of further assistance, please write or call (916) 324-5689.

Sincerely

Shige Okada, Chief
Permit and License Unit

cc: Donald McIsaac and Neil McIsaac
P. O. Box 2
Olena, CA 94950

SKETCH OF BUILDING LOCATIONS



WATER RIGHTS

There are two sources of water for ranch use on the McIsaac Ranch. The major source of water is Lagunitas Creek which flows to the West of the Platform Bridge Road between the East and West side of the ranch. A second source of water is springs and small creeks which originate on the ranch.

Prior to 1910 a water company was formed to take water from Lagunitas Creek. The down stream-ranches sold or gave this company riparian rights in Lagunitas Creek. It is not known if this was represented as a flood control measure as well as a water impounding project. The ranches granted the riparian right for \$1.00 each so the ranch owners must have anticipated some benefit such as partial flood control. Marin Municipal Water District acquired these water rights in Lagunitas Creek.

The McIsaac ranch was an operating dairy and used water from Lagunitas Creek to meet their needs. When flow from springs on the ranch is inadequate to keep the water tank full, water is now pumped from a well in Lagunitas Creek across Sir Francis Drake Highway from the Main Residence. This right was preserved when the land was acquired for the Golden Gate Recreational Area; so there is a historical right of use from this source.

Every three years the right to spring water on the ranch is renewed with the State of California, and this source is preserved for ranch use.

There is current litigation between the Marin Municipal Water District and several groups who want to maintain a constant water release from the Water District lakes for farm use and fish propagation. This release into Lagunitas Creek is now 3 cubic feet per second and the litigation involved the right to have 5 or more cubic feet per second released.

Recent field inspection revealed a water flow equal to the flow from an 8-inch pipe from San Geronimo Creek into Lagunitas Creek at Shafter where the two creeks converge. The water rights from San Geronimo Creek were not obtained by any water company.

Down creek from the McIsaac ranch, the water users are: Joslyn Quarry, the Nobman Ranch, the Gallagher ranch and the Waldo Giacomini Ranch. In the 1950's the Giacomini ranch obtained a license from the state to obtain 2.7 cubic feet per second from Lagunitas Creek. The other users have a "History of Use" for irrigation from water in Lagunitas Creek but do not have a license for a specific water use. Only about 10% of the water is from San Geronimo Creek and 90% from MMWD dams on Lagunitas Creek during summer months.

Nicasio Creek joins Lagunitas Creek at the Joslyn Quarry but there are only a few ponds left in the creek fed by a small subsurface water flow. No visible water is now being released from the Nicasio Dam.

In summary, the McIsaac ranch has water rights to the flow from creeks and springs on the ranch, plus water from the well near Lagunitas Creek and water flow originating in San Geronimo Creek; other wells appear to be possible water sources. This water supply is adequate to meet residential and agricultural requirements for the McIsaac ranch. Additional stock ponds at higher levels would help the East and West upper ridges by prolonging the grazing period.

SUMMARY OF SALIENT DATA

ADDRESS: Tocaloma Junction, Sir Francis Drake Highway, Olema, CA.

LOCATION: Fronts Sir Francis Drake Highway about 3000 feet East of Tocaloma Bridge and about 4000 feet West of this bridge. Also fronts about 3000 feet on both sides of Platform Bridge Road.

OWNERS OF RECORD: Donald J. and Lorraine J. McIsaac
Neil K. and Evelyn A. McIsaac

ASSESSORS 166-030-16 West Side
PARCEL NO.: 166-030-31 East Side

LAND AREA: West 461 acres
East 604.28 acres Total 1,065.28 acres

ZONING: A 60, Agricultural Preserve Area, under contract. Minimum subdivision is a 60 acre parcel. Appraised as if contract was cancelled, since government is acquiring agency.

IMPROVEMENTS: A main residence, 3 secondary residences, pole barn, equipment barn, butcher house, hay barn, old dairy, shelter sheds, bull barn, earth dam, arch bridge, deer camp, fencing and corrals.

HIGHEST AND BEST USE: One large ranch with grazing uses.

APPRAISED VALUE: Total \$2,200,000
Land 1,850,000
Improvements 350,000

DATE OF APPRAISAL: July 14, 1982, which was the inspection date.

ASSESSMENT: 1980-81 Land \$133,181
Improvements 63,229
Home Owners Exempt. 7,000
Full Taxable Value 189,410
Tax Rate per \$100 Full Value 1.067
Taxes 1980/81 \$2,021.00

ASSESSMENT BASIS: For property taxation purposes under contracted agricultural land, value is based on the fair rental for the agricultural enterprise which the land is capable of supporting. The subject is grazing land. The rent is capitalized at the rate of long term government bonds, plus risk rate, plus tax rate.

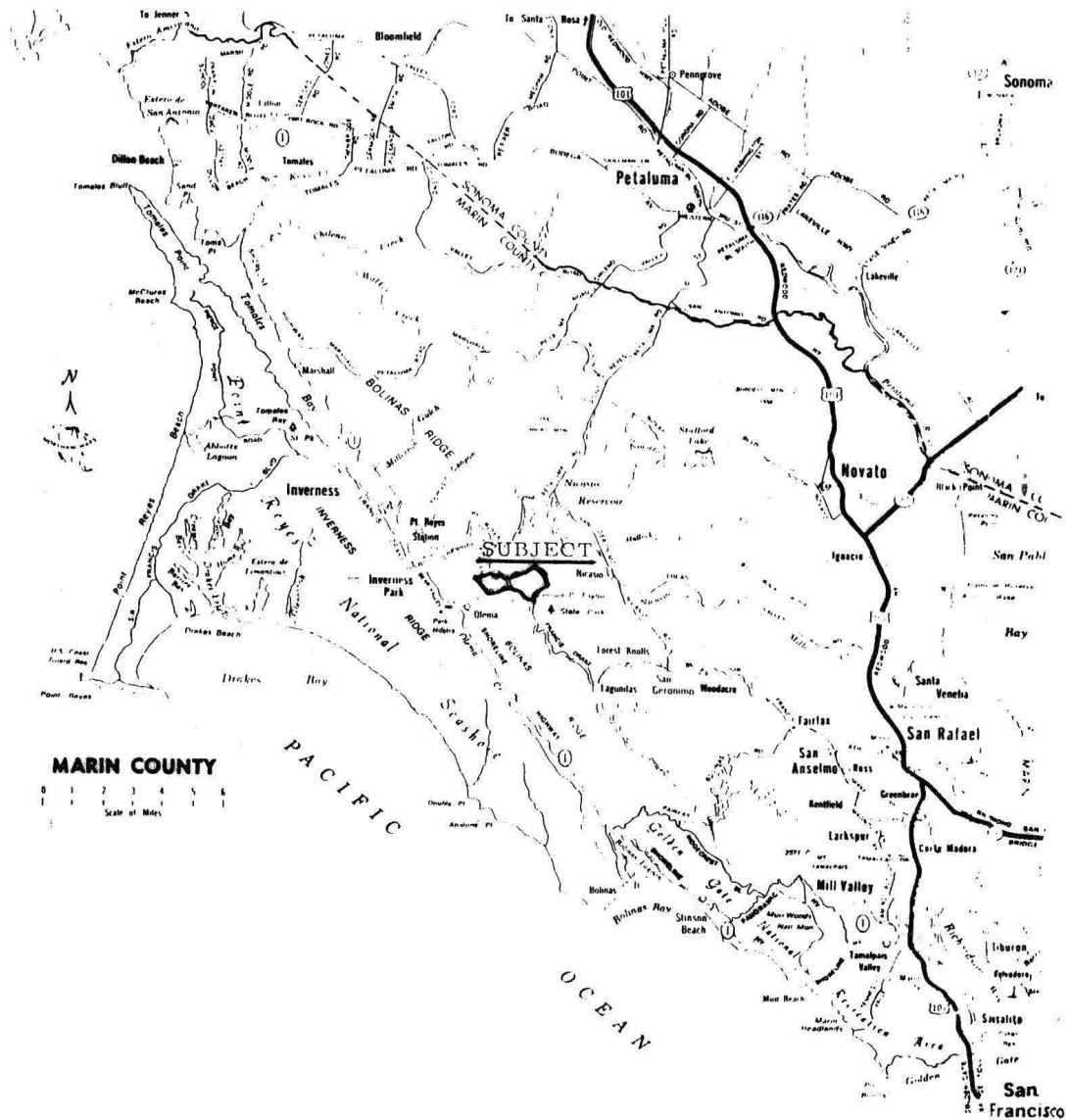
The building sites and improvements are based on the 1975 level of value plus 2% inflation factor per year, plus or minus any additions or deletions.

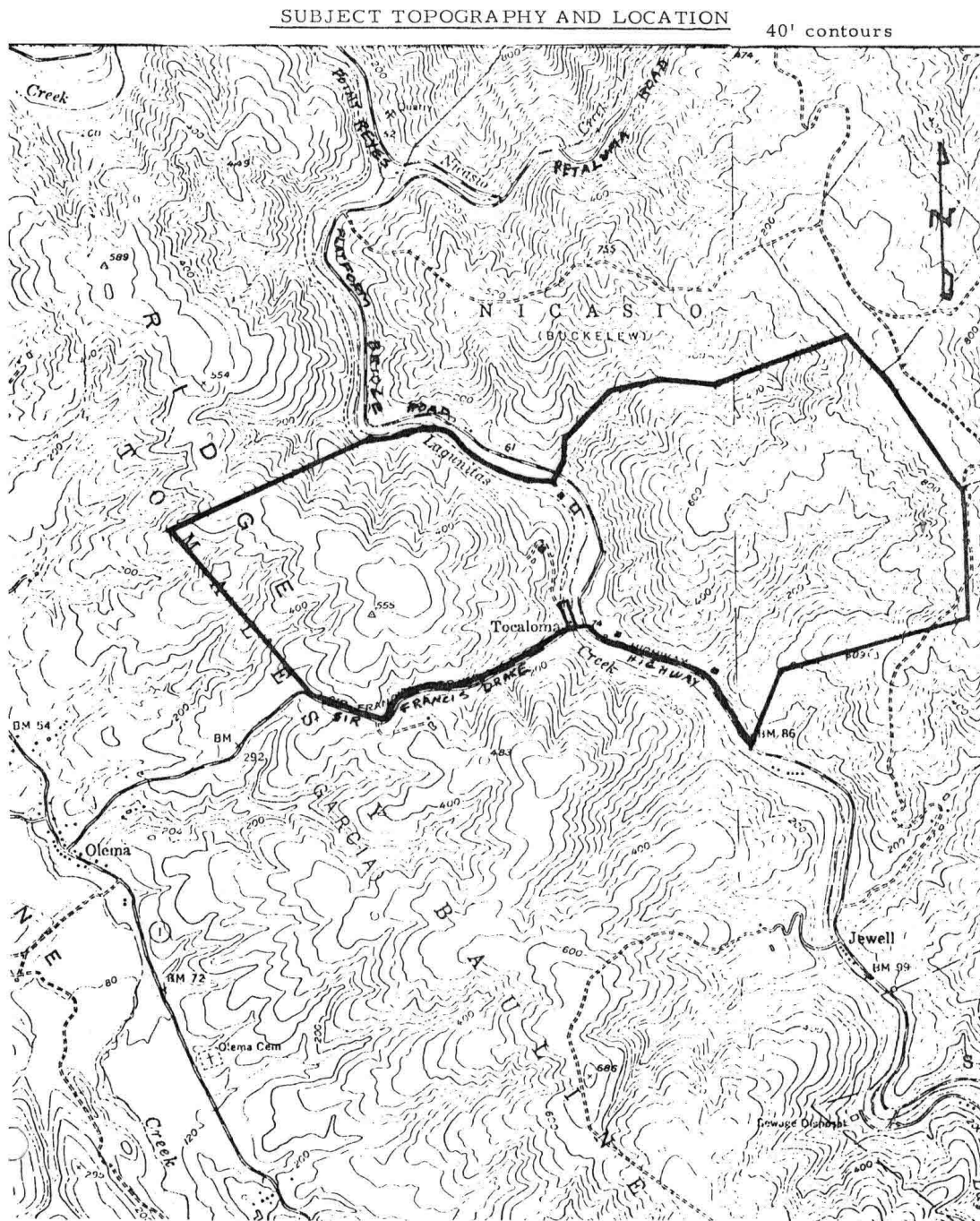
ALLOCATION OF RESIDENTIAL VALUE:	<u>Main Residence</u>	
	1 acre site	\$50,000
	Improvements	<u>129,000</u>
		\$ 179,000
	<u>East Residence</u>	
	Half Acre Site	30,000
	Improvements	<u>24,000</u>
		\$54,000
	<u>Lower West Residence</u>	
	Half Acre Site	30,000
	Improvements	<u>53,000</u>
		\$83,000
	<u>Older West Residence</u>	
	Half Acre Site	30,000
	Improvements	<u>26,500</u>
		\$56,500

FIVE YEAR TAX HISTORY:

<u>Tax Year</u>	<u>Assessed Value Full Value</u>	<u>Tax Rate</u>	<u>Property Tax</u>
1976-77	\$ 38,375 AV	\$ 8,571	\$3,289.10
1977-78	41,375 AV	8,116	3,357.98
1978-79	35,391 AV	4,429	1,567.44
1979-80	42,415 AV	4,320	1,832.32
1980-81	189,410 FV	1,067	2,021.00

