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Real Property
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**COUNTY OF SANTA BARBARA
OFFICIAL BUSINESS**

Document entitled to free recordation
Pursuant to Government Code Section 6103

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

QUITCLAIM DEED AGREEMENT

The COUNTY OF SANTA BARBARA, a political subdivision of the State of California, (herein the "Grantor"), as fee owner of the real property identified as Parcels 1 and 2, and as easement owner of the real property identified as Parcels 3 and 4, all as shown on "Exhibit A" attached hereto and incorporated herein, does hereby remise, release and forever quitclaim to:

OSR ENTERPRISES, INC. (the "Grantee");

all right, title and interest in a portion of the rights-of-way granted to the County of Santa Barbara via Deed recorded in Book 1706 page 268 & Deed recorded in Book 1882, page 656 (fee), both of Official Records. The locations of the interests being quitclaimed hereby are shown and described on Exhibit A attached hereto and incorporated herein. The areas being quitclaimed shall herein be identified collectively as the "Portion."

Grantee specifically acknowledges that Grantor has transferred and Grantee has accepted the Portion on an "AS IS WITH ALL FAULTS" basis and that Grantee did not rely on any representations or warranties of any kind whatsoever, express or implied, from Grantor, its employees, agents, or brokers as to any matters concerning the Portion, including without limitations: its physical condition, including the structural elements of any improvements; its geology; the development potential of the Portion and its use, habitability, merchantability, or fitness for a particular purpose; its zoning or other legal status; its compliance with law; the presence or removal of hazardous or toxic materials, substances, or wastes on, under or about the Portion or the neighboring properties; the quality of labor or materials used in any improvements; the conditions of title to the Portion; leases, service contracts, or other agreements affecting the Portion; and the economics of the operation of the Portion.

This quitclaim deed results from the sale of excess public right-of-way adjacent to Grantee's property currently identified as County Assessor's Parcel Numbers 128-101-010 and 128-100-030 and is not intended to create a separate legal parcel(s) within the meaning of the California Civil Code Section 1093 nor a separate unit of real property within the California Subdivision Map Act. The intent of this quitclaim is to merge the fee areas identified as Parcels 1 and 2 on the attached legal description with and form a single legal parcel or unit as follows: Parcel 1 will be merged with APN 128-101-010 and Parcel 2 will be merged with APN 128-100-030.

Grantee, their heirs, assigns and successors in interest agree to maintain the storm water runoff ditch located on APN 128-101-010 near the northern edge of the Foxen Canyon Road right of way.

Subsequent proceedings of the public entity in relation to this Quitclaim are subject to, and governed by, the reservations and exceptions recited in the resolution of vacation adopted by the Board of Supervisors on _____ which reservations and exceptions are incorporated herein.

Grantee:

OSR ENTERPRISES, INC.

By: James O. Rice
James O. Rice, President

+++++

GRANTEE'S ACKNOWLEDGMENT

State of California
County of Santa Barbara

On March 24, 2014, before me, Sandra D. Felt, a
(Name of Notary)

Notary Public, personally appeared James O. Rice, 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.

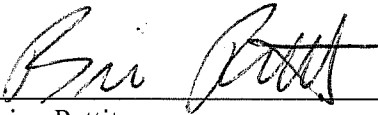
Signature: Sandra D. Felt (Seal)



Grantor:
COUNTY OF SANTA BARBARA

By: _____
Steve Lavagnino:
Chair, Board of Supervisors

APPROVED AS TO FORM:
MICHAEL C. GHIZZONI
COUNTY COUNSEL

By: 
Brian Pettit
Deputy County Counsel

+++++

BOARD OF SUPERVISORS ACKNOWLEDGMENT

C.C. 1189
State of California
County of _____

On _____, before me, _____, a
(Name of Deputy Clerk)

Deputy Clerk, personally appeared _____,
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: _____ (Seal)

ATTEST:
MONA MIYASATO
CLERK OF THE BOARD

By: _____
Deputy Clerk

Exhibit A

Road Abandonment Description

Parcel 1

Being all that portion of Section 21, Township 10 North, Range 33 West, San Bernardino Meridian, according to the official plat thereof, being a portion of the land described in the Deed to the County of Santa Barbara recorded November 3, 1961 in Book 1882, Page 656 of Official Records, in the office of the County Recorder, County of Santa Barbara, State of California, described as follows:

Beginning at the Southeast corner of the land described in said Deed; thence,

- First N87°48'58"W, along the southerly line of the land described in said deed, 315.02 feet to a point on a curve concave southwesterly having a radius of 1,250.00 feet, the radial center of which bears S12°36'38"W; thence,
- Second Northwesterly along the arc of said curve through a central angle of 8°35'32", a length of 187.45 feet to a point in the northerly line of the land described in said deed; thence,
- Third S87°48'58"E, along said northerly line, 501.23 feet to the Northeast corner of the land described in said Deed; thence,
- Fourth S02°11'00"W, along the easterly line of the land described in said Deed, 20.00 feet to the point of beginning

