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COUNTY OF SANTA BARBARA
OFFICIAL BUSINESS

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This Deed not Valid Until Recorded
SPACE ABOVE THIS LINE FOR RECORDER'S USE

EXCLUSIVE EASEMENT DEED

RICE RANCH VENTURES, LLC, a Delaware limited liability company, owner of all that real property in the State of California, County of Santa Barbara, City of Santa Barbara, particularly described as Santa Barbara County Assessor's Parcel Numbers 101-400-001 and 101-400-002, (herein the "Property"), as GRANTOR herein,

FOR A VALUABLE CONSIDERATION, DOES HEREBY GRANT TO

The COUNTY OF SANTA BARBARA, a political subdivision of the State of California, it's successors and assigns, as GRANTEE herein, a permanent exclusive easement and right of way for the present and future construction, reconstruction, operation, repair, and maintenance of sidewalk, roadway and public utility improvements and related public improvements in such number and size, and with such accessory parts and structures, and with all surface and subsurface appurtenances, incidental thereto, as the GRANTEE, or its successors in interest may from time to time deem necessary to install within the easement, together with the necessary rights of ingress and egress to the easement for the above referenced purposes, in, on over, along, under and through that certain land situated in the County of Santa Barbara, State of California, more particularly described (legal description) and shown (diagram) on Exhibit A which is attached hereto and incorporated herein by this reference.

GRANTOR and its successors in interest retain the right to use the easement area except that within the easement area, no permanent structures, buildings, and/or any accessory parts can be erected or other use made by GRANTOR which would interfere with GRANTEE'S use of the easement. GRANTOR and its successors in interest shall obtain written approval from GRANTEE prior to implementing any work within the easement area.

GRANTOR shall defend, indemnify, save, and hold harmless GRANTEE, its agents, employees, officers, successors, and assigns from any and all claims, liabilities, demands, costs (including reasonable attorney fees), and causes of action of all kinds with regard to the condition of the

easement property which is the subject of this deed, especially contamination by harmful, hazardous and/or toxic materials, if any.

In the event the indemnity hereunder exceeds that permitted by applicable law, such indemnity shall be construed as the maximum permitted by law. This indemnity shall not apply to any contamination which may occur within the easement area as a result of the operations of GRANTEE subsequent to the effective date of this easement deed.

Signatories represent and warrant they are authorized to sign on behalf of GRANTOR and that no additional signatures are required to carry out the duties contemplated herein.

"GRANTOR"

RICE RANCH VENTURES, LLC,

a Delaware limited liability company

By: SBPR PARTNERS, LLC.

a California limited liability company, its Managing Member

By: JHS, LLC,

a California limited liability company, its Manager

By:

John Scardino, Managing Member

DATE:

9/20/09

GRANTOR'S ACKNOWLEDGEMENT

State of California

County of Santa Barbara

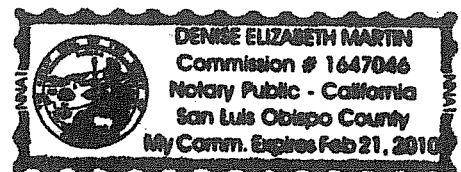
On Sept. 20, 2009, before me, Denise Elizabeth Martin,
(Name of Notary)

personally appeared John Scardino, who 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 instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and Official seal.

Signature: Denise Elizabeth Martin (Seal)



CERTIFICATE OF ACCEPTANCE

STATE OF CALIFORNIA, COUNTY OF SANTA BARBARA: SS. § 27281

THIS IS TO CERTIFY that the interest in real property conveyed by the EXCLUSIVE EASEMENT DEED dated as of _____, from RICE RANCH VENTURES, LLC, to the COUNTY OF SANTA BARBARA, a political subdivision of the State of California, is hereby accepted by Order of the Board of Supervisors of the County of Santa Barbara on _____, and the County of Santa Barbara as GRANTEE consents to recordation thereof by its duly authorized officer.


WITNESS my hand and official seal

this _____ day of _____.