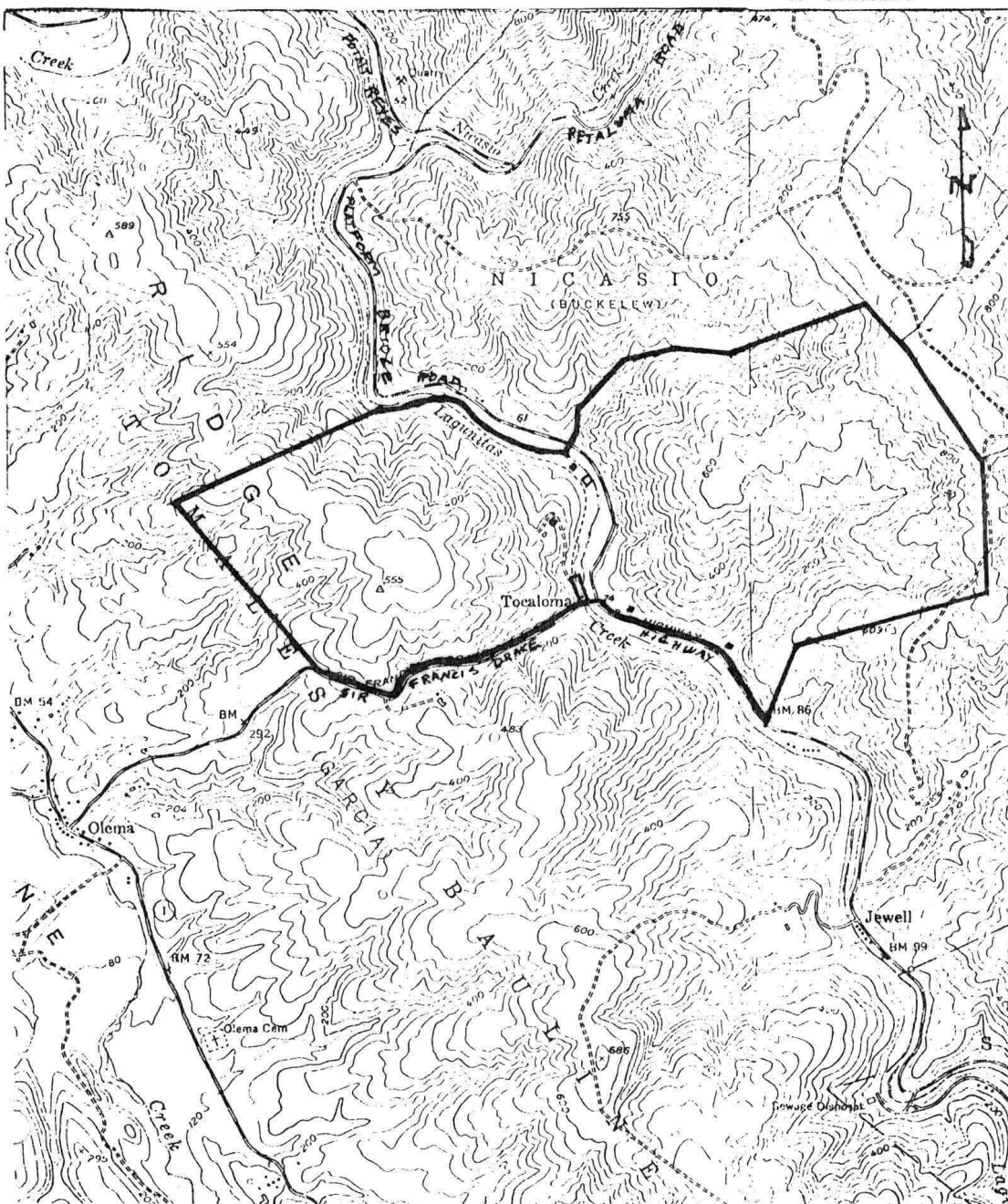
SUBJECT LOCATION





SUBJECT TOPOGRAPHY AND LOCATION

40' contours



LAND DESCRIPTION

The subject land fronts on Sir Francis Drake Highway for about a mile and a half. It also has frontage for half a mile on both sides of the road from Sir Francis Drake Highway to junction with the Point Reyes - Petaluma Road. This road is also known as the Platform Bridge Road and is on the East side of Lagunitas Creek. On the West side of Lagunitas Creek is the old abandoned railroad bed which now has a 20 foot wide right of way for a Marin Municipal Water District pipeline from the Nicasio Reservoir to the treatment plant near Woodacre. There is a half acre pump lot with electrical substation near the lower residence on the Western side of Lagunitas Creek. A high-voltage electrical power line easement cuts across both the East and West portions of the ranch.

The Eastern 604 acres slope up steeply from Sir Francis Drake Highway, starting at the South East property line. At 1000 feet Westerly along the highway is a valley with a small prefabricated single family residence. At about 3000 feet is the Tocaloma junction with the Platform Bridge Road. The land near the junction is level and gentle upslope for 300 to 400 feet depth. Here is the main ranch house, sheds, barns and corrals at an elevation of 80 to 100 feet.

Frontage along the Platform Bridge Road is gentle upslope for about 1000 feet with the balance (about 1500 feet) of the frontage very steep to the Northerly property line which is at a small wooded valley.

There is a wide central open grazing ridge which runs East and West at the 400 foot to 700 foot elevation , then up to the rear North-South rocky ridge at about 900 foot elevation.

The valley with the small residence is heavily wooded and has a medium size stock reservoir impounded by an earth dam. Springs drain into stock watering tubs at four locations from back of the barnyard, the 400 foot elevation, the 700 foot elevation and an open spring at the 850 foot elevation. Water for the farm buildings comes from a tank served by springs and water which is pumped from a well near Lagunitas Creek on land acquired by the Golden Gate Recreational Area.

This Easterly portion of the ranch is about 55 percent open grazing and 45 percent wooded and rocky.

The Western 461 acres have 4500 feet of Southerly frontage on Sir Francis Drake Highway. About 3500 feet of road frontage from the Tocaloma Bridge to the road crest at the 350 foot elevation is too steep and partly wooded for any beneficial access. The 1000 foot remaining frontage gives access to a wide, gently sloping open grazing ridge which runs North Westerly at between 400 feet and 500 feet of elevation.

The view from the ridge overlooks: Olema Valley, Point Reyes National Park headquarters, and a portion of Tomales Bay, and the valley of Lagunitas Creek to the Southeast.

This Western portion of the ranch fronts about 2500 feet along the Platform Bridge Road. The Lagunitas Creek runs from 50 feet to 200 feet Westerly of the road. Along this 2500 foot section, the creek bed is open to easy access and free of flood debris. About 3000 feet of creek frontage Northwesterly of the cleared section, is overgrown with willows, alders and cottonwood. There is also flood debris in the creek bed. An old farm building was moved from the Easterly part of the ranch and has been rebuilt into a single family residence which is between the old railroad bed and the creek.

The oldest residence on the ranch is at the 200 foot level and South Westerly of the lower residence near the creek. A small deer camp is just Northerly of the lower residence and it is at the mouth of a small creek which was badly eroded and tree jammed by the January 1982 storm. The area is now being cleaned up.

The upper ridge area lacks adequate water for stock during hot dry weather. Two stock ponds were noted with one dry and the other almost dry. Long term use for grazing requires more water sources and more storage.

This Western 461 acres is about 65 percent open and 35 percent wooded.

The soil is about the same on both Eastern and Western portions of the ranch. It appears to be adobe and clay with some decomposed surface material for grass rooting. Several patches of

thistles were observed on each portion of the ranch.

The Westerly portion of the ranch is considered more valuable for the large open ridge with easy county road access. The open creek area fronting a county road is an amenity. There is no visible creek bank erosion in this section of the creek except at one location where riprap protects the county road.

The wooded areas of the ranch have mostly oak and bay trees with a sprinkling of fir and madrone.

Zoning is R 60 within the agricultural preserve area in Marin County. The subject land is under a binding agricultural contract signed by the owner. The intent of this contract is to limit taxation to the earning capacity of the land under contract and to disregard market prices of such land.

The tax area code is 95-009 with a tax rate of \$1.067 per \$100 of full value for the 1981-82 roll. Tax rates are limited to one percent of value plus any voter approved bonds or services.

6/23

L1425(WR)OL
GOGA 05-117
Moissac, et al

Mr. R. L. Rosenberger
Chief, Division of Water Rights
State of California
2125-19th Street
Sacramento, California 95818

Dear Mr. Rosenberger:

Please be advised that we have sold our property, as described in the attached documents, together with all water rights appurtenant thereto, to the United States as represented by the Department of the Interior, National Park Service, Western Region, Division of Lands, 450 Golden Gate Avenue, Box 36063, San Francisco, California 94102. The following application, permit, or license numbers apply:

Application No.: _____ Permit No.: _____

License No.: ☒ 005292

together with any others that may be more easily identified in your files.

The abovementioned rights are within the boundaries of Golden Gate NR,
(for legal
description see Exhibit "A" attached hereto and by reference made a part hereof)

It would be appreciated if you would advise the National Park Service, at the above address, when this change of ownership is corrected in your files.

Sincerely yours,

Orville J. McLean
Archie B. McLean
Neil K. McLean
Emily M. McLean

Enclosures

(Notice to Escrow Agent: Unless Application/Permit/License No. is entered by owner, please DO NOT forward to addresses; return to National Park Service)



ORDER NO.: 600392

EXHIBIT "A"

DESCRIPTION

All that real property situated in the County of Marin, State of California, described as follows:

PARCEL ONE:

BEGINNING AT THE Southeasterly corner of the parcel conveyed to John Demartin, et al, be Deed recorded in Book "F" of Deeds at page 89; thence along the boundary of said parcel, and descending a spur of the ridge, South 65° 15' West 52 chains to station; thence South 31° 15' West 11 chains to the bank of the Arroyo San Geronimo; thence South 03° 15' West 1 chain and 30 links to the middle of said Arroyo; thence descending along the middle of said Arroyo, being the boundary line between the Mexican grants of land known as the Rancho Tomales y Baulines and the Rancho Nicasio, of which the first named Rancho is a portion North 52° 30' West 6 chains and 50 links, North 39° 30' West 12 chains and 80 links, North 76° West 16 chains 20 links, North 58° 30' West 10 chains, 30 links North 07° 30' West 12 chains, North 22° 45' 12 chains 90 links, North 36° 30' West 14 chains 25 links, North 83° 45' West 5 chains 90 links, North 40° 15' West 3 chains 40 links; thence leaving the middle of Arroyo San Geronimo, North 43° 30' East 80 links to a post marked J 10 D.M.10 on the bank of said Arroyo, from which post North 12° West 67 links is a maple tree, 18 inches in diameter, marked BTJ 10 DM 10; thence crossing the De Martin parcel, ascending along a gulch 15 feet from the ditch or ravine therein on the Southerly side of said ditch, North 43° 30' East 4 chains, North 20° East 5 chains 20 links, North 28° 15' East 2 chains 40 links, North 49° East 6 chains, North 61° 15' East 1 chain 60 links, North 45° East 7 chains, North 73° 15' East 9 chains, South 89° 30' East 4 chains, South 80° 30' East 9 chains 50 links to an oak tree marked J 2 DM 2; thence ascending the Westerly slope of the ridge, North 73° 40 chains to the Easterly boundary line of said Demartin parcel; thence along said Easterly boundary, South 43° 30' East 12 chains 20 links, South 33° 30' East 30 chains, South 03 East 28 chains 64 links to the point of beginning.

EXCEPTING THEREFROM THE FOLLOWING

- a) The land conveyed to Angelo M. Ferro, et ux, by Deed recorded February, 1972 in book 2538 of Official Records at page 195, Marin County Records.
- b) The land conveyed to the United States of America by Deed recorded December 20, 1974 in Book 2855 of Official Records at page 65, Marin County Records.
- c) The land conveyed to the County of Marin, a political subdivision of the State of California, by Deed recorded October 3, 1963 in Book 1733 of Official records at page 297, Marin County Records.
- d) The land conveyed to the County of Marin by Deed recorded October 3, 1963 in Book 1733 of Official Records at page 294, Marin County Records.