Containing 0.18 acres +/-

Parcel 2

Being all that portion of Section 28, Township 10 North, Range 33 West, San Bernardino Meridian, according to the official plat thereof, being a portion of the land described in the Deed to the County of Santa Barbara recorded January 15, 1960 in Book 1706, Page 268 of Official Records, in the office of the County Recorder, County of Santa Barbara, State of California, described as follows:

Commencing at the southerly end of the line described as S02°10'50"W, 30.00 feet in the Final Order of Condemnation recorded February 5, 1988 as Instrument No. 1988-007394 Official Records of said County and State, being a point in the southerly line of Betteravia Road; thence, N87°49'10"W, along said southerly line, 101.75 feet to a point of intersection with the northerly prolongation of the easterly line of the land described in said Deed recorded in said Book 1706; thence, S02°11'20"W, along said northerly prolongation, 11.09 feet to the Northeast corner of the land described in said Deed, said corner being the True Point of Beginning; thence,

- First N87°48'58"W, along the northerly line of the land described in said Deed, 99.71 feet to a point on a curve concave southwesterly having a radius of 1,250.00 feet, the radial center of which bears S22°52'43W; thence,
- Second Southeasterly along the arc of said curve through a central angle of 02°27'20", a length of 53.57 feet to a point in the southerly line of the land described in said Deed; thence,
- Third S87°48'58"E, along said southerly line, 50.01 feet to the Southeast corner of the land described in said Deed; thence,
- Fourth N02°11'20"E, along said easterly line, 20.00 feet to the Point of Beginning.

Containing 0.03 acres +/-

Parcel 3

Being all those portions of Section 21 and 28, Township 10 North, Range 33 West, San Bernardino Meridian, according to the official plat thereof, in the County of Santa Barbara, State of California, described as follows:

Beginning at the Southeast corner of the land described in Deed to the County of Santa Barbara recorded November 3, 1961 in Book 1882, Page 656 of Official Records of said County and State, said point also being the Southeasterly corner of the land described in Parcel 1 above; thence,

- First S01°56'29"W, 48.92 feet to a point; thence,
- Second N87°49'10"W, parallel to and 30.00 feet southerly of the line common to said Sections 21 and 28, 130.24 feet to an intersection with the northwesterly prolongation of the 1,250.00 foot radius curve described in the Final Order of Condemnation recorded February 5, 1988 as Instrument No. 1988-007394 Official Records of said County and State, the radial center of which bears S21°23'23"W; thence,
- Third Northwesterly along said prolonged curve through a central angle of 08°46'45", an arc length of 191.53 feet to the Southwesterly corner of the land described in said Parcel 1 above; thence,
- Fourth S87°48'58"E; parallel with and 18.92 feet northerly of the line common to said Sections 21 and 28, the same being the southerly line of said Parcel 1 described above, 315.02 feet to the Point of Beginning.

Containing 0.24 acres +/-

Parcel 4

Being all those portions of Section 27 and 28 of Township 10 North, Range 33 West, San Bernardino Meridian, according to the official plat thereof, in the County of Santa Barbara, State of California, described as follows:

Beginning at the southeasterly end of the third course described in the Final Order of Condemnation recorded February 5, 1988 as Instrument No 1988-007394, Official Records of said County and State, being the southeasterly end of a curve having a radius of 1,250.00 feet and a central angle of 36°51'14", the radial center of which bears S72°00'53"W, also being a point on the westerly line of Dominion Road (60' wide); thence,

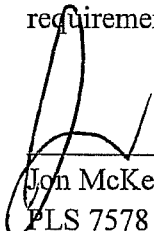
- First N01°59'50"E, along said westerly line, parallel to and 30.00 feet westerly of the line common to said Sections 28 and 27, 749.49 feet to a point that bears S02°10'50"W, 30.00 feet and N87°49'10"W, 30.00 feet from the corner common to said Sections 21, 22, 27 and 28; thence,
- Second S87°49'10"E, parallel to and 30.00 southerly of the northerly line of said Section 28 and its easterly prolongation, 60.00 feet to a point that bears S02°10'50"W, 30.00 feet and S87°49'10"E, 30.00 feet of said common Section corner; thence,
- Third S01°59'50"W, parallel to and 30.00 feet easterly of the common line to said Sections 28 and 27, 981.78 feet to a point of intersection with the southeasterly prolongation of said curve, the radial center of which bears S83°02'14"W; thence,
- Fourth Northwesterly, along the arc of said southeasterly prolongation through a central angle of 11°01'21", an arc length of 240.47 feet to the Point of Beginning

Containing 1.17 acres +/-

End of Description

Sketches of the afore described lands are depicted on Exhibits B1 and B2, attached hereto and by reference incorporated herein.

