

Recording requested by
and to be returned to:
Santa Barbara County Surveyor
Real Property
Will Call

**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 WITH RESERVATIONS

WHEREAS; in 1978 the County of Santa Barbara and Michael Towbes reached an agreement in conjunction with the development of Tentative Parcel Map for Lot Split 12,127 whereby Mr. Towbes agreed to construct specified public roads and in exchange the County would vacate and abandon unused right-of-way along the project boundary which it holds in fee. That agreement was recorded in Santa Barbara as Instrument No. 78-47120 (the "Agreement"); and

WHEREAS; the roads specified in the Agreement were constructed by the Towbes group and accepted by the Santa Barbara County Director of Transportation, but a deed formally completing the conveyance pursuant to the agreement was never finalized; and

WHEREAS; the right-of-way specified in the agreement was vacated by Santa Barbara County via Resolution 78-416, which Resolution contained a reservation of utility rights and was recorded as Instrument No. 78-47614 in the County of Santa Barbara.

NOW THEREFORE; the COUNTY OF SANTA BARBARA, a political subdivision of the State of California, (herein the "Grantor"), as fee owner of the real property identified on Exhibits A and B attached hereto and incorporated herein, for a valuable consideration, receipt of which is hereby acknowledged, does hereby remise, release and forever quitclaim to:

Michael Towbes, his heirs, assigns and successors in interest (herein the "Grantee");

all right, title and interest in a portion of the right-of-way and land granted to the County of Santa Barbara by the State of California which grant was recorded on 9-20-1962 as Instrument No. 49365 in Book 1963, Page 1026 and depicted in the State Highway Map Book at Pages 675 and 676. The location of the interest being quitclaimed hereby is described on Exhibit A, and shown on Exhibit B, both attached hereto and incorporated herein. The area being quitclaimed shall herein be identified 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.

Reserved from this quitclaim are the current and future rights of public utility companies to install, access, operate and maintain public utility facilities within, on and above the area being quitclaimed.

This quitclaim deed results from and consummates the 1978 Agreement, it is not intended to create a separate legal parcel 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 area quitclaimed hereby with, and form a single legal parcel or unit with Santa Barbara County Assessor's parcel number 107-150-017.

Grantor:
COUNTY OF SANTA BARBARA

By: _____
Chair, Board of Supervisors

APPROVED AS TO FORM:
DENNIS A. MARSHALL
COUNTY COUNSEL

By:  _____
Michael Ledbetter
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:
CHANDRA L. WALLAR
CLERK OF THE BOARD

By: _____
Deputy Clerk

EXHIBIT "A"