ORDER NO.: 600392

DESCRIPTION CONTINUED:

PARCEL TWO:

BEGINNING at a post in a stone mound at a point in the road from the Village of Olema, in a Northeasterly course across the Rancho Tomales y Baulines, near the house once occupied by L. Curtis, said post and stone mound being North $12-1/4^{\circ}$ West 6 chains 10 links from a large rock which is near and Northwesterly from said house, from said post and stone mound running along the middle of said road by the true meridian, magnetic variation begin 16° East the following courses and distances; South $83-1/2^{\circ}$ East 2 chains 50 links to station; South $26-1/4^{\circ}$ East 5 chains 20 links to station; thence South 72° East 16 chains to station, North 34° East 5 chains to station, North 58° East 7 chains to station, North 86° East 11 chains 40 links to station, North $61-3/4^{\circ}$ East 18 chains 30 links to station and North 53° East 11 chains to the point where the new road crosses Arroyo San Geronimo to station center of Southerly end of new bridge, across the Arroyo San Geronimo; thence descending along the middle of said Arroyo, North $17-1/4^{\circ}$ East 18 chains 70 links, North $15-1/2^{\circ}$ West 13 chains 50 links, North $73-3/4^{\circ}$ West 18 chains, North $53-3/4^{\circ}$ West 9 chains 50 links, North $56-3/4^{\circ}$ West 11 chains, South $82-3/4^{\circ}$ West 19 chains to an alder tree on the South bank of the Arroyo, said tree being marked T.B. 27 at Station 27 of the Official Survey of the exterior boundary of said Rancho Tomales y Baulines, and at the Southeasterly corner of the portion of said Rancho which, on partition thereof, was appurtenant to M. Hilaria Garcia, and which was conveyed to said M. Hilaria Garcia by Loretta Garcia and others, by Deed recorded in Book "G" of Deeds at page 98, Marin County Records; thence along the boundary of said Garcia parcel, South $63-3/4^{\circ}$ West 50 chains 50 links to station stake 4.2.5 in a mound of earth from which the old lime kiln of the South side of the upper end of the Bay of Tomales is North $74-1/2^{\circ}$ West and Miller Point, on the Northerly side of said Bay, is North $46-3/4^{\circ}$ West; thence South $40-1/2^{\circ}$ East 48 chains 50 links along the Northeasterly end of the Garcia parcel and the Northeasterly end of the portion of said Rancho Tomales y Baulines which was conveyed to Juan Garcia by Deed Recorded in Book "H" of Deeds at page 101 to the point of beginning.

EXCEPTING therefrom the following:

- a) The land conveyed to Joseph F. Bertrand by Deed recorded September 27, 1889 in Book 10 of Deeds at page 390, Marin County Records.
- b) The land conveyed to Marin Municipal Water District, a public corporation, by Deed recorded May 2, 1961 in Book 1457 of Official Records at page 370, re-recorded May 12, 1961 in Book 1461 of Official Records at page 121, Marin County Records and re-recorded May 25, 1961 in Book 1464 of Official Records at page 555, Marin County Records.

6/83

L1425(WR)OL
GOGA 05-117
McIsaac, et al

Mr. R. L. Rosenberger
Chief, Division of Water Rights
State of California
2125-19th Street
Sacramento, California 95818

Dear Mr. Rosenberger:

Please be advised that we have sold our property, as described in the attached documents, together with all water rights appurtenant thereto, to the United States as represented by the Department of the Interior, National Park Service, Western Region, Division of Lands, 450 Golden Gate Avenue, Box 36063, San Francisco, California 94102. The following application, permit, or license numbers apply:

Application No.: _____ Permit No.: _____

License No.: 005293

together with any others that may be more easily identified in your files.

The abovementioned rights are within the boundaries of Golden Gate NR
(for legal
description see Exhibit "A" attached hereto and by reference made a part hereof)

It would be appreciated if you would advise the National Park Service, at the above address, when this change of ownership is corrected in your files.

Sincerely yours,

Donald J. McIsaac
Louise M. Isaac
Neil K. M. Isaac
Ernest M. Isaac

Enclosures

(Notice to Escrow Agent: Unless Application/Permit/License No. is entered by owner, please DO NOT forward to addresses; return to National Park Service)

#5293

ORDER NO.: 600392

EXHIBIT "A"

DESCRIPTION

All that real property situated in the County of Marin, State of California, described as follows:

PARCEL ONE:

BEGINNING AT THE Southeasterly corner of the parcel conveyed to John Demartin, et al, be Deed recorded in Book "F" of Deeds at page 89; thence along the boundary of said parcel, and descending a spur of the ridge, South 65° 15' West 52 chains to station; thence South 31° 15' West 11 chains to the bank of the Arroyo San Geronimo; thence South 03° 15' West 1 chain and 30 links to the middle of said Arroyo; thence descending along the middle of said Arroyo, being the boundary line between the Mexican grants of land known as the Rancho Tomales y Baulines and the Rancho Nicasio, of which the first named Rancho is a portion North 52° 30' West 6 chains and 50 links, North 39° 30' West 12 chains and 80 links, North 76° West 16 chains 20 links, North 58° 30' West 10 chains, 30 links North 07° 30' West 12 chains, North 22° 45' 12 chains 90 links, North 36° 30' West 14 chains 25 links, North 83° 45' West 5 chains 90 links, North 40° 15' West 3 chains 40 links; thence leaving the middle of Arroyo San Geronimo, North 43° 30' East 80 links to a post marked J 10 D.M.10 on the bank of said Arroyo, from which post North 12° West 67 links is a maple tree, 18 inches in diameter, marked BTJ 10 DM 10; thence crossing the De Martin parcel, ascending along a gulch 15 feet from the ditch or ravine therein on the Southerly side of said ditch, North 43° 30' East 4 chains, North 20° East 5 chains 20 links, North 28° 15' East 2 chains 40 links, North 49° East 6 chains, North 61° 15' East 1 chain 60 links, North 45° East 7 chains, North 73° 15' East 9 chains, South 89° 30' East 4 chains, South 80° 30' East 9 chains 50 links to an oak tree marked J 2 DM 2; thence ascending the Westerly slope of the ridge, North 73° 40 chains to the Easterly boundary line of said Demartin parcel; thence along said Easterly boundary, South 43° 30' East 12 chains 20 links, South 33° 30' East 30 chains, South 03 East 28 chains 64 links to the point of beginning.

EXCEPTING THEREFROM THE FOLLOWING

- a) The land conveyed to Angelo M. Ferro, et ux, by Deed recorded February, 1972 in book 2538 of Official Records at page 195, Marin County Records.
- b) The land conveyed to the United States of America by Deed recorded December 20, 1974 in Book 2855 of Official Records at page 65, Marin Marin Records.
- c) The land conveyed to the County of Marin, a political subdivision of the State of California, by Deed recorded October 3, 1963 in Book 1733 of Official records at page 297, Marin County Records.
- d) The land conveyed to the County of Marin by Deed recorded October 3, 1963 in Book 1733 of Official Records at page 294, Marin County Records.

ORDER NO.: 600392

DESCRIPTION CONTINUED:

PARCEL TWO:

BEGINNING at a post in a stone mound at a point in the road from the Village of Olema, in a Northeasterly course across the Rancho Tomales y Baulines, near the house once occupied by L. Curtis, said post and stone mound being North $12-1/4^{\circ}$ West 6 chains 10 links from a large rock which is near and Northwesterly from said house, from said post and stone mound running along the middle of said road by the true meridian, magnetic variation begin 16° East the following courses and distances; South $83-1/2^{\circ}$ East 2 chains 50 links to station; South $26-1/4^{\circ}$ East 5 chains 20 links to station; thence South 72° East 16 chains to station, North 34° East 5 chains to station, North 58° East 7 chains to station, North 86° East 11 chains 40 links to station, North $61-3/4^{\circ}$ East 18 chains 30 links to station and North 53° East 11 chains to the point where the new road crosses Arroyo San Geronimo to station center of Southerly end of new bridge, across the Arroyo San Geronimo; thence descending along the middle of said Arroyo, North $17-1/4^{\circ}$ East 18 chains 70 links, North $15-1/2^{\circ}$ West 13 chains 50 links, North $73-3/4^{\circ}$ West 18 chains, North $53-3/4^{\circ}$ West 9 chains 50 links, North $56-3/4^{\circ}$ West 11 chains, South $82-3/4^{\circ}$ West 19 chains to an alder tree on the South bank of the Arroyo, said tree being marked T.B. 27 at Station 27 of the Official Survey of the exterior boundary of said Rancho Tomales y Baulines, and at the Southeasterly corner of the portion of said Rancho which, on partition thereof, was appurtenant to M. Hilaria Garcia, and which was conveyed to said M. Hilaria Garcia by Loretta Garcia and others, by Deed recorded in Book "G" of Deeds at page 98, Marin County Records; thence along the boundary of said Garcia parcel, South $63-3/4^{\circ}$ West 50 chains 50 links to station stake 4.2.5 in a mound of earth from which the old lime kiln of the South side of the upper end of the Bay of Tomales is North $74-1/2^{\circ}$ West and Miller Point, on the Northerly side of said Bay, is North $46-3/4^{\circ}$ West; thence South $40-1/2^{\circ}$ East 48 chains 50 links along the Northeasterly end of the Garcia parcel and the Northeasterly end of the portion of said Rancho Tomales y Baulines which was conveyed to Juan Garcia by Deed Recorded in Book "H" of Deeds at page 101 to the point of beginning.

EXCEPTING therefrom the following:

- a) The land conveyed to Joseph F. Bertrand by Deed recorded September 27, 1889 in Book 10 of Deeds at page 390, Marin County Records.
- b) The land conveyed to Marin Municipal Water District, a public corporation, by Deed recorded May 2, 1961 in Book 1457 of Official Records at page 370, re-recorded May 12, 1961 in Book 1461 of Official Records at page 121, Marin County Records and re-recorded May 25, 1961 in Book 1464 of Official Records at page 555, Marin County Records.

6/83

L1425(WR)OL
GOGA_05-117
McIsaac, et al

Mr. R. L. Rosenberger
Chief, Division of Water Rights
State of California
2125-19th Street
Sacramento, California 95818

Dear Mr. Rosenberger:

Please be advised that we have sold our property, as described in the attached documents, together with all water rights appurtenant thereto, to the United States as represented by the Department of the Interior, National Park Service, Western Region, Division of Lands, 450 Golden Gate Avenue, Box 36063, San Francisco, California 94102. The following application, permit, or license numbers apply:

Application No.: _____ Permit No.: _____

License No.: 005294

together with any others that may be more easily identified in your files.

The abovementioned rights are within the boundaries of (Golden Gate NRA
(for legal
description see Exhibit "A" attached hereto and by reference made a part hereof)

It would be appreciated if you would advise the National Park Service, at the above address, when this change of ownership is corrected in your files.

Sincerely yours,

David J. McIsaac
Louise J. McIsaac
Neil K. McIsaac
Erlyn C. McIsaac

Enclosures

(Notice to Escrow Agent: Unless Application/Permit/License No. is entered by owner, please DO NOT forward to addresses; return to National Park Service)

#5294

ORDER NO.: 600392

EXHIBIT "A"

DESCRIPTION

All that real property situated in the County of Marin, State of California described as follows:

PARCEL ONE:

BEGINNING AT THE Southeasterly corner of the parcel conveyed to John Demartin, et al, be Deed recorded in Book "F" of Deeds at page 89; thence along the boundary of said parcel, and descending a spur of the ridge, South 65° 15' West 52 chains to station; thence South 31° 15' West 11 chains to the bank of the Arroyo San Geronimo; thence South 03° 15' West 1 chain and 30 links to the middle of said Arroyo; thence descending along the middle of said Arroyo, being the boundary line between the Mexican grants of land known as the Rancho Tomales y Baulines and the Rancho Nicasio, of which the first named Rancho is a portion North 52° 30' West 6 chains and 50 links, North 39° 30' West 12 chains and 80 links, North 76° West 16 chains 20 links, North 58° 30' West 10 chains, 30 links North 07° 30' West 12 chains, North 22° 45' 12 chains 90 links, North 36° 30' West 14 chains 25 links, North 83° 45' West 5 chains 90 links, North 40° 15' West 3 chains 40 links; thence leaving the middle of Arroyo San Geronimo, North 43° 30' East 80 links to a post marked J 10 D.M.10 on the bank of said Arroyo, from which post North 12° West 67 links is a maple tree, 18 inches in diameter, marked BTJ 10 DM 10; thence crossing the De Martin parcel, ascending along a gulch 15 feet from the ditch or ravine therein on the Southerly side of said ditch, North 43° 30' East 4 chains, North 20° East 5 chains 20 links, North 28° 15' East 2 chains 40 links, North 49° East 6 chains, North 61° 15' East 1 chain 60 links, North 45° East 7 chains, North 73° 15' East 9 chains, South 89° 30' East 4 chains, South 80° 30' East 9 chains 50 links to an oak tree marked J 2 DM 2; thence ascending the Westerly slope of the ridge, North 73° 40 chains to the Easterly boundary line of said Demartin parcel; thence along said Easterly boundary, South 43° 30' East 12 chains 20 links, South 33° 30' East 30 chains, South 03 East 28 chains 64 links to the point of beginning.