This description was prepared by me or under my direction in conformance with the requirements of the Professional Land Surveyor's Act this 4th day of March, 2014.


Jon McKellar
PLS 7578



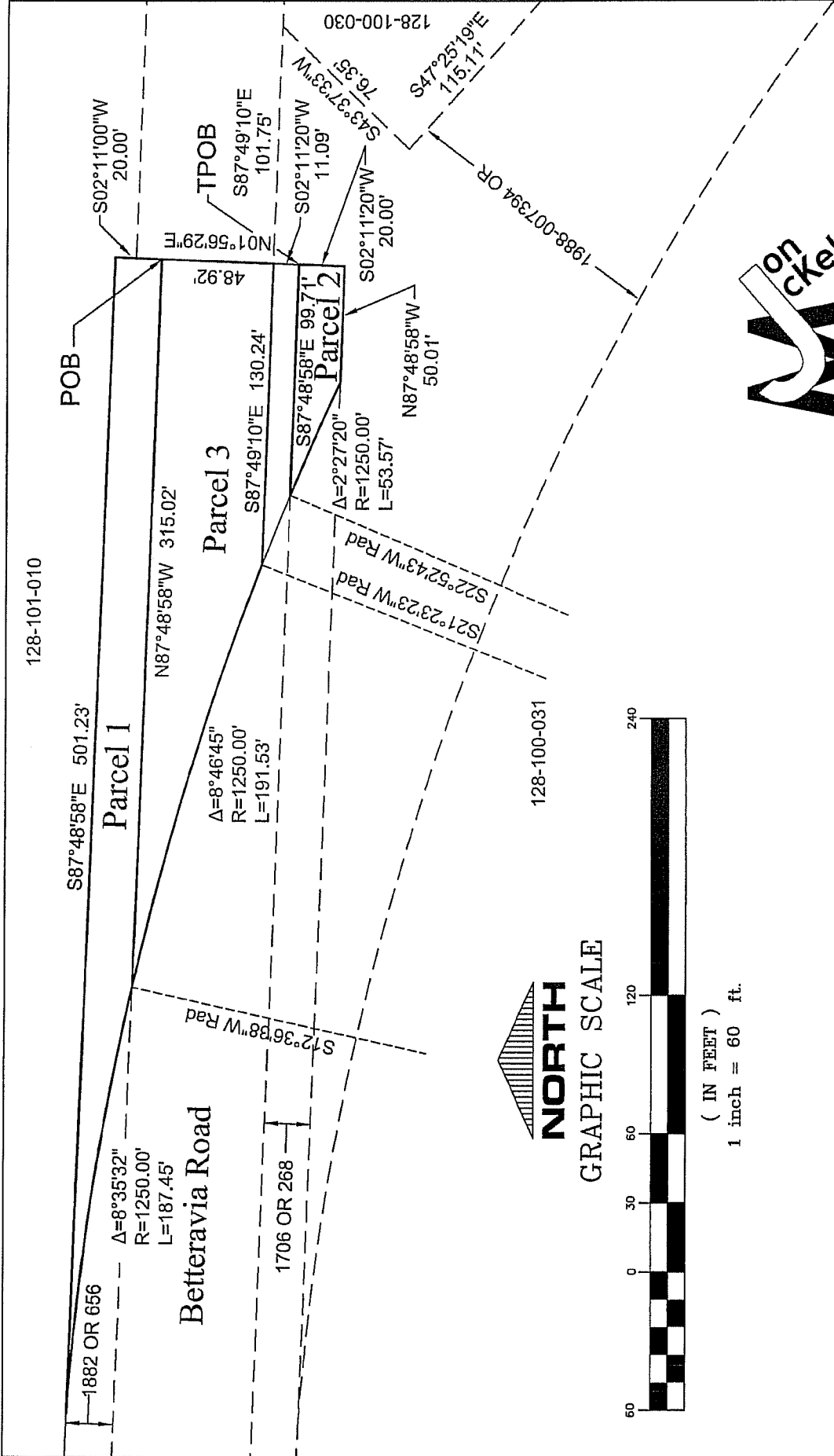
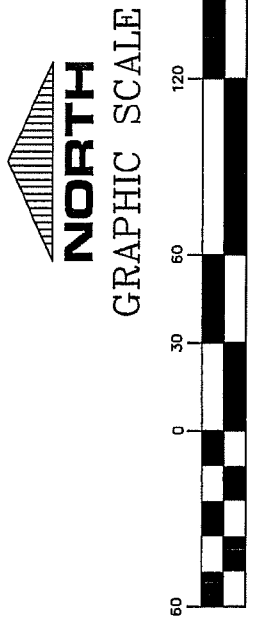


