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WHEN RECORDED RETURN TO:

Office of the Attorney General
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Los Angeles, California 90013

Attention: John Saurenman, Esq.


20060520-0131127
Pages: 10 Fees: \$0.00
06/20/2006 01:04:12 PM
T2006052347 JL
Ventura County Recorder
Philip J. Schmit

(Space Above Line for Recorder's Use Only)

Document is entitled to free recording pursuant to Govt. Code section 6103 and transfer is exempt pursuant to Rev. and Tax Code section 11922

IRREVOCABLE OFFER TO DEDICATE PROPERTY IN FEE TITLE

THIS IRREVOCABLE OFFER TO DEDICATE PROPERTY IN FEE TITLE ("Offer to Dedicate") is made and entered into as of this 30 day of March, 2006 by the MOUNTAINS RECREATION AND CONSERVATION AUTHORITY, a California joint powers authority established pursuant to California Government Code Section 6500, et seq. ("MRCA") in favor of the Santa Monica Mountains Conservancy, an agency of the State of California ("Conservancy").

RECITALS

- A. MRCA is the owner of 2650 acres of vacant real property, located in the County of Ventura, State of California, which property is more particularly described in Exhibit "A" attached hereto and incorporated herein by reference (the "Dedication Property").
- B. Dedication Property was acquired by the MRCA in 1998.
- C. Dedication Property is located in the Santa Monica Mountains Zone, contains valuable resources including diverse habitat and endangered species, encompasses portions of the Santa Monica Bay watershed, and is contiguous to the former Ahmanson Ranch development property on its easterly boundary line and National Park Service property on its westerly boundary line.
- D. MRCA and Conservancy have entered into a Mutual Release and Settlement Agreement ("Agreement") to resolve *Mountains Recreation and Conservation Authority v. Santa Monica Mountains Conservancy*, Los Angeles Superior Court case No. BC 340177.

- E. The Agreement requires MRCA to convey an offer to dedicate in fee title the dedication Property to the Conservancy.

AGREEMENT

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, MRCA hereby agrees to offer the Dedication Property as follows:

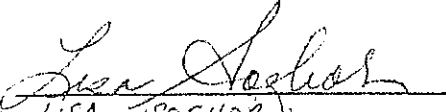
1. Offer to Dedicate.
 - a. Offer. MRCA offers to dedicate to the Conservancy fee title to the Dedication Property.
 - b. Duration. This Offer to Dedicate shall be binding upon MRCA and its successors in interest to the Dedication Property in perpetuity.

2. Acceptance. This Offer to Dedicate may be accepted only by the Conservancy. Such acceptance shall be effectuated by recordation by the Conservancy of an acceptance of this Offer to Dedicate in a form acceptable to the Conservancy. Upon recordation of the acceptance by the Conservancy, this Offer to Dedicate and the applicable terms and conditions shall run with the land and be binding upon the successors of the Conservancy.
 - a. Conditions. MRCA imposes no conditions on the Conservancy's acceptance of this Offer to Dedicate, except that any use of the Dedication Property shall be consistent with the Santa Monica Mountains Conservancy Act as it exists on the date of this Offer to Dedicate and any conditions restricting the use of the Dedication Property to park or open space that the grantor of the Dedication Property imposed on the MRCA in the 1998 transfer of title.

3. Miscellaneous.
 - a. Governing Law. This Offer to Dedicate shall be governed by, and construed in accordance with, the laws of the State of California.
 - b. No Third Party Beneficiary. This Offer to Dedicate is entered into solely for the benefit of the parties hereto and their successors, transferees and assigns. Other than the parties hereto and their successors, transferees and assigns, no third party shall be entitled to directly, or indirectly, base any claim, or to have any right arising from, or related to, this Offer to Dedicate.

IN WITNESS WHEREOF, MRCA has caused this Offer to Dedicate to be executed as of the date first above written.

Mountains Recreation and Conservation Authority,
a California joint powers authority established pursuant
to California Government Code Section 6500 et seq.

By: 
Name: LISA SOCHOR
Title: DEPUTY EXECUTIVE OFFICER

STATE OF CALIFORNIA)
) ss.
COUNTY OF Los Angeles)

On March 30, 2006 before me, Shannon Murray, a Notary Public in and for said County and State, personally appeared Lisa Sogher, personally known to me (or ~~proved to me on the basis of satisfactory evidence~~) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity(ies), and that by ~~his/her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the within instrument.