EXCEPTING THEREFROM THE FOLLOWING

- a) The land conveyed to Angelo M. Ferro, et ux, by Deed recorded February, 1972 in book 2538 of Official Records at page 195, Marin County Records
- b) The land conveyed to the United States of America by Deed recorded December 20, 1974 in Book 2855 of Official Records at page 65, Marin Marin Records.
- c) The land conveyed to the County of Marin, a political subdivision of the State of California, by Deed recorded October 3, 1963 in Book 1733 of Official records at page 297, Marin County Records.
- d) The land conveyed to the County of Marin by Deed recorded October 3, 1963 in Book 1733 of Official Records at page 294, Marin County Records

ORDER NO.: 600392

DESCRIPTION CONTINUED:

PARCEL TWO:

BEGINNING at a post in a stone mound at a point in the road from the Village of Olema, in a Northeasterly course across the Rancho Tomales y Baulines, near the house once occupied by L. Curtis, said post and stone mound being North $12-1/4^{\circ}$ West 6 chains 10 links from a large rock which is near and Northwesterly from said house, from said post and stone mound running along the middle of said road by the true meridian, magnetic variation begin 16° East the following courses and distances; South $83-1/2^{\circ}$ East 2 chains 50 links to station; South $26-1/4^{\circ}$ East 5 chains 20 links to station; thence South 72° East 16 chains to station, North 34° East 5 chains to station, North 58° East 7 chains to station, North 86° East 11 chains 40 links to station, North $61-3/4^{\circ}$ East 18 chains 30 links to station and North 53° East 11 chains to the point where the new road crosses Arroyo San Geronimo to station center of Southerly end of new bridge, across the Arroyo San Geronimo; thence descending along the middle of said Arroyo, North $17-1/4^{\circ}$ East 18 chains 70 links, North $15-1/2^{\circ}$ West 13 chains 50 links, North $73-3/4^{\circ}$ West 18 chains, North $53-3/4^{\circ}$ West 9 chains 50 links, North $56-3/4^{\circ}$ West 11 chains, South $82-3/4^{\circ}$ West 19 chains to an alder tree on the South bank of the Arroyo, said tree being marked T.B. 27 at Station 27 of the Official Survey of the exterior boundary of said Rancho Tomales y Baulines, and at the Southeasterly corner of the portion of said Rancho which, on partition thereof, was appurtenant to M. Hilaria Garcia, and which was conveyed to said M. Hilaria Garcia by Loretta Garcia and others, by Deed recorded in Book "G" of Deeds at page 98, Marin County Records; thence along the boundary of said Garcia parcel, South $63-3/4^{\circ}$ West 50 chains 50 links to station stake 4.2.5 in a mound of earth from which the old lime kiln of the South side of the upper end of the Bay of Tomales is North $74-1/2^{\circ}$ West and Miller Point, on the Northerly side of said Bay, is North $46-3/4^{\circ}$ West; thence South $40-1/2^{\circ}$ East 48 chains 50 links along the Northeasterly end of the Garcia parcel and the Northeasterly end of the portion of said Rancho Tomales y Baulines which was conveyed to Juan Garcia by Deed Recorded in Book "H" of Deeds at page 101 to the point of beginning.

EXCEPTING therefrom the following:

- a) The land conveyed to Joseph F. Bertrand by Deed recorded September 27, 1889 in Book 10 of Deeds at page 390, Marin County Records.
- b) The land conveyed to Marin Municipal Water District, a public corporation, by Deed recorded May 2, 1961 in Book 1457 of Official Records at page 370, re-recorded May 12, 1961 in Book 1461 of Official Records at page 121, Marin County Records and re-recorded May 25, 1961 in Book 1464 of Official Records at page 555, Marin County Records.

6/83

L1425(WR)OL
GOGA 05-117
Moisaac, et al

Mr. R. L. Rosenberger
Chief, Division of Water Rights
State of California
2125-19th Street
Sacramento, California 95818

Dear Mr. Rosenberger:

Please be advised that we have sold our property, as described in the attached documents, together with all water rights appurtenant thereto, to the United States as represented by the Department of the Interior, National Park Service, Western Region, Division of Lands, 450 Golden Gate Avenue, Box 36063, San Francisco, California 94102. The following application, permit, or license numbers apply:

Application No.: _____ Permit No.: _____

License No.: 25498

together with any others that may be more easily identified in your files.

The abovementioned rights are within the boundaries of ^{Golden Gate N.R} for legal

description see Exhibit "A" attached hereto and by reference made a part hereof)

It would be appreciated if you would advise the National Park Service, at the above address, when this change of ownership is corrected in your files.

Sincerely yours,

Donald J. McLean
Laurance J. McLean
Neil K. McLean
Edythe M. McLean

Enclosures

(Notice to Escrow Agent: Unless Application/Permit/License No. is entered by owner, please DO NOT forward to addresses; return to National Park Service)

25498

ORDER NO.: 600392

EXHIBIT "A"

DESCRIPTION

All that real property situated in the County of Marin, State of California, described as follows:

PARCEL ONE:

BEGINNING AT THE Southeasterly corner of the parcel conveyed to John Demartin, et al, be Deed recorded in Book "F" of Deeds at page 89; thence along the boundary of said parcel, and descending a spur of the ridge, South 65° 15' West 52 chains to station; thence South 31° 15' West 11 chains to the bank of the Arroyo San Geronimo; thence South 03° 15' West 1 chain and 30 links to the middle of said Arroyo; thence descending along the middle of said Arroyo, being the boundary line between the Mexican grants of land known as the Rancho Tomales y Baulines and the Rancho Nicasio, of which the first named Rancho is a portion North 52° 30' West 6 chains and 50 links, North 39° 30' West 12 chains and 80 links, North 76° West 16 chains 20 links, North 58° 30' West 10 chains, 30 links North 07° 30' West 12 chains, North 22° 45' 12 chains 90 links, North 36° 30' West 14 chains 25 links, North 83° 45' West 5 chains 90 links, North 40° 15' West 3 chains 40 links; thence leaving the middle of Arroyo San Geronimo, North 43° 30' East 80 links to a post marked J 10 D.M.10 on the bank of said Arroyo, from which post North 12° West 67 links is a maple tree, 18 inches in diameter, marked BTJ 10 DM 10; thence crossing the De Martin parcel, ascending along a gulch 15 feet from the ditch or ravine therein on the Southerly side of said ditch, North 43° 30' East 4 chains, North 20° East 5 chains 20 links, North 28° 15' East 2 chains 40 links, North 49° East 6 chains, North 61° 15' East 1 chain 60 links, North 45° East 7 chains, North 73° 15' East 9 chains, South 89° 30' East 4 chains, South 80° 30' East 9 chains 50 links to an oak tree marked J 2 DM 2; thence ascending the Westerly slope of the ridge, North 73° 40 chains to the Easterly boundary line of said Demartin parcel; thence along said Easterly boundary, South 43° 30' East 12 chains 20 links, South 33° 30' East 30 chains, South 03 East 28 chains 64 links to the point of beginning.

EXCEPTING THEREFROM THE FOLLOWING

- a) The land conveyed to Angelo M. Ferro, et ux, by Deed recorded February, 1972 in book 2538 of Official Records at page 195, Marin County Records.
- b) The land conveyed to the United States of America by Deed recorded December 20, 1974 in Book 2855 of Official Records at page 65, Marin Marin Records.
- c) The land conveyed to the County of Marin, a political subdivision of the State of California, by Deed recorded October 3, 1963 in Book 1733 of Official records at page 297, Marin County Records.
- d) The land conveyed to the County of Marin by Deed recorded October 3, 1963 in Book 1733 of Official Records at page 294, Marin County Records.

ORDER NO.: 600392

DESCRIPTION CONTINUED:

PARCEL TWO:

BEGINNING at a post in a stone mound at a point in the road from the Village of Olema, in a Northeasterly course across the Rancho Tomales y Baulines, near the house once occupied by L. Curtis, said post and stone mound being North 12-1/4° West 6 chains 10 links from a large rock which is near and Northwesterly from said house, from said post and stone mound running along the middle of said road by the true meridian, magnetic variation begin 16° East the following courses and distances; South 83-1/2° East 2 chains 50 links to station; South 26-1/4° East 5 chains 20 links to station; thence South 72° East 16 chains to station, North 34° East 5 chains to station, North 58° East 7 chains to station, North 86° East 11 chains 40 links to station, North 61-3/4° East 18 chains 30 links to station and North 53° East 11 chains to the point where the new road crosses Arroyo San Geronimo to station center of Southerly end of new bridge, across the Arroyo San Geronimo; thence descending along the middle of said Arroyo, North 17-1/4° East 18 chains 70 links, North 15-1/2° West 13 chains 50 links, North 73-3/4° West 18 chains, North 53-3/4° West 9 chains 50 links, North 56-3/4° West 11 chains, South 82-3/4° West 19 chains to an alder tree on the South bank of the Arroyo, said tree being marked T.B. 27 at Station 27 of the Official Survey of the exterior boundary of said Rancho Tomales y Baulines, and at the Southeasterly corner of the portion of said Rancho which, on partition thereof, was appurtenant to M. Hilaria Garcia, and which was conveyed to said M. Hilaria Garcia by Loretta Garcia and others, by Deed recorded in Book "G" of Deeds at page 98, Marin County Records; thence along the boundary of said Garcia parcel, South 63-3/4° West 50 chains 50 links to station stake 4.2.5 in a mound of earth from which the old lime kiln of the South side of the upper end of the Bay of Tomales is North 74-1/2° West and Miller Point, on the Northerly side of said Bay, is North 46-3/4° West; thence South 40-1/2° East 48 chains 50 links along the Northeasterly end of the Garcia parcel and the Northeasterly end of the portion of said Rancho Tomales y Baulines which was conveyed to Juan Garcia by Deed Recorded in Book "H" of Deeds at page 101 to the point of beginning.

EXCEPTING therefrom the following:

- a) The land conveyed to Joseph F. Bertrand by Deed recorded September 27, 1889 in Book 10 of Deeds at page 390, Marin County Records.
- b) The land conveyed to Marin Municipal Water District, a public corporation, by Deed recorded May 2, 1961 in Book 1457 of Official Records at page 370, re-recorded May 12, 1961 in Book 1461 of Official Records at page 121, Marin County Records and re-recorded May 25, 1961 in Book 1464 of Official Records at page 555, Marin County Records.

After recording return to:

83029906

(2)

National Park Service, Western Region
 Division of Land Resources
 450 Golden Gate Ave., Box 36063
 San Francisco, California 94102

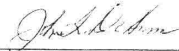
AREA: Golden Gate NRATRACT NO: 05-117

THE UNDERSIGNED HEREBY DECLARES:

Documentary transfer tax is NONEGRANT DEED

Computed on full value of property conveyed

Incorporated Area/ A.P. no. 166-030-16 and 166-030-31

Donald J. McIsaac, Neil K. McIsaac, Lorraine J. McIsaac, and Evelyn A. McIsaac as tenants in common

GRANTOR(S), In consideration of One Million Nine Hundred Eighty Eight Thousand One Hundred
Ninety Three and no/100 (\$1,988,193.00) DOLLARS,
 receipt of which is hereby acknowledged, do(es) hereby grant to the UNITED STATES OF AMERICA
 and its assigns, the following described property located in the County of Marin,
 State of California, containing 1,065.28 acres, more or less, to wit:

See Exhibit "A" attached hereto and made a part hereof.

TOGETHER WITH all buildings and improvements thereon and all water rights appurtenant
 thereto and all and singular the tenements, hereditaments and appurtenances thereunto
 belonging, or in any wise appertaining and the reversion and reversions, remainder and
 remainders, rents, issues and profits thereof.

FOR THE NATIONAL PARK SERVICE

The grantor covenants and agrees to convey to the United States of America the fee
 simple title to the above-described land subject to existing easements for public roads
 and highways, public utilities, railroads, and pipelines; and subject to the following
 outstanding rights in third parties:

See Exhibit "B" attached hereto and made a part hereof.

RESERVING, HOWEVER, unto Grantor(s), their Heirs, Administrators, Successors or
 Assigns, the right of use and occupancy for Agricultural & single family residential
purposes only for a term of 25 years from the date of conveyance of said
 property to the United States subject to the conditions and restrictions in Exhibit C & D
 attached hereto and made a part hereof.

TO HAVE AND TO HOLD the same unto said UNITED STATES OF AMERICA and its assigns, forever.

The Grantor(s) further remise(s), release(s), and forever quitclaim(s) to the
 UNITED STATES OF AMERICA and its assigns, all right, title, and interest which the
 Grantor may have in the banks, beds, and waters of any streams bordering or any
 appropriative water rights appurtenant to the said lands to be conveyed and also all
 interest in any alleys, roads, streets, ways, strips, gores, or railroad rights-of-way
 abutting, adjoining, or appurtenant to said land and in any means of ingress or
 egress appurtenant thereto.

EXECUTED this 19 day of May, 1983

Signature



Signature



Signature



Signature

7 K m
E. A. m.
L. A. m.

830,3906

Exhibit A

All that real property situated in the County of Marin, State of California, described as follows:

PARCEL ONE:

BEGINNING AT THE Southeasterly corner of the parcel conveyed to John Demartin, et al, be Deed recorded in Book "F" of Deeds at page 89; thence along the boundary of said parcel, and descending a spur of the ridge, South 65° 15' West 52 chains to station; thence South 31° 15' West 11 chains to the bank of the Arroyo San Geronimo; thence South 03° 15' West 1 chain and 30 links to the middle of said Arroyo; thence descending along the middle of said Arroyo, being the boundary line between the Mexican grants of land known as the Rancho Tomales y Baulines and the Rancho Nicasio, of which the first named Rancho is a portion North 52° 30' West 6 chains and 50 links, North 39° 30' West 12 chains and 80 links, North 76° West 16 chains-20 links, North 58° 30' West 10 chains, 30 links North 07° 30' West 12 chains, North 22° 45' 12 chains 90 links, North 36° 30' West 14 chains 25 links, North 83° 45' West 5 chains 90 links, North 40° 15' West 3 chains 40 links; thence leaving the middle of Arroyo San Geronimo, North 43° 30' East 80 links to a post marked J 10 D.M.10 on the bank of said Arroyo, from which post North 12° West 67 links is a maple tree, 18 inches in diameter, marked BTJ 10 DM 10; thence crossing the De Martin parcel, ascending along a gulch 15 feet from the ditch or ravine therein on the Southerly side of said ditch, North 43° 30' East 4 chains, North 20° East 5 chains 20 links, North 28° 15' East 2 chains 40 links, North 49° East 6 chains, North 61° 15' East 1 chain 60 links, North 45° East 7 chains, North 73° 15' East 9 chains, South 89° 30' East 4 chains, South 80° 30' East 9 chains 50 links to an oak tree marked J 2 DM 2; thence ascending the Westerly slope of the ridge, North 73° 40 chains to the Easterly boundary line of said Demartin parcel; thence along said Easterly boundary, South 43° 30' East 12 chains 20 links, South 33° 30' East 30 chains, South 03 East 28 chains 64 links to the point of beginning.