MICHAEL F. BROWN,
CLERK OF THE BOARD and

By: _____
Deputy

APPROVED AS TO FORM:
DENNIS A. MARSHALL
COUNTY COUNSEL

By: 
Michael Ledbetter
Deputy County Counsel

Legal Description

Parcel 1 (road easement):

A portion of Lots D and E of Tract 14,636, in the County of Santa Barbara, State of California, per map filed in Book 200 at Pages 93 through 99 of Maps, records of said County, and more particularly described as follows:

Beginning at the Southwesterly corner of Parcel 1 of Lot Line Adjustment 03LLA-00000-0002 per Instrument No. 2007-0019420 of Official Records as shown on map filed in Book 174 at Pages 55 and 56 of Records of Surveys of said County;

Thence South 65 degrees 08 minutes 42 seconds East, 88.98 feet to the beginning of a curve concave to the Northeast having a radius of 270.00 feet;

Thence Southeasterly along said curve an arc distance of 35.01 feet through a central angle of 07 degrees 25 minutes 42 seconds to a point of compound curvature to a curve concave to the Northwest having a radius of 15.00 feet (a radial line bears South 17 degrees 25 minutes 36 seconds West);

Thence Easterly and Northeasterly along said curve an arc distance of 23.50 feet through a central angle of 89 degrees 45 minutes 36 seconds to a point of reverse curvature to a curve concave to the East having a radius of 289.35 feet (a radial line bears North 72 degrees 20 minutes 00 seconds West);

Thence Northeasterly along said curve an arc distance of 42.54 feet through a central angle of 08 degrees 25 minutes 24 seconds to a point on the Northerly line of said Lot E;

Thence South 89 degrees 41 minutes 01 seconds East, 64.04 feet along said Northerly line (cited as South 88 degrees 09 minutes 57 seconds East on said map of Tract 14,636), to the beginning of a non-tangent curve concave to the East having a radius of 233.35 feet (a radial line bears North 57 degrees 03 minutes 25 seconds West);

Thence Southwesterly along said curve an arc distance of 105.70 feet through a central angle of 25 degrees 57 minutes 09 seconds to a point of reverse curvature to a curve concave to the West having a radius of 528.00 feet (a radial line bears South 83 degrees 00 minutes 35 seconds East);

Thence Southerly along said curve an arc distance of 39.18 feet through a central angle of 04 degrees 15 minutes 05 seconds;

Thence North 78 degrees 45 minutes 45 seconds West, 56.00 feet to the beginning of a non-tangent curve concave to the Southwest having a radius of 15.00 feet (a radial line bears South 78 degrees 55 minutes 10 seconds East);

Thence Northerly and Northwesterly along said curve an arc distance of 22.34 feet through a central angle of 85 degrees 18 minutes 56 seconds to a point of reverse curvature to a curve concave to the Northeast having a radius of 330.00 feet (a radial line bears South 15 degrees 45 minutes 54 seconds West);

Thence Northwesterly along said curve an arc distance of 52.35 feet through a central angle of 09 degrees 05 minutes 24 seconds;

Thence North 65 Degrees 08 Minutes 42 Seconds West, 107.80 Feet to the beginning of a curve concave to the South having a radius of 270.00 feet;

Thence Westerly along said curve an arc distance of 116.37 feet through a central angle of 24 degrees 41 minutes 42 seconds;

Thence North 89 degrees 50 minutes 24 seconds West, 60.16 feet;

Thence North 00 degrees 09 minutes 36 seconds East, 10.00 feet to the Southerly line of Stubblefield Road as shown on Tract 10,151 Unit 7 per map filed in Book 57 at Pages 90 and 91 of Maps, records of said County;

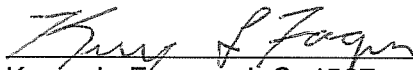
Thence North 89 degrees 50 minutes 24 seconds West, 1870.94 feet along said Southerly line and its Westerly prolongation, distant 20.00 feet Southerly from the centerline of said road (cited as South 89 degrees 51 minutes 00 seconds East on said map), to the Northerly line of said Lot D;

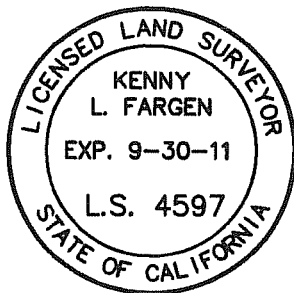
Thence North 87 degrees 52 minutes 38 seconds East, 502.12 feet along said Northerly line to said centerline of Stubblefield Road (cited as South 89 degrees 23 minutes 19 seconds West on said map of Tract 14,636);

Thence South 89 degrees 50 minutes 24 seconds East, 1584.48 feet, along said centerline, to the Southeasterly corner of said Tract 10,151 Unit 7;

Thence South 00 degrees 19 minutes 15 seconds West, 7.93 feet to the point of beginning, containing 1.30 acres, more or less.