WITNESS my hand and official seal.

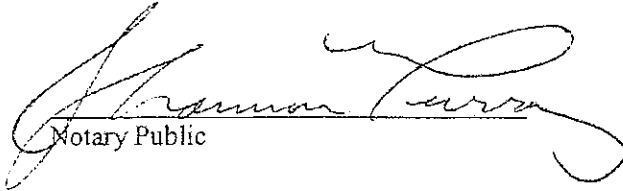

Notary Public



EXHIBIT "A"
DEDICATION PROPERTY

EXHIBIT "1"

LEGAL DESCRIPTION AHMANSON RANCH OPEN SPACE

That portion of Tract "P" of the Rancho Simi, in the County of Ventura, State of California, as per map recorded in Book 3 Page 7, of Maps, in the Office of the County Recorder of said County, lying easterly of a line described as follows:

Beginning at a 1/2 inch iron pipe in the southerly boundary of said Tract "P", Rancho Simi, set by C.A. Ensign in 1915 (see L. S. 8-33, Records of Los Angeles County), and as shown on Los Angeles County Surveyor's Map B-711, Sheet No. 1, Station 219 plus 35.06; thence,
North 15° 49' 40" West 281.60 feet; thence,
North 5° 43' 50" East 496.00 feet to a 2 inch iron pipe; thence,
North 3° 39' 50" East 338.80 feet; thence,
North 21° 47' 10" East 1349.00 feet; thence,
North 25° 29' 30" West 1030.40 feet to a 2 inch iron pipe; thence,
North 10° 38' 30" West 1146.00 feet; thence,
North 51° 44' 40" West 955.40 feet to a 2 inch iron pipe; thence,
North 10° 20' 00" East 759.50 feet; thence,
North 5° 56' 10" West 1094.40 feet to a 2 inch iron pipe; thence,
North 34° 49' 00" East 217.30 feet; thence,
North 4° 00' 20" West 593.70 feet; thence,
North 29° 36' 20" West 621.00 feet; thence,
North 36° 26' 40" East 200.70 feet to a 2 inch iron pipe; thence,
North 5° 19' 10" West 705.40 feet; thence,
North 85° 53' 10" West 495.90 feet; thence,
North 28° 32' 10" West 1153.70 feet to a 2 inch iron pipe; thence,
North 77° 30' 10" West 347.40 feet to a 2 inch iron pipe; thence,
North 27° 12' 30" West 5060.00 feet; thence,

North 72° 32' 40" West 3100.00 feet; thence,
North 55° 03' 50" West 3103.70 feet, more or less to the northerly line of said Tract "P" of
Rancho Simi, said point being North 73° 43' 55" East a distance of 9929.87 feet, more or
less, from the northwest corner of said Tract "P" of Rancho Simi, said corner being also
Station 6 of Patent Boundary of said Rancho.

EXCEPTING therefrom that portion thereof described in deed from Edward Kipling and
Lois Ada Kipling to Homer H. Cockrum, recorded March 5, 1946, in Book 741, Page 279,
Official Records of Ventura County, California.

ALSO EXCEPTING therefrom that portion of land lying easterly of a line described as
follows:

Commencing at aforementioned Point of Beginning described above as a 1/2 inch iron pipe
in the southerly boundary of said Tract "P", Rancho Simi, set by C.A. Ensign in 1915 (see L.
S. 8-33, Records of Los Angeles County), and as shown on Los Angeles County Surveyor's
Map B-711, Sheet No. 1, Station 219 plus 35.06; thence, along said southerly boundary line
North 85° 14' 40" East 1335.37 feet to an angle point described as Station 232 plus 70.43 as
shown on said Los Angeles County Surveyor's Map B-711, Sheet No. 1, said bearing being
the basis of bearings for this Legal Description; thence, continuing easterly along said
southerly boundary South 89° 56' 30" East 2012.26 feet to the True Point of Beginning;
thence,

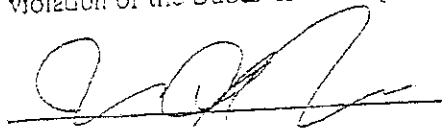
Northerly leaving said southerly boundary line North 4° 40' 04" West 689.49 feet; thence,
North 72° 15' 16" East 867.40 feet; thence,
North 5° 50' 52" East 399.59 feet; thence,
North 67° 44' 54" West 363.72 feet; thence,
North 13° 15' 54" West 217.84 feet; thence,
North 46° 17' 22" West 227.95 feet; thence,
North 7° 36' 09" West 304.18 feet; thence,
North 56° 19' 52" West 281.66 feet; thence,
North 33° 19' 52" West 715.40 feet; thence,