EXCEPTING THEREFROM THE FOLLOWING

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- b) The land conveyed to the United States of America by Deed recorded December 20, 1974 in Book 2855 of Official Records at page 65, Marin County Records.
- c) The land conveyed to the County of Marin, a political subdivision of the State of California, by Deed recorded October 3, 1963 in Book 1733 of Official Records at page 297, Marin County Records.
- d) The land conveyed to the County of Marin by Deed recorded October 3, 1963 in Book 1733 of Official Records at page 294, Marin County Records.

AKM & Sonce OAM

83023-J6

Exhibit A

PARCEL TWO:

BEGINNING at a post in a stone mound at a point in the road from the Village of Olema, in a Northeasterly course across the Rancho Tomales y Baulines, near the house once occupied by L. Curtis, said post and stone mound being North $12-1/4^\circ$ West 6 chains 10 links from a large rock which is near and Northwesterly from said house, from said post and stone mound running along the middle of said road by the true meridian, magnetic variation begin 16° East the following courses and distances; South $83-1/2^\circ$ East 2 chains 50 links to station; South $26-1/4^\circ$ East 5 chains 20 links to station; thence South 72° East 16 chains to station, North 34° East 5 chains to station, North 58° East 7 chains to station, North 86° East 11 chains 40 links to station, North $61-3/4^\circ$ East 18 chains 30 links to station and North 53° East 11 chains to the point where the new road crosses Arroyo San Geronimo to station center of Southerly end of new bridge, across the Arroyo San Geronimo; thence descending along the middle of said Arroyo, North $17-1/4^\circ$ East 18 chains 70 links, North $15-1/2^\circ$ West 13 chains 50 links, North $73-3/4^\circ$ West 18 chains, North $53-3/4^\circ$ West 9 chains 50 links, North $56-3/4^\circ$ West 11 chains, South $82-3/4^\circ$ West 19 chains to an alder tree on the South bank of the Arroyo, said tree being marked T.B. 27 at Station 27 of the Official Survey of the exterior boundary of said Rancho Tomales y Baulines, and at the Southeasterly corner of the portion of said Rancho which, on partition thereof, was appurtenant to M. Hilaria Garcia, and which was conveyed to said M. Hilaria Garcia by Loretta Garcia and others, by Deed recorded in Book "G" of Deeds at page 98, Marin County Records; thence along the boundary of said Garcia parcel, South $63-3/4^\circ$ West 50 chains 50 links to station stake 4.2.5 in a mound of earth from which the old lime kiln of the South side of the upper end of the Bay of Tomales is North $74-1/2^\circ$ West and Miller Point, on the Northerly side of said Bay, is North $46-3/4^\circ$ West; thence South $40-1/2^\circ$ East 48 chains 50 links along the Northeasterly end of the Garcia parcel and the Northeasterly end of the portion of said Rancho Tomales y Baulines which was conveyed to Juan Garcia by Deed Recorded in Book "H" of Deeds at page 101 to the point of beginning.

EXCEPTING therefrom the following:

- a) The land conveyed to Joseph F. Bertrand by Deed recorded September 27, 1889 in Book 10 of Deeds at page 390, Marin County Records.
- b) The land conveyed to Marin Municipal Water District, a public corporation, by Deed recorded May 2, 1961 in Book 1457 of Official Records at page 370, re-recorded May 12, 1961 in Book 1461 of Official Records at page 121, Marin County Records and re-recorded May 25, 1961 in Book 1464 of Official Records at page 555, Marin County Records.

J. R. M., Esq. L. J. M. & O. J. M.

85023906

Exhibit B

- 4 1. An easement affecting the portions of said land and for the purposes hereinafter stated, and incidental purposes
- In favor of: Pacific Telephone and Telegraph Company
For : Polelines
Recorded : August 23, 1912 in Book 146 of Deeds at page 251, Marin County Records
Affects : Parcel One
- 5 2. An easement affecting the portions of said land and for the purposes hereinafter stated, and incidental purposes
- In favor of: County of Marin
For : Not disclosed
Recorded : July 25, 1915 in Book 171 of Deeds at page 167, Marin County Records
Affects : Parcel Two
- 6 3. An easement affecting the portions of said land and for the purposes hereinafter stated, and incidental purposes
-  In favor of: Radio Corporation of America
For : Polelines and guy wires
Recorded : March 31, 1923 in Book 18 of Official Records at page 250, Marin County Records
Affects : Portion of said land
- 7 4. An easement affecting the portions of said land and for the purposes hereinafter stated, and incidental purposes
- In favor of: Pacific Gas and Electric Company
For : Electric Transmission lines
Recorded : June 11, 1926 in Book 98 of Official Records at page 115, Marin County Records
Affects : Parcel Two
- 8 5. An easement affecting the portions of said land and for the purposes hereinafter stated, and incidental purposes
- In favor of: County of Marin
For : Public Highway purposes
Recorded : August 30, 1926 in Book 103 of Official Records at page 314, Marin County Records
Affects : Portion of said land

N.K.M.
E.M. L.J. In - 0974

8302506

Exhibit B

- 9 6. An easement affecting the portions of said land and for the purposes hereinafter stated, and incidental purposes
- In favor of: County of Marin
For : Public Highway purposes
Recorded : September 18, 1926 in Book 104 of Official
Records at page 411, Marin County Records
Affects : Portion of said land
- 10 7. An easement affecting the portions of said land and for the purposes hereinafter stated, and incidental purposes
- In favor of: County of Marin
For : Public Highway purposes
Recorded : September 18, 1926 in Book 105 of Official
Records at page 27, Marin County Records
Affects : Portion of said land
- 11 8. An easement affecting the portions of said land and for the purposes hereinafter stated, and incidental purposes
- In favor of: Pacific Gas and Electric Company
For : Electric Transmission lines
Recorded : October 22, 1938 in Book 370 of Official
Records at page 440, Marin County Records
Affects : Parcel Two
- 13 9. An easement affecting the portions of said land and for the purposes hereinafter stated, and incidental purposes
- In favor of: Marin Municipal Water District
For : Pipelines
Recorded : May 2, 1961 in Book 1457 of Official
Records at page 370, Marin County Records
Affects : Portion of said land
- Re-recorded: May 12, 1961 in Book 1461 of Official
Records at page 121, Marin County Records
- Re-recorded: May 25, 1961 in Book 1464 of Official
Records at page 555, Marin County Records.

Exhibit B

14 10. An easement affecting the portions of said land and for the purposes hereinafter stated, and incidental purposes

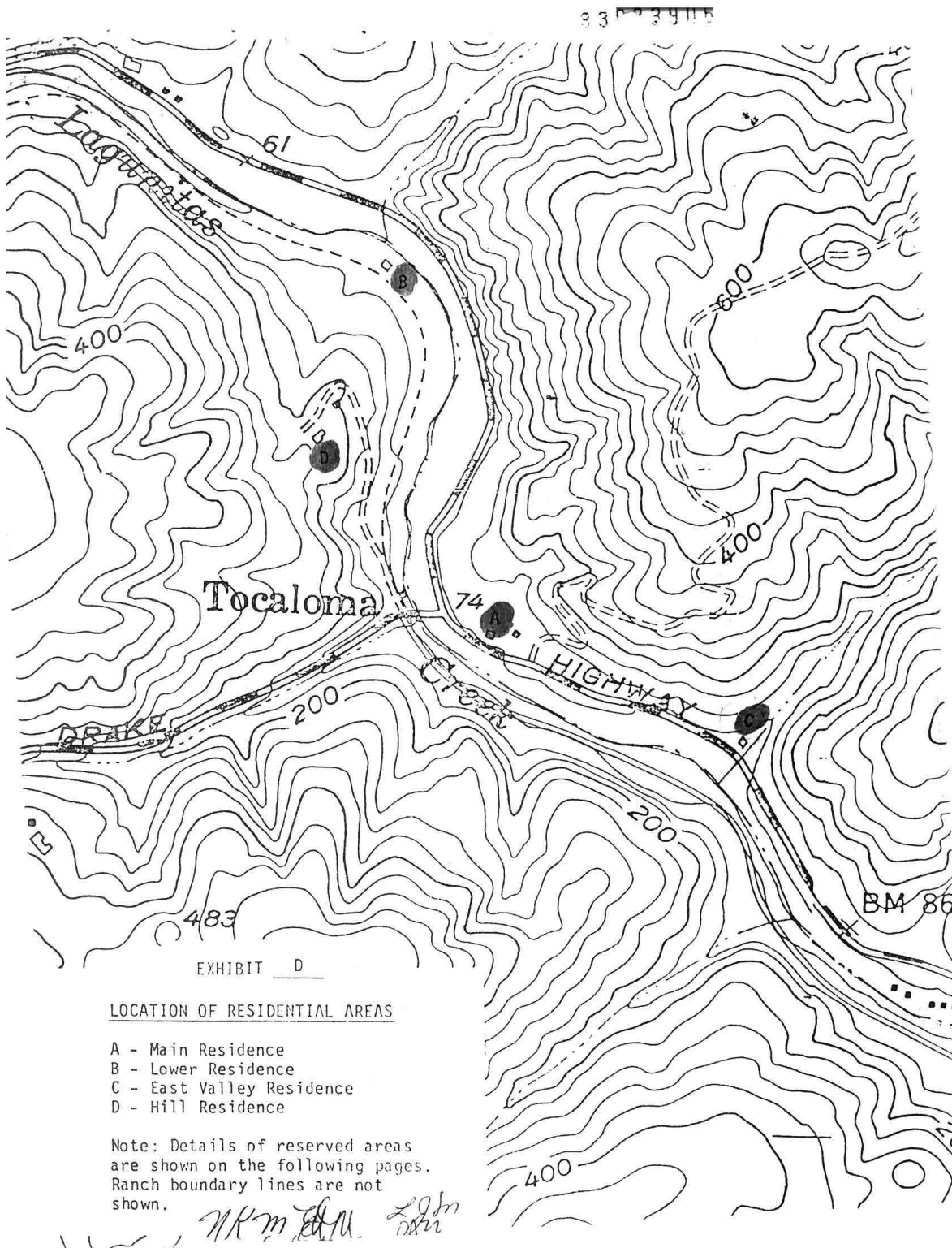
In favor of: Pacific Gas and Electric Company
For : Polelines and guy wires
Recorded : July 21, 1961 in Book 1481 of Official
Records at page 547, Marin County Records
Affects : Portion of said land

15 11. An easement affecting the portions of said land and for the purposes hereinafter stated, and incidental purposes

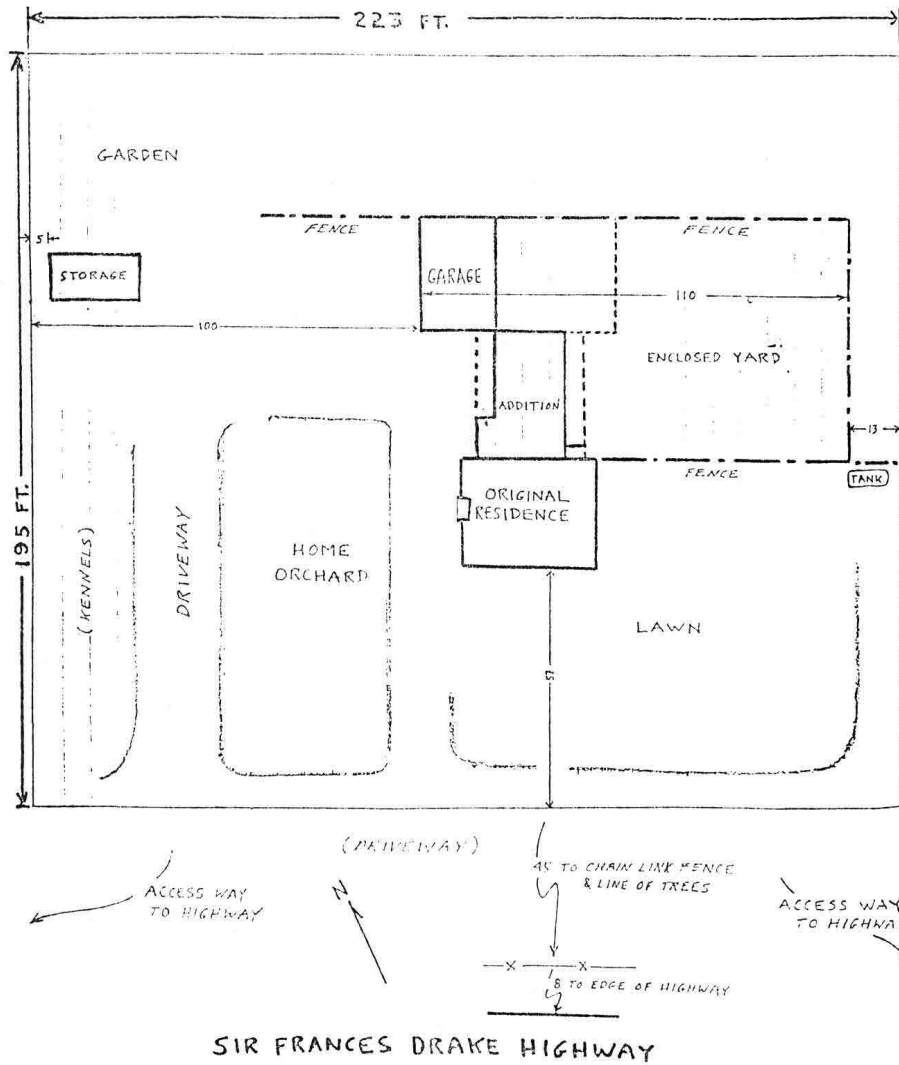
In favor of: Pacific Telephone and Telegraph Company
For : Polelines, cables and guy wires with the
right of ingress and egress
Recorded : February 16, 1962 in Book 1542 of Official
Records at page 309, Marin County Records
Affects : Portion of said land