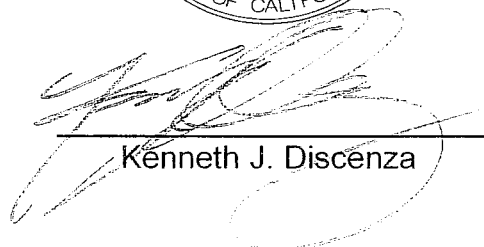
THAT PORTION OF THE WEST HALF OF SECTION 1, TOWNSHIP 9 NORTH, RANGE 34 WEST, SAN BERNARDINO BASE LINE AND MERIDIAN, IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF PARCEL 3 OF PARCEL MAP NO. 12157 IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, RECORDED NOVEMBER 29, 1978 IN BOOK 21, PAGE 52 OF PARCEL MAPS, OFFICIAL RECORDS OF SANTA BARBARA COUNTY; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 3, BEING ALSO THE NORTHEASTERLY LINE OF LANDS DESCRIBED IN QUITCLAIM DEED TO MICHAEL TOWBES, RECORDED AUGUST 12, 1976, AS INSTRUMENT NO. 34275 IN BOOK 2623, PAGE 1230, SOUTH 35°30'44" EAST, A DISTANCE OF 287.66 FEET TO THE BEGINNING OF A TANGENT, 929.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY; THENCE CONTINUING SOUTHEASTERLY ALONG SAID PARCEL BOUNDARY, AND QUITCLAIM DEED, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°23'18", AN ARC DISTANCE OF 168.44 FEET; THENCE CONTINUING TANGENT TO SAID CURVE, SOUTHEASTERLY ALONG SAID PARCEL BOUNDARY, AND QUITCLAIM DEED, SOUTH 25°07'26" EAST, A DISTANCE OF 141.88 FEET TO THE BEGINNING OF A TANGENT, 1500.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY; THENCE CONTINUING SOUTHEASTERLY ALONG SAID PARCEL BOUNDARY, AND QUITCLAIM DEED, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°33'23", AN ARC DISTANCE OF 276.37 FEET; THENCE CONTINUING TANGENT TO SAID CURVE, SOUTHEASTERLY ALONG SAID PARCEL BOUNDARY, AND QUITCLAIM DEED, SOUTH 35°40'49" EAST, A DISTANCE OF 931.86 FEET TO THE MOST EASTERLY CORNER OF SAID PARCEL 3, BEING ALSO THE NORTHERLY CORNER OF PARCEL 2 OF SAID PARCEL MAP 12157, BEING ALSO THE NORTHEASTERLY TERMINUS OF THE CENTERLINE OF CEDARHURST DRIVE AS SHOWN ON TRACT MAP NO. 12851, IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, RECORDED JANUARY 31, 1980 IN BOOK 97, PAGES 78 THRU 80 OF MAPS, RECORDS OF SAID SANTA BARBARA COUNTY; THENCE CONTINUING, SOUTHEASTERLY ALONG THE BOUNDARY OF SAID PARCEL 2, AND QUITCLAIM DEED, BEING ALSO THE NORTHEASTERLY BOUNDARY OF SAID TRACT MAP 12851, SOUTH 35°40'49" EAST, A DISTANCE OF 30.00 FEET TO AN INTERSECTION WITH A LINE 30.00 FEET SOUTHEASTERLY OF, MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE CENTERLINE OF SAID CEDARHURST DRIVE, BEING ALSO THE NORTHERLY LINE OF QUITCLAIM DEED FROM THE COUNTY OF SANTA BARBARA TO KNOLLWOOD PROPERTIES L.P. RECORDED MARCH 30, 2006 AS INSTRUMENT NO. 2006-0024800; THENCE NORTHEASTERLY

LEAVING SAID PARCEL BOUNDARY, AND QUITCLAIM DEED TO MICHAEL TOWBES, ALONG SAID QUITCLAIM TO KNOLLWOOD PROPERTIES L.P., PARALLEL TO SAID CENTERLINE OF CEDARHURST DRIVE, NORTH 54°19'33" EAST, A DISTANCE OF 54.03 FEET TO A POINT ON THE NORTHEASTERLY LINE OF THE U.S. 101 FRONTAGE ROAD AS RELINQUISHED TO THE COUNTY OF SANTA BARBARA SEPTEMBER 20, 1962, AS INSTRUMENT NO. 49365 IN BOOK 1963 PAGE 1026 OFFICIAL RECORDS OF SAID SANTA BARBARA COUNTY, AND AS DEPICTED ON THE MAPS OF THE "PROPOSED RELINQUISHMENT TO THE COUNTY OF SANTA BARBARA" FILED IN THE STATE HIGHWAY MAP BOOK AT PAGES 675 AND 676, IN THE OFFICE OF THE COUNTY RECORDER OF SAID SANTA BARBARA COUNTY, BEING ALSO THE NORTHEASTERLY CORNER OF SAID QUITCLAIM TO KNOLLWOOD PROPERTIES L.P.; THENCE LEAVING SAID QUITCLAIM TO KNOLLWOOD PROPERTIES L.P., NORTHWESTERLY ALONG SAID RELINQUISHMENT, NORTH 35°39'19" WEST, A DISTANCE OF 1061.32 FEET TO AN ANGLE POINT THEREIN; THENCE CONTINUING NORTHWESTERLY ALONG SAID RELINQUISHMENT, NORTH 25°01'09" WEST, A DISTANCE OF 281.91 FEET TO THE BEGINNING OF A TANGENT 1219.98 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY; THENCE CONTINUING NORTHWESTERLY ALONG SAID RELINQUISHMENT, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°38'10", AN ARC DISTANCE OF 226.47 FEET; THENCE CONTINUING NORTHWESTERLY ALONG SAID RELINQUISHMENT, TANGENT TO SAID CURVE, NORTH 35°39'19" WEST, A DISTANCE OF 225.14 FEET TO AN INTERSECTION WITH THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF SAID PARCEL 3 OF SAID PARCEL MAP 12157; THENCE WESTERLY ALONG THE PROLONGATION OF SAID NORTHERLY LINE, NORTH 89°46'12" WEST, A DISTANCE OF 73.48 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN QUITCLAIM DEED FROM THE COUNTY OF SANTA BARBARA TO MICHAEL TOWBES, RECORDED OCTOBER 10, 1978, AS INSTRUMENT NO. 78-47074.