Exhibit B1

Road Abandonment Sketch



Jon McKellar PLS
 A Professional Land Surveying & Consulting Company
 2605 South Miller Street, Suite 107
 Santa Maria, CA 93455
 805-680-1895 bus.
 805-928-9713 fax
 jon@jonmckellar.com
 http://www.jonmckellar.com

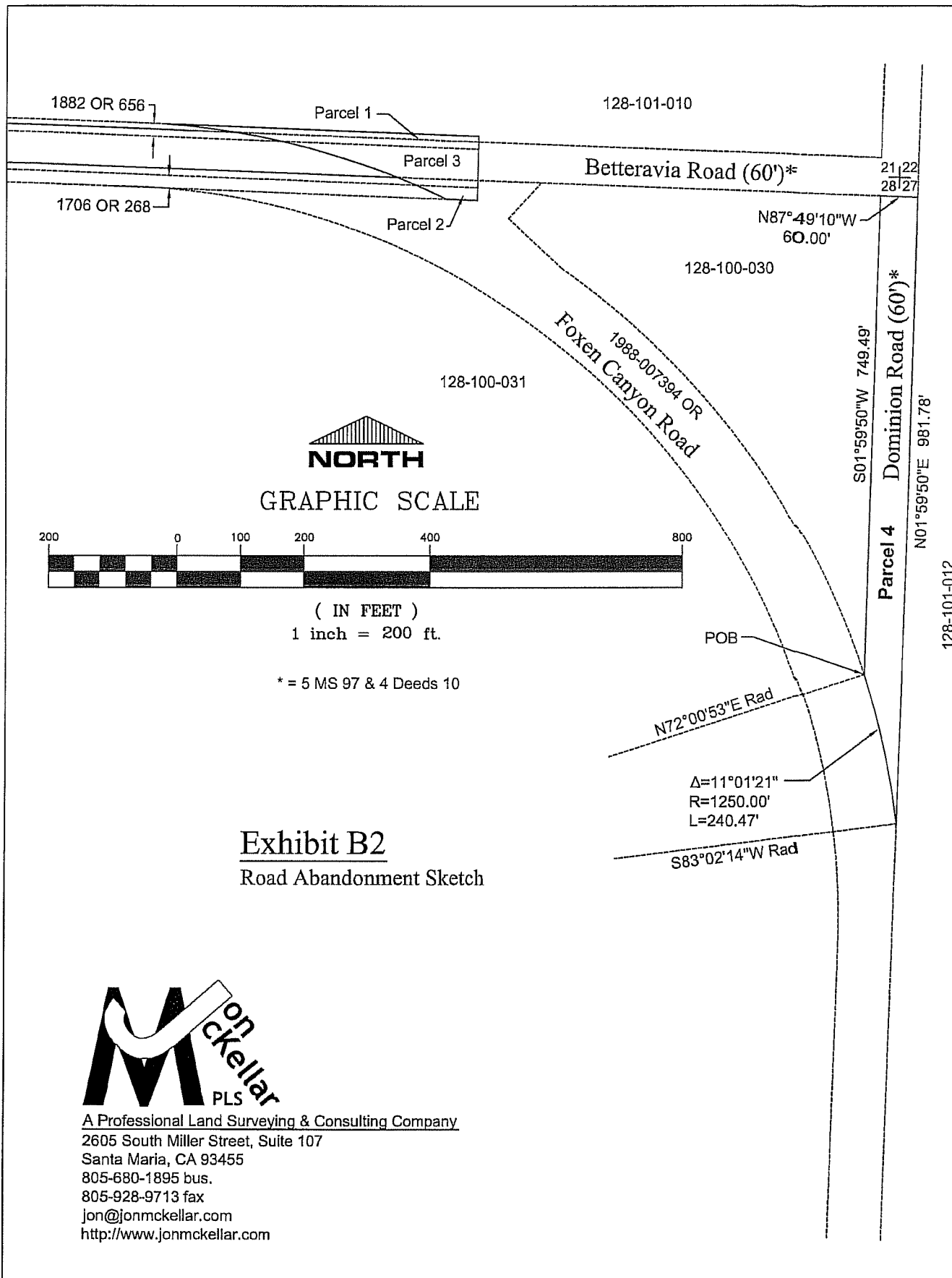


Exhibit B2
Road Abandonment Sketch



A Professional Land Surveying & Consulting Company
 2605 South Miller Street, Suite 107
 Santa Maria, CA 93455
 805-680-1895 bus.
 805-928-9713 fax
 jon@jonmckellar.com
 http://www.jonmckellar.com