N K. M
E M

L J L
O J M



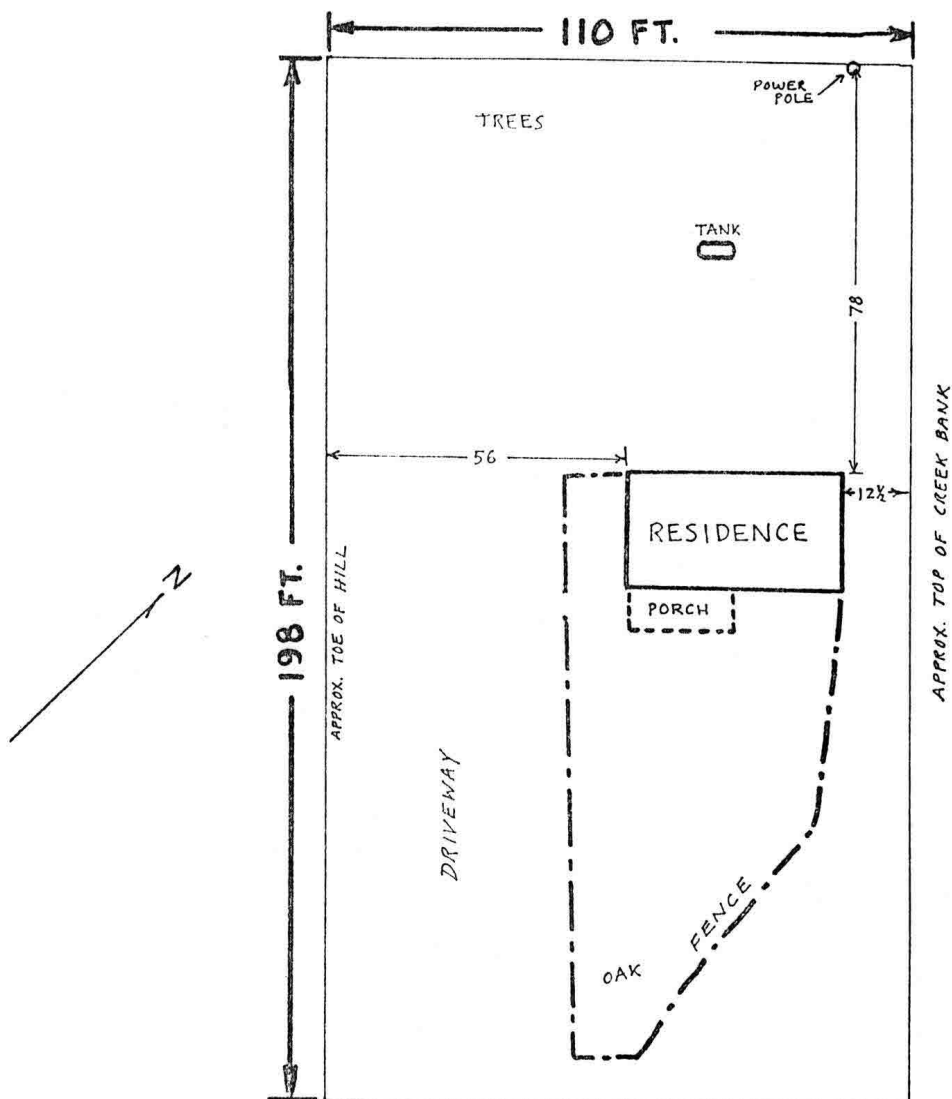
8302390



DETAIL -A- MAIN RESIDENCE

NKM Gm Lgm

8-23906



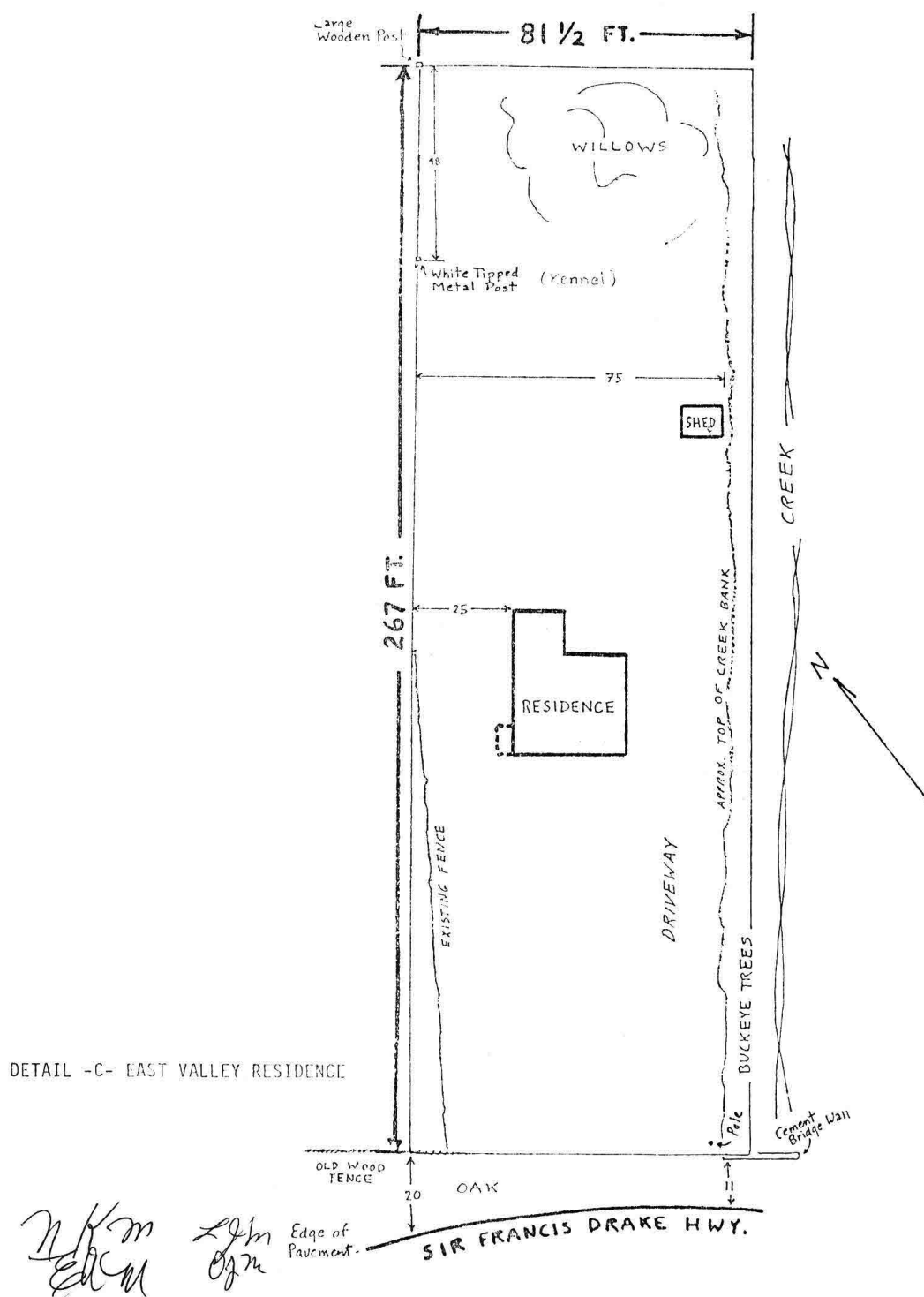
DETAIL -B- LOWER RESIDENCE

NKm

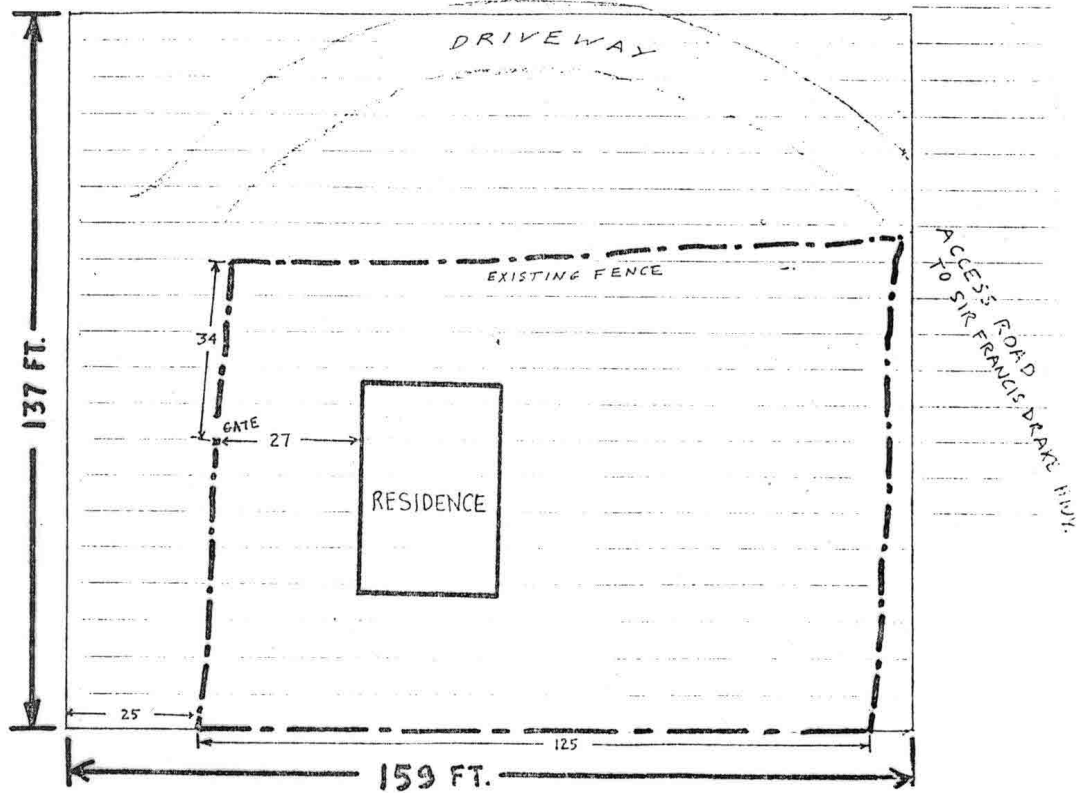
ACCESS ROAD
TO SIX FRANKLIN DRIVE HWY

L. J. Smith
D. J. Smith

83023906



83023-06



DETAIL - D - HILL RESIDENCE

NKM
LGM
LGM
Ofm

15

Cape Lookout NS	2,000,000
Cuyahoga River NRA	6,000,000
Delaware Water Gap NRA	1,000,000
Garfield NHS	205,000
~~Golden Gate~~	~~2,200,000~~
Great Smoky Mountains	1,500,000
Gulf Island NS	3,700,000
Indiana Dunes	1,400,000
Jean LaFitte NHP	2,500,000
Martin Luther King, Jr. NHS	500,000
Olympic NP	9,700,000
Voyageurs NP	3,800,000
Total, National Park Service	62,505,000
Total, Land Acquisition and State Assistance	142,505,000

The managers recognize the potential value of the land protection plans being developed and encourage the Secretary to pursue every reasonable opportunity to accelerate their development. The managers regret that the lack of land protection plans, coupled with a realignment of approval authority, has impeded the expenditure of funds appropriated by the Congress for land acquisition project, thereby ~~deflecting congressional intent that acquisitions proceed in a timely fashion.~~

The managers direct that the appraisal on the McIsaac Ranch property in Golden Gate NRA, California, that has been submitted, to the Park Service be reviewed by the Service within 60 days of the date of enactment of this Act and, if approved, the service should proceed with acquisition.

The managers recognize the potential value of adding the ~~McGregor Ranch to the Rocky Mountain NP~~ and will give serious attention to providing funding at the earliest opportunity. In the interim, the managers encourage the Service to consult and cooperate with other entities in seeking creative forms of acquisition on favorable terms.

The managers also recognize the value of adding the Wintergreen property, in Nelson County, Virginia, to the Appalachian Trail system and encourage the Department to make every effort to acquire it before the option expires in March 1983. This is another case where the lack of a land protection plan imperils acquisition of the property.

The managers have not provided acquisition funds for Santa Monica Mountains NRA, California. They have agreed to consider funding again at the next available opportunity.

Amendment No. 27: Earmarks \$5,000,000 for Pinelands National Preserve as proposed by the Senate instead of \$8,995,000 as proposed by the House.

