

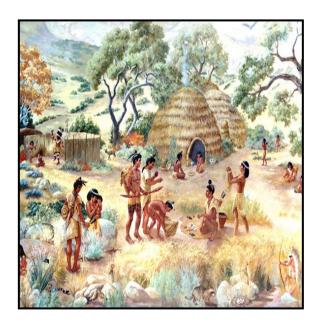
POTRERO VALLEY HISTORY

Potrero Valley and Galway Farms are located in picturesque Ventura County, just twelve miles inland from the Pacific Ocean on California's coast. Potrero Valley gets its name from the Spanish word "potrero," meaning "paddock" or "pasture."



Potrero Valley is rich in both Native American and Spanish history. The La Jolla Valley (adjacent to Potrero and Galway) appears to have been a favorite of the Native American population due to the discovery of kitchen middens, bones, and deeply worn trails from the landing over the hill located in Malibu. The tribe known to inhabit Rancho Guadalasca were the Chumash Indians who lived in the area for nearly 9,000 years. The Chumash culture remained relatively untouched until the expansion and build out of the California Missions in the mid-18th century.

In 1542, Spanish explorer Juan Rodriguez Cabrillo first visited the Conejo Valley and claimed Point Mugu for Spain. Potrero and Galway Farms were part of the original 30,594-acre Rancho Guadalasca Mexican Land Grant, which was issued on May 6th 1846 by Governor Mariano Chico in favor of Ysabel Yorba. The grant constituted land sprawling from the coast near Point Mugu and to nearly 10 miles into the Santa Monica Mountain range.



The United States Land Commissioners, immediately following the cessation of California to the United States after the Mexican-American War, confirmed title to the land grant. The Treaty of Guadalupe Hidalgo provided that prior land grants would be honored, and eventually the Land Grant was reinstated in favor of Ysabel Yorba in 1873.

During the early 1870's, Rancho Guadalasca's owners came under great

pressure to sell or relinquish their land holdings to new immigrants seeking expansion and opportunities from the East Coast. Land sales ramped up towards the latter portion of the 1870's due to of the influx of profit driven companies looking to purchase large of land with previously established farming operations. Division of the ranches was an arduous process. which drove many landholders to relinquish their original land grants due to the exorbitant legal fees. The robust interest in the region sparked a land boom, which eventually led to a substantial population increase and the eventual seperation of Ventura and Santa Barbara Counties in 1873.

After the immense population boom, the remaining parts of Rancho Guadalasca and the nearby Rancho El Conejo were parceled out and sold off to various investors.



Ysabel Yorba sold her land holdings to John Dickerson and John Funk, two initial investors in the Ventura region. The details of the transaction included mindboggling 22,000 acres in exchange for a mere \$28,500 (approximately \$538,000 in 2012 dollars).

An additional 23,000-acre parcel located in the southern part of Rancho

Guadalasca was purchased by an English investor living in Santa Barbara named William Richard Broome. After Mr. Broome's passing and a tumultuous estate settlement, the Superior Court granted his wife $1/3^{rd}$ interest in the land and granted each of his three children a 2/9^{ths} interest in the land.

MRS. FRANCES BROOME DIES IN SAN FRANCISCO; WAS PART OWNER OF GREAT RANCH HERE

End Not Unexpected as She Had Been Ill at San Francisco With Cancer

Mrs. Frances Broome is dead.

M. Hill, although it was sent yesterday by wire from San Francisco. The telegram, sent by her son, Montague, rend:

"Mother died at S o'clock last

days on the Broome ranch, in the Malibu district, and had just returned this afternoon, when the messuge was handed to him. Last night therefore meant Tuesday night. tate. She remained
Mrs. Broome was about 95 years very end, however.

of age. For many years she live! indifferent and mountainous, until sick for some time.

about 12 or 12 years ago. After that The news was received by Thomas she made her home in Santa Barbara, more lately, in San Francisco.