(See attached exhibit map made a part hereof)

 10-23-09
Kenny L. Fargen L.S. 4597 date
License expiration date: 9-30-11
(090142A3.doc)

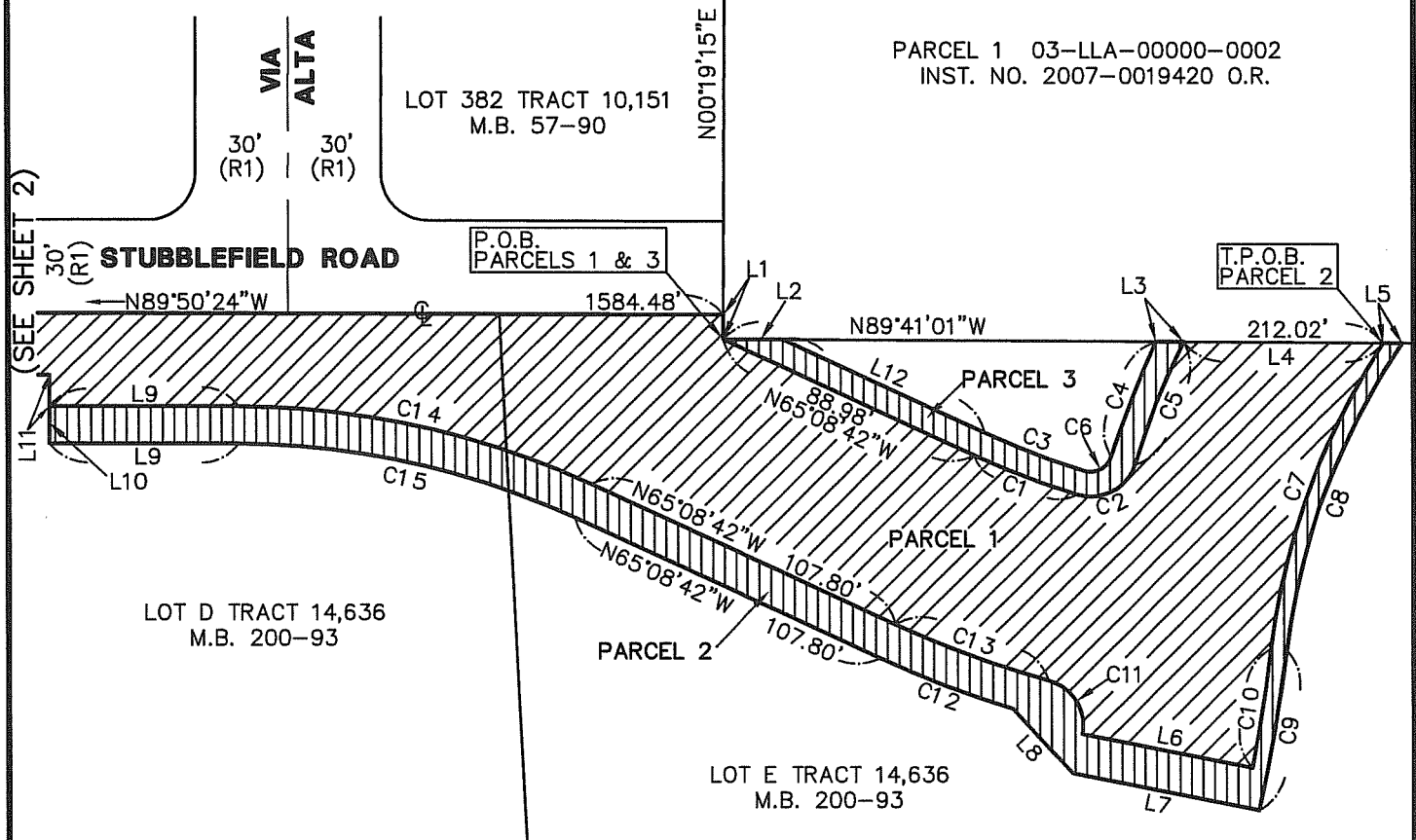


Surveyors statement

"This legal description is not intended for use in the division of real property as governed by the Subdivision Map Act of the State of California".

LEGEND

P.O.B. POINT OF BEGINNING
T.P.O.B. TRUE POINT OF BEGINNING
(R1) DATE PER MAPS 57-90

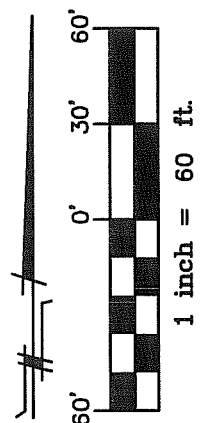


LINE TABLE

LINE	LENGTH	BEARING
L1	7.93'	N00°19'15"E
L2	19.26'	S89°41'01"E
L3	8.86'	S89°41'01"E
L4	64.04'	N89°41'01"W
L5	5.96'	N89°41'01"W
L6	56.00'	N78°45'45"W
L7	61.36'	N78°45'45"W
L8	28.46'	N42°41'11"W
L9	60.16'	N89°50'24"W
L10	12.00'	N00°09'36"E
L11	10.00'	N00°09'36"E
L12	71.45'	S65°08'42"E