North 18° 08' 36" West 386.56 feet; thence,
North 76° 37' 10" West 212.88 feet; thence,
North 18° 30' 31" West 480.15 feet; thence,
North 23° 44' 14" East 268.36 feet; thence,
North 4° 17' 24" West 271.17 feet; thence,
North 26° 14' 29" West 398.35 feet; thence,
North 2° 44' 35" East 253.32 feet; thence,
North 35° 01' 23" West 179.35 feet; thence,
North 12° 19' 28" East 445.37 feet; thence,
North 44° 28' 58" East 235.31 feet; thence,
North 17° 52' 48" West 416.78 feet; thence,
North 56° 27' 18" East 1035.80 feet; thence,
North 0° 36' 14" East 780.19 feet; thence,
North 37° 04' 18" East 857.73 feet; thence,
North 9° 29' 13" East 1024.01 feet; thence,
North 15° 49' 44" East 508.00 feet to the westerly terminus of that line described as
South 70° 17' 50" West 841.98 feet in said deed described above from Edward Kipling and
Lois Ada Kipling to Homer H. Cockrum, recorded March 5, 1946, in Book 741, Page 279,
Official Records of Ventura County, California.

Containing 2650 acres of land more or less.

The above referenced parcel of land is delineated on the accompanying sketch hereby made a
part for reference purposes only.

This legal description is not intended for use in the division and/or conveyance of land in
violation of the Subdivision Map Act of the State of California.



John Chiappe Jr., PLS 7230

Psomas and Associates

9-1-98
Date

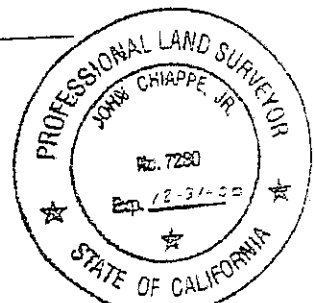
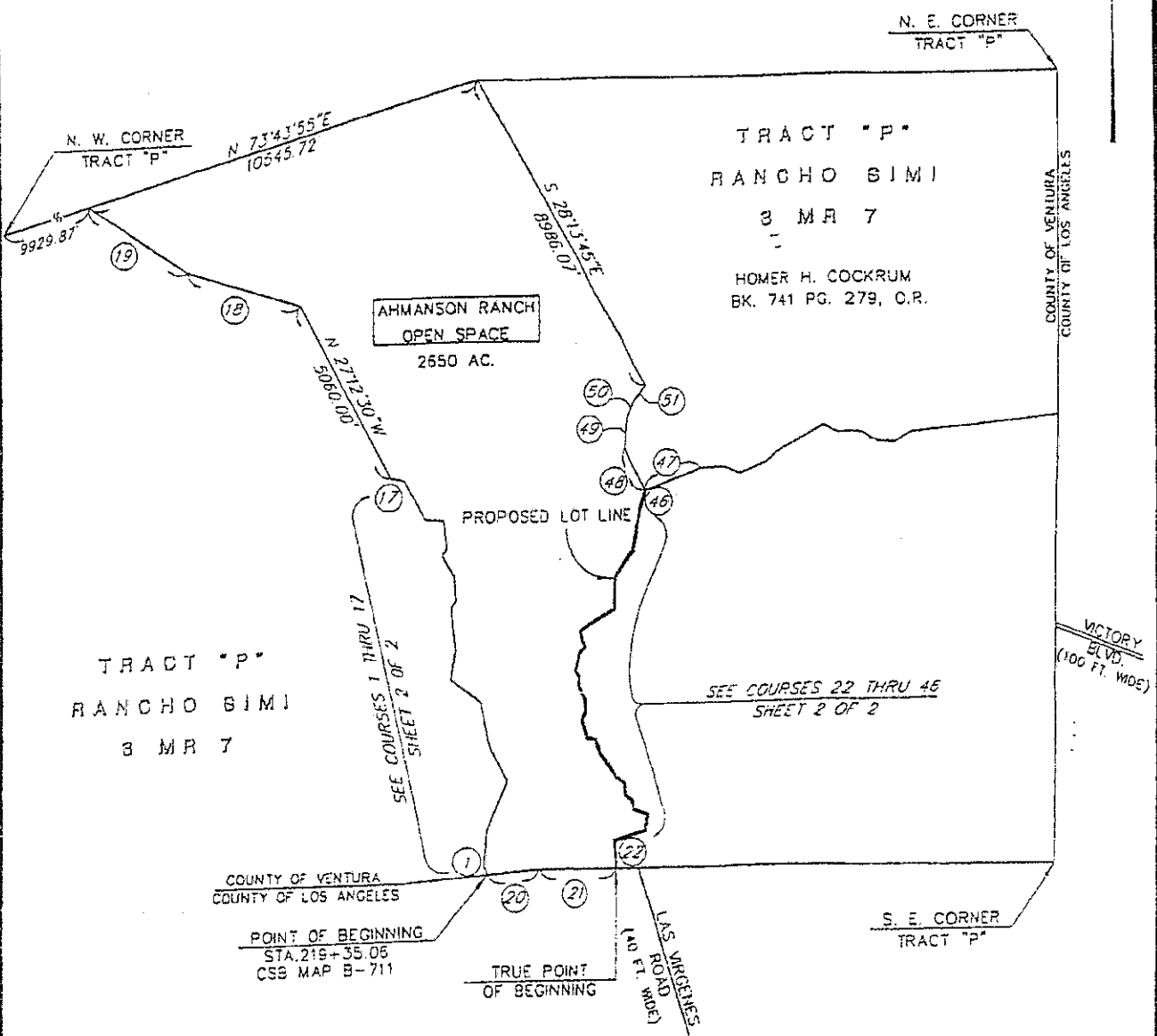