Her husband died some 30 years

Up to about a year ago the Broome ranch, although owned jointly by herself and her children, could not be subdivided or improved because of ter dragged in the courts for years and years and finally the court decreed in favor of the subdivision, giving the widow one-third of the estate. She remained an anti until the

The death was not unexpected, as on the famous Broome ranca, con- she had been alling from cancer for sisting of 22,800 acres of land, good, several years, and had been quite

COURT OUSTS LADY BROOME.

Hadn't Made an Accounting of Husband's Estate for Eighteen Years.

SANTA BARBARA, Cal., March 30.—Not having made an accounting of the estate for eighteen years, Lady Frances Broome was removed yesterday by the court here as executrix of the estate of \$270,000 left by her husband. Her eldest son, Thornhill, who petitioned the court for an accounting, was made special administrators.

son, Thornmin, who pertunded the coarministrator.

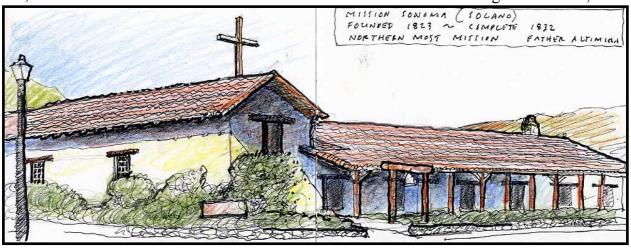
Lady Broome is an Englishwoman
whose eccentricities have long kept her
in the public eye. She ignored the court
order to have an attorney, saying that
she could nove an attorney saying that
she could now the she could
She could now the she could
Other heirs of the estate are Amy, a
daughter and Montague, a son. The
property consists of 22,000 acres near
Ventura and property in Buxton, England.
Mrs. Broome lost much property here
on her refusal to be amenable to the
American laws. She allowed her home
in this city to be sold rather than pay
\$450 for street work. Since then \$1,500
has been refused for the property During this row with
Broome was sen enceted.
Briome was sen enceted.
Briome da six-thousand-dollar house to go
by default. She also lost a carriage
rather than pay a court reporter's bill.

The New Hork Times Published: March 31, 1909 Copyright © The New York Times



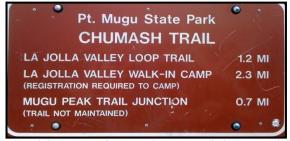
The Broome family continued to manage the land, with John S. Broome eventually taking over the family's agricultural business in 1946. At the time of John Broome's death, his estate only owned approximately 3,000 of the original 23,000 acres.

State Park. The Park contains popular hiking and biking trails named after Ysabel Yorba's original Rancho. The park provides more than 70 miles of hiking trails and more than 5 miles of beautiful ocean shoreline. In addition to Pt. Mugu State Park, other





TOURISM



The history of Rancho Guadalasca still lives on as a vibrant part of the Pt. Mugu

local points of interest include Rancho Sierra Vista/Satwiwa recreation area, various parks in the Conejo Recreation & Park District, Camarillo Ranch, Stagecoach Inn Museum, Leo Carrillo State Park Beach, The Reagan Library, and deeply routed ties to the California Missions developed many years ago.



TOP-RATED EDUCATIONAL INSTITUTIONS

Ventura County is likewise acknowledged for its accessibility to educational institutions in the area including California State University Channel Islands, University of California Los Angeles, University of Southern California, California Lutheran University, and robust Community College School system that consistently ranks in the top 75 schools within California.