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C1	35.01'	270.00'	7°25'42"
C2	23.50'	15.00'	89°45'36"
C3	33.97'	262.00'	7°25'42"
C4	39.86'	297.35'	7°40'52"
C5	42.54'	289.35'	8°25'24"
C6	10.97'	7.00'	89°45'36"
C7	105.70'	233.35'	25°57'09"
C8	106.65'	228.35'	26°45'34"
C9	52.55'	533.00'	5°38'56"
C10	39.18'	528.00'	4°15'05"
C11	22.34'	15.00'	85°18'56"
C12	45.46'	342.00'	7°37'00"
C13	52.35'	330.00'	9°05'24"
C14	116.37'	270.00'	24°41'42"
C15	111.20'	258.00'	24°41'42"



2624 AIRPARK DRIVE
SANTA MARIA, CA 93455
PHONE: 805-934-5727
FAX: 805-934-3448
DATE: OCT., 2009

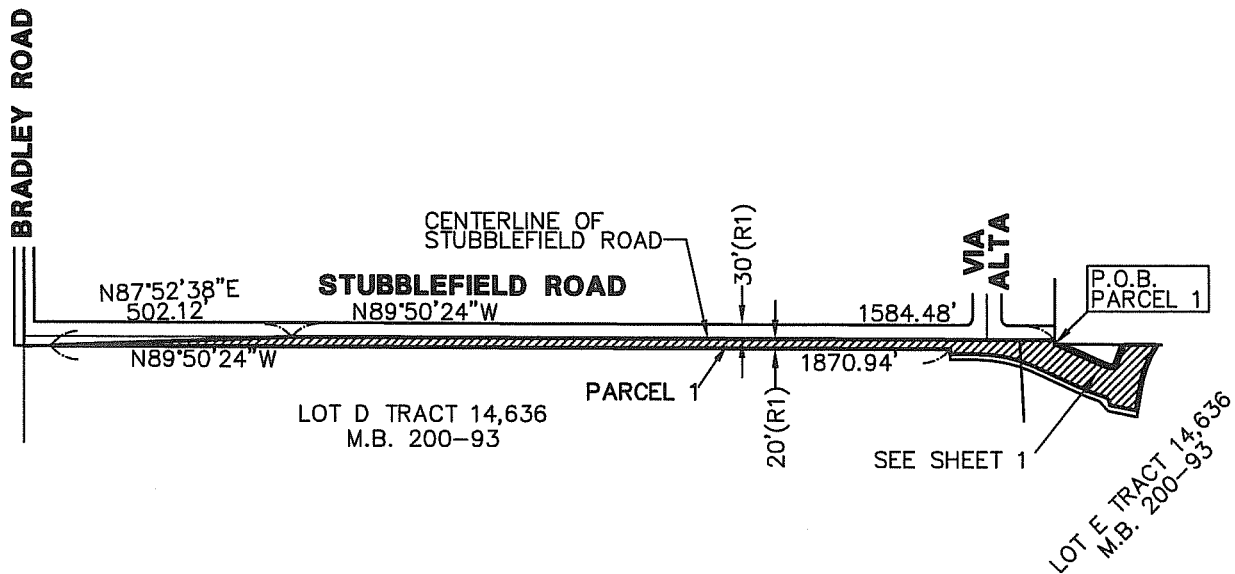
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EXHIBIT MAP

PORTIONS OF LOTS D AND E OF TRACT 14,636,
IN THE COUNTY OF SANTA BARBARA, STATE OF
CALIFORNIA.

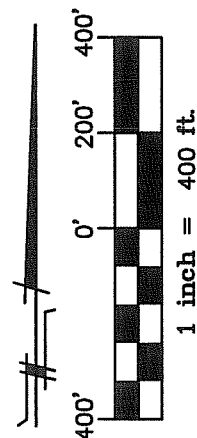
EXHIBIT A

SHEET 1 OF 2



LEGEND

P.O.B. POINT OF BEGINNING
(R1) DATE PER MAPS 57-90



2624 AIRPARK DRIVE
SANTA MARIA, CA 93455
PHONE: 805-934-5727
FAX: 805-934-3448
DATE: OCT., 2009

090142 SHT2.DWG

EXHIBIT MAP

PORTIONS OF LOTS D AND E OF TRACT 14,636,
IN THE COUNTY OF SANTA BARBARA, STATE OF
CALIFORNIA.

SHEET 2 OF 2

EXHIBIT A