

"A"

160 of 61

California

ACCT.	DIS.	COUNTY	ROUTE	SECTION	NUMBER
	V	SLO	2	E 4515	SW 1/4 1/4

Station 7415 to station 7435

Left Right of Highway

Owner

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED  
(CORPORATION)

DISTRICT	COUNTY	ROUTE	SECTION	NUMBER
V	SLO	2	SLO	#515
Sta. 740+50+ to Sta. 749+75+				

has been executed and delivered to \_\_\_\_\_,  
a corporation organized and existing under and by virtue of the laws of the State of \_\_\_\_\_,

does hereby GRANT to the STATE OF CALIFORNIA all that real property in the \_\_\_\_\_,  
**San Luis Obispo**

County of \_\_\_\_\_, State of California, described as:

All right title and interest in and to that portion of Lot C of the resubdivision of Lots 58, 61, 62, 63, 64, and 65 of the Subdivision of the Ranchos Canada de los Osos and La Laguna, as said resubdivision is delineated on the map of the survey by R. R. Harris in January 1875; filed for record January 30, 1875, in Book A of Maps at page 161, records of San Luis Obispo County, conveyed to the San Luis Obispo Buddhist Church corporation by deed recorded June 28, 1939 in Volume 259 of Official Records at page 374, records of said County, lying westerly of the west line of the State Highway as said west line is described in the deed to the State of California recorded November 10, 1947 in Volume 461 of Official Records, at page 92 records of said County; said portion of Lot C being in the City of San Luis Obispo, County of San Luis Obispo.

(2) Lease for advertising structures on premises with Foster Elliott Advertising Company dated September 20, 1948.

(3) Lease for advertising structures on premises with National Advertising Company effective to January 1, 1961.

5. Pay all escrow and recording fees incurred in this transaction including documentary stamp tax, if required, and if title insurance is desired by the State, the premium charged therefor. Said escrow and recording charges



160 at 61 California  
19

ACCT.	DIST.	COUNTY	ROUTE	SECTION	ALLOT.
	V	SLO	2	E #515	5V11H0109

SAN LUIS OBISPO BUDDHIST CHURCH

Station 741+ to station 748+

Grantor

Left

Side of Highway.

## RIGHT OF WAY CONTRACT—STATE HIGHWAY

Document No. 515 in the form of a Grant Deed  
covering the following described property:  
more particularly described in the above  
numbered document,

has been executed and delivered to James R. Crookham,  
Right of Way Agent of the State of California.

In consideration of which, and the other considerations hereinafter set forth, it is mutually agreed as follows:

1. The parties have herein set forth the whole of their agreement. The performance of this agreement constitutes the entire consideration for said document and shall relieve the State of all further obligation or claims on this account, or on account of the location, grade or construction of the proposed public improvement.

2. The State shall:

A. Pay the undersigned grantor the sum of \$100,000.00 for the property or interest therein as conveyed by Document No. 515 within sixty (60) days after date title to said property vests in, or is in escrow for, the State free and clear of all liens, encumbrances, assessments, easements and leases (recorded and/or unrecorded) except:

- (1) Taxes for the fiscal year in which this escrow closes shall be cleared and paid in the manner required by Section 4986 of the Revenue and Taxation Code.

From the amount shown in Clause 2(A) above, the State is authorized to pay any delinquent taxes due in any fiscal year except the fiscal year in which this escrow closes, together with penalties and interest thereon, delinquent or non-delinquent assessments or bonds except those which title is to be taken subject to in accordance with the terms of this contract.

- (2) Lease for advertising structures on premises with Foster Kleiser Advertising Company dated September 30, 1948.

- (3) Lease for advertising structures on premises with National Advertising Company effective to January 1, 1962.

B. Pay all escrow and recording fees incurred in this transaction including documentary stamp tax, if required, and if title insurance is desired by the State, the premium charged therefor. Said escrow and recording charges



shall not, however, include reconveyance fees, trustee's fees or forwarding fees for any full reconveyance of deed of trust or full release of mortgage.

This transaction will be handled through an escrow with Security Title Insurance Company, San Luis Obispo, California.

3. It is agreed that the State will, commencing on the day following recordation of the deed conveying title to State, rent the property on State standard form of Rental Agreement to the grantor at a monthly rental rate of \$40.00, subject to all of the terms and conditions as contained in said Rental Agreement, including the right of either party to cancel and terminate said Rental Agreement upon thirty (30) days written notice. Said rental rate shall remain in effect for a period of at least one year, if the property is available for occupancy for that period, and subject to the right of the State to establish a new rental rate after one year if the property remains available for rent.

IN WITNESS WHEREOF, the parties have executed this agreement the day and year first above written.

15/ San Luis Obispo Buddhist Church  
by B. J. Kawakita, pres.  
by Ken Hironaka, Secy.

Grantor-----

Recommended for Approval,

By

Right of Way Agent

STATE OF CALIFORNIA  
DEPARTMENT OF PUBLIC WORKS  
DIVISION OF HIGHWAYS

Recommended for Approval,

By

District Right of Way Agent

By

District Engineer

No Obligation Other Than Those Set Forth Herein Will Be Recognized



IN WITNESS WHEREOF, said corporation has caused its corporate name to be hereunto subscribed and its corporate seal to be affixed hereto, this 16 day of OCT, 1961.

San Luis Obispo Buddhist Church

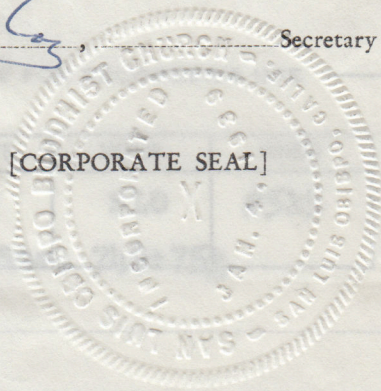
By [S] B. J. Kawasaka, President

By [S] Ken Hironaka, Secretary

GRANT DEED  
(CORPORATION)

DISTRICT	COUNTY	BOOK
7	SLO	2

[CORPORATE SEAL]



STATE OF CALIFORNIA

County of \_\_\_\_\_ ss.

On this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, before me, the undersigned, a Notary Public in and for said \_\_\_\_\_ County, personally appeared \_\_\_\_\_,

known to me to be the \_\_\_\_\_ President, and

known to me to be the \_\_\_\_\_ Secretary

of the corporation described in and that executed the within instrument, and also known to me to be the person \_\_\_\_\_ who executed it on behalf of the corporation therein named, and \_\_\_\_\_ he \_\_\_\_\_ acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
Name (Typed or Printed)  
Notary Public in and for Said County and State

(CERTIFICATE OF ACCEPTANCE, GOVT. CODE, SECTION 27281)

THIS IS TO CERTIFY, That the State of California, grantee herein, acting by and through the Department of Public Works, Division of Highways, hereby accepts for public purposes the real property, or interest therein, conveyed by the within deed and consents to the recordation thereof.

IN WITNESS WHEREOF, I have hereunto set my hand this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_

\_\_\_\_\_  
Director of Public Works

By \_\_\_\_\_

\_\_\_\_\_  
Attorney in Fact