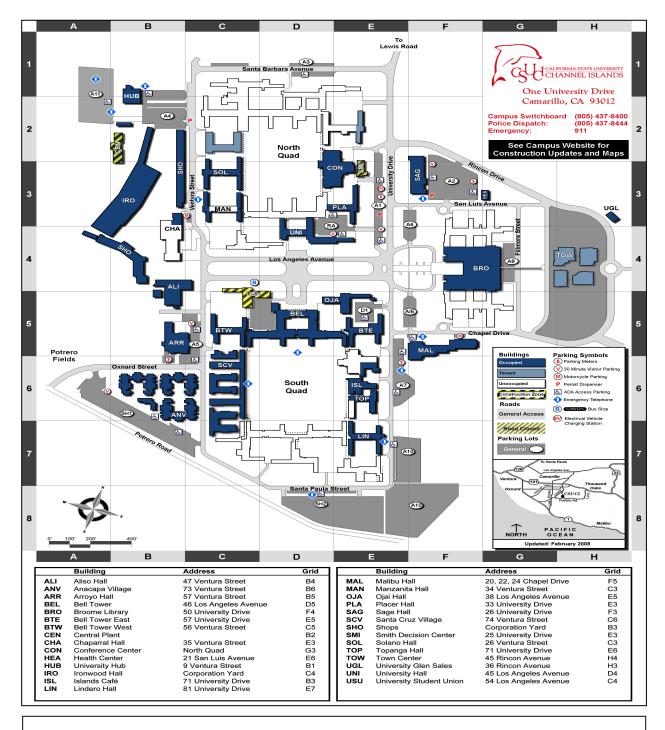






California State University Channel Islands (CSUCI) is located directly adjacent to Potrero Valley Ranch and Galway Farms. CSUCI is a four-year public university known for its focus on small business creation, economics, and its focus on medical research for Alzheimer's disease. Channel Islands offers 53 Bachelor's degrees, 3 Master's degrees, and 6 teaching credentials. CSUCI is the newest additional to the CSU school system.



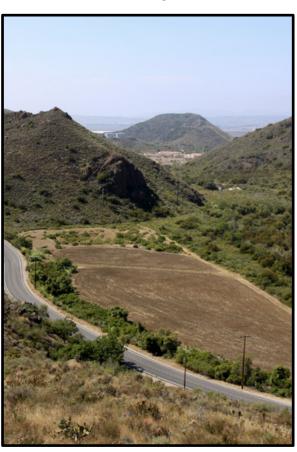


CSUCI employs 650 staff members and houses nearly 5,000 students (4,717 undergraduates, 203 post graduates). Since its establishment the University has awarded nearly 7,000 degrees.

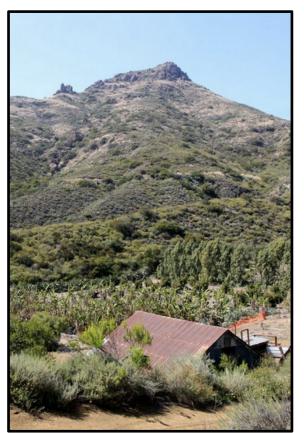
CSUCI is prestigiously ranked the 22^{nd} Public School in the nation and likewise ranked the 66^{th} Public School in the Western Region in 2014.

LOCATION

Potrero Valley Ranch and Galway Farms are located in the heart of Southern California, which allows for convenient access from major highways airports. The Ranches are situated just off Highway 101, only 10 miles from the Camarillo airport, and approximately 1 hour from downtown Los Angeles. The polo fields of Santa Barbara are located only an hour north of the Ranches. The proximity of Potrero Valley Ranch and Galway Farms to major cities is one of the essential reasons for the incredible potential of the land. Ventura's population has ballooned to nearly 112,000. The median household income is \$77,865 and is driven primarily by Professional and Managerial services.