Amendment No. 28: Deletes House language which earmarked \$15,000,000 for the Santa Monica Mountains National Recreation Area.

Amendment No. 29: Authorizes acquisition of a helicopter for replacement only as proposed by the House.

Amendment No. 30: Reported in technical disagreement. The managers on the part of the House will offer a motion to recede and concur in the amendment of the Senate which authorizes funds to be used to conduct emergency search and rescue operations in the National Park System.

JOINT EXPLANATORY STATEMENT OF THE COMMITTEE OF
CONFERENCE

The managers on the part of the House and the Senate at the conference on the disagreeing votes of the two Houses on the amendments of the Senate to the bill (H.R. 7356), making appropriations for the Department of the Interior and Related Agencies for the fiscal year ending September 30, 1983, and for other purposes, submit the following joint statement to the House and the Senate in explanation of the effect of the action agreed upon by the managers and recommended in the accompanying conference report:

TITLE I--DEPARTMENT OF THE INTERIOR

BUREAU OF LAND MANAGEMENT

Amendment No. 1: Appropriates \$330,226,000 for management of lands and resources instead of \$322,963,000 as proposed by the House and \$331,716,000 as proposed by the Senate. The net increase over the amount proposed by the House is \$2,130,000 for coal leasing, \$1,875,000 for oil and gas leasing, \$500,000 for forest management (public domain), \$1,900,000 for grazing, \$1,300,000 for wildlife habitat management, and \$240,000 for maintenance and engineering services; and decreases of \$500,000 for wild horses and burros, \$63,000 for multiple use planning, and \$119,000 for data management.

The managers agree that the coal leasing sale scheduled for the third quarter of fiscal year 1983 (Fort Union) shall be slipped to the fourth quarter, and the coal leasing sale scheduled for the fourth quarter of fiscal year 1983 (San Juan River) shall be slipped to the first quarter of fiscal year 1984. The managers further agree that adoption fees for wild horses and burros shall not be decreased to pre-January, 1982 levels. The managers also agree that the Bureau of Land Management shall reduce grazing AUM's if additional deterioration to the public rangelands occurs under its grazing program, but such reductions shall be made only in proportion to the deterioration which occurs. The managers agree that within available wildlife habitat management funds, \$1,625,000 shall be provided for threatened and endangered species.

Amendment No. 2: Appropriates \$96,320,000 for payments in lieu of taxes as proposed by the Senate instead of \$95,520,000 as proposed by the House.

Amendment No. 3: Reported in technical disagreement. The managers on the part of the House will offer a motion to recede and concur in the amendment of the Senate which provides that the payment in lieu of taxes appropriation may be used to correct underpayments in the previous fiscal year.

97TH CONGRESS }
2d Session }

HOUSE OF REPRESENTATIVES

{ REPORT
No. 97-978

MAKING APPROPRIATIONS FOR THE DEPARTMENT OF THE
INTERIOR AND RELATED AGENCIES FOR THE FISCAL
YEAR ENDING SEPTEMBER 30, 1983, AND FOR OTHER PUR-
POSES

DECEMBER 17, 1982.—Ordered to be printed

Mr. YATES, from the committee of conference,
submitted the following

CONFERENCE REPORT

[To accompany H.R. 7356]

The committee of conference on the disagreeing votes of the two Houses on the amendments of the Senate to the bill (H.R. 7356) making appropriations for the Department of the Interior and related agencies for the fiscal year ending September 30, 1983, and for other purposes, having met, after full and free conference, have agreed to recommend and do recommend to their respective Houses as follows:

That the Senate recede from its amendments numbered 14, 19, 22, 24, 29, 41, 44, 51, 52, 72, 73, 75, 77, 78, 83, 101, 103, 106, 108, 118, 127, 128, 129, and 139.

That the House recede from its disagreement to the amendments of the Senate numbered 2, 4, 6, 13, 17, 27, 28, 31, 32, 33, 34, 35, 38, 39, 49, 50, 53, 54, 55, 56, 57, 66, 68, 71, 79, 80, 81, 82, 86, 89, 99, 109, 117, 124, 132, 133, 134, 135, 140, 142, 144, 146, and 150, and agree to the same.

Amendment numbered 1:

That the House recede from its disagreement to the amendment of Senate numbered 1, and agree to the same with an amendment, as follows:

In lieu of the sum proposed by said amendment insert \$330,226,000; and the Senate agree to the same.

Amendment numbered 5:

FORM 10-521
(3/77)UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NPS AREA	GOLDEN GATE N.R.A.
TRACT NO.	05-117
CONTRACT NO.	

INDIVIDUAL OFFER TO SELL REAL PROPERTY

VENDOR(S): NEIL K. McISAAC, DONALD J. McISAAC, LORRAINE J. McISAAC
and EVELYN A. McISAAC, AS TENANTS IN COMMON

THIS OFFER CONSISTS OF THE TERMS AND CONDITIONS INCLUDED ON BOTH SIDES OF THIS FORM AND ANY ATTACHMENTS EXPRESSLY MADE A PART HEREOF.

The undersigned, hereinafter called the Vendor, in consideration of the mutual covenants and agreements herein set forth, offers to sell and convey to the United States of America and its assigns, the fee simple title to the following described land, with the buildings and improvements thereon, and all rights, hereditaments, easements, and appurtenances thereunto belonging.

The real property which the Vendor agrees to convey to the United States of America is located in:
County MARIN State CALIFORNIA Acreage 1,065.28

Described as follows:

See Exhibit "A" attached hereto and made a part hereof.

The Vendor covenants and agrees to convey to the United States of America the fee simple title to the above-described land subject to existing easements for public roads and highways, public utilities, railroads, and pipelines; and subject to the following outstanding rights in third parties: (If none, so state)

See Exhibit "B" attached hereto and made a part hereof.

The Vendor specifically reserves and excepts the following rights and interests in the above-described property: (If none, so state)

See Exhibit "C" attached hereto and made a part hereof.

The terms and conditions of this offer are as follows:

(1) The Vendor agrees that this offer may be accepted by the United States through any duly authorized representative, by delivering, mailing, or telegraphing a notice of acceptance to the Vendor at the address stated below, at any time within SIX (6) month(s) from the date hereof, whereupon this offer and the acceptance thereof become a binding contract.(2) The United States of America agrees to pay to the Vendor for said land the sum of One Million Nine Hundred Eighty Eight Thousand One Hundred Ninety Three and no/100ths Dollars (\$ 1,988,193.00), (Continued on reverse side)SIGNED, SEALED, AND DELIVERED THIS 13th day of April, 19 83.

Witnesses:

Vendors:

Neil K. McIsaac (SEAL)
NEIL K. McISAACDonald J. McIsaac (SEAL)
DONALD J. McISAACLorraine J. McIsaac (SEAL)
LORRAINE J. McISAACEvelyn A. McIsaac (SEAL)
EVELYN A. McISAAC

Notice of acceptance of this offer is to be sent to:

Mr. Donald J. McIsaac, P.O. Box 2, Olema, California 94950
Name Address City State Zip Code

The foregoing offer of the Vendor is hereby accepted for and on behalf of the United States of America this

THE UNITED STATES OF AMERICA

By _____

FORM 10-822
(3/77)UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

EXHIBIT "A" TO OFFER TO SELL REAL PROPERTY

PAGE ONE OF TWO

NPS AREA

GOLDEN GATE N.R.A.

TRACT NO.

05-117

CONTRACT NO.

DATED _____ 19 _____

All that real property situated in the County of Marin, State of California, described as follows:

PARCEL ONE:

BEGINNING AT THE Southeasterly corner of the parcel conveyed to John Demartin, et al, be Deed recorded in Book "F" of Deeds at page 89; thence along the boundary of said parcel, and descending a spur of the ridge, South 65° 15' West 52 chains to station; thence South 31° 15' West 11 chains to the bank of the Arroyo San Geronimo; thence South 03° 15' West 1 chain and 30 links to the middle of said Arroyo; thence descending along the middle of said Arroyo, being the boundary line between the Mexican grants of land known as the Rancho Tomales y Baulines and the Rancho Nicasio, of which the first named Rancho is a portion North 52° 30' West 6 chains and 50 links, North 39° 30' West 12 chains and 80 links, North 76° West 16 chains 20 links, North 50° 30' West 10 chains, 30 links North 07° 30' West 12 chains, North 22° 45' 12 chains 90 links, North 36° 30' West 14 chains 25 links, North 83° 45' West 5 chains 90 links, North 40° 15' West 3 chains 40 links; thence leaving the middle of Arroyo San Geronimo, North 43° 30' East 80 links to a post marked J 10 D.M.10 on the bank of said Arroyo, from which post North 12° West 67 links is a maple tree, 18 inches in diameter, marked BTJ 10 DM 10; thence crossing the De Martin parcel, ascending along a gulch 15 feet from the ditch or ravine therein on the Southerly side of said ditch, North 43° 30' East 4 chains, North 20° East 5 chains 20 links, North 28° 15' East 2 chains 40 links, North 49° East 6 chains, North 61° 15' East 1 chain 60 links, North 45° East 7 chains, North 73° 15' East 9 chains, South 89° 30' East 4 chains, South 80° 30' East 9 chains 50 links to an oak tree marked J 2 DM 2; thence ascending the Westerly slope of the ridge, North 73° 40 chains to the Easterly boundary line of said Demartin parcel; thence along said Easterly boundary, South 43° 30' East 12 chains 20 links, South 33° 30' East 30 chains, South 03 East 28 chains 64 links to the point of beginning.

EXCEPTING THEREFROM THE FOLLOWING

- a) The land conveyed to Angelo M. Ferro, et ux, by Deed recorded February, 1972 in book 2538 of Official Records at page 195, Marin County Records.
- b) The land conveyed to the United States of America by Deed recorded December 20, 1974 in Book 2855 of Official Records at page 65, Marin County Records.
- c) The land conveyed to the County of Marin, a political subdivision of the State of California, by Deed recorded October 3, 1963 in Book 1733 of Official Records at page 297, Marin County Records.
- d) The land conveyed to the County of Marin by Deed recorded October 3, 1963 in Book 1733 of Official Records at page 294, Marin County Records.

COPY 1 - ORIGINAL

FORM 10-822
(3/77)UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

PAGE TWO OF TWO

NPS AREA

GOLDEN GATE N.R.A.

TRACT NO.

05-117

CONTRACT NO.

EXHIBIT "A" TO OFFER TO SELL REAL PROPERTY

DATED _____ 19 _____

PARCEL TWO:

BEGINNING at a post in a stone mound at a point in the road from the Village of Olema, in a Northeasterly course across the Rancho Tomales y Baulines, near the house once occupied by L. Curtis, said post and stone mound being North 12-1/4° West 6 chains 10 links from a large rock which is near and Northwesterly from said house, from said post and stone mound running along the middle of said road by the true meridian, magnetic variation begin 16° East the following courses and distances; South 83-1/2° East 2 chains 50 links to station; South 26-1/4° East 5 chains 20 links to station; thence South 72° East 16 chains to station, North 34° East 5 chains to station, North 58° East 7 chains to station, North 86° East 11 chains 40 links to station, North 61-3/4° East 18 chains 30 links to station and North 53° East 11 chains to the point where the new road crosses Arroyo San Geronimo to station center of Southerly end of new bridge, across the Arroyo San Geronimo; thence descending along the middle of said Arroyo, North 17-1/4° East 18 chains 70 links, North 15-1/2° West 13 chains 50 links, North 73-3/4° West 18 chains, North 53-3/4° West 9 chains 50 links, North 56-3/4° West 11 chains, South 82-3/4° West 19 chains to an alder tree on the South bank of the Arroyo, said tree being marked T.B. 27 at Station 27 of the Official Survey of the exterior boundary of said Rancho Tomales y Baulines, and at the Southeasterly corner of the portion of said Rancho which, on partition thereof, was appurtenant to M. Hilaria Garcia, and which was conveyed to said M. Hilaria Garcia by Loretta Garcia and others, by Deed recorded in Book "G" of Deeds at page 98, Marin County Records; thence along the boundary of said Garcia parcel, South 63-3/4° West 50 chains 50 links to station stake 4.2.5 in a mound of earth from which the old lime kiln of the South side of the upper end of the Bay of Tomales is North 74-1/2° West and Miller Point, on the Northerly side of said Bay, is North 46-3/4° West; thence South 40-1/2° East 48 chains 50 links along the Northeasterly end of the Garcia parcel and the Northeasterly end of the portion of said Rancho Tomales y Baulines which was conveyed to Juan Garcia by Deed Recorded in Book "H" of Deeds at page 101 to the point of beginning.

EXCEPTING therefrom the following:

- a) The land conveyed to Joseph F. Bertrand by Deed recorded September 27, 1889 in Book 10 of Deeds at page 390, Marin County Records.
- b) The land conveyed to Marin Municipal Water District, a public corporation, by Deed recorded May 2, 1961 in Book 1457 of Official Records at page 370, re-recorded May 12, 1961 in Book 1461 of Official Records at page 121, Marin County Records and re-recorded May 25, 1961 in Book 1464 of Official Records at page 555, Marin County Records.

