

[Letterhead]

IMPLEMENTATION/DISPOSITION PLAN

**STATE REAL PROPERTY INTERESTS
AT NORTH AND COWELL RANCHES**

San Mateo County, California

June 5, 2008

Pursuant to Public Resources Code § 31107 and the Memorandum of Understanding of 1986 between the State Coastal Conservancy (“the Conservancy”) and the Department of General Services (“DGS”), entered into in compliance with Public Resources Code § 31107.1, the Conservancy requests that the Director of General Services convey certain property interests currently owned by the State of California, and under the jurisdiction of the Conservancy, at North Cowell Ranch and South Cowell Ranch in unincorporated, coastal San Mateo County, California. The property interests shall be conveyed in accordance with the Conservancy’s resolution and staff recommendation of June 5, 2008 (which directs the conveyances, and delegates to the Conservancy’s Executive Officer the authority to designate specified transferees), and as follows, to achieve public purposes consistent with Division 21 of the Public Resources Code.

The Conservancy finds that these conveyances are necessary to the completion of the Conservancy’s longstanding efforts under Division 21 of the Public Resources Code to provide for public access to the coast, including along the California Coastal Trail; preserve agriculture and open space; and preserve, protect, and enhance natural resources on the North Cowell Ranch and South Cowell Ranch properties.

1. Conveyance of fee title and conservation easements: These interests, shown on Exhibit A, which is incorporated by reference and attached, shall be conveyed at no cost, to a public agency or nonprofit organization qualified under Division 21 of the Public Resources Code and designated by the Executive Officer, for opening and operating segments of the California Coastal Trail and providing for public access; preserving agriculture; protecting open space; and preserving, protecting, and enhancing wildlife habitat.

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2. Restrictions on future use and alienability. The instruments conveying each of the property interests shall contain restrictions on use and further alienation of the property interest comporting with the requirements of Public Resources Code § 31116(b) if the conveyance is to a nonprofit organization, or with generally equivalent requirements if the conveyance is to a public agency.
3. Condition of title. Each of the respective conveyances of the North Cowell and South Cowell fee and easement interests shall be prior to all encumbrances, except those accepted by the Executive Officer based on a current title report.
4. Property-management responsibility. The State shall not retain any property-management responsibility with respect to each interest conveyed (unless the grantee of that interest is a state agency, in which case that agency must assume any associated responsibility).
5. Conveyances. Upon the Executive Officer's designation of a transferee, the Conservancy will direct DGS to convey the property interest(s), consistent with Public Resources Code § 31107, to the selected transferee, subject to detailed terms of conveyance and timing. DGS shall use its best efforts to meet the stated timing needs of the Conservancy.

Samuel P. Schuchat, Executive Officer
State Coastal Conservancy

Date