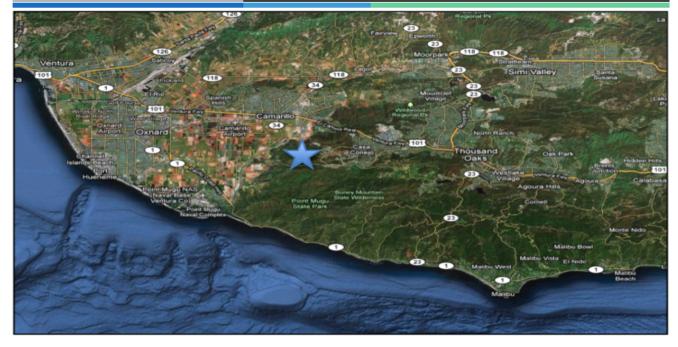
The local economy is based on a range of businesses but with a primary focus on biotech, aerospace, and telecommunications. Examples of larger companies headquartered in the area are Amgen, Teledyne Technologies, SAGE Publications, Skyworks Solutions, Bank America, Baxter International, General Dynamics Corporation, Verizon, and Anthem Blue Cross. The massive amount of population growth created a boom in both single and multi-family housing which presents a variety of options due to the proximity to the University and likewise densely zoned Dos Vientos single family development.







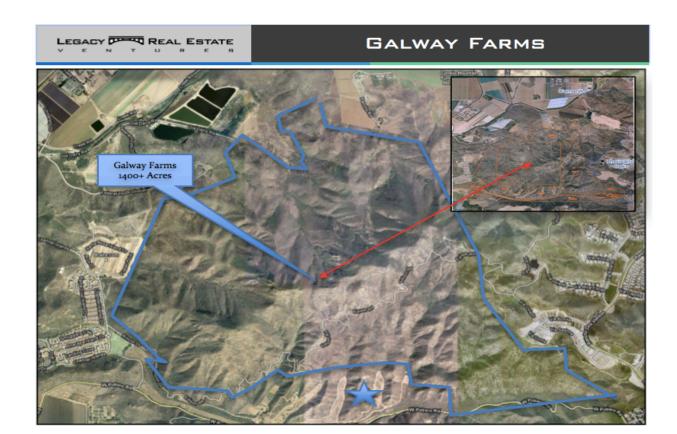
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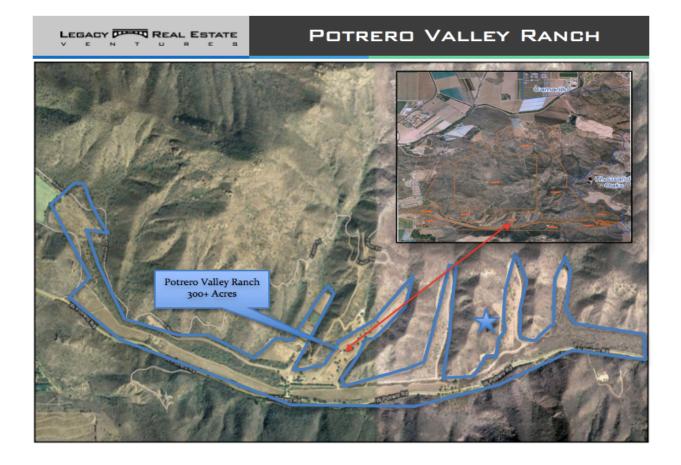


LEGACY REAL ESTATE

TRANSPORTATION ACTIVITY (Daily Traffic Count)







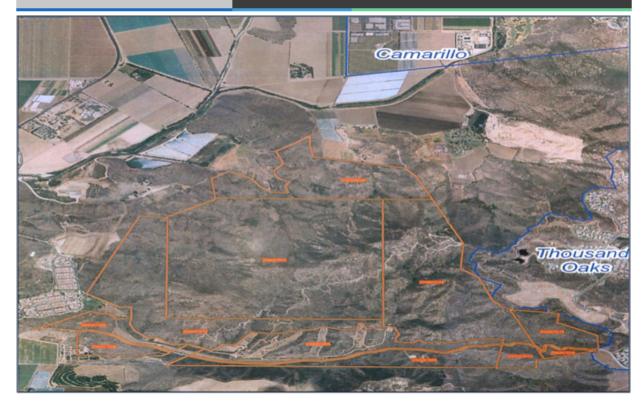
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LEGACY REAL ESTATE

PARCEL MAP





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