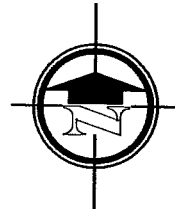

Kenneth J. Discenza 6/7/11

P.O.B. N 89°46'12" W 73.48'

NORTHEASTERLY LINE OF RELINQUISHMENT FROM THE STATE OF CALIFORNIA TO COUNTY OF SANTA BARBARA, REC. 9/20/62 AS INST. NO. 49365 IN BK. 1963, PG. 1026 AND AS DEPICTED IN THE STATE HIGHWAY MAP BOOK AT PAGES 675 AND 676 ENTITLED "PROPOSED RELINQUISHMENT TO THE COUNTY OF SANTA BARBARA."

PARCEL 3
P.M. 12157
21/52

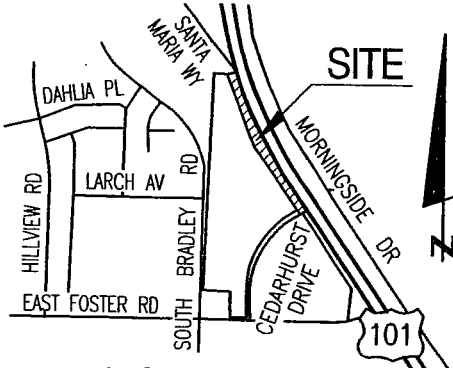
STATE HIGHWAY
R/W LINE



SCALE : 1" = 200'

P.M. BOUNDARY AND NORTHEASTERLY
LINE OF QUITCLAIM DEED REC. 8/12/76
AS INST. 34275 IN BK. 2623 PG. 1230

STATE HIGHWAY U.S. 101



VICINITY MAP

NOT TO SCALE

ABANDONMENT AREA
(HATCHED AREA)

QUITCLAIM FROM THE
COUNTY OF SANTA BARBARA
TO MICHAEL TOWBES REC.
10/10/78 AS INST. NO. 78-47074

QUITCLAIM FROM
THE COUNTY OF
SANTA BARBARA
TO KNOLLWOOD
PROPERTIES L.P.
REC. 3/30/2006 AS
INST. NO.
2006-0024800

EASTERLY CORNER OF PARCEL 3
AND NORTHERLY CORNER OF
PARCEL 2 OF P.M. 12157

Q CEDARHURST
DRIVE

S 35°40'49" E 30.00'

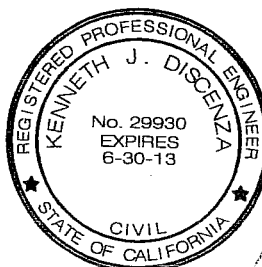
54.03'
N 54°19'33" E

SURVEYOR'S STATEMENT

I HEREBY STATE THAT THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION UNDER THE PROVISIONS OF SECTION 8726 OF THE LAND SURVEYORS ACT.

EXHIBIT "B"

AN ABANDONMENT OF A PORTION OF STATE HIGHWAY 101 RIGHT-OF-WAY RELINQUISHED TO THE COUNTY OF SANTA BARBARA SEPTEMBER 20, 1962 AS INSTRUMENT NO. 49365 IN BK. 1963, PG. 1026, IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA



SITE DESIGN ASSOCIATES, INC.
1016 BROADWAY SUITE "A"
EL CAJON, CALIFORNIA 92021
(619) 442-8467

ENGINEER OF WORK:

KENNETH J. DISCENZA, R.C.E. 29930
REGISTRATION EXPIRES: 6/30/2013