EXHIBIT "1"

AHMANSON RANCH OPEN SPACE



GRAPHIC SCALE
1" = 4000'
SHEET 1 OF 2

EXHIBIT "1"

AHMANSON RANCH OPEN SPACE

DATA TABLE

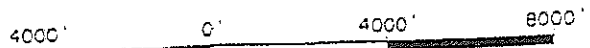
BEARING	LENGTH
1 N 15°49'40"W	281.60'
2 N 5°43'50"E	496.00'
3 N 3°38'50"E	338.80'
4 N 21°47'10"E	1349.00'
5 N 25°29'30"W	1030.40'
6 N 10°38'30"W	1146.00'
7 N 51°44'40"W	955.40'
8 N 10°20'00"E	759.50'
9 N 5°56'10"W	1094.40'
10 N 34°48'00"E	217.30'
11 N 4°00'20"W	593.70'
12 N 29°36'20"W	621.00'
13 N 36°26'40"E	200.70'
14 N 5°19'10"W	705.40'
15 N 85°53'10"W	495.90'
16 N 28°32'10"W	1153.70'
17 N 77°30'10"W	347.40'
18 N 72°32'40"W	3100.00'
19 N 55°03'50"W	3103.70'
20 N 85°14'40"E	1335.37'
21 S 89°56'30"E	2012.25'
22 N 4°40'04"W	689.49'
23 N 72°15'16"E	867.40'
24 N 5°50'52"E	399.59'
25 N 67°42'54"W	363.72'

DATA TABLE

BEARING	LENGTH
26 N 13°15'54"W	217.84'
27 N 46°17'22"W	227.95'
28 N 7°38'08"W	304.18'
29 N 56°19'52"W	281.56'
30 N 33°19'52"W	715.40'
31 N 18°08'36"W	386.56'
32 N 76°37'10"W	212.88'
33 N 18°30'31"W	480.15'
34 N 23°44'14"E	268.36'
35 N 4°17'24"W	271.17'
36 N 26°14'29"W	398.35'
37 N 2°44'35"E	253.32'
38 N 35°01'23"W	179.35'
39 N 12°19'28"E	445.37'
40 N 44°28'58"E	235.31'
41 N 17°52'48"W	416.78'
42 N 36°27'18"E	1035.80'
43 N 0°36'14"E	780.19'
44 N 37°04'18"E	857.73'
45 N 9°29'13"E	1024.01'
46 N 15°49'44"E	508.00'
47 S 70°17'50"W	841.98'
48 S 25°53'50"E	1223.89'
49 S 5°05'40"W	755.98'
50 S 23°08'40"W	458.48'

DATA TABLE

BEARING	LENGTH
51 S 37°14'40"W	488.46'



GRAPHIC SCALE

1" = 4000'

SHEET 2 OF 2