COPY 1 - ORIGINAL

EXHIBIT C

Reserving to the Vendors, their heirs, executors, administrators and assigns, the right to use and occupy 1065.28 acres of the property described in Exhibit A together with the improvements situated thereon for the purpose of pasturing beef cattle or dairy cattle and for single family noncommercial residential purposes for a period of 25 years commencing upon conveyance of title to said property to the United States, subject to the following terms and conditions:

1. That the term "Director" as used herein means the Director of the National Park Service and includes the appropriate Regional Director or Superintendent as the representative of the Director. The term "Vendors" as used herein refers to the Vendors executing this offer, their heirs, executors, administrators and assigns.
2. That the Vendors have inspected and know the condition of the reserved property and it is understood that the same is hereby reserved without any representation or warranty by the Government whatsoever, and without obligation on the part of the Government to make any alterations, repairs, or additions thereto.
3. That all improvements used and occupied by the Vendors under this reservation shall at all times be protected and maintained in a safe, sanitary, and sightly condition by and at the expense of the Vendors. Maintenance to be accomplished during the period of this reservation includes but is not necessarily limited to the following:
 - (a) Barns, corrals, board fences, and other wooden outbuildings will be "whitewashed" yearly or painted periodically in order to present a neat and pleasing appearance as has been traditionally accomplished in the past.

(b) Residences will be painted periodically to maintain a neat and pleasing appearance as traditionally accomplished in the past.

(c) Fencing will be maintained and replaced as necessary to insure that the fence wire is adequately strung and unbroken and that the fence posts are in the proper upright positions to insure that livestock is properly confined at all times. Special attention will be given to the fencing adjacent to Sir Francis Drake Highway and/or Platform Bridge Road, the yards and land surrounding the residences and buildings and other fencing ordinarily within view of the public.

(d) That the Ranch service roads will be maintained in a safe condition by and at the expense of the Vendor. No new roads or truck trails will be constructed or established by the Vendor without written permission of the Director or his representative.

(e) That existing water reservoirs will be maintained in an adequate condition to prevent washouts and erosion. No new reservoirs will be constructed or established without written permission of the Director or his representative.

4. That the furnishing of all utilities services (water, sewer, telephone, electricity, sanitation and garbage disposal) are the responsibility of the Vendors. Vendors will insure that all applicable federal, state and local pollution-control laws and regulations and U.S. Public Health Service standards are met and that all refuse, garbage, and trash are disposed in a proper location outside the boundaries of the National Recreation Area. The Vendors will discontinue use of and obliterate existing trash and garbage dumps on their premises. Diseased, injured, dying or dead animals shall be treated promptly, removed from the property or otherwise disposed of in a clean and sanitary manner.

5. That manure accumulating around outlying feed or watering stations will be periodically removed and stored, so that it will not contribute to stream pollution, until spread as fertilizer or disposed outside the National Recreation Area boundary.

6. That a Soil and Water Conservation Plan will be obtained through the Marin County Soil Conservation District and reviewed and approved by the U.S. Department of Agriculture Soil Conservation Service. The Vendors shall abide by recommendations in that plan. However, the proposed use of pesticides or chemicals for agricultural use must be submitted in writing to the Director or his representative in advance of the time proposed for use so that permission for their use can be obtained, if necessary, from higher authority.

7. That during the term of this reservation, the Vendors shall use said property for agricultural or grazing purposes and shall not plant, cultivate, or harvest crops on said property or alter the surface of any lands or fields on said premises except as may be reasonably necessary for the development of permanent pasture, and this development must be with the written permission of the Director or his representative. The Vendors will at all times maintain the property immediately adjacent to the Ranch buildings in good condition and free from weeds, brush, washes, and gullies detrimental to efficient operations or to the value of such property and shall not commit or permit any unlawful acts, activities, or nuisances upon said property. Vendors shall cut no timber, conduct no mining operations, or in any manner substantially change the contour or condition of the property hereby reserved, except changes required in carrying out soil and water conservation measures. Sand, gravel or rock needed for Ranch operations and erosion control may be removed from pits designated by the Director or his appropriate representative.

8. The Vendors will abide by the rules and regulations pertaining to National Recreation Areas as set forth in the Code of Federal Regulations, Title 36, Chapter 1, Parts 1 through 5 as amended. Wildlife shall be permitted to graze or browse unmolested.

9. That the Vendors shall not construct any permanent structure on the said premises and shall not construct any temporary structure or place any advertising or other sign thereon without the prior written consent of the Director of the National Park Service or his representative. All buildings or structures so permitted will be constructed in accordance with Marin County building and sanitary codes, including the garage herewith authorized for construction adjacent to the existing residence near the Marin Municipal Water District Pumping Station.

10. That the United States reserves all rights for water which may be developed or used in connection with this reservation. However, Vendors shall be permitted to maintain all present water supplies used in the present operations and the repair and replacement thereof so that sufficient water is available for Vendors for normal ranching operations.

11. That the Vendors and their employees shall take all reasonable precautions to prevent forest, brush, grass and structural fires and also shall assist the Director or his representative in extinguishing such fires in the vicinity of any tract which may be used hereunder.

12. That any property of the United States damaged or destroyed by the Vendors incident to their use and occupation of the premises shall be promptly repaired or replaced by the Vendors to the satisfaction of the said Director or his representative, or in lieu of such repair or replacement the Vendors shall, if so required by the said Director or his representative, pay to the United States money in an amount sufficient to compensate for the loss sustained by the United States by reason of damages to or destruction of Government property.

13. That the Vendors shall pay to the proper authority, when and as the same become due and payable, all taxes, assessments and similar charges which, at any time during the term of this reservation, may be taxed, assessed, or imposed upon the Vendors' interest in the leased premises.

14. That the United States or its contractors or any of their officers, agents, or employees shall not be responsible for any loss, expense, damages to property, or injuries to persons, which may arise from or be incident to the use and occupation of the said premises, or for damages to the property of the Vendors, or for injuries to the person of the Vendors (if an individual), or for damages to the property or injuries to the person of the Vendors' officers, agents, servants, or employees, or others who may be on said premises at their invitation or the invitation of any one of them, arising from activities of the United States or its contractors, and the Vendors shall hold the United States and its contractors, and any of their officers, agents, or employees, harmless from any and all such claims.

15. That Vendors shall peacefully relinquish possession and control of the reserved premises upon the expiration of the term of the right of use and occupancy. They shall leave the reserved premises in a neat and clean condition. They shall not remove any structures or other improvements which are permanently affixed to the realty unless proper arrangements, with adequate consideration for such removal, have been made with the National Park Service. Any personal property left on the reserved premises upon the expiration of the term may be disposed of by the National Park Service.

16. That use by the Vendors of the land, buildings, and improvements reserved hereby is subject to the right of the Director or his representative to establish trails, roads, and other improvements and betterments over, upon or through said premises, and further to the use by travelers and others of such roads and trails as well as of those already existing; provided that in exercising such right the United States will refrain from materially interfering or preventing use of the land by the Vendors for the purpose intended under this reservation. For example, in the future trails and trailheads may be established on Bolinas Ridge, the former railroad right-of-way and the ridge along the eastern boundary along with connecting trails.

17. That all notices to be given pursuant to this reservation shall be addressed, if to the Vendors, to P.O. Box 2, Olema, CA 94950, if to the United States, to the Superintendent, Point Reyes National Seashore, Point Reyes, California 94956, or as may from time to time be directed by the parties. Notice shall be deemed to have been duly given if and when enclosed in a properly sealed envelope or wrapper, addressed as aforesaid and deposited postage prepaid (or, if mailed by the United States, deposited under its franking privilege) in a post office or branch post office regularly maintained by the United States Government.

18. That Vendors' estate in the reserved premises may be conveyed or leased for not less than 90 days by the Vendors or their successors, or assigns, provided the instrument of conveyance or lease imposes upon the grantee or lessee all of the restrictions and requirements of these provisions. A copy of any such conveyance or lease shall be furnished to the United States, prior to the effective date of such conveyance or lease.

19. That Vendors are responsible for insuring their interest in the reserved premises.

20. That Vendors fully understand that by reserving the rights of use and occupancy herein they waive replacement housing benefits under Sections 203, 204, 205 and 206 of Public Law 91-646.

21. That the four areas reserved for single family noncommercial residential purposes only are shown on the attached Exhibit D.

A - Main Residence
B - Lower Residence
C - East Valley Residence
D - Hill Residence

Note: Details of reserved areas are shown on the following pages. Ranch boundary lines are not shown.

FORM 10522
(3/77)UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICEPAGE ONE OF THREE
S AREA

EXHIBIT "B" TO OFFER TO SELL REAL PROPERTY

GOLDEN GATE N.R.A.

TRACT NO.

05-117

CONTRACT NO.

DATED _____ 19 _____

1. An easement affecting the portions of said land and for the purposes hereinafter stated, and incidental purposes

In favor of: Pacific Telephone and Telegraph Company
For : Polelines
Recorded : August 23, 1912 in Book 146 of Deeds at page 251, Marin County Records
Affects : Parcel One

2. An easement affecting the portions of said land and for the purposes hereinafter stated, and incidental purposes

In favor of: County of Marin
For : Not disclosed
Recorded : July 25, 1915 in Book 171 of Deeds at page 167, Marin County Records
Affects : Parcel Two

3. An easement affecting the portions of said land and for the purposes hereinafter stated, and incidental purposes

In favor of: Radio Corporation of America
For : Polelines and guy wires
Recorded : March 31, 1923 in Book 18 of Official Records at page 250, Marin County Records
Affects : Portion of said land

4. An easement affecting the portions of said land and for the purposes hereinafter stated, and incidental purposes

In favor of: Pacific Gas and Electric Company
For : Electric Transmission lines
Recorded : June 11, 1926 in Book 98 of Official Records at page 115, Marin County Records
Affects : Parcel Two

5. An easement affecting the portions of said land and for the purposes hereinafter stated, and incidental purposes

In favor of: County of Marin
For : Public Highway purposes
Recorded : August 30, 1926 in Book 103 of Official Records at page 314, Marin County Records
Affects : Portion of said land

COPY 1 - ORIGINAL

FORM 10-822
(3/77)UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

PAGE TWO OF THREE

NPS AREA

GOLDEN GATE N.R.A.

TRACT NO.

05-117

CONTRACT NO.

EXHIBIT "B" TO OFFER TO SELL REAL PROPERTY

DATED _____ 19 _____

6. An easement affecting the portions of said land and for the purposes hereinafter stated, and incidental purposes

In favor of: County of Marin
For : Public Highway purposes
Recorded : September 18, 1926 in Book 104 of Official
Records at page 411, Marin County Records
Affects : Portion of said land

7. An easement affecting the portions of said land and for the purposes hereinafter stated, and incidental purposes

In favor of: County of Marin
For : Public Highway purposes
Recorded : September 18, 1926 in Book 105 of Official
Records at page 27, Marin County Records
Affects : Portion of said land

8. An easement affecting the portions of said land and for the purposes hereinafter stated, and incidental purposes

In favor of: Pacific Gas and Electric Company
For : Electric Transmission lines
Recorded : October 22, 1938 in Book 370 of Official
Records at page 440, Marin County Records
Affects : Parcel Two

9. An easement affecting the portions of said land and for the purposes hereinafter stated, and incidental purposes

In favor of: Marin Municipal Water District
For : Pipelines
Recorded : May 2, 1961 in Book 1457 of Official
Records at page 370, Marin County Records
Affects : Portion of said land

Re-recorded: May 12, 1961 in Book 1461 of Official
Records at page 121, Marin County Records

Re-recorded: May 25, 1961 in Book 1464 of Official
Records at page 555, Marin County Records.

FORM 10-622
(3/77)UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

EXHIBIT "B" TO OFFER TO SELL REAL PROPERTY

DATED _____ 19 _____

PAGE THREE OF THREE

NPS AREA

GOLDEN GATE N.R.A.

TRACT NO.

05-117

CONTRACT NO.

10. An easement affecting the portions of said land and for the purposes hereinafter stated, and incidental purposes

In favor of: Pacific Gas and Electric Company
 For : Polelines and guy wires
 Recorded : July 21, 1961 in Book 1481 of Official
 Affects : Records at page 547, Marin County Records
 Portion of said land

11. An easement affecting the portions of said land and for the purposes hereinafter stated, and incidental purposes

In favor of: Pacific Telephone and Telegraph Company
 For : Polelines, cables and guy wires with the
 right of ingress and egress
 Recorded : February 16, 1962 in Book 1542 of Official
 Affects : Records at page 309, Marin County Records
 Portion of said land

Other Supporting Information



United States Department of the Interior

NATIONAL PARK SERVICE

WESTERN REGION

450 GOLDEN GATE AVENUE, BOX 36063
SAN FRANCISCO, CALIFORNIA 94102

IN REPLY REFER TO:

L54 (WR-RNW)
GOCA/AWR #3

March 9, 1984

State of California - Resource Agency
State Water Resources Control Board
Division of Water Rights
901 P Street
Sacramento, CA 95810

Gentlemen:

In reply to your request for an update regarding the Progress Report by Permittee for 1983, McIssaac Dam, permit number 017693, the enclosed report is submitted.

If you have any questions or comments regarding this matter, please call me at (415) 556-8660.

Sincerely,

Gerard S. Witucki
Hydrologist, Water Resources

Enclosure

cc:
Superintendent, Golden Gate, w/encl.

Docket Information

Number of Documents in Docket 57

Documents Dated from 4/13/1983 to 10/3/1984

Docket Compiled: 3/23/2011